



FOR SALE: Two-Stabilized 2-Story Office Buildings - 100% Leased
1844-6 Interstate 10 South, Beaumont, Texas 77707

 **Sluco Realty Services**
"The Source for the Solution"

1305 W. 11th Street #106
Houston, Texas 77008

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Exclusively Marketed By:
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PROPERTY INFORMATION

Address:	1844-6 Interstate 10 South Beaumont, Texas 77707
Pricing:	\$1,791,481.40 \$1,741,481.40
Cap Rate:	5.4%
GLA (Land):	1.375 AC
GLA (Buildings):	Two 2-story office buildings 1844 - 9,576 SF 1846 - 8,449 SF Total 18,025 SF
Year Built:	1981
Parking Ratio:	4.44/1000

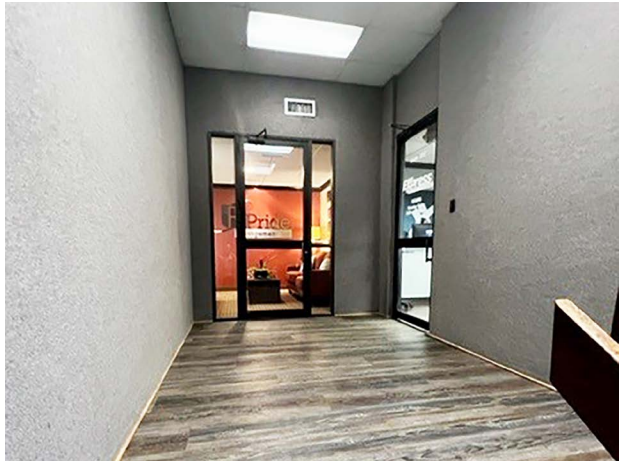
TRAFFIC COUNTS

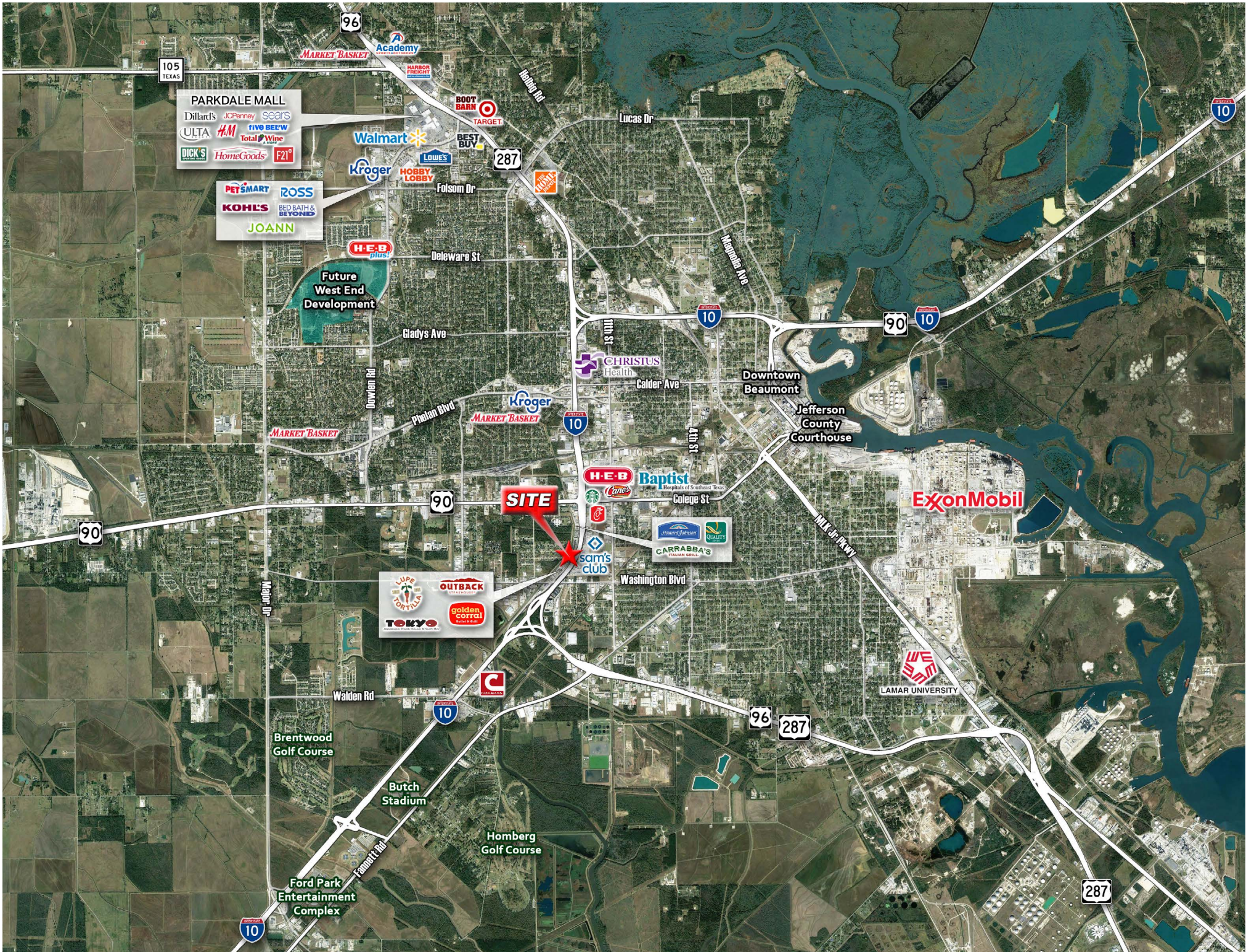
Interstate 10:	125,614 VPD
College St:	41,531 VPD
Washington Blvd:	13,193 VPD

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2022 Population	3,432	47,516	99,569
2027 Proj. Pop.	3,479	46,907	98,497
Daytime Pop.	11,397	77,443	129,785
Households	1,323	18,333	39,289
Avg HH Income	\$59,891	\$77,621	\$84,957
Med. Home Value	\$124,675	\$129,910	\$145,651







PARKDALE MALL
Dillard's JCPenney Sears
ULTA H&M FIVE BE/W
Total Wine
DICK'S HomeGoods F21

PETSMART ROSS
KOHLS BED BATH & BEYOND
JOANN

Future West End Development

SITE

LUPE TORTILLA
OUTBACK
TOKYO
golden corral

ExxonMobil

LAMAR UNIVERSITY

Jefferson County Courthouse

Downtown Beaumont

CHRISTUS Health

Baptist

Kroger

MARKET BASKET

Kroger

MARKET BASKET

Brentwood Golf Course

Butch Stadium

Homberg Golf Course

Ford Park Entertainment Complex

1844 & 1846 IH 10 SOUTH BEAUMONT, TEXAS 77707

Rent Roll Summary - As of January 1, 2023

1844 IOP BUILDING

Suite	Tenant	SQFT	Lease Start	Lease End	Renewal Options	Quarterly CAM	Monthly Rental	PSF Rate	Annual Rental	
101	212 Therapy	1,250	05/01/22	06/30/29	Yes	225.00	\$1,795.00	\$1.44	\$22,440.00	
102	Jeff Co. Republican Party	2,973	01/15/23	01/15/26	Yes	350.00	\$750.00	\$0.25	\$9,000.00	
201	Pride Management	1,768	12/11/17	12/31/23	Yes	N/A	\$2,150.00	\$1.22	\$25,800.00	
202	Express Employment	2,458	04/09/15	04/30/25	Yes	600.00	\$2,800.00	\$1.14	\$36,000.00	
Total Space Occupied		8,449 SF				Total Revenue Equals		\$7,495.00	\$93,240.00	
Percent Occupied		100%				12 Month Trailing Operating Expense		(45,500.00)		
								Net Operating Income	\$47,740.00	

1846 IOP BUILDING

Suite	Tenant	SQFT	Lease Start	Lease End	Renewal Options	Quarterly CAM	Monthly Rental	PSF Rate	Annual Rental	
101, 102, 103	212 Therapy	4,788	07/16/18	06/30/29	Yes	825.00	\$4,500.00	\$0.94	\$57,300.00	
201	PetroTex Fuels	1,225	12/01/20	08/31/22	Yes	N/A	\$600.00	\$0.49	\$7,200.00	
202	PetroTex Fuels	3,563	09/19/19	8/31/2022	Yes	N/A	\$2,500.00	\$0.70	\$30,000.00	
Total Space Occupied		9,576 SF				Total Revenue Equals		\$7,600.00	\$94,500.00	
Percent Occupied		100%				12 Month Trailing Operating Expense		(45,500.00)		
								Net Operating Income	\$49,000.00	

COMBINED IOP BUILDINGS IN TOTAL

Net Rentable Area	18,025 SF
Occupied	18,025
Percent Occupied	100%

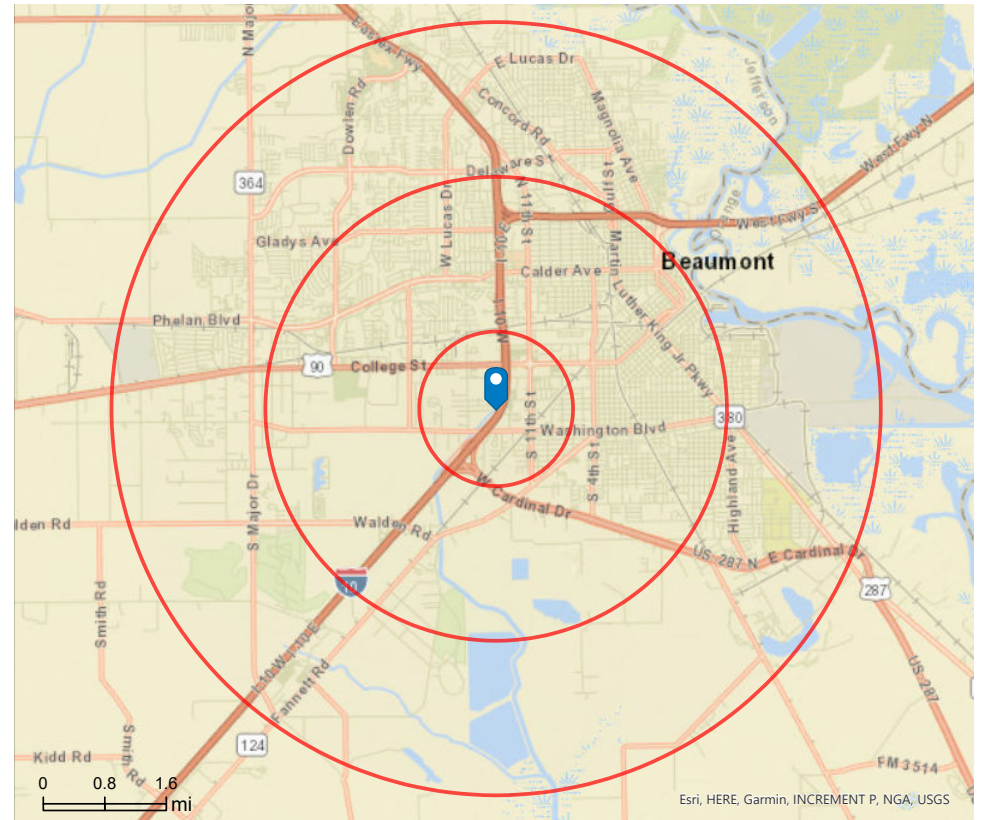
Combined Revenue	\$187,400.00
Combined Expenses	(\$91,000.00)
Net Operating Income	\$96,740.00

COMBINED IOP BUILDINGS EXPENSE RECAP

Description	Annual Amounts
Repairs and Maint.	\$38,000.00
Taxes	\$25,000.00
Utilities	\$28,000.00
Total	\$91,000.00

*NDA will need to be signed to receive copies of the leases.

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,796	47,503	102,050
2020 Total Population	3,263	47,286	99,233
2020 Group Quarters	183	1,289	1,956
2022 Total Population	3,432	47,516	99,569
2022 Group Quarters	183	1,289	1,956
2027 Total Population	3,479	46,907	98,497
2022-2027 Annual Rate	0.27%	-0.26%	-0.22%
2022 Total Daytime Population	11,397	77,443	129,785
Workers	8,990	50,091	73,913
Residents	2,407	27,352	55,872
Household Summary			
2010 Households	1,476	18,787	39,668
2010 Average Household Size	2.39	2.49	2.48
2020 Total Households	1,293	18,365	39,262
2020 Average Household Size	2.38	2.50	2.48
2022 Households	1,323	18,333	39,289
2022 Average Household Size	2.46	2.52	2.48
2027 Households	1,338	18,087	38,878
2027 Average Household Size	2.46	2.52	2.48
2022-2027 Annual Rate	0.23%	-0.27%	-0.21%
2010 Families	896	11,766	25,068
2010 Average Family Size	3.15	3.16	3.13
2022 Families	772	11,135	24,054
2022 Average Family Size	3.34	3.28	3.21
2027 Families	783	11,013	23,843
2027 Average Family Size	3.34	3.26	3.19
2022-2027 Annual Rate	0.28%	-0.22%	-0.18%
Housing Unit Summary			
2000 Housing Units	1,535	21,817	43,730
Owner Occupied Housing Units	60.1%	53.4%	54.3%
Renter Occupied Housing Units	32.3%	36.6%	36.6%
Vacant Housing Units	7.6%	10.0%	9.1%
2010 Housing Units	1,604	21,138	43,983
Owner Occupied Housing Units	52.0%	50.4%	51.6%
Renter Occupied Housing Units	40.0%	38.5%	38.6%
Vacant Housing Units	8.0%	11.1%	9.8%
2020 Housing Units	1,592	21,302	44,626
Vacant Housing Units	18.8%	13.8%	12.0%
2022 Housing Units	1,631	21,373	44,812
Owner Occupied Housing Units	47.9%	49.8%	50.2%
Renter Occupied Housing Units	33.2%	36.0%	37.5%
Vacant Housing Units	18.9%	14.2%	12.3%
2027 Housing Units	1,669	21,299	44,747
Owner Occupied Housing Units	48.4%	50.0%	50.5%
Renter Occupied Housing Units	31.8%	34.9%	36.4%
Vacant Housing Units	19.8%	15.1%	13.1%
Median Household Income			
2022	\$42,894	\$51,904	\$55,132
2027	\$53,656	\$58,169	\$62,390
Median Home Value			
2022	\$124,675	\$129,910	\$145,651
2027	\$242,391	\$231,741	\$257,851
Per Capita Income			
2022	\$22,996	\$30,212	\$33,526
2027	\$26,458	\$34,991	\$38,250
Median Age			
2010	44.0	36.3	34.7
2022	45.3	38.2	37.4
2027	45.6	39.2	38.3



	1 mile	3 miles	5 miles
2022 Households by Income			
Household Income Base	1,323	18,333	39,289
<\$15,000	21.8%	13.0%	12.6%
\$15,000 - \$24,999	14.2%	13.7%	11.1%
\$25,000 - \$34,999	7.6%	7.2%	7.3%
\$35,000 - \$49,999	10.7%	13.8%	13.4%
\$50,000 - \$74,999	19.0%	19.9%	20.2%
\$75,000 - \$99,999	8.7%	11.8%	12.0%
\$100,000 - \$149,999	11.1%	10.3%	11.4%
\$150,000 - \$199,999	5.8%	4.5%	4.9%
\$200,000+	1.1%	5.7%	7.3%
Average Household Income	\$59,891	\$77,621	\$84,957
2022 Population 25+ by Educational Attainment			
Total	2,436	32,410	67,329
Less than 9th Grade	6.4%	8.3%	5.7%
9th - 12th Grade, No Diploma	10.5%	7.1%	6.5%
High School Graduate	32.8%	27.8%	26.9%
GED/Alternative Credential	4.5%	4.5%	4.0%
Some College, No Degree	22.0%	21.7%	23.1%
Associate Degree	6.2%	6.7%	7.0%
Bachelor's Degree	9.8%	15.4%	17.0%
Graduate/Professional Degree	7.8%	8.4%	9.7%



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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov