OFFERING MEMORANDUM

9TH AVENUE MEDICAL PLAZA | 15.9% PROFORMA CAP

8333 9th Ave, Port Arthur, TX 77642

Marcus & Millichap

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Activity ID #ZAG0060601

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
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STORAGE
MAX BOWL

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SECTION 1

01

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

OFFERING SUMMARY

8333 9TH AVE

Listing Price	Proforma Cap Rate	Price/SF
$2,950,000	**15.9%**	**$117.64**

FINANCIAL

Listing Price	$2,950,000
Down Payment	100% / $2,950,000
NOI	$5,436
Current Cap Rate	0.18%
Proforma CAP Rate	15.9%
Price/SF	$117.64
Average Rent	$13.28/SF

OPERATIONAL

Net Rentable Area	25,077 SF
Lot Size	4.23 Acres (184,258 SF)
Year Built/Renovated	2006/-

9TH AVENUE MEDICAL PLAZA

8333 9th Ave, Port Arthur, TX 77642

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale 9th Avenue Medical Plaza, a 25,077-square-foot multi-tenant medical asset situated on 4.23 acres in Port Arthur, Texas.

The property sits prominently on a high-density medical corridor alongside major healthcare providers, including The Medical Center of Southeast Texas, CHRISTUS St. Mary Outpatient Center, CenterWell Senior Primary Care, Prime Occupational Medicine, and Exceptional Emergency Center.

Currently 49% occupied, the plaza presents a compelling value-add opportunity with a stabilized pro forma CAP rate of 15.9% in a submarket with an 8.9% vacancy rate. The facility's primary anchor, Baptist Hospital Cancer Center, recently extended its lease through 2028, with one remaining three-year renewal option.

Ideal for an investor seeking significant upside or a healthcare provider targeting a 51% owner-user footprint, 9th Avenue Medical Plaza delivers a modern, high-potential medical asset in a major Gulf Coast industrial hub.

INVESTMENT HIGHLIGHTS

High-Yield Value-Add Potential: Projected stabilized pro forma CAP rate of 15.9%, driven by immediate upside potential.

Flexible Investment Opportunity: Up to 51% vacant space available, offering an ideal setup for an owner-occupant or aggressive lease-up strategy.

Established Anchor Tenant: 49% leased to Baptist Hospital Cancer Center, providing stable, long-term cash flow.

Prime Medical Corridor: Exceptional visibility and strategic proximity to the 204-bed Medical Center of Southeast Texas and surrounding healthcare providers.

Additional Development Potential: Includes 1.95 acres of undeveloped land for future expansion or ground-up development.

Quality Construction: 2006-built, modern medical facility with excellent curb appeal and access.

02

SECTION 2

FINANCIAL ANALYSIS

Tenant Summary
Operating Statement
Pricing Details

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9TH AVENUE MEDICAL PLAZA

TENANT SUMMARY

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES COMM.	LEASE DATES EXP.	Monthly RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
Vacant	A	2,911	11.6%			$0.00	$0	$0	N/A	N/A		$0	
Vacant	B	2,143	8.5%			$0.00	$0	$0	N/A	N/A		$0	
Vacant	C	2,698	10.8%			$0.00	$0	$0	N/A	N/A		$0	
Vacant	D	1,932	7.7%			$0.00	$0	$0	N/A	N/A		$0	
Baptist Hospital Cancer center	EFGI	12,359	49.3%	4/1/17	3/31/28	$2.25	$27,747	$332,964	N/A	N/A	Gross	$0	1 x 3 Year at FMV
Vacant	J	3,035	12.1%			$0.00	$0	$0	N/A	N/A		$0	
Total		25,078				$1.11	$27,747	$332,964				$0	

Occupied Tenants: 1 | Unoccupied Tenants: 5 | Occupied GLA: 49.30% | Unoccupied GLA: 50.70%

9TH AVENUE MEDICAL PLAZA

OPERATING STATEMEMT

INCOME		Year 1		PER SF	Proforma*		PER SF	NOTES
Scheduled Base Rental Income		332,964		13.28	612,782		24.44	
Expense Reimbursement Income								
Total Reimbursement Income	#		0.0%	$0.00	$184,442	56.3%	$7.35	
Effective Gross Revenue		$332,964		$13.28	$797,224		$31.79	

OPERATING EXPENSES		Year 1		PER SF	Year 2		PER SF	NOTES
Common Area Maintenance (CAM)								
Utilities		49,663		1.98	49,663		1.98	
Repairs & Maintenance		69,113		2.76	69,113		2.76	
Landscaping		13,100		0.52	13,100		0.52	
Insurance		31,398		1.25	31,398		1.25	
Real Estate Taxes		164,254		6.55	164,254		6.55	
Management Fee	#	0	0.0%	0.00		0.0%	0.00	
Total Expenses		$327,528		$13.06	$327,528		$13.06	
Expenses as % of EGR		98.4%			41.1%			
Net Operating Income		$5,436		$0.22	$469,696		$18.73	

*Proforma assumes lease up of vacant 12,719 SF at $22/SF NNN

PRICING DETAILS

SUMMARY		
Price	$2,950,000	
Down Payment	$2,950,000	100%
Number of Suites	6	
Price Per SqFt	$117.63	
Gross Leasable Area (GLA)	25,078 SF	
Lot Size	4.23 Acres	
Year Built/Renovated	2006	
Occupancy	49.28%	

RETURNS	Year 1	Proforma*
CAP Rate	0.18%	15.92%
Cash-on-Cash	0.18%	15.92%
Debt Coverage Ratio	0.00	0.00

Financing	1st Loan
Loan Amount	$0
Loan Type	New
Interest Rate	0.00%
Amortization	0 Years
Year Due	1900

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

OPERATING DATA

INCOME		Year 1		Proforma*
Scheduled Base Rental Income		$332,964		$612,782
Total Reimbursement Income	0.0%	$0	30.1%	$184,442
Other Income		$0		$0
Potential Gross Revenue		$332,964		$797,224
General Vacancy		$0		$0
Effective Gross Revenue		$332,964		$797,224
Less: Operating Expenses	98.4%	($327,528)	41.1%	($327,528)
Net Operating Income		$5,436		$469,696
Tenant Improvements		$0		$0
Leasing Commissions		$0		$0
Capital Expenditures		$0		$0
Cash Flow		$5,436		$469,696
Debt Service		$0		$0
Net Cash Flow After Debt Service	0.18%	$5,436	15.92%	$469,696
Principal Reduction		$0		$0
Total Return	0.18%	$5,436	15.92%	$469,696

OPERATING EXPENSES	Year 1	Proforma*
CAM	$131,876	$131,876
Insurance	$31,398	$31,398
Real Estate Taxes	$164,254	$164,254
Management Fee	$0	$0
Other Expenses - Non Reimbursable	$0	$0
Total Expenses	$327,528	$327,528
Expenses/SF	$13.06	$13.06

SECTION 3

03

MAP & MARKET OVERVIEW

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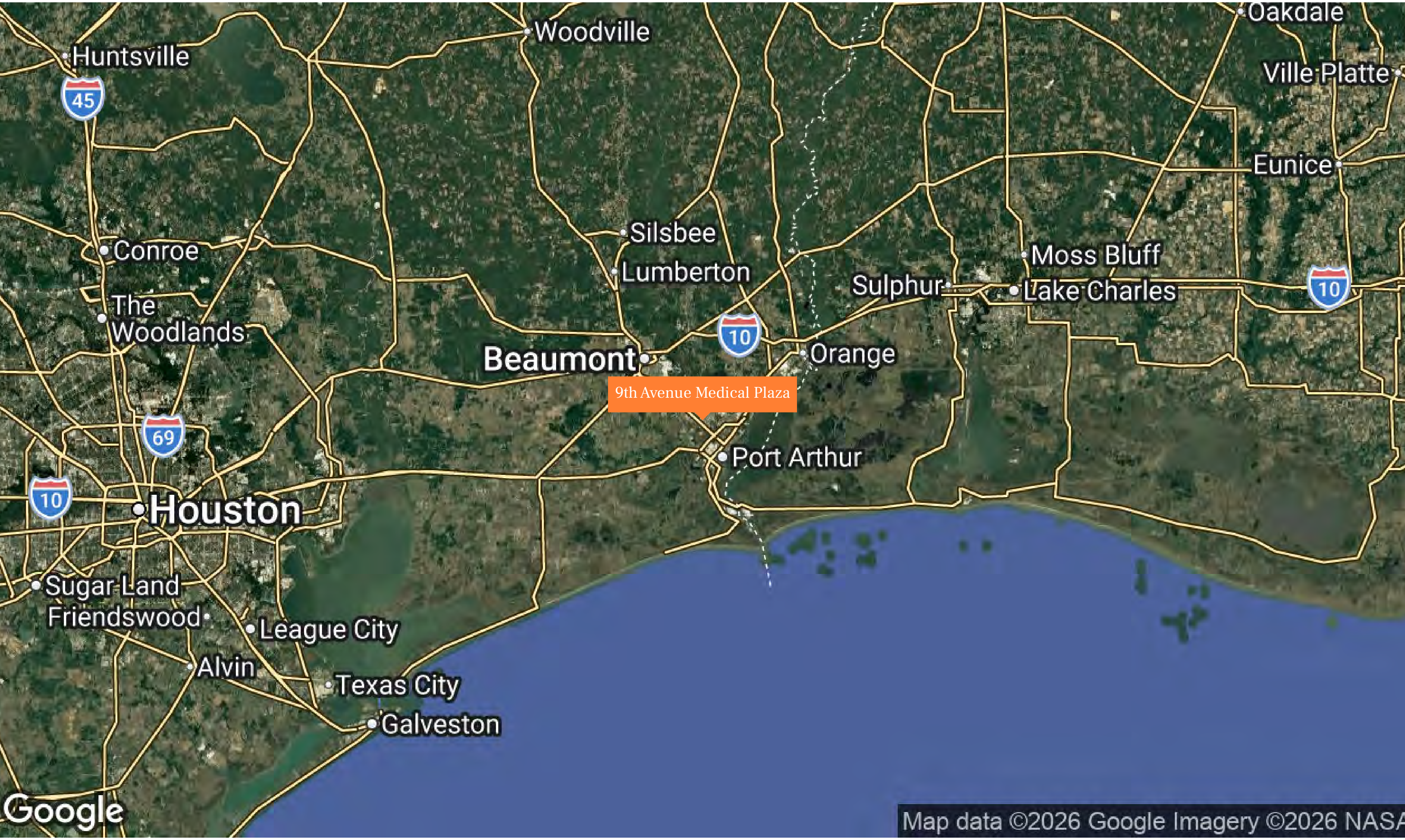
9TH AVENUE MEDICAL PLAZA

REGIONAL MAP



9TH AVENUE MEDICAL PLAZA

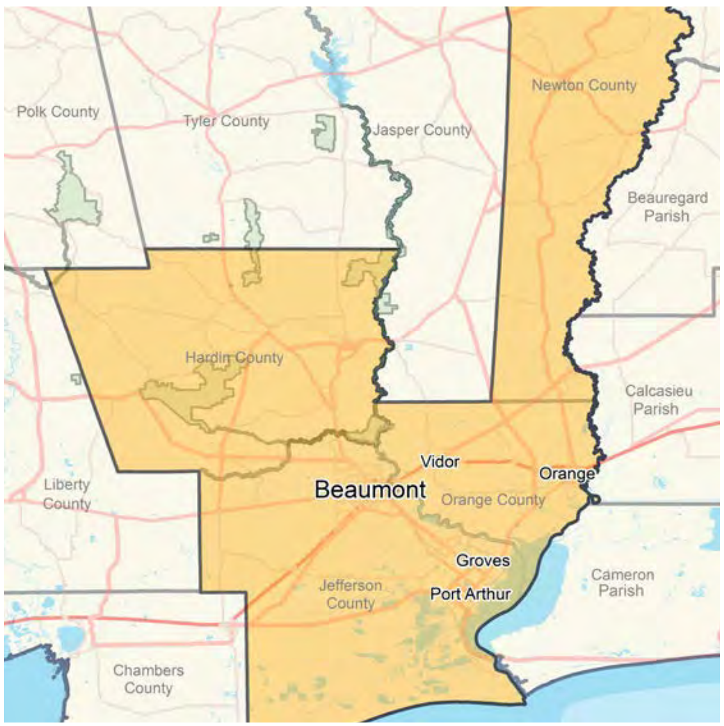
RETAIL MAP

9TH AVENUE MEDICAL PLAZA

MARKET OVERVIEW

BEAUMONT

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.



** Forecast*

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

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 it a popular spot for road travelers and trucking industry workers to stop. Amtrak's Sunset Limited train also has a connection here.

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 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.

DEMOGRAPHICS

POPULATION
412K
Growth 2023-2028*
2.6%

HOUSEHOLDS
158K
Growth 2023-2028*
2.9%

AGE

MEDIAN AGE
37.5
U.S. Median
38.7

MEDIAN HOUSEHOLD INCOME
$59,000
U.S. Median
$68,500

9TH AVENUE MEDICAL PLAZA

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	10,648	45,450	96,121
2024 Estimate			
Total Population	10,613	45,024	95,017
2020 Census			
Total Population	10,672	44,429	94,150
2010 Census			
Total Population	9,282	39,760	85,746
Daytime Population			
2024 Estimate	9,394	44,261	88,758

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	4,866	18,864	36,124
2024 Estimate			
Total Households	4,841	18,630	35,613
Average (Mean) Household Size	2.2	2.5	2.5
2020 Census			
Total Households	4,808	18,314	34,916
2010 Census			
Total Households	4,103	16,507	32,677

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
$200,000 or More	4.8%	7.6%	5.8%
$150,000-$199,999	4.2%	9.4%	8.5%
$100,000-$149,999	12.3%	16.3%	14.9%
$75,000-$99,999	7.6%	10.6%	11.5%
$50,000-$74,999	13.9%	15.3%	16.9%
$35,000-$49,999	11.5%	12.3%	13.3%
$25,000-$34,999	7.0%	8.4%	8.3%
$15,000-$24,999	9.1%	7.6%	8.3%
Under $15,000	29.6%	12.5%	12.4%
Average Household Income	$67,589	$92,663	$80,774
Median Household Income	$33,902	$46,699	$43,841
Per Capita Income	$29,458	$37,320	$31,866

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	10,613	45,024	95,017
Under 20	27.1%	26.5%	26.7%
20 to 34 Years	21.9%	20.0%	20.3%
35 to 49 Years	17.7%	18.5%	19.3%
50 to 59 Years	10.9%	11.5%	11.9%
60 to 64 Years	6.4%	6.6%	6.2%
65 to 69 Years	5.4%	5.4%	5.2%
70 to 74 Years	4.3%	4.2%	3.9%
Age 75+	6.3%	7.3%	6.5%
Median Age	36.0	37.0	37.0
Population by Gender			
2024 Estimate Total Population	10,613	45,024	95,017
Male Population	53.3%	51.2%	48.3%
Female Population	46.7%	48.8%	51.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	22.0	22.0	23.0

9TH AVENUE MEDICAL PLAZA

DEMOGRAPHICS

POPULATION

In 2024, the population in your selected geography is 95,017. The population has changed by 10.81 percent since 2010. It is estimated that the population in your area will be 96,121 five years from now, which represents a change of 1.2 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 39.0. The population density in your area is 1,211 people per square mile.

EMPLOYMENT

In 2024, 40,035 people in your selected area were employed. The 2010 Census revealed that 54.8 percent of employees are in white-collar occupations in this geography, and 29.4 percent are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 19.00 minutes.

HOUSEHOLDS

There are currently 35,613 households in your selected geography. The number of households has changed by 8.98 percent since 2010. It is estimated that the number of households in your area will be 36,124 five years from now, which represents a change of 1.4 percent from the current year. The average household size in your area is 2.5 people.

HOUSING

The median housing value in your area was $171,971 in 2024, compared with the U.S. median of $321,016. In 2010, there were 22,166.00 owner-occupied housing units and 10,510.00 renter-occupied housing units in your area.

INCOME

In 2024, the median household income for your selected geography is $62,359, compared with the U.S. average, which is currently $76,141.The median household income for your area has changed by 36.92 percent since 2010. It is estimated that the median household income in your area will be $67,988 five years from now, which represents a change of 9.0 percent from the current year.

The current year per capita income in your area is $31,866, compared with the U.S. average, which is $40,471. The current year's average household income in your area is $80,774, compared with the U.S. average, which is $101,307.

EDUCATION

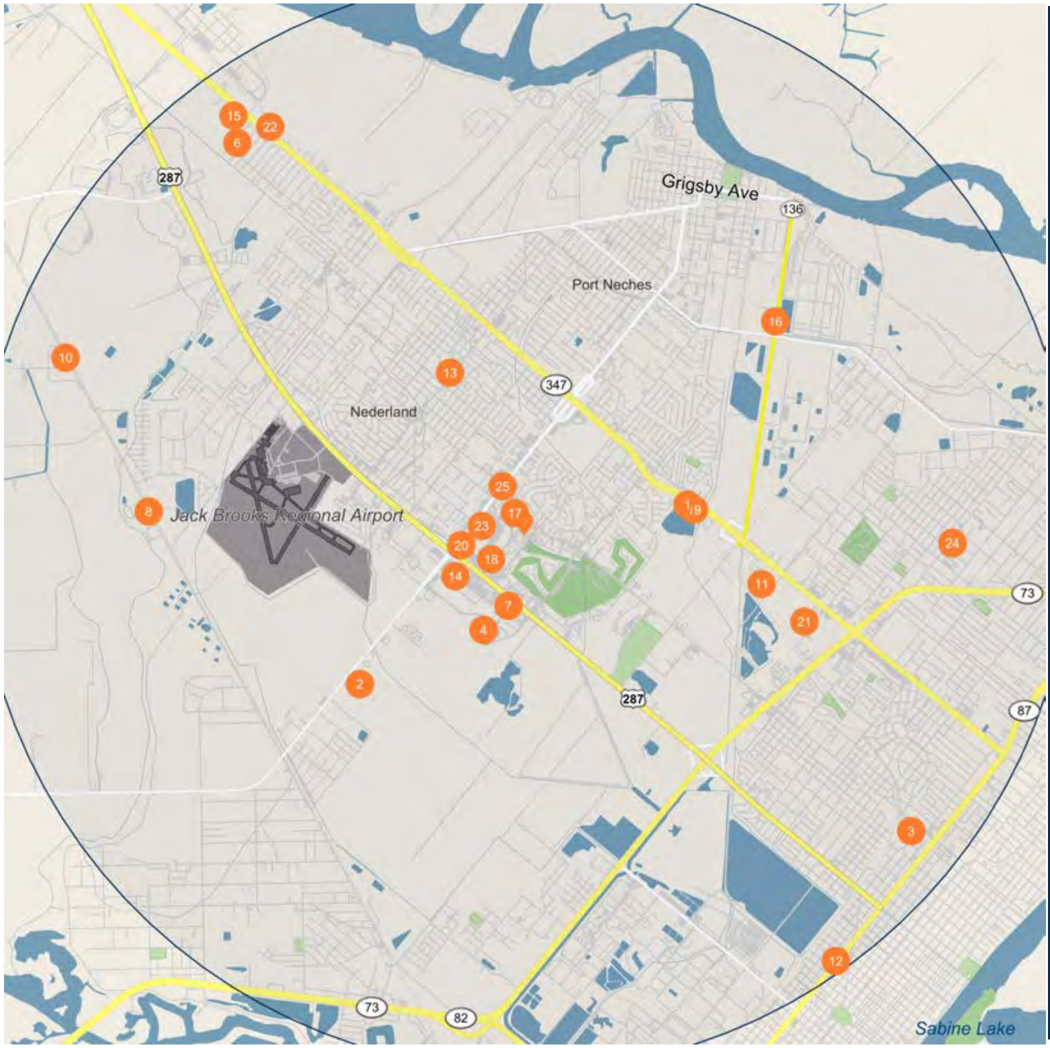
The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 17.8 percent of the selected area’s residents had earned a graduate degree compared with the national average of only 13.5 percent, and 11.7 percent completed a bachelor’s degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation’s at 17.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.5 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 38.6 percent in the selected area compared with the 19.7 percent in the U.S.

9TH AVENUE MEDICAL PLAZA

DEMOGRAPHICS



	Major Employers	Employees
1	Echo Maintenance LLC	1,500
2	Saulsbury Electric Co Ltd	1,259
3	Christus Hlth Southeast Texas-Christus St Mary Hospital	1,100
4	Medical Ctr of Sthast Texas LP-Mid-Jefferson Hospital	765
5	Saulsbury Industries Inc	644
6	Newtron Beaumont LLC-Newtron Beaumont Division	600
7	Saltgrass Inc-Saltgrass Port Arthur	505
8	Trinity Industrial Svcs LLC	434
9	Iasis Healthcare Corporation-Medical Centre of SE Texas	421
10	BASF Corporation	339
11	Valero Marketing and Supply Co-Valero	293
12	Chevron Phillips Chem Co LP-Cpchem	280
13	Patriot Security Inc-Patriot Security Eoc	246
14	Walmart Inc-Walmart	240
15	Trans-Global Solutions Inc	200
16	TPC Group Inc	200
17	Diagnostic Health Corporation-Diagnostic Health Port Arthur	192
18	D and D Lodging 7 LLC	187
19	J T Thorpe Company-Thorpe J T	182
20	Capital One National Assn	174
21	Walmart Inc-Walmart	158
22	Chemtreat Inc	139
23	Penney Opco LLC-JC Penney	139
24	Prk Enterprises Inc-Dairy Queen	135
25	Iasis Healthcare Corporation-Mid Jefferson Hospital	135

9TH AVENUE MEDICAL PLAZA

DEMOGRAPHICS

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

Duke Dennis - Director
Direct: (979) 777-9910

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EQUAL HOUSING OPPORTUNITY

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2-10-2025

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- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

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- 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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- 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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Buyer/Tenant/Seller/Landlord Initials

Date

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