

OFFERING MEMORANDUM

SELF STORAGE/FLEX PROPERTY

11475 Highway 90 W., Beaumont, TX 77713

FOR SALE: \$1,850,000



19,050 SF | 3.56 ACRES | 86 STORAGE UNITS | 2 FLEX BUILDINGS

CONTACTS

State Broker:

BRIAN BROCKMAN

License #: 701472

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BellCornerstone

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dlynch@bellcornerstone.com

OFFERING MEMORANDUM

11475 HIGHWAY 90 W.

Beaumont, TX 77713

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

11475 HIGHWAY 90 W. Beaumont, TX 77713

11475 Highway 90 W, is a flex property, totaling 19,050 square feet and situated on a 3.56-acre lot. This property includes 86 self-storage units with 2 flex buildings (3,800 SF and 4,000 SF). The property is in a prime location and presents an exciting investment/owner-user opportunity.



MARKET OVERVIEW

Beaumont, Texas

Beaumont, Texas, is a key industrial and cultural hub located in southeastern Texas, near the Louisiana border. Its proximity to the Gulf of Mexico and the Sabine-Neches Waterway has made it an important player in the oil and petrochemical industries. The city benefits from its access to major transportation routes, including the Port of Beaumont, one of the largest in the U.S., which plays a significant role in the nation's energy infrastructure. Culturally, Beaumont offers a mix of Southern hospitality and a vibrant arts scene. The city is home to several museums, including the Art Museum of Southeast Texas, and hosts annual events like the South Texas State Fair. Music has a strong presence here, particularly due to the region's rich history of blues, country, and rock. The historic Jefferson Theatre is a popular venue for performances, and the city's cultural landscape reflects its diverse population, blending Texan, Cajun, and Creole influences. Geographically, Beaumont sits along the Neches River and is part of the "Golden Triangle" with nearby Port Arthur and Orange. This area is known for its industrial base but is also surrounded by natural beauty, with nearby Big Thicket National Preserve offering outdoor activities such as hiking and birdwatching. The city's strategic location, connecting the Gulf Coast to inland Texas and the rest of the U.S., continues to support its industrial growth and cultural diversity.



POPULATION

Beaumont
111,305

State: Texas 30,976,754

MEDIAN AGE

Beaumont
35.5 Years

State: Texas 35.6 Years

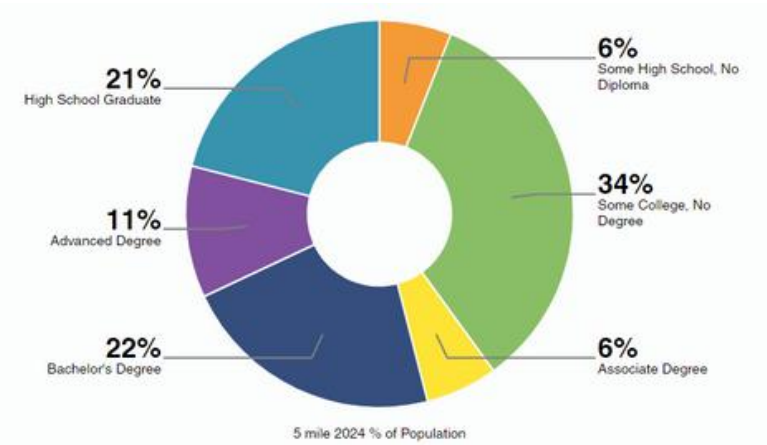
MEDIAN HOUSEHOLD INCOME

Beaumont
\$53,745

State: Texas \$73,035

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Texas at large.



2024 STATISTICS

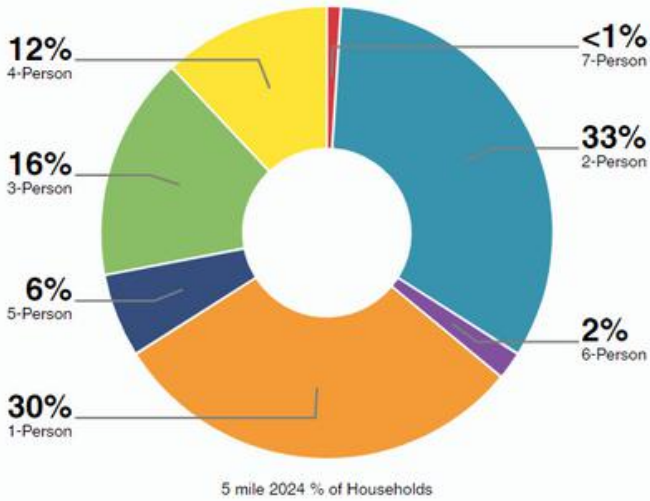
	2 Mile	5 Mile	10 Mile
Population 2024	3,773	33,771	131,117
Total Households	1,373	13,530	50,642
Avg Household Size	2	2	2
Avg Household Income	\$94,168	\$102,256	\$77,880

ECONOMIC INDICATORS

6% McLean Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS



Beaumont
45,450

State: Texas 9,691,647



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

Interstate 10 (I-10): This major east-west interstate passes directly through Beaumont, connecting the city to Houston to the west and Lake Charles, Louisiana, to the east. I-10 is crucial for both commercial and passenger traffic, providing access to key markets and facilitating interstate commerce across the Gulf Coast region.

U.S. Highway 69/96/287: These three highways converge in Beaumont, forming a critical north-south route that links the city to the Golden Triangle area and further north to cities like Lufkin and Jasper. U.S. 69 also connects Beaumont to Port Arthur, making it essential for industrial and port-related traffic.

State Highway 105: Running east-west, State Highway 105 connects Beaumont to Conroe and other parts of central Texas. It is an important regional road for local commuters and businesses.



AIRPORT PROXIMITY

Jack Brooks Regional Airport (BPT): The closest airport to Beaumont, BPT is located about 12 miles southeast of the city in nearby Nederland, TX. It offers commercial flights, connecting Beaumont to major hubs like Dallas/Fort Worth International Airport. This regional airport is the most convenient option for residents and businesses in Beaumont seeking commercial air travel.

George Bush Intercontinental Airport (IAH): Located approximately 90 miles west of Beaumont in Houston, IAH is one of the busiest airports in Texas and offers a wide range of domestic and international flights. It is easily accessible via Interstate 10 and US-69, making it a key option for Beaumont travelers looking for more extensive flight options and long-distance travel.

William P. Hobby Airport (HOU): Located in Houston, about 85 miles from Beaumont, HOU serves as a hub for Southwest Airlines and provides domestic flights across the U.S. While smaller than IAH, Hobby is a popular choice for travelers seeking low-cost flights and easy access to Houston's southern areas.

Beaumont Municipal Airport: For general aviation, Beaumont Municipal Airport is located approximately 6 miles from downtown. This airport is primarily used for private, corporate, and recreational flying and does not offer commercial passenger services.

SITE OVERVIEW

SITE

Property Type:	Flex
Building Class:	C
Zoning:	R2
Year Built:	2010, 2023
Total SF:	19,050 SF
Acres:	3.56 Acres, Room for Expansion
Stories:	1
Storage Units:	86 Units Total
Parking:	20 Surface Spaces
Dock Doors:	3 Drive In Doors
Clear Height:	15.5'
Power:	Flex Space 1: 110V & 220V Flex Space 2: 110V

OPERATING EXPENSES (2023)

Taxes:	\$15,000
Utilities:	\$14,000
Insurance:	\$10,000
Maintenance/Miscellaneous:	\$5,000

INCOME

Current 18% Occupancy:	\$176,084.76
Potential for Leaseback to Current Owner:	2,500 SF at \$10/SF





PARCEL OVERVIEW

BUILDING SPECIFICATIONS

Building A: +/- 5,000 SF

Building B: +/- 5,000 SF

Acreage: 3.56 acres

Year Built:

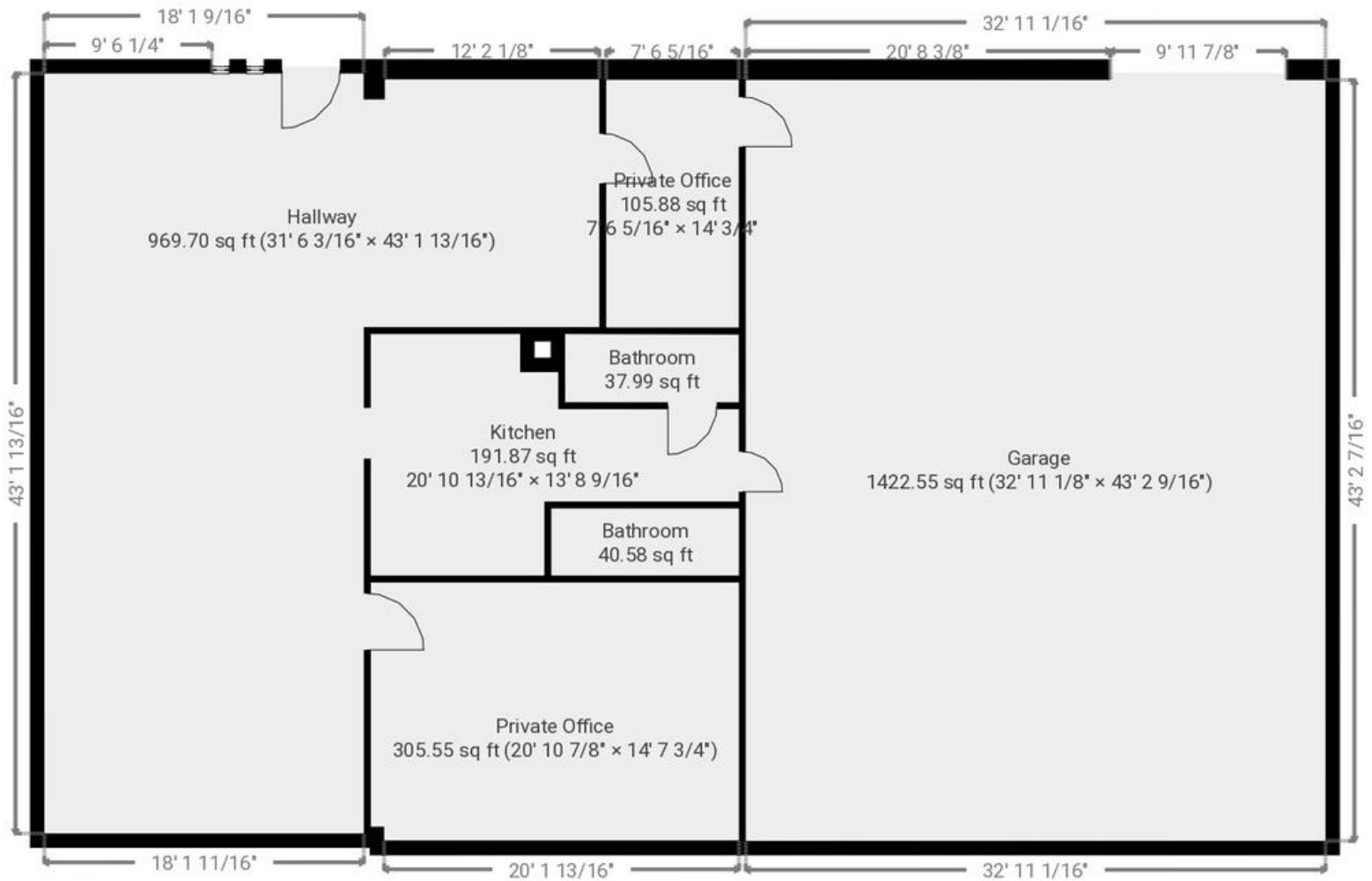
- Flex Buildings: 2010
- Storage Units: 2023

Storage Units:

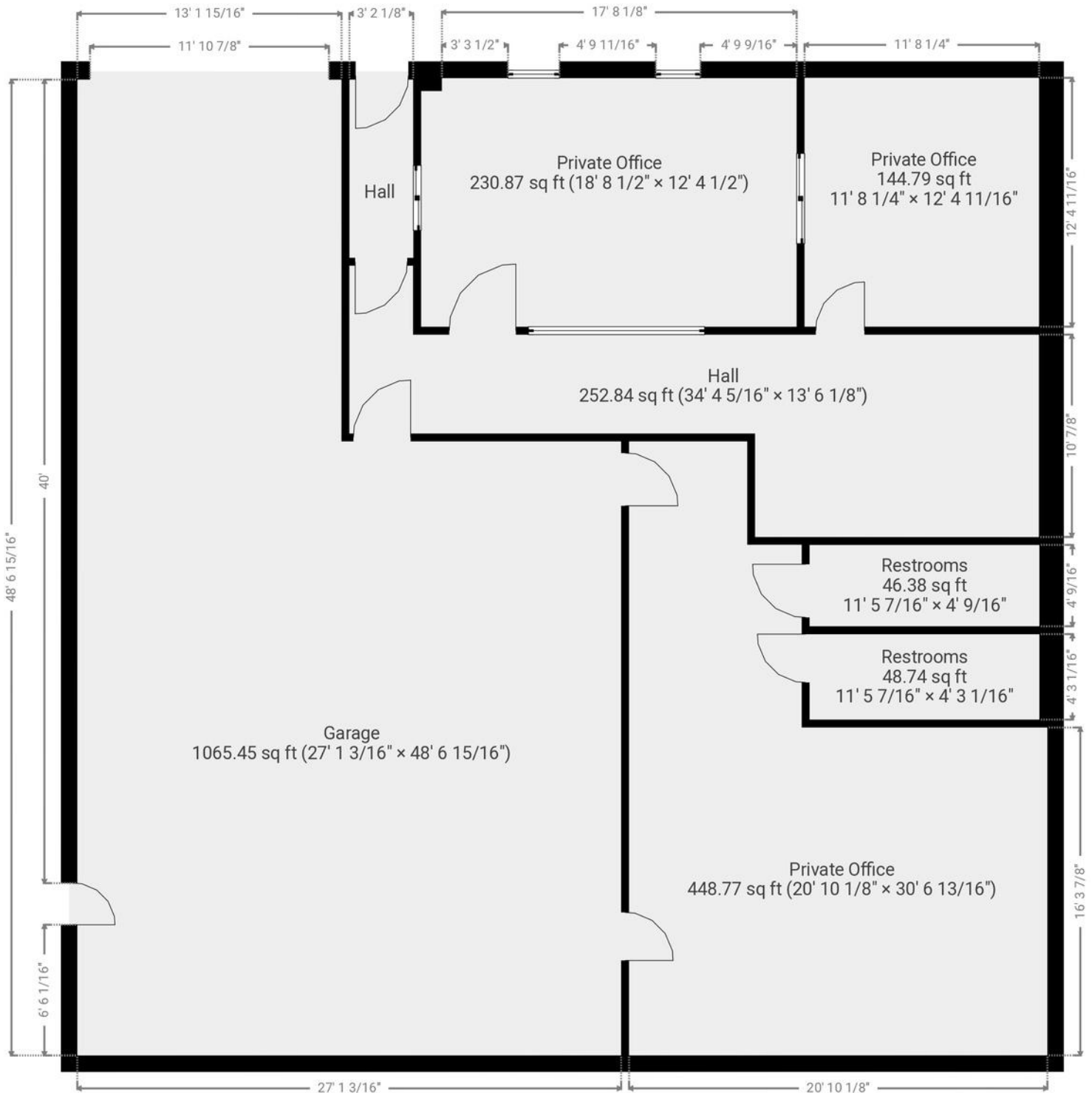
- (7) 5' x 10'
- (49) 10' x 10'
- (30) 10' x 20'

FLOOR PLAN

WAREHOUSE A



WAREHOUSE B













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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.

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	

