

For Sale/Lease | 6,054 SF Fully Equipped Restaurant Building

850 I-10, BEAUMONT, TX 77707



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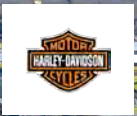
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PROPERTY HIGHLIGHTS

- ±6,054 SF building
- Fully equipped second generation restaurant
- 1.22-acre lot
- Built in 2006
- Large pylon sign
- All of Hooter's FF&E is included
- Strong visibility from highway
- 54 parking spaces
- Zoned GC-MD (general commercial-multi family dwelling) and LI (light industrial)

SITE



College Street

SITE



155,284 VPD





SITE



155,284 VPD



40,234 VPD

S 11th Street

College Street

S 11th Street

Milam Street

Race Way

Valero

U-HAUL

Exxon

Chick-fil-A

DQ

TACO BELL

Red Lobster

Walgreens

CVS pharmacy

SONIC

Firestone

DISCOUNT TIRE

Capital One

Office DEPOT
OfficeMax

ihop
Starbucks
BLUEWAVE
express car wash

Roses

DOLLAR TREE

Jason's deli

H-E-B

SHIPLEY
DONUTS





Market Overview

850 Interstate 10 S, Beaumont, Texas, 77707
10 mile radius

Household & population characteristics



\$57,833

Median household income



\$188,241

Median home value



59.4%

Owner occupied housing units



38.3

Median age



47.3%

Female population



44.9%

% Married (age 15 or older)

Annual lifestyle spending



\$2,164

Travel



\$18

Tickets to Movies



\$52

Theatre/Operas/
Concerts



\$63

Admission to Sports Events



\$7

Online Gaming Services

Households & population



156,504

Current total population



157,300

5 Year total population



57,286

Current total households



57,353

5 year total households

Education

12%

No high school diploma



34%

High school graduate



30%

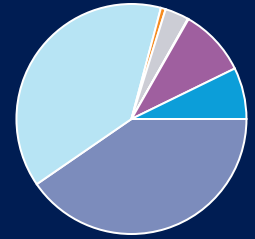
Some college



24%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



6,861

Total businesses



89,638

Total employees

Employment



57%

White collar



27%

Blue collar



16%

Services

4.7%

Unemployment rate

Annual household spending



\$1,872

Apparel & Services



\$202

Computers & Hardware



\$3,024

Eating Out



\$5,696

Groceries



\$6,095

Health Care



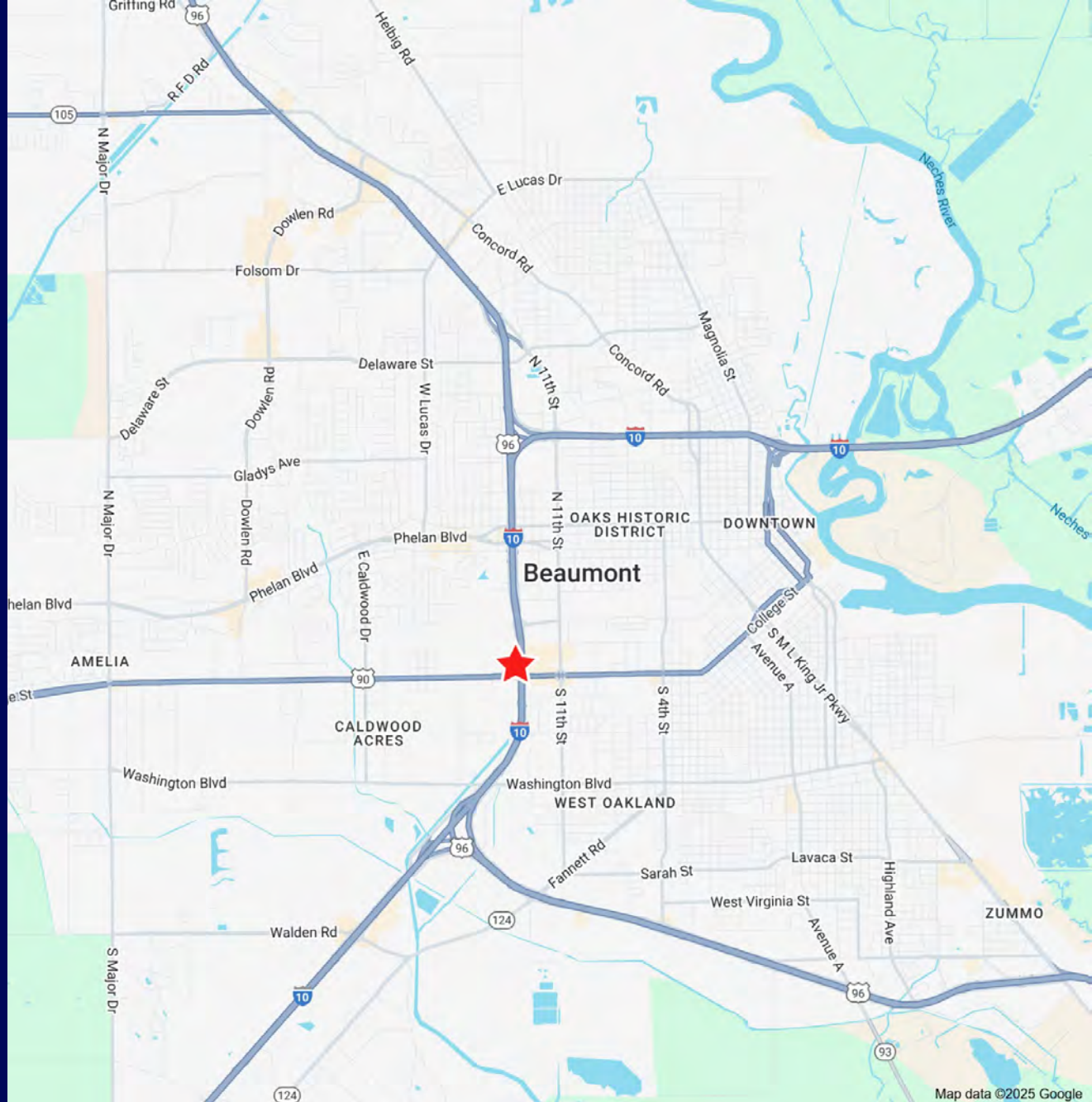
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date