



# U.S. Department of Veterans Affairs Community Based Outpatient Clinic (VA CBOC)

3420 Veterans Circle | Beaumont, TX 77707

Offering Memorandum



# Disclaimer

Colliers International Brokerage Company ("Broker") has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

# U.S. Department of Veterans Affairs Community Based Outpatient Clinic (VA CBOC)

3420 Veterans Circle | Beaumont, TX 77707



## [Exclusive Investment Advisory Team](#)

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# Investment Overview

Colliers International has been exclusively retained to market for sale the Veteran's Affairs - Community Based Outpatient Clinic (VA - CBOC) located in Beaumont, Texas. This 33,200 square foot building offers investors the unique opportunity to acquire a best-in-class medical clinic, valued well below replacement cost, with strong in-place cash flows. In 2023, the VA announced intentions to build a new facility to further accommodate the 25,000 veterans in Beaumont's house district. That lease has recently been awarded to another government contractor, presenting a unique covered land play opportunity for this property.

To support ongoing operations, the VA has recently signed a 3-year lease extension (18 months firm) at the existing facility, providing near-term income stability and reinforcing the site's strategic importance. A new VA CBOC has been awarded for a larger facility and should take 12-18 months to complete construction. The sizable veteran population suggests that Beaumont could support two locations, potentially with specialty clinic or mental health designations.

Beaumont is a city in the U.S. state of Texas. It is the seat of government of Jefferson County, within the Beaumont-Port Arthur metropolitan statistical area, located in Southeast Texas on the Neches River about 85 miles east of Houston (city center to city center). With a population of 115,282 at the 2020 census, Beaumont is the largest incorporated municipality by population near the Louisiana border. Its metropolitan area was the 10th largest in Texas in 2020, and 130th in the United States. Beaumont is home to Lamar University, a national Carnegie doctoral research university with over 14,000 students, including undergraduates and postgraduates.

## Investment Highlights



Priced Below Replacement Value



Covered Land Play - Ideal for Future Redevelopment



Class A Medical Clinic



Income Tax Free State



Strong Cash Flow



Amenity Rich Location



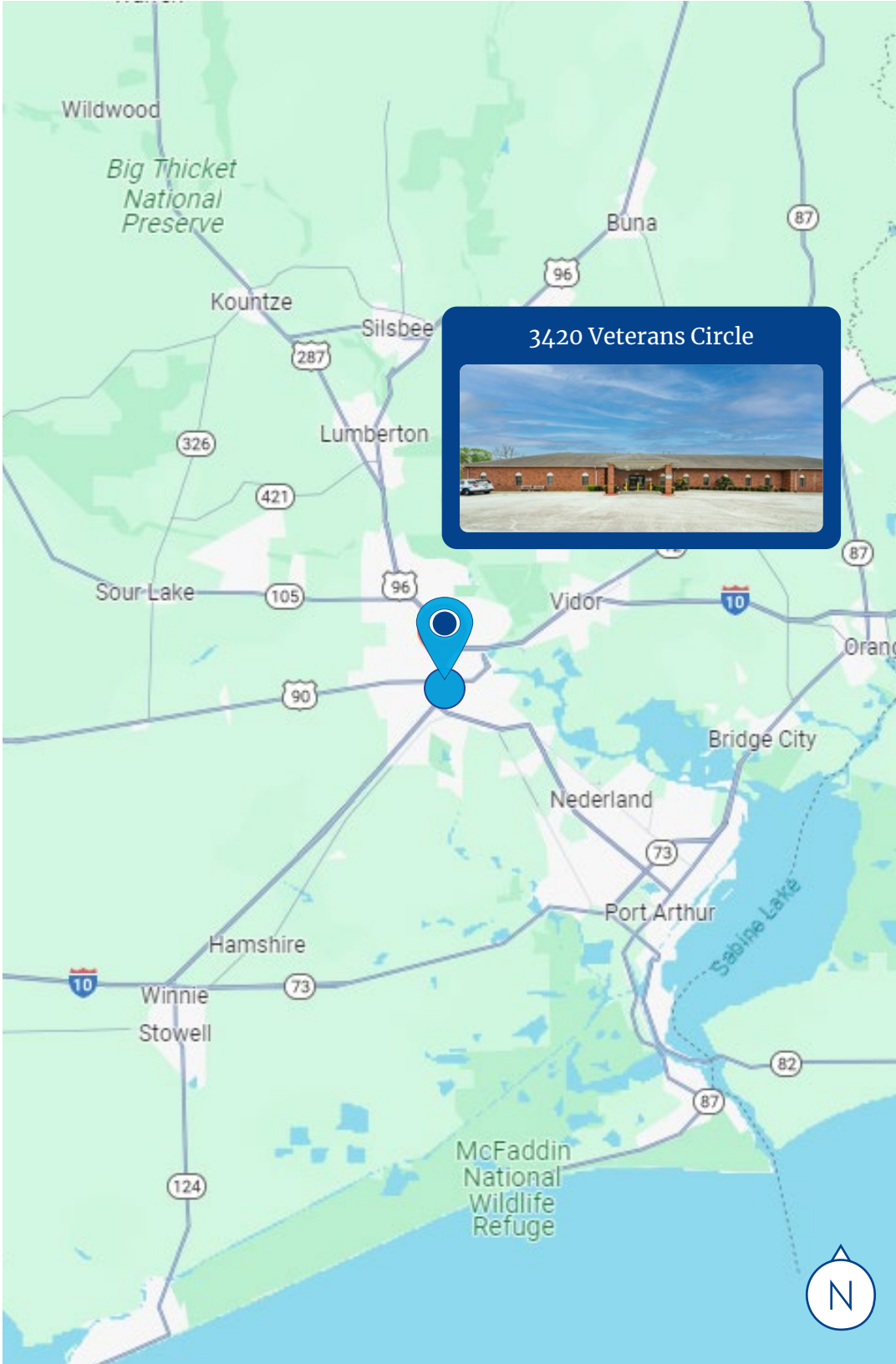
# Property Overview

U.S. Department of Veterans Affairs CBOC



## Property Details

Property Address	3420 Veterans Cir, Beaumont, TX 77707
Rentable Square Feet (RSF)	33,200
Lot Size (Acres)	3.41
FAR	0.22
Year Built/Renovated	1999
County	Jefferson
APN	052930-000-000400-00000
Ownership Type	Fee Simple



# Tenant Overview

U.S. Department of Veterans Affairs CBOC



**VA** | U.S. Department  
of Veterans Affairs

The VA is a federal Cabinet-level agency that provides near-comprehensive healthcare services to eligible military veterans at VA medical centers and outpatient clinics located throughout the country; several non-healthcare benefits including disability compensation, vocational rehabilitation, education assistance, home loans, and life insurance; and provides burial and memorial benefits to eligible veterans and family members at 135 national cemeteries. The VA CBOC provides a broad range of general medical and services for primary care patients. Services provided include: audiology, cardiology, dietary care, dermatology, optometry, phlebotomy, pharmaceutical, primary care, psychiatry, psychology, social work, smoking cessation, social work, nursing, wound care, diabetic and hypertension education. Veterans requiring hospitalization are assessed, stabilized and transferred to either local facilities or to nearby hospitals.

Lease Abstract   VA CBOC	
Lease Type	Modified Gross
Rentable Square Feet (RSF)	33,200
% Share of SF	100.00%
Lease Commencement	7/24/2025
Soft Term Expiration	7/23/2028
Firm Term Expiration	1/23/2027
Lease Initial Total Term	3.0 Years
Lease Firm Term	18 Months
Real Estate Taxes	The Government shall pay its share of any increases and shall receive its share of any decreases in the Real Estate Taxes for the Property, such share of Increases or decreases to be referred as a tax adjustment based on an established tax base.

Lease Abstract   VA CBOC	
Operating Expense	Government shall pay annual incremental adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy over its initial operating expense rent amount.
Shell Rental Rate/SF	\$16.51
Current Operating Expense Rent/SF	\$3.54
Total Rent Amount/SF	\$20.05
Real Estate Tax Base	\$51,000.00



# Interior Photography

U.S. Department of Veterans Affairs CBOC



# Financials Rent Schedule

U.S. Department of Veterans Affairs CBOC

Tenant	U.S. Department of Veterans Affairs – Community Based Outpatient Clinic (VA CBOC)
Rentable Square Feet	33,200
Real Estate Tax Base	\$51,000
Real Estate Tax Percentage	100%

Rent Schedule	7/24/2025 - 7/23/2026 (Firm)			7/24/2026 - 7/23/2027 (Firm Until Jan. 23 2027)			7/24/2027 - 7/23/2028 (Soft)		
	\$/SF	Annual	Monthly	\$/SF	Annual	Monthly	\$/SF	Annual	Monthly
Shell Rent	\$16.51	\$548,100	\$45,675.00	\$17.56	\$583,100	\$48,591.67	\$18.62	\$618,100.00	\$51,508.33
Operating Costs	\$3.54	\$117,523	\$9,793.56	\$3.65	\$121,048.37	\$10,087.36	\$3.76	\$124,679.82	\$10,389.99
Total	\$20.05	\$665,623	\$55,468.56	\$21.21	\$704,148.37	\$58,679.03	\$22.37	\$742,779.82	\$61,898.32



# Financials Pro Forma Cash Flow

U.S. Department of Veterans Affairs CBOC

For the Years Ending		Year 1 Jul-2026	Year 2 Jul-2027	Year 3 Jul-2028	Total	
Rental Revenue						
VA CBOC - Base Rent	[1]	\$16.51	548,100	583,100	618,100	1,749,300
Total Rental Revenue		\$16.51	548,100	583,100	618,100	1,749,300
Other Tenant Revenue						
VA CBOC - OpEx Rent	[2]	\$3.54	117,523	121,048	124,680	363,251
VA CBOC - RE Tax Reimbursement	[3]	\$2.28	75,700	79,501	83,416	238,617
Total Other Tenant Revenue		\$5.82	193,223	200,549	208,096	601,868
Effective Gross Revenue		\$22.33	741,323	783,649	826,196	2,351,168
Operating Expenses	[4]					
Landscape Services		\$0.29	9,626	9,915	10,212	29,754
HVAC Maintenance		\$0.42	13,850	14,266	14,694	42,810
Security/Life Safety		\$0.08	2,740	2,822	2,907	8,469
Ground & Lot		\$0.05	1741	1,793	1,847	5,381
General R&M		\$0.80	26,426	27,219	28,036	81,682
Trash Disposal		\$0.22	7,466	7,690	7,921	23,077
Real Estate Tax		\$3.82	126,700	130,501	134,416	391,617
Insurance		\$1.72	57,113	58,826	60,591	176,530
Management Fee	[5]	\$0.67	22,240	22,907	23,594	68,741
Total Operating Expenses		\$8.07	267,902	275,939	284,218	828,059
Net Operating Income		\$14.26	473,420	507,710	541,978	1,523,109

## Notes to Cash Flow

1. Analysis start date begins on August 1, 2025. Any future extensions would be in holdover period.
2. VA CBOC OpEx Base is \$117,522.69/annum. Future increases per lease extension.
3. VA has an assumed real estate tax base of \$51,000.00/annum - Landlord is reimbursed any overage above this amount or covers any shortfall on behalf of the Government.
4. Operating expense source: 2024/2025 Financials - Analysis assumes 3.0% YoY growth every calendar year.
5. Property Management expense assumed to be 3.0% of EGR.



# Beaumont, Tx Demographics



County Population  
(2020 Census)

**256,526+**

## Beaumont Overview | 5 Mile Radius



### Population

In the identified area, the current year population is 107,028. The 2010 Census population count in the area was 108,292, and 106,629 in 2020, a -0.2% annual growth rate. The rate of growth since 2020 was 0.1% annually. The five-year projection for the population in the area is 106,651 representing a change of -0.1% annually. Currently, the population is 48.3% male and 51.7% female.



### Households

The household count in this area has changed from 42,515 in 2020 to 42,762 in the current year, a change of 0.20% annually. The five-year projection of households is 42,954, a change of 0.09% annually from the current year total. Average household size is currently 2.46, compared to in the year 2020. The number of families in the current year is 26,086 in the specified area.



### Households by income (Average)

Current average household income is \$83,569 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$93,483 in five years, compared to \$122,048 for all U.S. households.



### Housing

Currently 55.9% of the 48,766 housing units in the area are owner occupied; 44.1% renter occupied; and 12.3% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 47,203 housing units in the area - 50.6% owner occupied, 39.3% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2020 is 0.4%. Median home value in the area is \$163,805, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$225,999, compared to a median home value of \$350,006 in the US.



# Beaumont, TX Overview

A significant element of the region's economy is the Port of Beaumont, one of the largest seaports by tonnage in the United States. The 842nd Transportation Battalion and the 596th Transportation Group are both stationed at the port in Beaumont.

In addition to companies doing business within the city limits, several large industrial facilities are located within the city's five-mile extraterritorial jurisdiction boundaries including the ExxonMobil Beaumont refinery and chemical plants, Goodyear Beaumont chemical plant, and DuPont chemical plant.

Jason's Deli has its headquarters in Beaumont. Other prominent businesses which have been associated with the city and area have included the following: Bethlehem Steel/Trinity Industries Shipyard, where over eight hundred (800) vessels were built and repaired at the shipyard including barges, ships, and offshore drilling rigs including seventy-two (72) jack up offshore drilling rigs, the second-most offshore drilling rigs built in the United States. Other companies with roots in Beaumont include Humble Oil; Magnolia Petroleum Company; The Texas Oil Company; The Texas Coffee Company, the first company in the United States to begin packaging coffee in vacuum-packed foil bags; and Universal Coin & Bullion, one of the largest retailers in precious metals and rare coins.

#	Employer	# of Employees
1	Lamar University	2,546
2	Beaumont Independent School District	2,317
3	ExxonMobil Corporation	2,189
4	Christus St. Elizabeth Hospital	2,136
5	Memorial Hermann Baptist Hospital	1,653
6	City of Beaumont	1,293
7	Jefferson County	1,155
8	Burrow Global Services	785
9	Conns Appliances Inc.	617
10	Alorica	372



# Aerial Overview

U.S. Department of Veterans Affairs CBOC

3420 Veterans Circle







# Pricing Details

## Purchase Price

**\$3,382,000**  
**(\$101.87/sf)**

**Cap Rate**  
**14.00%**

Please contact our Investment Sales Team  
for questions or more information.

### Property Tours

By Appointment Only

### Form of PSA

Sellers

### Title & Escrow

TBD



# Offering Instructions

U.S. Department of Veterans Affairs CBOC

Offers should be submitted via email to:

[Geoff.Ficke@colliers.com](mailto:Geoff.Ficke@colliers.com) , [Zack.Ficke@colliers.com](mailto:Zack.Ficke@colliers.com) & [Debra.VanderWeit@colliers.com](mailto:Debra.VanderWeit@colliers.com)

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

# Information About Brokerage Services

U.S. Department of Veterans Affairs CBOC



## 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.

11-2-2015

### 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.

**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.

**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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Geoff Ficke	593051	geoff.ficke@colliers.com	972-759-7814
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date





Department of  
Veterans Affairs  
Outpatient Clinic  
Beaumont



Thank you.

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