

# Location Specs & Details

## Listing

Location Address 350 Magnolia Street, Beaumont, Tx 77701  
Lease Type N/A Listing Expiration 5/1/25  
Commission 6 % Procurement Fee \_\_\_\_\_ %

## Space Details / Available Space

Pending \_\_\_ / \_\_\_ / \_\_\_\_\_  is pending  
Floor \_\_\_\_\_ Suite # \_\_\_\_\_ Sq. Ft. min \_\_\_\_\_ Sq. Ft. max 70,000+  
~~Rent~~ <sup>SALE PRICE</sup> \$ \_\_\_\_\_ SF / Yr.  SF / Mo.  CAM \$ \_\_\_\_\_  
\$ 4,400,000  
Service Type \_\_\_\_\_  
Use  Office  Retail  Industrial  Flex  Office/Retail  Office/Medical  Medical  
Availability on 5 / 1 / 24 Available Within  30  60  90  120 days  
Term Years Min. \_\_\_\_\_ Max. \_\_\_\_\_  
Finished Ceiling Height Min. 8 ft. 0 in. Max 12 ft. 0 in.  
Space Position  End Cap  Food Court  In-Line  Outparcel  
Existing Build-Out  Full Build-Out  Partial Build-Out  Raw Space  Shell Space  
Built Out As \_\_\_\_\_  
Space Condition  Partially Demolished  Needs Reno  Average  Excellent  Trophy  
# of Docks Internal \_\_\_\_\_ External \_\_\_\_\_ Amenities \_\_\_\_\_  
Space Notes / Highlights \_\_\_\_\_  
Attached  Photos  Floor Plans  Videos  Brochures

## Taxes & Operating Expenses

Year 2023 Taxes \$ 28,000  SF/YR  SF/MO. Other Expenses \$ \_\_\_\_\_  SF/YR  SF/MO.  
Total \$ 28,000 +/-

## Property

Property Type OFFICE Secondary Type \_\_\_\_\_  
Building Status  Existing  Under Renovation  
GLA 70,000 +/- # Floors 4 Typical Floor \_\_\_\_\_ Year Built 1960  
Renovated 1994 Tenancy  Multi  Single Building Height \_\_\_\_\_  
Construction  masonry  metal  reinforced concrete  steel  wood frame  
Sprinklers  dry  ESFR  wet Parking 250 spaces  
Land Area 2.71  AC  SF  
Zoning CBD Zoning Description CENTRAL BUSINESS DISTRICT  
Frontage Street Name MAGNOLIA Frontage 280ft Curb Cuts   
Street Type  Primary  Secondary APN / Parcel ID \_\_\_\_\_

### Property Description

FORMER GOVERNMENT OFFICE BUILDING. PARKING FOR 250+ VEHICLES. CENTRALLY LOCATED IN DOWNTOWN BEAUMONT, TX. SPRINKLED AND EXCELLENT SECURITY FEATURES. THREE STORIES AND A BASEMENT. SMALL SECURE JAIL CELL. NET LEASABLE AREA OVER 61,000 SF. 320 TONS OF HVAC. TWO PASSENGER ELEVATORS WITH ONE SUITABLE FOR FREIGHT. EASILY DIVISIBLE FOR MULTIPLE TENANTS

Major Tenants \_\_\_\_\_ Floor # \_\_\_\_\_ Industry Type \_\_\_\_\_

Alternative Address \_\_\_\_\_

## Contacts

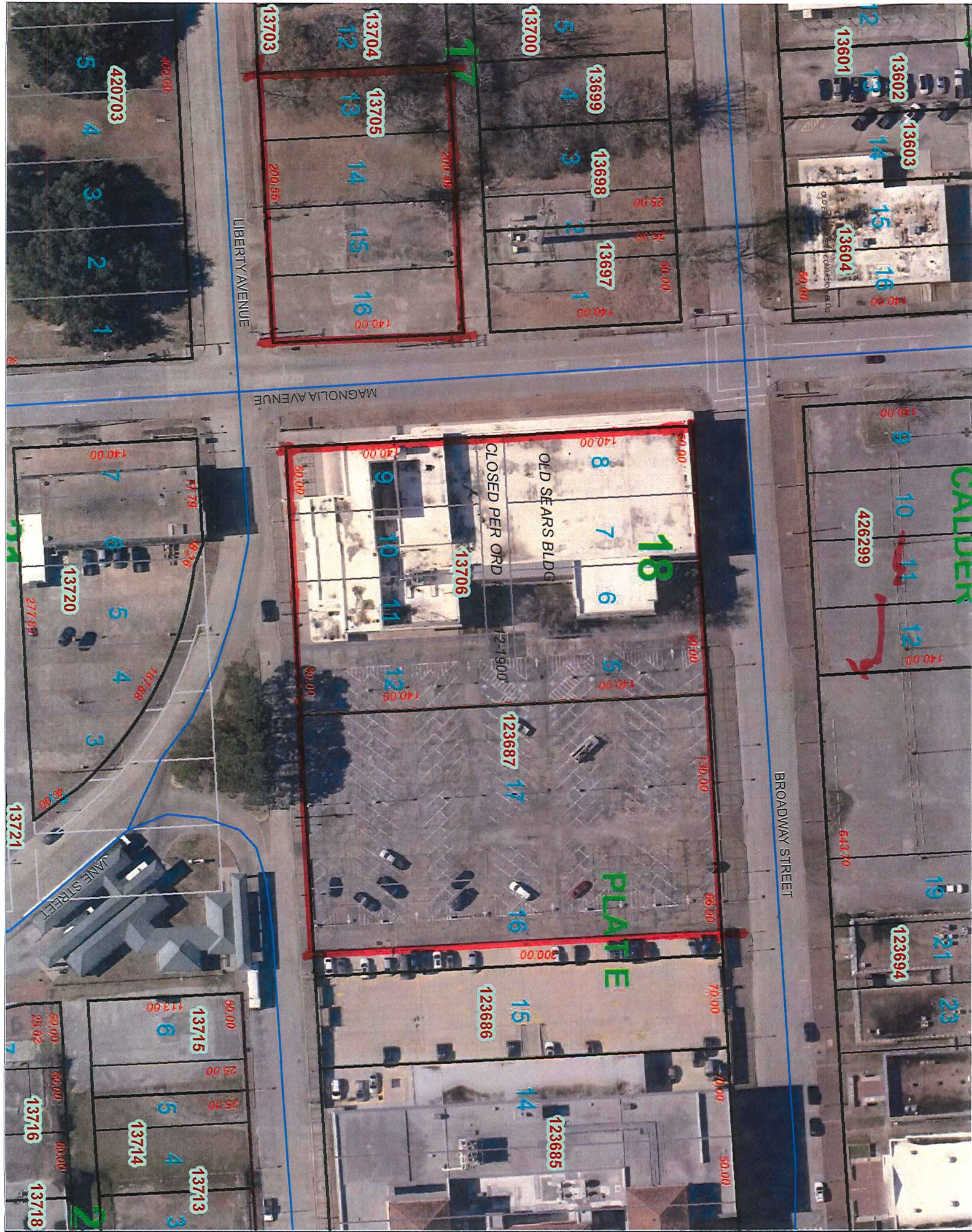
### Primary Contact



[EDIT PROFILE](#)

Gerald Farha  
Broker, GW Properties  
(409) 781-3172 (p) | gfarha@gt.rr.com  
[+ ADD LISTING ADMIN](#)

### Additional Contact



LIBERTY AVENUE

MAGNOLIA AVENUE

BROADWAY STREET

LANE STREET

13700 5  
13699 4  
13698 3  
13697 2  
140.00 1

13704 12  
13705 13  
200.66 14  
15  
16 140.00

13703

13601 12  
13602 13  
13603 14  
13604 15  
16 140.00  
59.00

420703 5  
4 3  
2  
1

400.00

18  
8 140.00  
7  
6  
5 140.00  
4 140.00  
3 140.00  
2 140.00  
1 140.00

OLD SEARS BLDG  
CLOSED PER ORD  
13706  
12-1900  
123687  
17  
16  
15 123686  
14 123685

50.00  
140.00  
30.00  
80.00  
130.00  
86.00  
70.00  
70.00  
50.00

PLATE

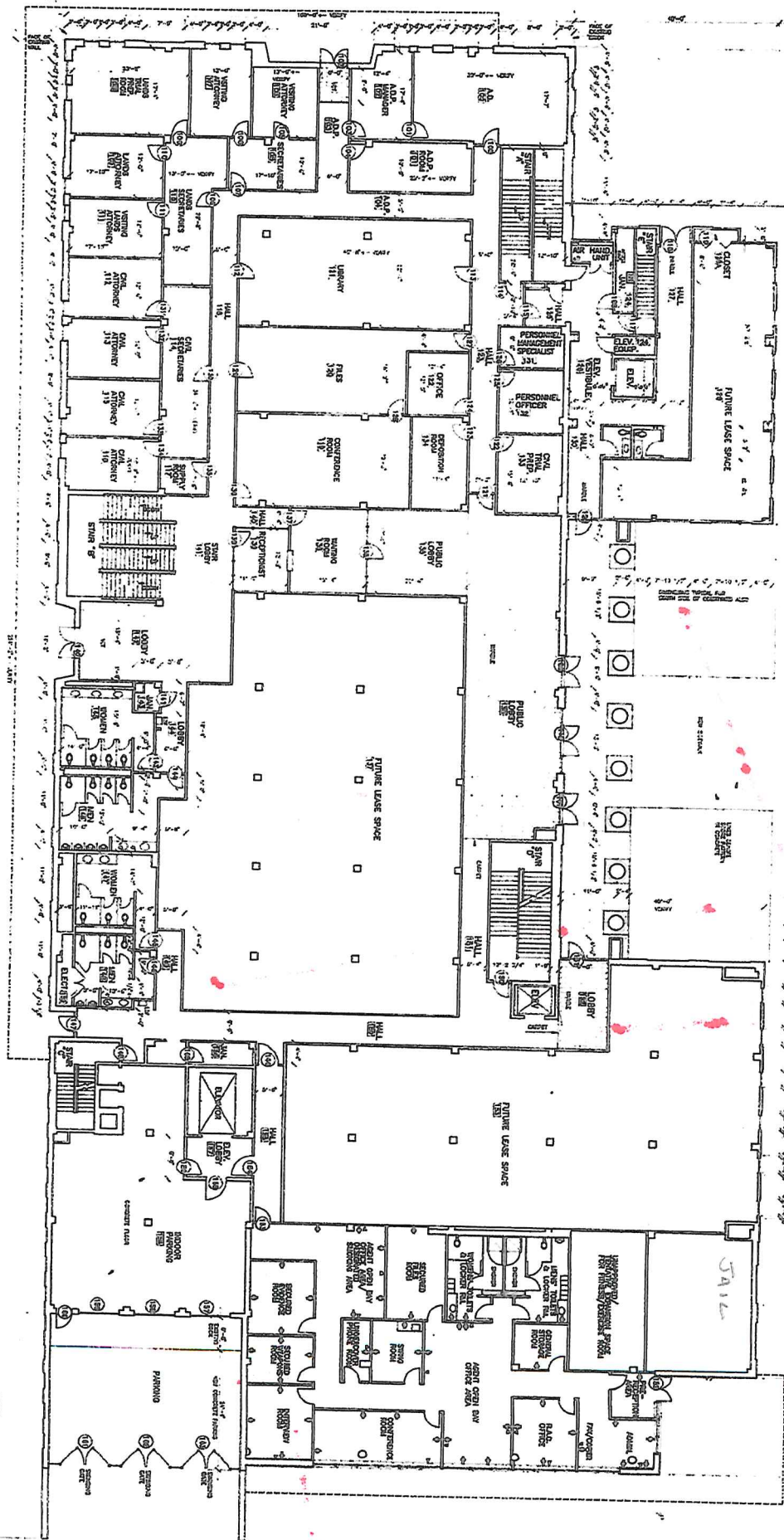
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10  
11 426299  
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19  
20  
21 123694  
22  
23


130.00  
140.00  
143.70

7 140.00  
6 140.00  
5 13720  
4 187.88  
3 140.00  
2 13721

13715 6 50.00  
5 13714 50.00  
4 13713 50.00  
3 13718 50.00

13716 50.00  
13718 50.00




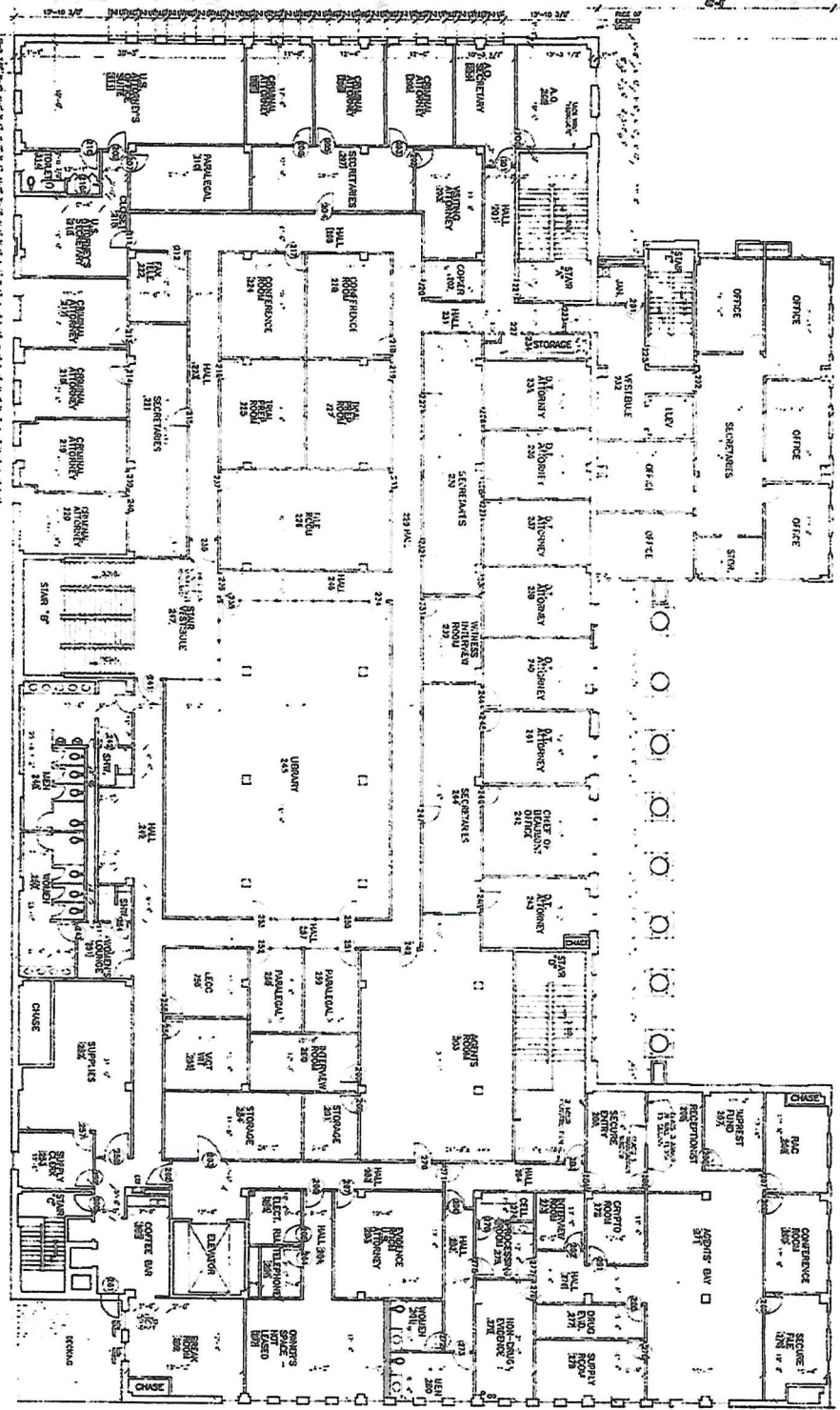

**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**GENERAL NOTES**  
 1. ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE TO BE 3/8" METAL STUDS @ 16" O.C. WITH SCHEDULED FINISH.

NO.	DATE	BY	REVISION
1	10/21/01	WJW	ISSUED FOR PERMIT
2	11/15/01	WJW	REVISED PER COMMENTS
3	12/10/01	WJW	REVISED PER COMMENTS
4	1/10/02	WJW	REVISED PER COMMENTS
5	1/24/02	WJW	REVISED PER COMMENTS
6	2/14/02	WJW	REVISED PER COMMENTS
7	2/27/02	WJW	REVISED PER COMMENTS
8	3/13/02	WJW	REVISED PER COMMENTS

**OFFICE BUILDING ADDITIONS AND ALTERATIONS**  
 360 MAGNOLIA BEAUMONT, TEXAS 77701  
 FOR **BEAUMONT REALTY, INC.**

  
 SHEET NO. 0011  
**A-3**  
 OF 3 SHEETS




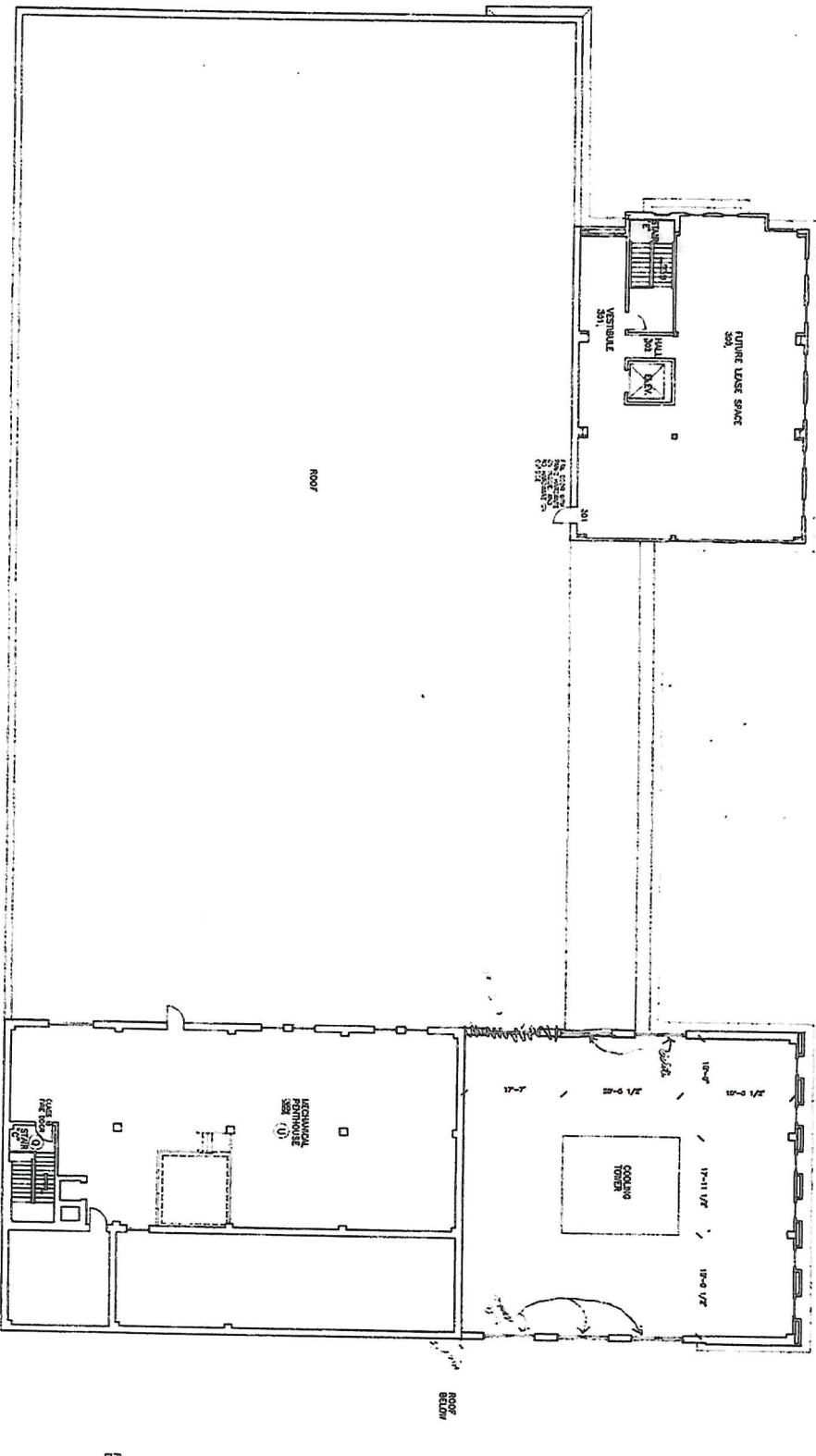
UNAD  
**SECOND FLOOR PLAN**

GENERAL NOTES  
 1. ALL INTERIOR PARTITIONS TO BE 1/2" GYP BOARD  
 2. ALL INTERIOR WALLS TO BE 5/8" GYP BOARD  
 3. ALL INTERIOR CEILING TO BE 5/8" GYP BOARD  
 4. ALL INTERIOR FLOORS TO BE 1/2" GYP BOARD

NO.	DATE	BY	REVISION
1	1/27/71	MSW	ISSUED FOR PERMITS
2	2/3/71	MSW	ISSUED FOR CONSTRUCTION
3	2/10/71	MSW	ISSUED FOR CONSTRUCTION
4	2/17/71	MSW	ISSUED FOR CONSTRUCTION
5	2/24/71	MSW	ISSUED FOR CONSTRUCTION
6	3/1/71	MSW	ISSUED FOR CONSTRUCTION
7	3/8/71	MSW	ISSUED FOR CONSTRUCTION
8	3/15/71	MSW	ISSUED FOR CONSTRUCTION
9	3/22/71	MSW	ISSUED FOR CONSTRUCTION
10	3/29/71	MSW	ISSUED FOR CONSTRUCTION
11	4/5/71	MSW	ISSUED FOR CONSTRUCTION
12	4/12/71	MSW	ISSUED FOR CONSTRUCTION
13	4/19/71	MSW	ISSUED FOR CONSTRUCTION
14	4/26/71	MSW	ISSUED FOR CONSTRUCTION
15	5/3/71	MSW	ISSUED FOR CONSTRUCTION
16	5/10/71	MSW	ISSUED FOR CONSTRUCTION
17	5/17/71	MSW	ISSUED FOR CONSTRUCTION
18	5/24/71	MSW	ISSUED FOR CONSTRUCTION
19	5/31/71	MSW	ISSUED FOR CONSTRUCTION
20	6/7/71	MSW	ISSUED FOR CONSTRUCTION
21	6/14/71	MSW	ISSUED FOR CONSTRUCTION
22	6/21/71	MSW	ISSUED FOR CONSTRUCTION
23	6/28/71	MSW	ISSUED FOR CONSTRUCTION
24	7/5/71	MSW	ISSUED FOR CONSTRUCTION
25	7/12/71	MSW	ISSUED FOR CONSTRUCTION
26	7/19/71	MSW	ISSUED FOR CONSTRUCTION
27	7/26/71	MSW	ISSUED FOR CONSTRUCTION
28	8/2/71	MSW	ISSUED FOR CONSTRUCTION
29	8/9/71	MSW	ISSUED FOR CONSTRUCTION
30	8/16/71	MSW	ISSUED FOR CONSTRUCTION
31	8/23/71	MSW	ISSUED FOR CONSTRUCTION
32	8/30/71	MSW	ISSUED FOR CONSTRUCTION
33	9/6/71	MSW	ISSUED FOR CONSTRUCTION
34	9/13/71	MSW	ISSUED FOR CONSTRUCTION
35	9/20/71	MSW	ISSUED FOR CONSTRUCTION
36	9/27/71	MSW	ISSUED FOR CONSTRUCTION
37	10/4/71	MSW	ISSUED FOR CONSTRUCTION
38	10/11/71	MSW	ISSUED FOR CONSTRUCTION
39	10/18/71	MSW	ISSUED FOR CONSTRUCTION
40	10/25/71	MSW	ISSUED FOR CONSTRUCTION
41	11/1/71	MSW	ISSUED FOR CONSTRUCTION
42	11/8/71	MSW	ISSUED FOR CONSTRUCTION
43	11/15/71	MSW	ISSUED FOR CONSTRUCTION
44	11/22/71	MSW	ISSUED FOR CONSTRUCTION
45	11/29/71	MSW	ISSUED FOR CONSTRUCTION
46	12/6/71	MSW	ISSUED FOR CONSTRUCTION
47	12/13/71	MSW	ISSUED FOR CONSTRUCTION
48	12/20/71	MSW	ISSUED FOR CONSTRUCTION
49	12/27/71	MSW	ISSUED FOR CONSTRUCTION
50	1/3/72	MSW	ISSUED FOR CONSTRUCTION

**OFFICE BUILDING ADDITIONS AND ALTERATIONS**  
 380 MAGNOLIA BEAUMONT, TEXAS 77011  
 FOR BEAUMONT REALTY, INC.

  
 SHEET NO. 0011  
 A-4  
 SHEET




**THIRD FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

- GENERAL NOTES**
1. SEE NOTES TO THIS SPECIFICATION
  2. ALL FINISHES TO BE 3/8" MIN. UNLESS NOTED OTHERWISE TO BE 3/4" UNLESS NOTED OTHERWISE TO BE 1/2" UNLESS NOTED OTHERWISE TO BE 1/4" UNLESS NOTED OTHERWISE TO BE 1/8" UNLESS NOTED OTHERWISE TO BE 1/16"

- LEGEND**
- ROOF FINISH UNDEVELOPED
  - SEE ROOF FINISH SPECIFICATION

NO.	DATE	REVISION
1	11/11/01	ISSUED FOR PERMITS
2	11/11/01	ISSUED FOR PERMITS
3	11/11/01	ISSUED FOR PERMITS
4	11/11/01	ISSUED FOR PERMITS
5	11/11/01	ISSUED FOR PERMITS
6	11/11/01	ISSUED FOR PERMITS
7	11/11/01	ISSUED FOR PERMITS
8	11/11/01	ISSUED FOR PERMITS
9	11/11/01	ISSUED FOR PERMITS
10	11/11/01	ISSUED FOR PERMITS
11	11/11/01	ISSUED FOR PERMITS
12	11/11/01	ISSUED FOR PERMITS
13	11/11/01	ISSUED FOR PERMITS
14	11/11/01	ISSUED FOR PERMITS
15	11/11/01	ISSUED FOR PERMITS
16	11/11/01	ISSUED FOR PERMITS
17	11/11/01	ISSUED FOR PERMITS
18	11/11/01	ISSUED FOR PERMITS
19	11/11/01	ISSUED FOR PERMITS
20	11/11/01	ISSUED FOR PERMITS

**OFFICE BUILDING ADDITIONS AND ALTERATIONS**  
 380 MAGNOLIA BEAUMONT, TEXAS 77701  
 FOR BEAUMONT REALTY, INC.

  
 201 W. 11th St. Suite 100  
 Beaumont, Texas 77701  
 409.681.0011  
**A-5**  
 OF SHEETS



EXHIBIT A TO PURCHASE AND SALE AGREEMENT

PLAT OF PROPERTY

