

Marcus & Millichap
TAG INDUSTRIAL GROUP

1025 MONTROSE STREET

BEAUMONT, TEXAS 77707

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Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 936-3000

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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The background of the slide is a dark, blue-toned photograph of an industrial interior. It features a complex network of steel beams, pipes, and several large, dome-shaped industrial lights hanging from the ceiling. The lighting is dim, creating a moody atmosphere.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Three-Building 20,850-Square-Foot Shallow-Bay Industrial Asset Situated on 1.13 Acres
 - Featuring 19 Suites, 19 Drive-in Doors, Two-Phase Power, and Metal Construction
- Located Along U.S. 90 with Proximity to Downtown Beaumont and Easy Access to Houston
- 77% Occupancy at Below-Market Rents on Monthly Leases Creates Significant Value-Add Opportunity
 - Fundamentally Strong Submarket with 4.3% Vacancy Among Comparables | Low Supply

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1025 Montrose Street in Beaumont, Texas. The subject property consists of approximately 20,850 square feet of shallow-bay warehouse space and is situated on 1.13 acres of land. The three-building asset features 19 suites, each with a drive-in door, two-phase power, and metal construction. Located along U.S. Route 90/College Street, the property has proximity to downtown Beaumont and easy access to Houston and Port Arthur. With 77 percent occupancy on month-to-month terms on modified gross leases at a below-market average of \$4.80 per square foot, this sale offers investors a significant value-add opportunity.

The subject property is primarily located within the relatively small Beaumont submarket, containing 4.7 million square feet of industrial space, largely concentrated in the oil refining industry. In Q1 2025, the 12-month rolling net absorption contracted by about -169,000 square feet. Along with the net delivery of 28,000 square feet during that time, the vacancy rate increased 420 basis points to 10.7 percent from Q1 2024 to Q1 2025. However, among comparable properties under 50,000 square feet, the vacancy rate stood at just 4.3 percent in the first quarter. Nonetheless, the increase in availability across Beaumont helped to decelerate annual rent growth to an 11-year low of 2.3 percent in Q1, pushing the average market rent to \$9.30 per square foot (CoStar). Despite the slowdown in demand and rent growth, the near-term and long-term fundamentals in Beaumont are well within tact. Unlike most submarkets, Beaumont had only one industrial property under construction during Q2, providing some future protection against rising vacancy rates. More importantly, oil prices, which have held up relatively well under current economic conditions, are poised to rise as the dollar's exchange rate with other major currencies comes under pressure.

Beaumont is located in Jefferson County along the Neches River and serves as the county seat. The city is part of the Beaumont-Port Arthur metropolitan statistical area and located 85 miles east of Houston. Beaumont's economy is heavily dependent upon oil refining and is home to the nation's third-largest oil refinery, owned and operated by ExxonMobil Corporation. The oil industry in Beaumont is supported by the deep-water Port of Beaumont, which ranks as the fourth busiest port in the United States according to the American Association of Port Authorities. The port is also the busiest military port in the world for processing United States military equipment. Beaumont is home to Lamar University, a public university that is part of the Texas State University System.

The university has an estimated enrollment of 17,000 students.

PROPERTY DETAILS

1025 MONTROSE STREET, BEAUMONT, TX 77707

Number of Suites	19
Number of Buildings	3
Total Square Feet	20,850 SF
Year Built	1981
Lot Size	1.13 Acres
Type of Ownership	Fee Simple
Parking Surface	Concrete
Building Class	C
Tenancy	Multi-Tenant
Drive-In Doors	19
Construction	Metal
Power	2/3 Phase
Roof Type	Metal
Age/Condition of Roofs	Fair
HVAC Units	2
Age/Condition of HVAC	2 Years
Market	TX-East Texas
Submarket	Beaumont
Market Vacancy	7.70%



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1025 MONTROSE STREET

BEAUMONT, TEXAS 77707

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$1,000,000	6.12%	12.49%
Offering Price	\$1,000,000	
Cap Rate	6.12%	
Pro Forma Cap Rate	12.49%	
Price/SF	\$47.96	
Total Square Feet	20,850	
Rental Rate	\$4.80	
Lease Type	Modified Gross	
Lease Term	MTM	
Tenancy	Multi	
Occupancy	77%	

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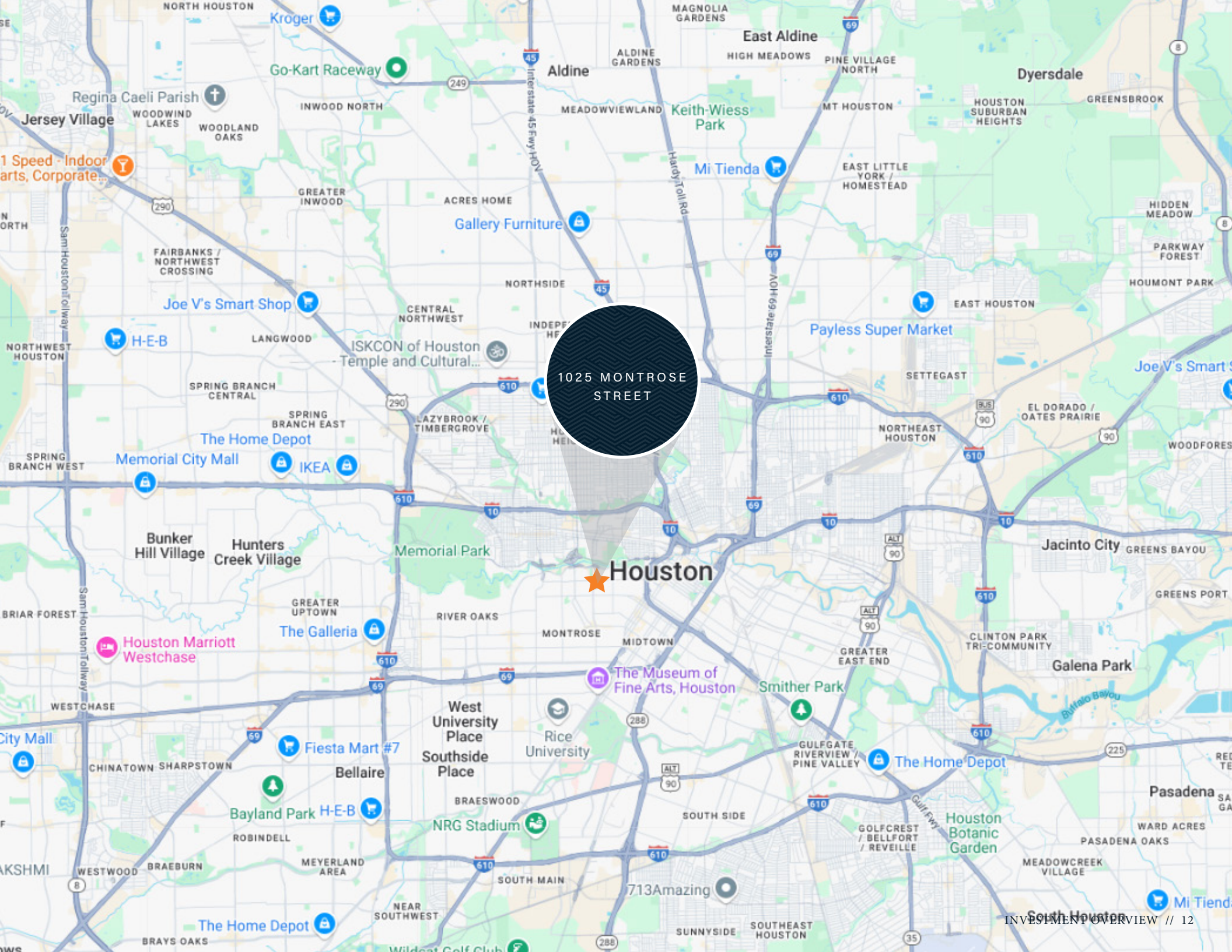
RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.								
Monty's Motive	A	1,950	9.4%	MTM	MTM	\$5.26	\$855	\$10,260	\$11,700	MTM	14.04%	Modified Gross	MTM Lease
Gulf Coast Survey	B	2,250	10.8%	MTM	MTM	\$4.08	\$765	\$9,180	\$13,500	MTM	47.06%	Modified Gross	MTM Lease
Coach	C	1,500	7.2%	MTM	MTM	\$6.00	\$750	\$9,000	\$9,000	MTM	N/A	Modified Gross	MTM Lease
South TX Auto	D	7,950	38.1%	MTM	MTM	\$4.45	\$2,950	\$35,400	\$47,700	MTM	34.75%	Modified Gross	MTM Lease
Queen Stone & Granite	E	2,400	11.5%	MTM	MTM	\$5.50	\$1,100	\$13,200	\$14,400	MTM	9.09%	Modified Gross	MTM Lease
Personal Storage	F	4,800	23.0%	MTM	MTM	\$0.00	\$0.00	\$0.00	\$28,800	MTM	N/A	Modified Gross	Personal Storage
Total		20,850				\$4.80	\$6,420	\$77,040	\$125,100				
Occupied Tenants: 5				Unoccupied Tenants: 1		Occupied GLA: 77.00%		Unoccupied GLA: 23.00%					
Total Current Rents: \$6,420						Occupied Current Rents: \$6,420		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	77,040	3.69	125,100	6.00
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	3,997	0.19	4,120	0.19
Insurance	0	0.00	7,084	0.34
Real Estate Taxes	0	0.00	8,633	0.41
Total Reimbursement Income	\$3,997 20.0%	\$0.19	\$19,837 98.4%	\$0.95
Effective Gross Revenue	\$81,037	\$3.89	\$144,939	\$6.95

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Electric	2,677	0.13	2,677	0.13
Water	692	0.03	692	0.03
Sewer	626	0.03	626	0.03
Trash Removal	125	0.01	125	0.01
Insurance	7,084	0.34	7,084	0.34
Real Estate Taxes	8,633	0.41	8,700	0.42
Total Expenses	\$19,963	\$0.96	\$20,030	\$0.96
Expenses as % of EGR	24.6%		13.8%	
Net Operating Income	\$61,074	\$2.93	\$124,784	\$5.98





1025 MONTROSE
STREET



CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



1,249 Financing
Transactions
in 2024



National platform operating
within the firm's
brokerage offices



\$6.7 billion total
national volume
in 2024



Access to more capital
sources than any other
firm in the industry

WHY MMCC?

Optimum financing solutions
to enhance value

Enhanced control through
MMCC's ability to qualify
investor finance contingencies.

Enhanced control through quickly
identifying potential debt/equity
sources, processing, and closing
buyer's finance alternatives.

Enhanced control through MMCC's
ability to monitor investor/due
diligence and underwriting to
ensure timely, predictable closings.

The background of the slide is a dark, blue-toned photograph of an industrial interior. It features a complex network of steel beams, pipes, and several large, dome-shaped industrial lights hanging from the ceiling. The lighting is dim, creating a moody atmosphere.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

BEAUMONT TEXAS

The Beaumont metro is located in east Texas off the Gulf of Mexico, and is one of the nation's largest petrochemical refining areas. It shares borders with the Houston metro to the west, and the Lake Charles market in Louisiana to the east. The metro consists of the counties of Newton, Hardin, Jefferson, and Orange. The cities of Beaumont, Port Arthur, and Orange are also known as the Golden Triangle. Beaumont is the most populous city with over 112,000 residents, followed by Port Arthur at roughly 56,000.



PORT
ACTIVITY



INDUSTRIAL AND
MANUFACTURING
SECTORS



TRAVEL
ROUTES

METROPLEX GROWTH

ECONOMY

Energy sector activities play a significant part in the metro's economy. Companies represented in the area include Chevron and ExxonMobil. The market is home to a large portion of the nation's refining capacity. Aside from Jason's Deli corporate headquarters and the energy industry, large employers represent diverse employment sectors and generate large staff counts. These include: Conn's, Lamar University, Christus St. Elizabeth Hospital, and Baptist Hospitals of Southeast Texas. The Sabine-Neches Waterway ranks among the top in the U.S. in terms of commercial military outload, and is one of the nation's largest waterways by cargo volume.

POPULATION

412K

GROWTH 2023-2028*

2.6%

HOUSEHOLDS

158K

GROWTH 2023-2028*

2.9%

MEDIAN AGE

37.5

U.S. MEDIAN

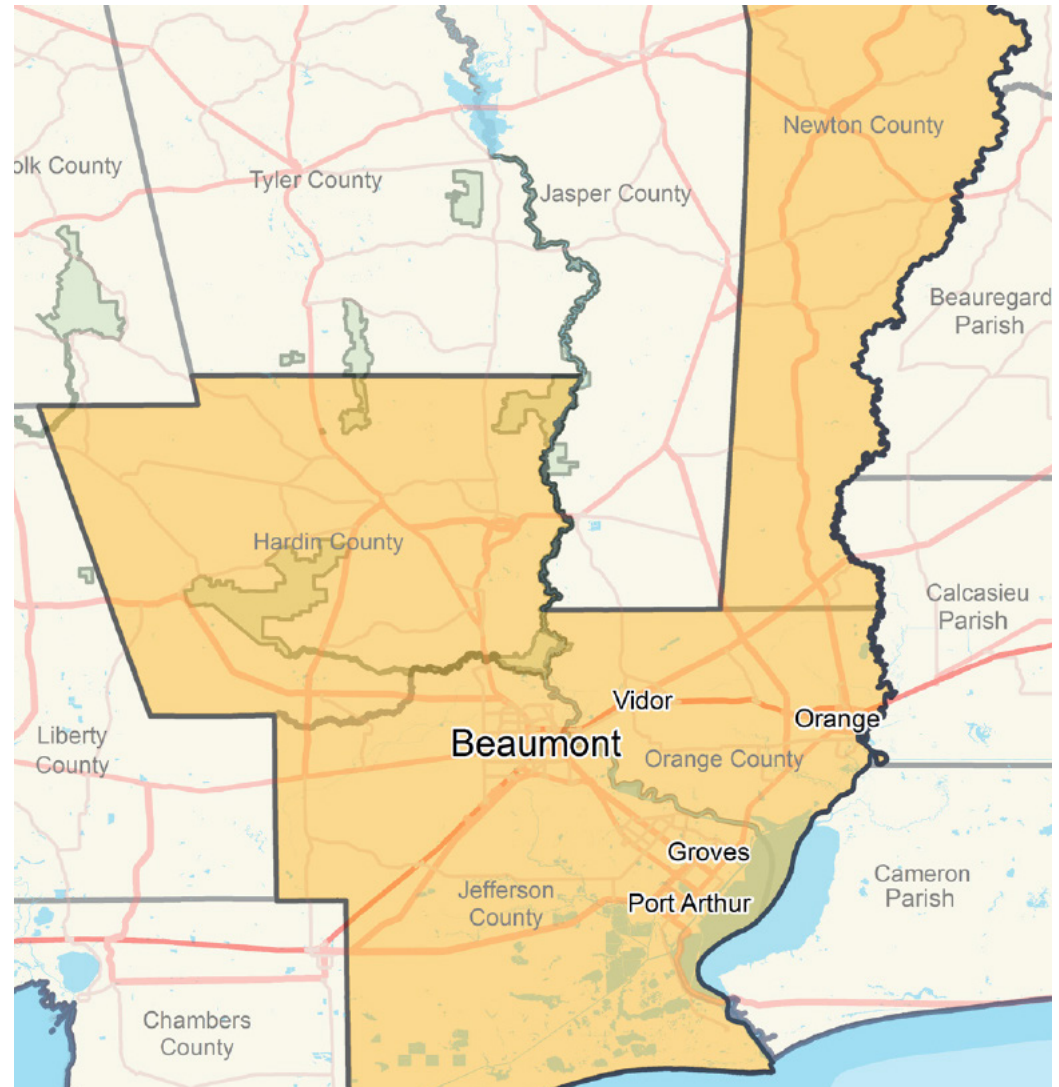
38.7

MEDIAN
HOUSEHOLD
INCOME

\$59,000

U.S. MEDIAN

\$68,500



DEMOGRAPHICS



470,159

Total Population
Within 5 Miles



52.0%



48.0%



\$137,333

Average Household Income
Within 5 Miles



276,909

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	42,403	230,614	513,518
2023 Estimate			
Total Population	37,219	208,803	470,159
2020 Census			
Total Population	33,836	196,915	446,461
2010 Census			
Total Population	26,163	161,584	386,031
Daytime Population			
2023 Estimate	46,312	487,420	1,048,114
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	24,424	116,647	244,306
2023 Estimate			
Total Households	21,411	104,906	221,798
Average (Mean) Household Size	1.7	1.8	2.0
2020 Census			
Total Households	19,488	97,713	208,039
2010 Census			
Total Households	15,448	75,445	170,311

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	19.6%	21.6%	18.9%
\$150,000-\$199,999	10.5%	9.9%	8.2%
\$100,000-\$149,999	18.4%	16.4%	14.6%
\$75,000-\$99,999	12.1%	10.2%	10.0%
\$50,000-\$74,999	14.2%	13.5%	14.9%
\$35,000-\$49,999	7.7%	7.8%	9.4%
\$25,000-\$34,999	4.5%	5.5%	6.3%
\$15,000-\$24,999	5.0%	5.5%	6.7%
Under \$15,000	8.0%	9.6%	11.1%
Average Household Income	\$147,888	\$152,895	\$137,333
Median Household Income	\$96,682	\$94,568	\$78,530
Per Capita Income	\$85,174	\$77,721	\$65,512
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	37,219	208,803	470,159
Under 20	10.8%	14.8%	18.7%
20 to 34 Years	36.2%	30.9%	28.3%
35 to 39 Years	12.1%	10.5%	9.1%
40 to 49 Years	15.3%	15.3%	13.9%
50 to 64 Years	16.6%	17.9%	17.4%
Age 65+	8.9%	10.7%	12.5%
Median Age	36.1	37.0	36.5
Population 25+ by Education Level			
2023 Estimate Population Age 25+	31,220	165,394	349,555
Elementary (0-8)	1.7%	3.9%	5.7%
Some High School (9-11)	1.0%	3.2%	4.3%
High School Graduate (12)	6.8%	10.7%	13.0%
Some College (13-15)	11.7%	11.7%	12.6%
Associate Degree Only	4.1%	4.4%	4.4%
Bachelor's Degree Only	41.4%	35.2%	31.5%
Graduate Degree	33.2%	31.0%	28.5%
Travel Time to Work			
Average Travel Time to Work in Minutes	24.0	24.0	25.0



Information About Brokerage Services

2-10-2025

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.

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- 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.

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- 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.

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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.

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Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
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