

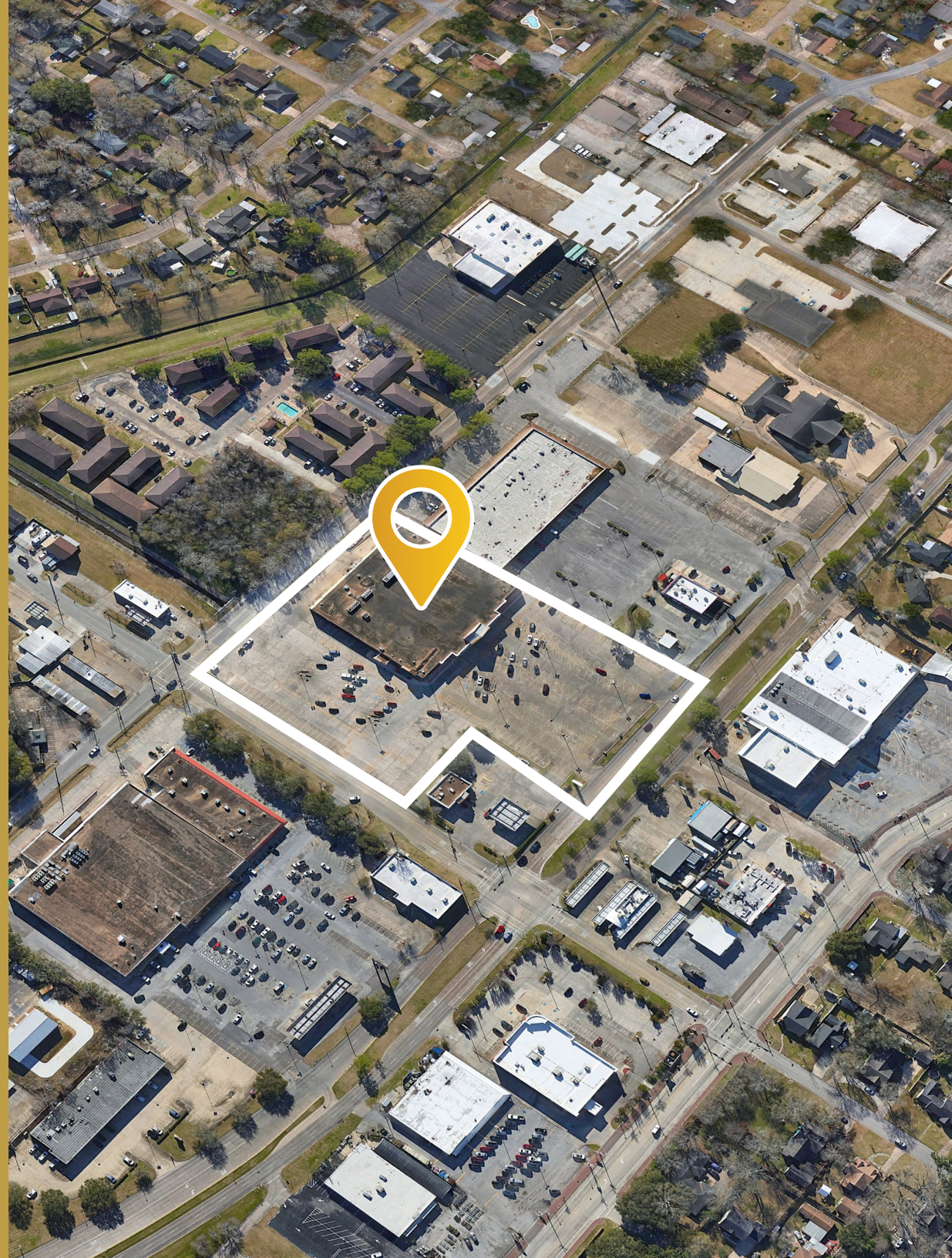


CAPSTONE COMMERCIAL
REALTY
REDEFINING THE TOP

FOR LEASE

3955 Phelan Blvd, Beaumont, TX

53,311 SF



PROPERTY SUMMARY

PROPERTY

3965 Phelan Blvd,
Beaumont, TX

SIZE

53,311 SF
DIVISIBLE

Available for lease is a former grocery store space within the Phelan Plaza, a neighborhood shopping center located at 3965 Phelan Blvd, Beaumont, TX.

The center features a total gross leasable area of 100,693 SF and is ready for an anchor tenant to take the grocery box. This well-positioned property sits at the busy intersection of Phelan Blvd. and 23rd St., benefiting from high traffic and visibility.

Located at the intersection of Phelan Blvd. and 23rd St., Phelan Plaza benefits from high traffic volume and strong visibility, positioning it as a prime destination for retailers. The presence of established tenants nearby such as Kroger enhances foot traffic and draws customers to the area.



53,311 SF AVAILABLE
FORMER GROCERY STORE



PROPERTY MAP

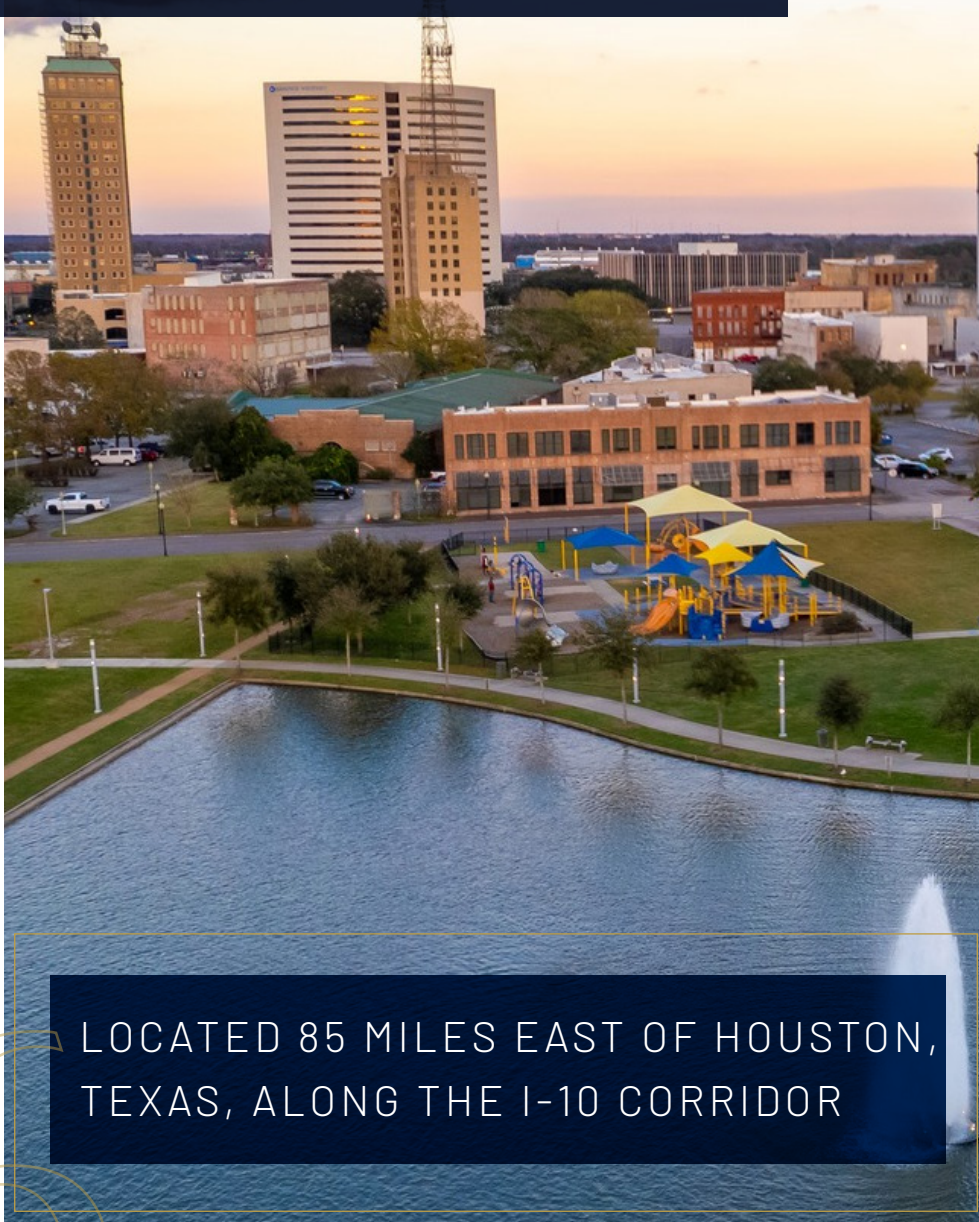
BEAUMONT'S RETAIL SALES
REACHING OVER \$3.8 BILLION
ANNUALLY IN THE LAST
4 YEARS.

SOURCE: TEXAS COMPTROLLER'S OFFICE,
SOUTHEAST REGION ECONOMIC REPORT

RETAIL & AMENITIES



MARKET OVERVIEW



LOCATED 85 MILES EAST OF HOUSTON,
TEXAS, ALONG THE I-10 CORRIDOR

Beaumont, located in Jefferson County in Southeast Texas, is a key hub for industry and commerce. Situated along the I-10 corridor, Beaumont connects major markets across Texas and Louisiana, making it ideal for businesses seeking logistical advantages. The city is also home to one of the nation's largest oil refineries and benefits from its proximity to the Gulf of Mexico, driving steady economic growth.

The available property at Phelan Plaza is centrally located on Phelan Boulevard, one of Beaumont's primary retail corridors, providing easy access to both local and regional customers. Additionally, the city's \$3.8 billion annual retail sales showcase a vibrant consumer market with room for further development.

Beaumont's population of over 115,000 continues to grow steadily, supporting demand for retail and commercial services, while the area's business-friendly environment makes it an attractive investment for retailers and developers.

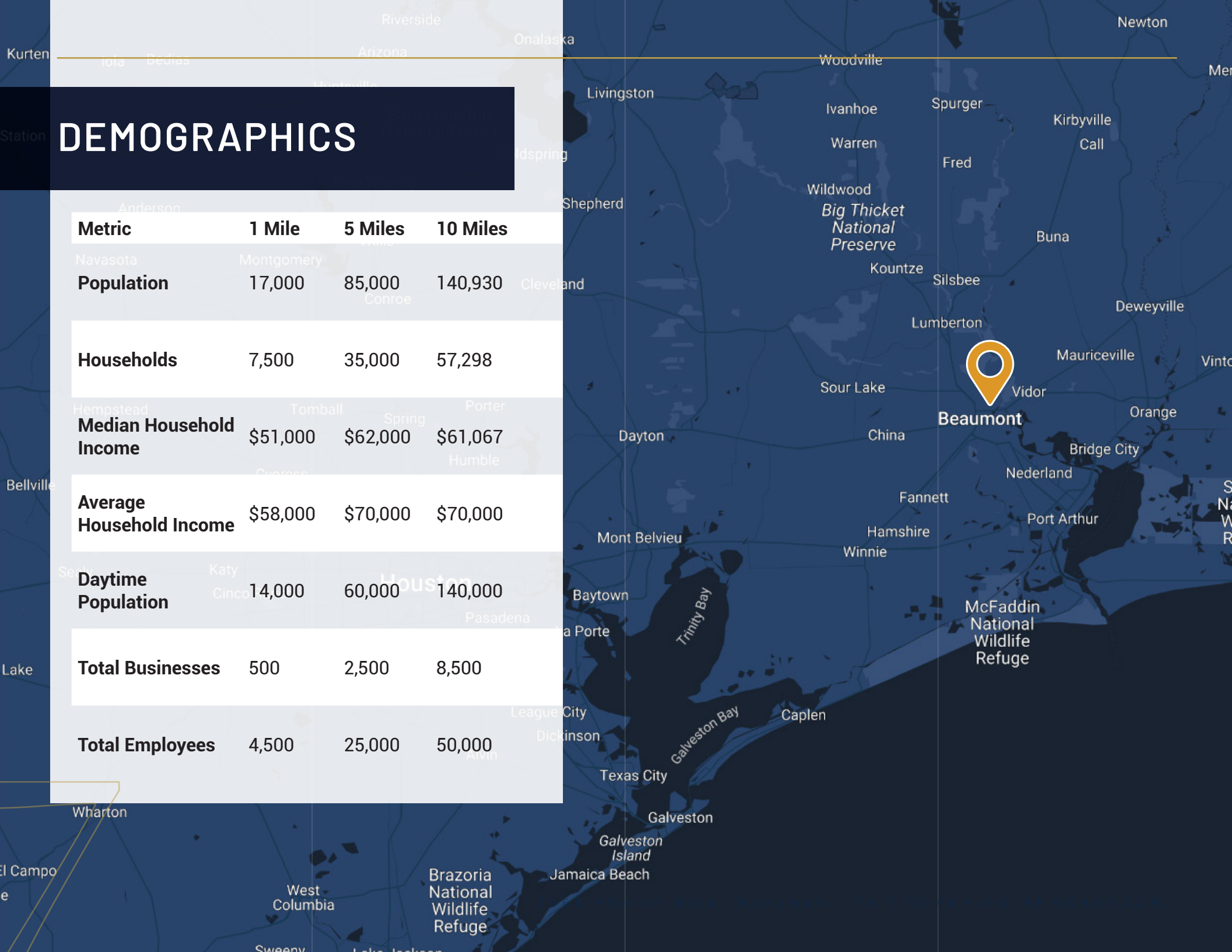
Beaumont is home to several major employers that drive the local economy and support a strong workforce. Key industries include oil and gas, healthcare, and education. Additionally, Beaumont Independent School District and H-E-B grocery stores contribute to the local job market, supporting both public and retail sectors.

DEMOGRAPHICS

Metric	1 Mile	5 Miles	10 Miles
Population	17,000	85,000	140,930
Households	7,500	35,000	57,298
Median Household Income	\$51,000	\$62,000	\$61,067
Average Household Income	\$58,000	\$70,000	\$70,000
Daytime Population	14,000	60,000	140,000
Total Businesses	500	2,500	8,500
Total Employees	4,500	25,000	50,000



Beaumont





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