

Westchase Shopping Center

3100 N. Major Drive, Beaumont, TX 77713



Price: \$18.00 /SF/YR

Westchase Shopping Center is a newly constructed retail destination on N. Major Drive, offering spaces range from 1,224 SF to 6,450 SF in three modern buildings. With 20,700+ vehicles per day, 20-foot ceilings, and restaurant-ready spaces, the center provides excellent visibility and growth potential. Located in a high-income, high-density market serving 45,500+ residents with over \$563M in consumer spending, this is an ideal location for retail and restaurant businesses.

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Zulag Properties LLC

6570 College St
Beaumont, TX 77707



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Heavy Daytime Traffic Counts Above 20,700 VPD

Major Tenant Information

Tenant	SF Occupied	Lease Expired
KINGS VAPE	-	
LOTUS NAIL & SPA	-	
STORMI'S BAR & LOUNG	-	
TEJAS LIQUOR	-	

WEST CHASE SHOPPING CENTER
3100 N. Major Dr. Beaumont, TX 77713

NEW CONSTRUCTION IN BEAUMONT, TEXAS

FOR LEASE

Zulag Properties LLC
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Beaumont, Tx - 77707

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View the Site Plan

3100 N. Major Drive, Beaumont, TX 77713



Situated Between Interstate 10 and Highways 90 and 105



3-mile Radius - Over \$563 M in Total Consumer Spending

Listing spaces

1st Floor Ste 1-100-300

Space Available	1,200 - 3,735 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as a restaurant. This unit is located in-line with other retail units. Patio and outside area available. Grease traps in place for restaurant.

1st Floor Ste 1-400

Space Available	1,245 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail. This unit is located in-line with other retail units and can be leased from 1,245 SF up to 2,490 SF.

3100 N. Major Drive, Beaumont, TX 77713



Situated Between Interstate 10 and Highways 90 and 105



3-mile Radius - Average HHI Above \$93,000

Listing spaces

1st Floor Ste 1-600

Space Available	1,245 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail. This unit is located in-line with other retail units and can be leased from 1,245 SF up to 2,490 SF.

1st Floor Ste 1-700

Space Available	1,245 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail. This unit is located in-line with other retail units and can be leased from 1,245 SF up to 2,490 SF.

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Heavy Daytime Traffic Counts Above 20,700 VPD



Located in a Dense Residential Area

Listing spaces

1st Floor Ste 2-400

Space Available	1,800 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail. Unit features sweeping 20' ceiling height. Unit is in-line in the middle building.

1st Floor Ste 2-500

Space Available	1,548 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail. Unit features sweeping 20' ceiling height. Unit is in-line in the middle building.

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3-mile Radius - Population Above 45,500



Comprises Three 11,100 SF Retail Buildings

Listing spaces

1st Floor Ste 2-600

Space Available	1,548 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	3,096 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail.

1st Floor Ste 2-700

Space Available	1,548 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	3,096 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail.

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[View the Site Plan](#)

Listing spaces

1st Floor Ste 3-100

Space Available	1,815 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 10 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail, medical application.

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Location

