



OFFERING MEMORANDUM

Everest Food Mart

2810 EASTEX FWY, BEAUMONT, TEXAS 77703

Marcus & Millichap

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TEXAS REAL ESTATE COMMISSION

P.O. BOX 12188

AUSTIN, TEXAS 78711-2188

512-936-3000

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marcusmillichap.com

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Marcus & Millichap

OMAR CHEHADE

Associate Investments

Office: Fort Worth

Direct: 817-932-6105

omar.chehade@marcusmillichap.com

License: TX: 845083-SA

JACOB LUNA

Director Investments

Office: Fort Worth

Direct: 817-932-6156

jacob.luna@marcusmillichap.com

License: TX: 726974

AMEER ADEL

Associate Investments

Office: Fort Worth

Direct: 817-932-6175

ameer.adel@marcusmillichap.com

License: TX: 792165

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Market Overview

SECTION 1

INVESTMENT SUMMARY

Investment Overview
Investment Highlights
Offering Summary

Marcus & Millichap





INVESTMENT OVERVIEW

EVEREST FOOD MART

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the exclusive offering of Everest Food Mart, a fully operational convenience store and fuel station located at 2810 Eastex Freeway in Beaumont, Texas. The subject property represents a rare owner-user opportunity to acquire an established, cash-flowing Valero-branded fuel station and convenience store with an immediate path to operations.

Situated along Eastex Freeway with approximately 14,329 vehicles per day, the property benefits from excellent visibility and consistent drive-by traffic in a dense Beaumont trade area. The 2018-remodeled, 2,264-square-foot building sits on a 20,000-square-foot (± 0.39 -acre) site and features eight fueling positions, providing a modern, well-maintained operation with limited near-term capital expenditure requirements.

The business is supported by a diverse revenue stream generated through fuel sales, inside merchandise, and lottery commissions, creating a well-balanced operating platform for an owner-user. Fuel sales operate under a favorable Valero supply agreement priced at rack plus \$0.01, providing a competitive cost-of-fuel structure and meaningful margin protection. Strong inside

merchandise performance and recurring lottery commissions further enhance the store's operating profile. The surrounding 3-mile trade area includes more than 56,000 residents with a median household income of approximately \$57,700, supporting consistent demand for convenience retail and fuel services.

Everest Food Mart offers an owner-operator the opportunity to acquire a proven, fully operational business with an established customer base, existing vendor relationships, modern improvements, and immediate operational continuity. Detailed financial information is available to qualified buyers upon request.



INVESTMENT HIGHLIGHTS

EVEREST FOOD MART

HIGHLIGHTS

- **Turnkey Owner-User Opportunity** — Established Valero-branded convenience store and fuel station with immediate operational continuity.
- **Diversified Revenue Streams** — Income generated through fuel sales, inside merchandise, and lottery commissions.
- **Modern Construction** — Remodeled in 2018 with a 2,264 SF store situated on a 20,000 SF (±0.39-acre) site.
- **Favorable Fuel Supply Agreement** — Valero-branded operation with eight fueling positions and fuel priced at rack plus \$0.01.
- **Dual Canopy Fueling Layout** — Uncommon and valuable addition that enhances fueling capacity and overall customer convenience.
- **Food Service Component** — The property includes a fully equipped kitchen, a food warmer and a display case. All of which are included in the sale. The kitchen is fully operational with active permits in place giving a new owner the flexibility to operate or introduce their own food concept.
- **Strong Traffic & Demographics** — Approximately 14,329 VPD with more than 56,000 residents and a median household income of approximately \$57,700 within a 3-mile radius.
- **Strong Depreciation Advantage** — The property offers a favorable real property valuation component, which can provide additional tax benefits for investors and operators.
- **Financials Available Upon Request** — Detailed operating statements and financial information available to qualified buyers following execution of a confidentiality agreement.





OFFERING SUMMARY

EVEREST FOOD MART



Listing Price
\$1,400,000



Year Remodeled
2018



Rentable SF
2,264 SF

PROPERTY DETAILS

Brand	Everest Food Mart
Year Remodeled	2018
Lot Size	±0.39 Acres
Building SF	2,264 SF
Conveyed with sale	Active Hunt's Pizza franchise with fully paid-off baking equipment
Alternative Power Source	Full-scale backup power generator for operational reliability during power outages





















SECTION 2

MARKET OVERVIEW

Regional Map

Local Map

Retailer Map

Beaumont, TX

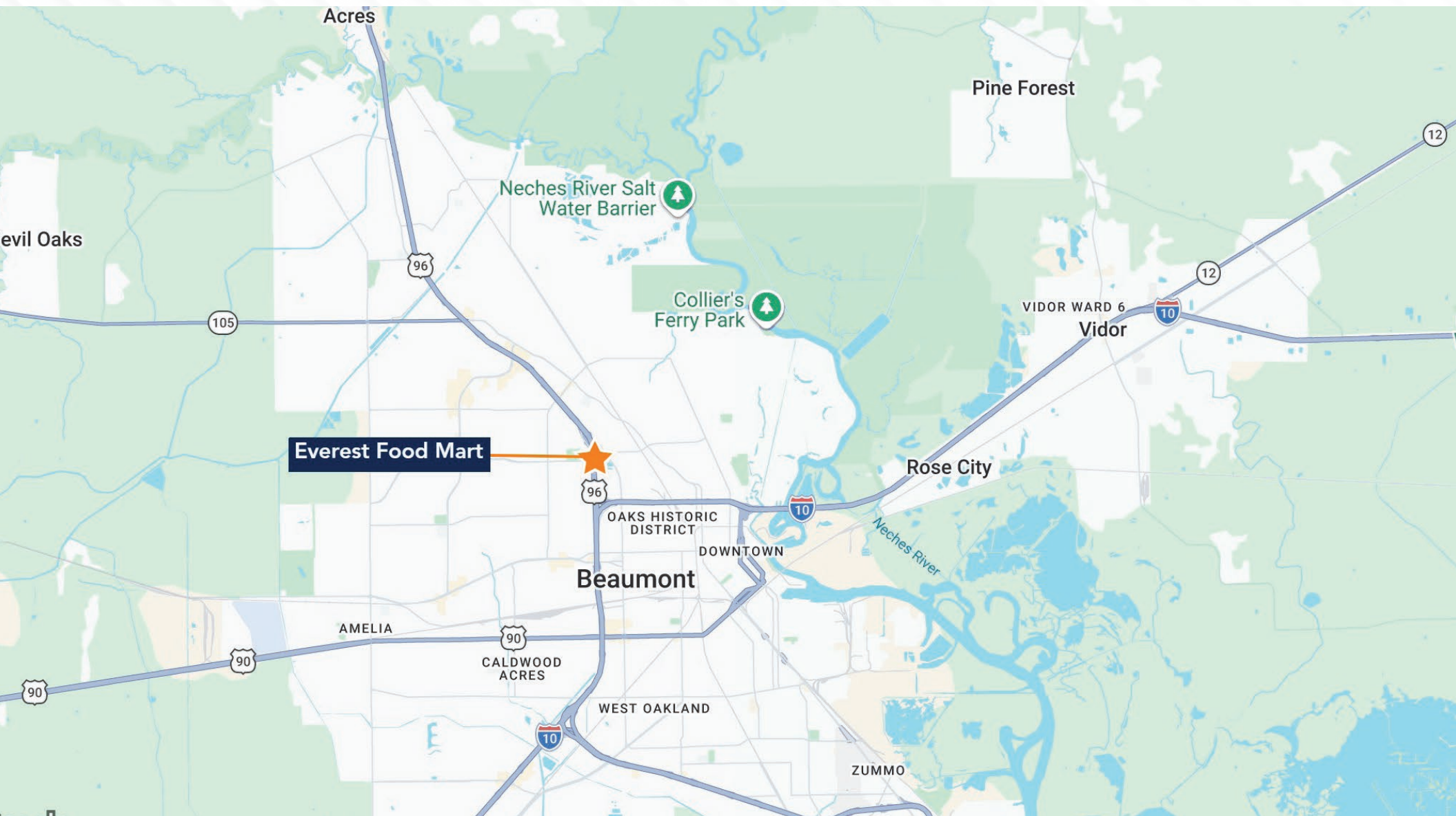
Demographics

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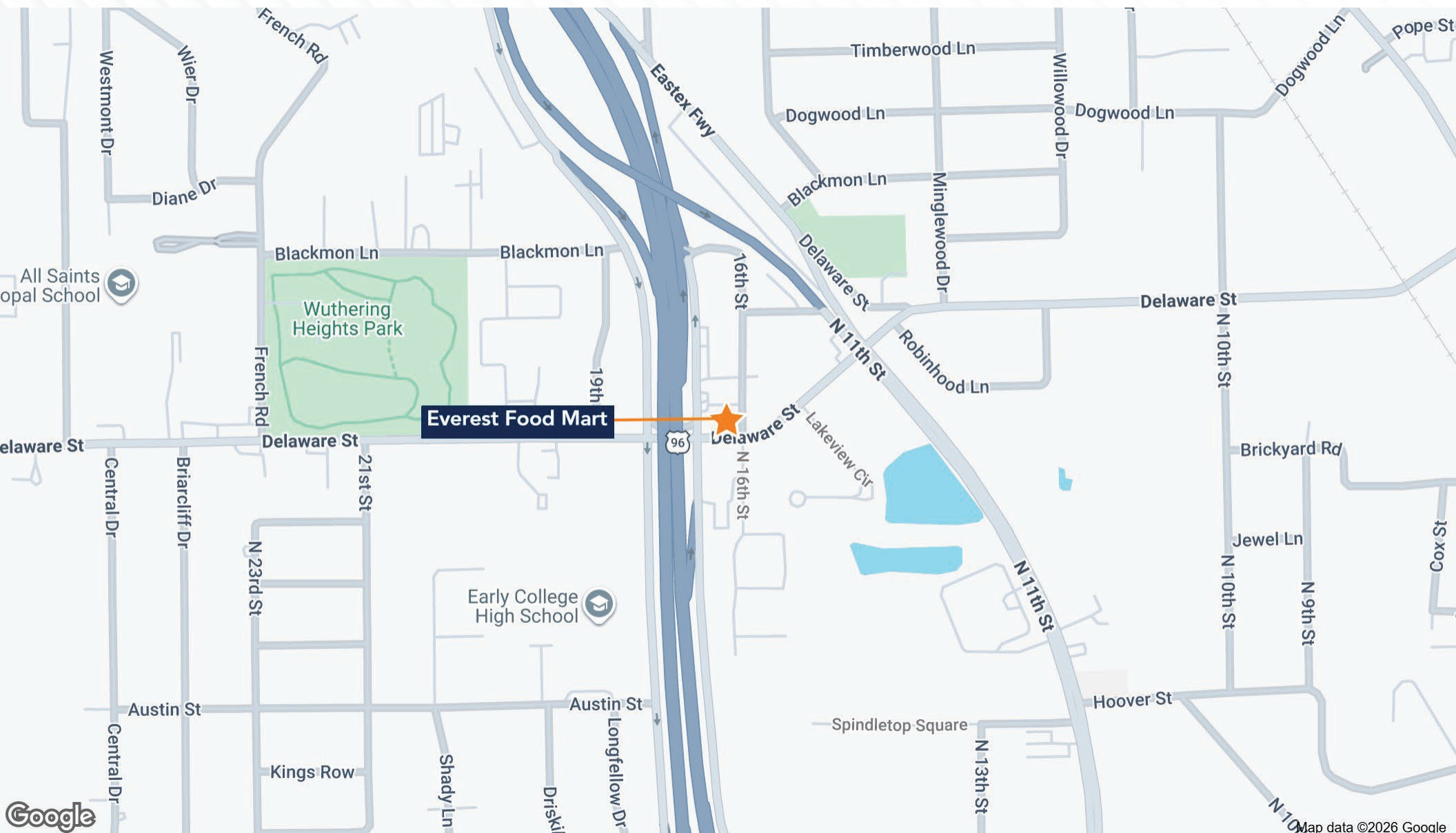
REGIONAL MAP

EVEREST FOOD MART



LOCAL MAP

EVEREST FOOD MART



Map data ©2026 Google

RETAILER MAP

EVEREST FOOD MART



Map data ©2026 Google

MARKET OVERVIEW

EVEREST FOOD MART

BEAUMONT

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.

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.

QUICK FACTS



POPULATION

421K

Growth 2024-2029*
1.7%



HOUSEHOLDS

160K

Growth 2024-2029*
2.3%



MEDIAN AGE

38.0

U.S. Median:
39.0

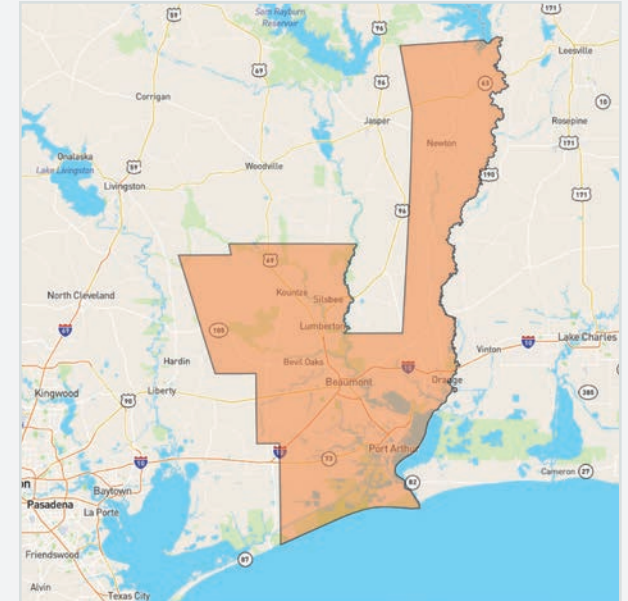


MEDIAN HOUSEHOLD INCOME

\$62,400

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



PORT ACTIVITY

The Port of Beaumont contributes to significant economic activity in the region. It is one of the nation's largest seaports based on tonnage.



INDUSTRIAL AND MANUFACTURING SECTORS

Large industrial facilities in the area include the Exxon Mobil refinery and a chemical plant for Goodyear.



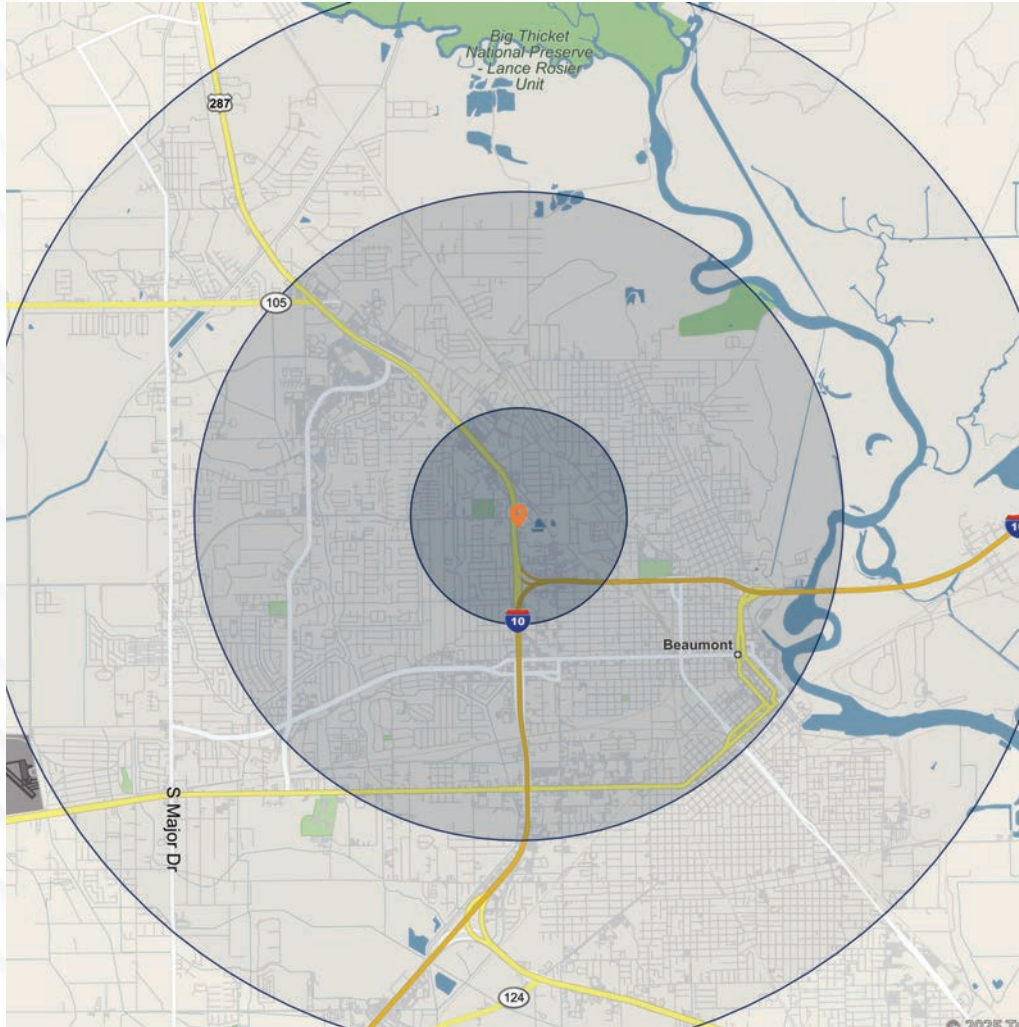
TRAVEL ROUTES

Interstate 10 traverses the metro, making Beaumont a popular spot for road travelers and for trucking industry workers looking for a stop. Amtrak's Sunset Limited train also has a connection here.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS

EVEREST FOOD MART



POPULATION

	1 Mile	3 Miles	5 Miles
2030 Projection	7,876	59,450	107,739
2025 Estimate	7,821	58,837	106,345
2020 Census	7,762	58,072	104,251
2010 Census	7,760	58,106	103,143

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
Average	\$68,669	\$81,744	\$77,000
Median	\$53,821	\$64,715	\$61,632
Per Capita	\$28,620	\$33,492	\$31,393

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2030 Projection	3,293	24,539	43,899
2025 Estimate	3,271	24,211	43,127
2020 Census	3,232	23,609	41,691
2010 Census	3,324	23,824	41,287

HOUSING

	1 Mile	3 Miles	5 Miles
Median Home Value	\$163,713	\$185,276	\$164,534

EMPLOYMENT

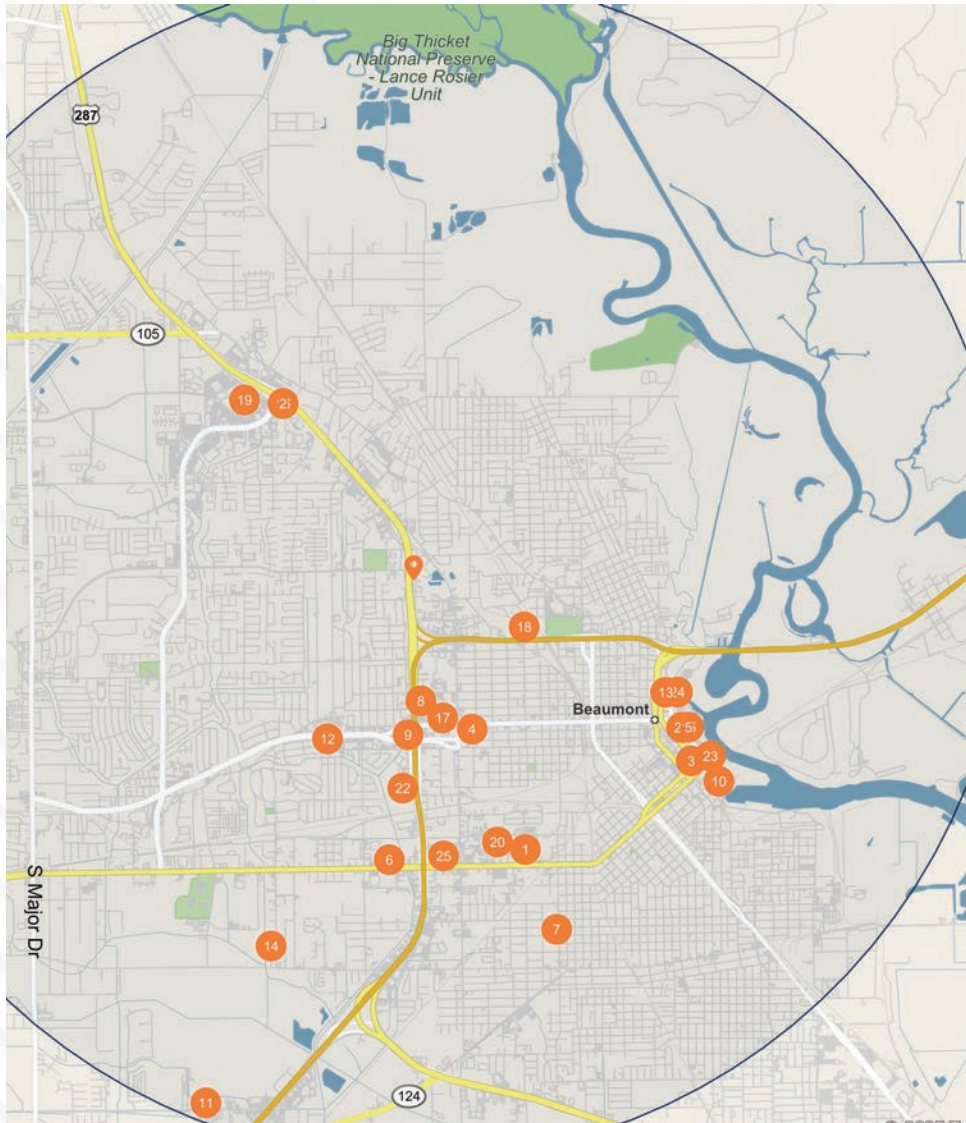
	1 Mile	3 Miles	5 Miles
2025 Daytime Population	8,840	72,963	119,790
2025 Unemployment	5.06%	4.04%	3.92%
Average Time Traveled (Minutes)	21	21	22

EDUCATIONAL ATTAINMENT

	1 Mile	3 Miles	5 Miles
High School Graduate (12)	1.14%	1.77%	1.84%
Some College (13-15)	33.98%	33.55%	35.91%
Associate Degree Only	13.52%	15.40%	16.57%
Bachelor's Degree Only	10.15%	7.78%	8.19%
Graduate Degree	32.15%	29.43%	24.71%

DEMOGRAPHICS

EVEREST FOOD MART



Major Employers

Employees

1	Baptist Hsptals Suteast Texas-Baptist Hospital Beaumont	1,620
2	Texas Home Health America LP-	1,482
3	Richard Design Services Inc-R D S	1,380
4	Linetec Services LLC-	1,230
5	Jen-Tex Delis Inc-Jasons Deli	1,000
6	Dawson Marine Inc-	920
7	Reynolds Metals Company LLC-Alcoa	852
8	Health Fitness Corporation-St Elizabeth Hlth Wellness Ctr	726
9	Saltgrass Inc-	724
10	County of Jefferson-Jefferson County	600
11	ISC Constructors LLC-	533
12	US Security Associates Inc-	514
13	Ohmstede Ltd-	500
14	Helena Laboratories Corp-Helena Laboratories	500
15	Comptroller Pub Accounts Texas-Beaumont Audit Office	466
16	Accentcare Inc-	463
17	Christus Hlth Southeast Texas-Christus St Elizabeth	439
18	Knife River Corp - South-	414
19	Ermc II LP-Parkdale Mall	385
20	Spindletop Mhmr Services-	375
21	Beaumont Enterprise Div-Beaumont Enterprise	345
22	Pam Squared At Beaumont LLC-	333
23	City of Beaumont-	300
24	Jefferson Fabrication LLC-	300
25	Capital One National Assn-	292

EVEREST FOOD MART

Exclusively Listed By

OMAR CHEHADE

Associate Investments

Office: Fort Worth

Direct: 817-932-6105

omar.chehade@marcusmillichap.com

License: TX: 845083-SA

JACOB LUNA

Director Investments

Office: Fort Worth

Direct: 817-932-6156

jacob.luna@marcusmillichap.com

License: TX: 726974

AMEER ADEL

Associate Investments

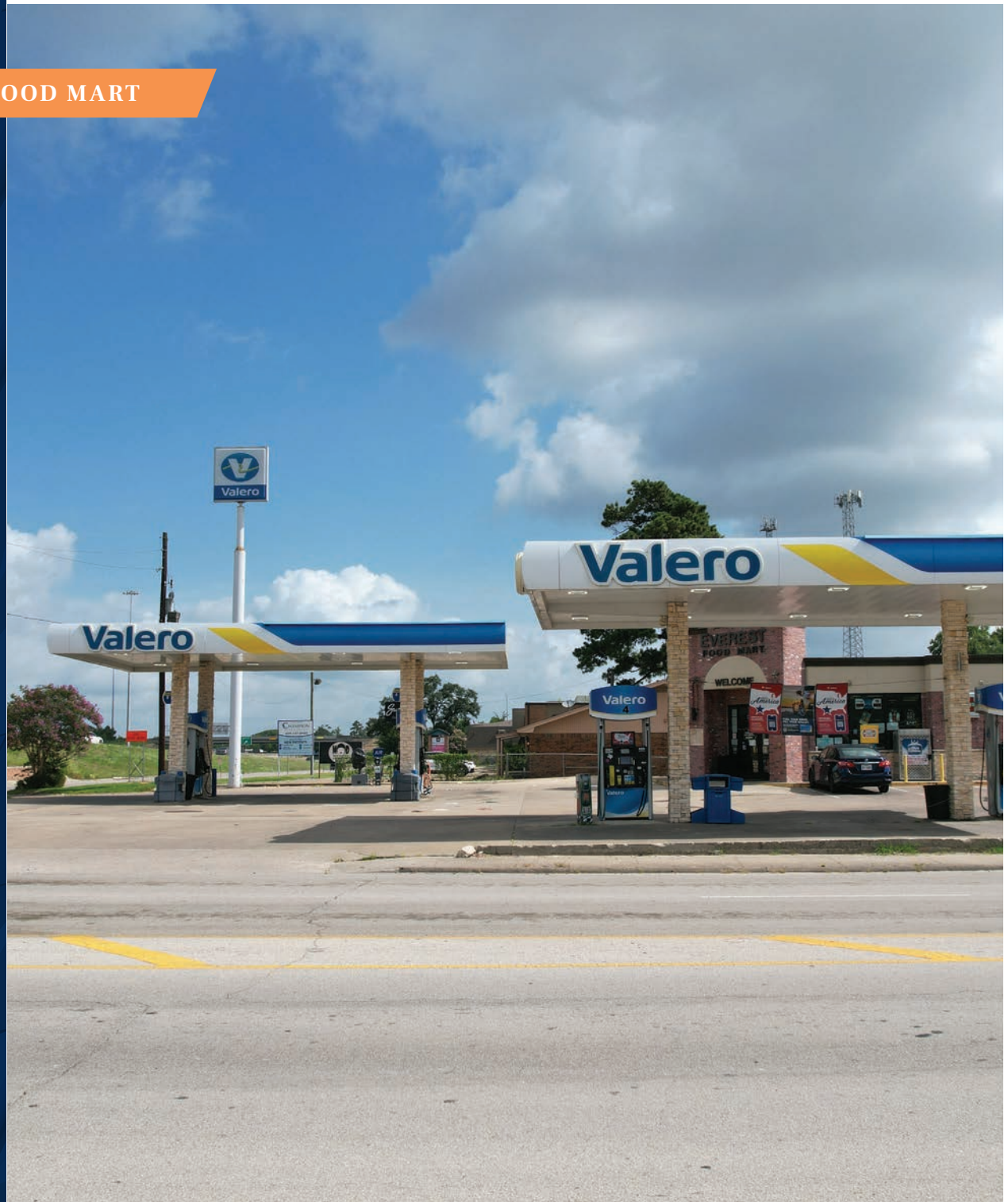
Office: Fort Worth

Direct: 817-932-6175

ameer.adel@marcusmillichap.com

License: TX: 792165

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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.

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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.

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Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
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Date

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