

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

STATE OF TEXAS (TEXAS  
COMMISSION-ENVIRONMENTAL)

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3870 EASTEX FREEWAY  
BEAUMONT, TX 77703

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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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## TABLE OF CONTENTS

### 01

#### INVESTMENT OVERVIEW

##### SECTION 1

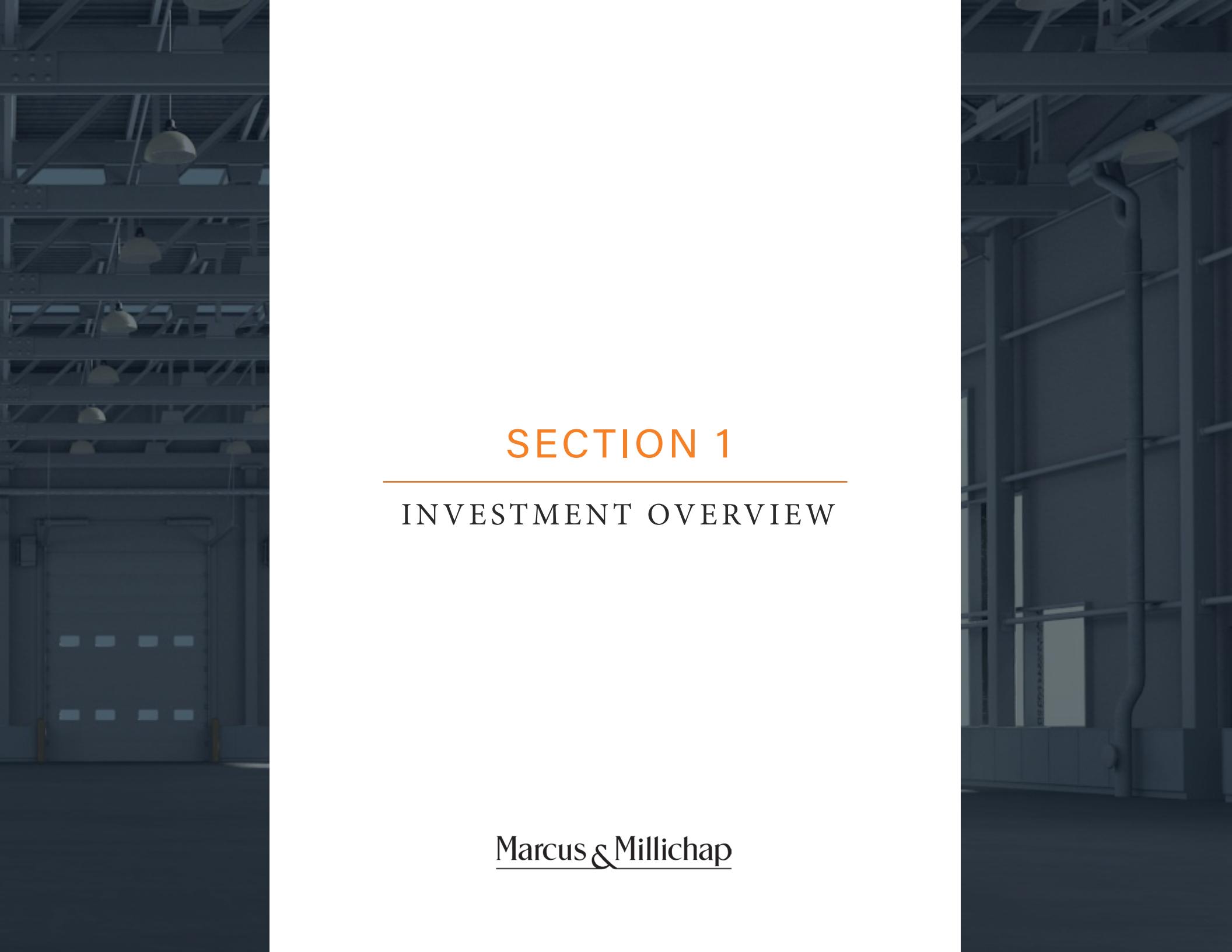
Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement  
Regional Map • Aerial Map • Property Photos  
Tenant Summary • Acquisition Financing

### 02

#### MARKET OVERVIEW

##### SECTION 2

Market Analysis • Demographic Analysis



# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

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- Single-Tenant 18,859-Square-Foot Flex Asset Situated on 2.0 Acres
- Featuring 105 Parking Spaces and Premier Visibility with Frontage on Eastex Freeway
- State Government Tenant Since 1991, Offering Stability, Strong Credit, and High-Probability of Lease Renewal
- Leased Through August 2029 with CPI-Tied Escalations, Creating Inflation-Hedge Opportunity

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 3870 Eastex Freeway in Beaumont, Texas, leased to the Texas Commission on Environmental Quality (TCEQ). The subject property consists of approximately 18,859 square feet of flex space and is situated on 2.0 acres of land. The single-tenant asset features pitched-metal roofing, 105 parking spaces, and a building coverage ratio of 22 percent. Conveniently located along U.S. Highway 96, the property has premier visibility with frontage on Eastex Freeway. As the primary environmental agency for the state of Texas, TCEQ has occupied the subject property since 1991, increasing the likelihood of lease renewal. TCEQ is currently signed to a gross lease through August 2029 at \$17.92 per square foot. With annual escalations tied to the Consumer Price Index, this sale offers commercial real estate investors a rare hedge against inflation with a tenant that provides strong stability and credit.

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

### 3870 EASTEX FREEWAY, BEAUMONT, TX 77703

Number of Suites	1
Number of Buildings	1
Total Square Feet	18,859 SF
Year Built	1983
Lot Size	2.00 Acres
Type of Ownership	Fee Simple
Parking Spaces	105
Parking Surface	Concrete
Building Class	B
Tenancy	Single-Tenant
Construction	Masonry
Zoning	GMCD
Roof Type	Pitched Metal
Age/Condition of Roofs	1/30/2025
Market	TX-Houston MSA
Submarket	Beaumont
Market Vacancy	3.30%



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## OFFERING HIGHLIGHTS

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### 3870 EASTEX FREEWAY

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#### OFFERING PRICE

**\$2,900,000**

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#### CAP RATE

**8.18%**

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Offering Price	\$2,900,000
Cap Rate	8.18%
Price/SF	\$153.77
Total Square Feet	18,859
Rental Rate	\$18.46
Lease Type	Full Service Gross
Lease Term	8/31/2029
Rental Increases	Annual CPI Increases
Tenancy	Single
Occupancy	100.00%

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#### DEBT QUOTE

Loan Amount	\$1,957,500 (67.5% LTV)
Initial Term	3 Years with Option to Extend
Amortization: 25 Years	25 Years
Interest Rate: 6.2% Today	6.20%
Recourse: Full	Full

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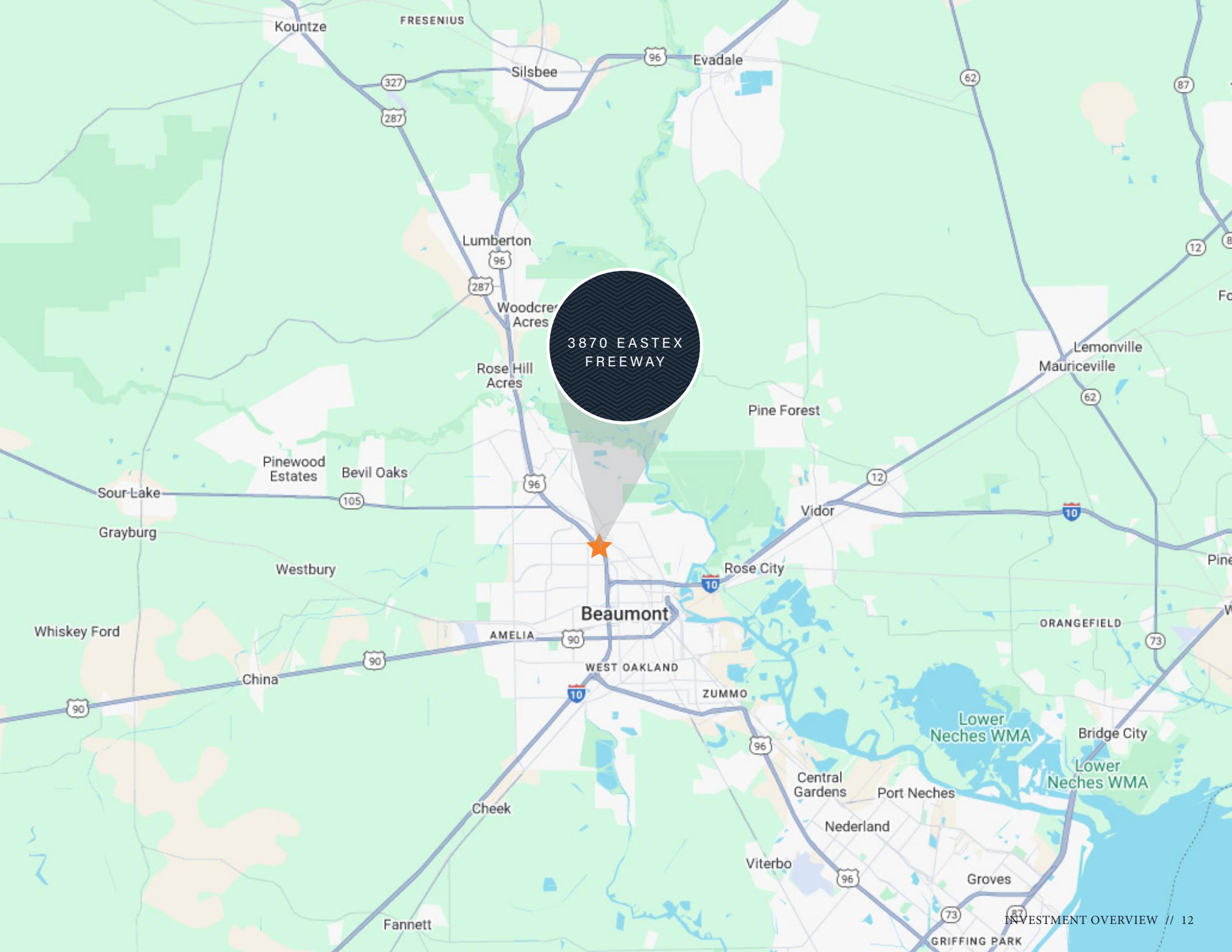


## RENT ROLL

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
The State of Texas	1	18,859	100.0%	5/21/91 8/31/29	\$18.46	\$29,013	\$348,156	\$358,601	Sep-2026	6.09%	Gross	Annual CPI Escalations	
Total		18,859			\$18.46	\$29,013	\$348,156	\$358,601					

## OPERATING STATEMENT

Income	Current	Per SF
Scheduled Base Rental Income	348,156	18.46
Expense Reimbursement Income		
Net Lease Reimbursement		
Total Reimbursement Income	\$0	0.0%
Effective Gross Revenue	\$348,156	\$18.46
Operating Expenses	Current	Per SF
Electric	21,000	1.11
Water	11,366	0.60
Sewer	9,600	0.51
Trash Removal	6,000	0.32
Repairs & Maintenance	9,000	0.48
Landscaping	3,780	0.20
Insurance	27,782	1.47
Real Estate Taxes	22,393	1.19
Total Expenses	\$110,922	\$5.88
Expenses as % of EGR	31.9%	
Net Operating Income	\$237,234	\$12.58





3870 EASTEX  
FREEWAY



# TENANT SUMMARY

“The Texas Commission on Environmental Quality strives to protect our state’s public health and natural resources consistent with sustainable economic development. Our goal is clean air, clean water, and the safe management of waste”.

**TENANT**  
**Texas Commission on**  
**Environmental Quality**

**HEADQUARTERS**      **DATE FOUNDED**  
**Austin, TX**              **1913**

**# OF LOCATIONS**      **EMPLOYEES**  
**17**                      **3,000**

[www.tceq.texas.gov](http://www.tceq.texas.gov)



The Texas Commission on Environmental Quality (TCEQ) is the primary environmental agency for the state of Texas, responsible for protecting public health and natural resources through a comprehensive regulatory framework and program oversight. The commission has roots dating back to 1913 with the establishment of the Texas Board of Water Engineers. Today, the TCEQ manages environmental quality by developing and enforcing rules, issuing permits, conducting investigations, and overseeing remediation initiatives. The agency's responsibilities include air and water quality monitoring, waste management, permitting for emissions and discharges, and ensuring compliance with state and federal regulations.

TCEQ also handles funding sources and environmental restoration efforts, exemplified by programs addressing impacts from events such as the Deepwater Horizon oil spill. The agency provides public access to a central registry of data, forms, rules, and publications relevant to environmental regulation in Texas. Through transparent agency deliberations and structured public decision-making processes, TCEQ addresses the challenges of growing industrial activity while aiming to restore and protect Texas's diverse ecosystems for current and future generations (TCEQ).

## 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 our 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

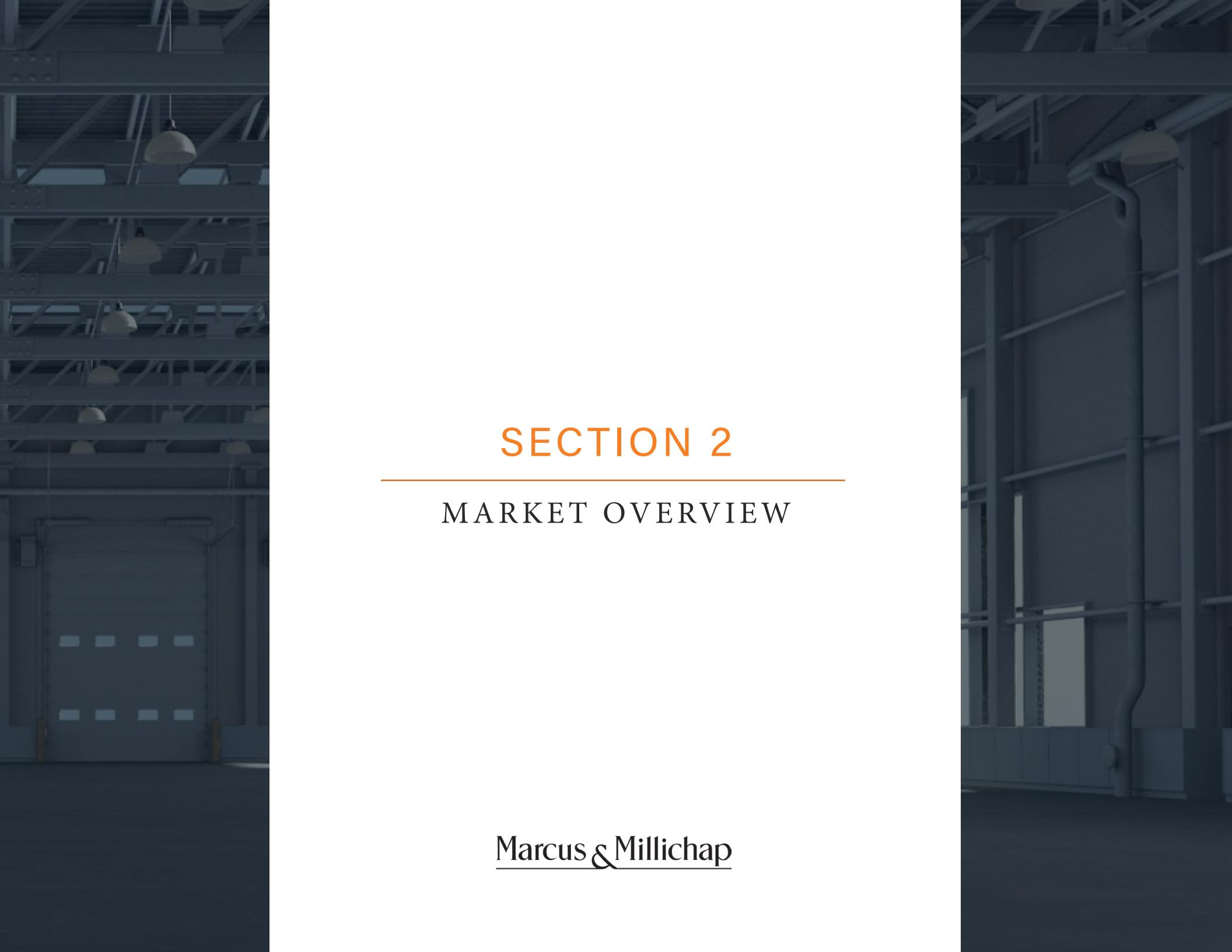
## WHY MMCC?

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.



## SECTION 2

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### MARKET OVERVIEW

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# BEAUMONT TEXAS



Within East Texas off the Gulf of America, the Beaumont metro 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 region encompasses Newton, Hardin, Jefferson and Orange counties. The cities of Beaumont, Port Arthur and Orange are also known as the Golden Triangle, referring to the Spindletop oil strike here in 1901. Beaumont is the most populous city in the metro with over 117,000 residents, followed by Port Arthur with roughly 55,000.



PORT  
ACTIVITY



INDUSTRIAL AND  
MANUFACTURING  
SECTORS

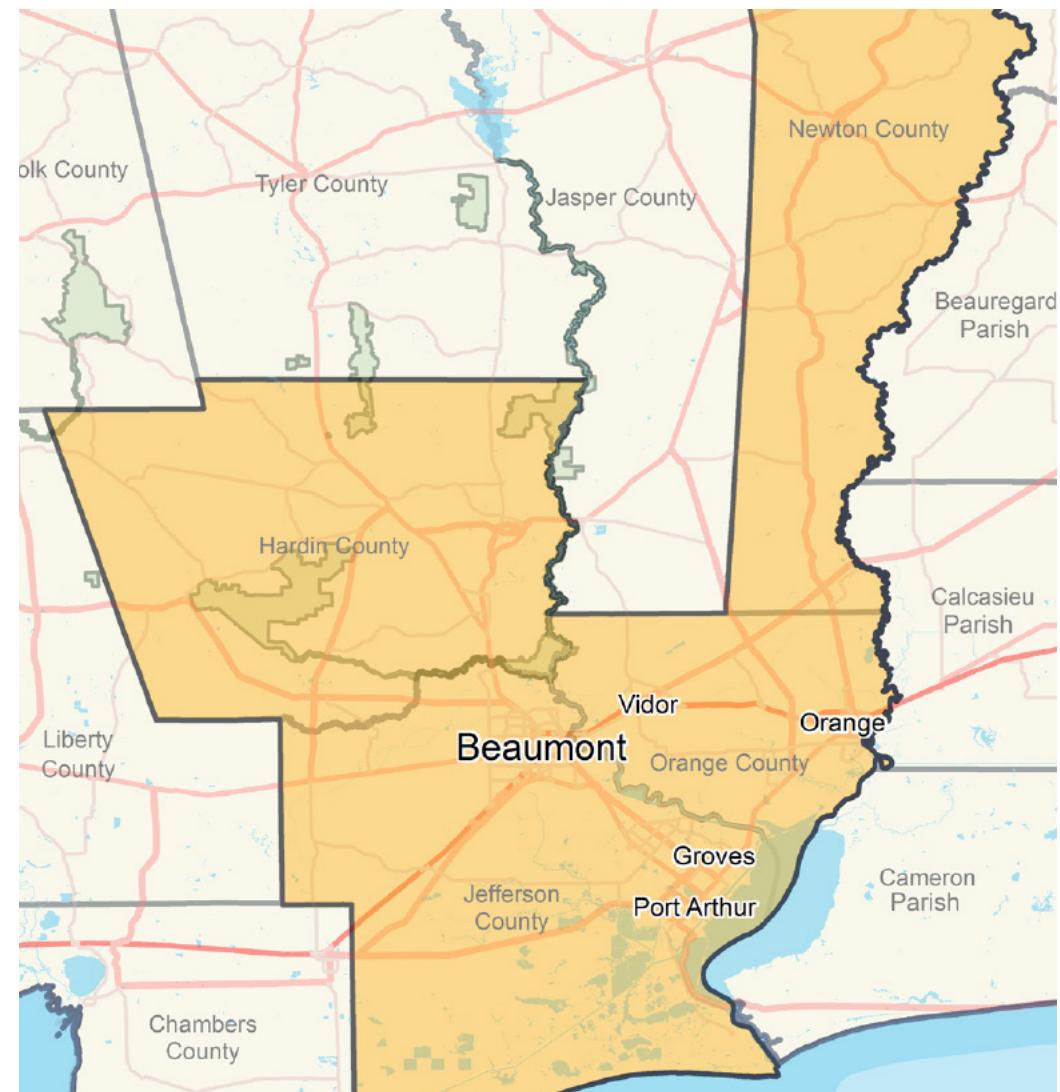
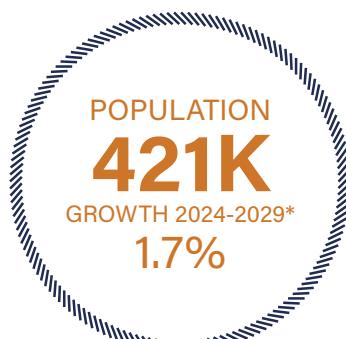


TRAVEL  
ROUTES

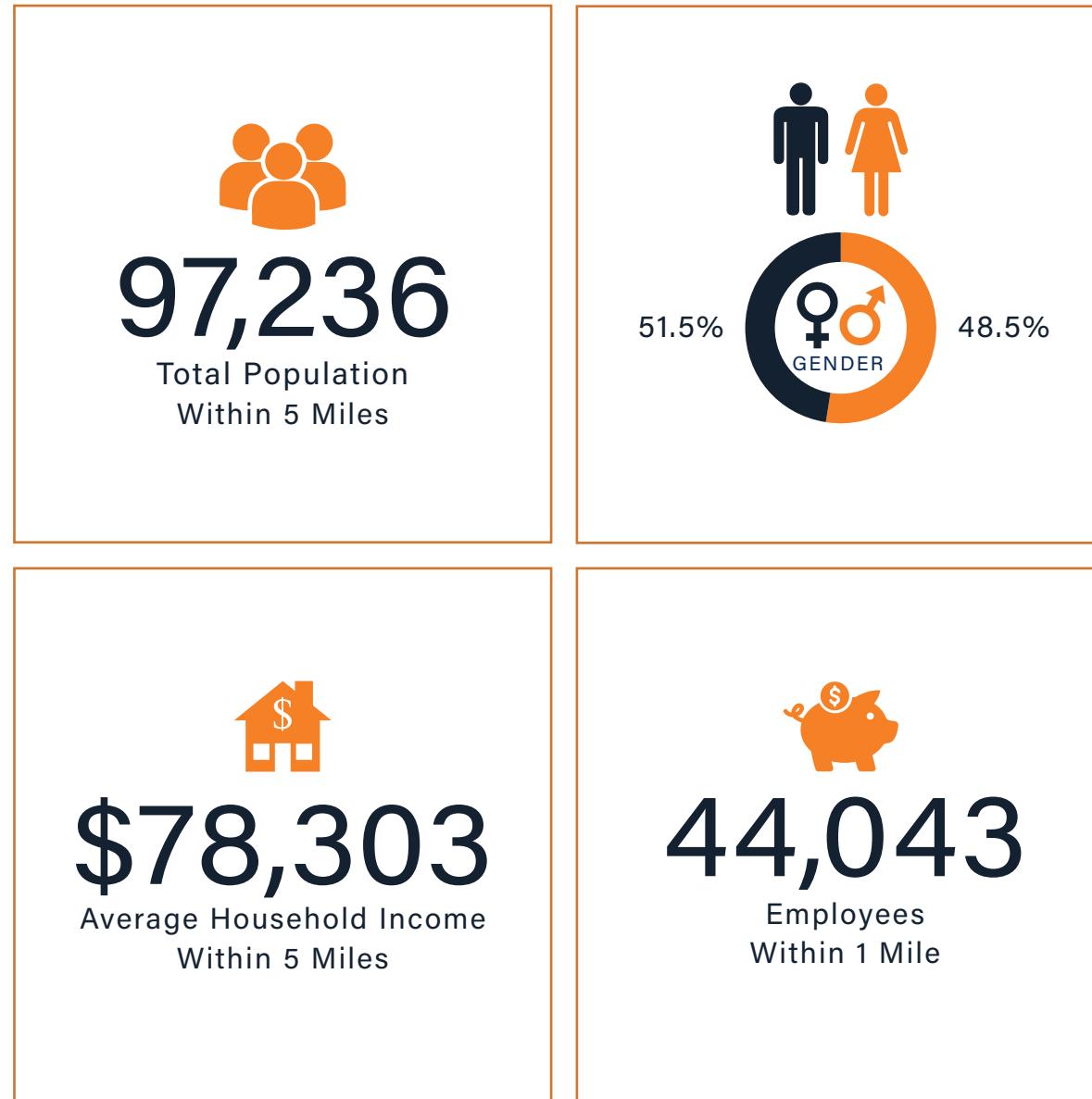
## METROPLEX GROWTH

### ECONOMY

Energy sector activities play a significant part in the metro's economy. Companies represented in the area include Chevron and Exxon Mobil. 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 span across diverse employment sectors and generate large staff counts. These include Lamar University, Christus St. Elizabeth Hospital and Baptist Hospitals of Southeast Texas. The Sabine-Neches Waterway ranks among the top nationally for commercial military outload. It is also one of the nation's largest waterways by cargo volume.



## DEMOGRAPHICS



## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	11,360	57,954	98,954
<b>2024 Estimate</b>			
Total Population	11,314	56,967	97,236
<b>2020 Census</b>			
Total Population	11,303	55,932	95,454
<b>2010 Census</b>			
Total Population	10,290	55,762	94,738
<b>Daytime Population</b>			
2024 Estimate	10,547	62,103	113,739
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Households	5,003	23,986	40,484
<b>2024 Estimate</b>			
Total Households	4,969	23,475	39,591
Average (Mean) Household Size	2.4	2.5	2.5
<b>2020 Census</b>			
Total Households	4,928	22,783	38,375
<b>2010 Census</b>			
Total Households	4,362	22,690	38,129

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$200,000 or More	3.7%	7.7%	5.9%
\$150,000-\$199,999	3.4%	6.7%	6.0%
\$100,000-\$149,999	7.4%	12.1%	12.3%
\$75,000-\$99,999	9.8%	12.5%	12.9%
\$50,000-\$74,999	11.3%	14.5%	16.1%
\$35,000-\$49,999	15.6%	12.9%	13.1%
\$25,000-\$34,999	14.1%	9.2%	9.2%
\$15,000-\$24,999	15.4%	10.6%	10.8%
Under \$15,000	19.4%	13.9%	13.6%
Average Household Income	\$59,348	\$84,452	\$78,303
Median Household Income	\$42,956	\$66,330	\$61,199
Per Capita Income	\$25,269	\$34,487	\$31,998
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2024 Estimate Total Population	11,314	56,967	97,236
Under 20	28.1%	27.2%	26.9%
20 to 34 Years	23.6%	20.4%	20.8%
35 to 39 Years	6.8%	6.6%	6.5%
40 to 49 Years	11.3%	11.8%	11.8%
50 to 64 Years	16.5%	17.8%	17.5%
Age 65+	13.7%	16.2%	16.5%
Median Age	34.0	37.0	37.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	7,241	37,701	64,487
Elementary (0-8)	7.8%	5.6%	6.7%
Some High School (9-11)	6.4%	5.2%	6.2%
High School Graduate (12)	38.4%	27.7%	28.9%
Some College (13-15)	16.8%	20.9%	22.7%
Associate Degree Only	7.2%	7.2%	7.6%
Bachelor's Degree Only	16.3%	22.0%	18.9%
Graduate Degree	7.1%	11.4%	9.1%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	23.0	21.0	22.0

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## 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.

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate  
Adam Abushagur  
Sales Agent/Associate's Name

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661916  
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