

CROSSROADS SHOPPING CENTER

VIDOR, TX





Ideal Positioning on I-10
in the Heart of Vidor

115,798
Property Size



Durable, Successful Tenancy
(20+ Years Average Tenure)

9.3
Acres



Grocery Anchored Strong Performing
National / Regional Tenant Base

100%
In-Place Occupancy



4.2 Years of WALT Remaining
with Rents 30%+ Below Market

\$802,491
NOI (Year 1)

Market Basket

226.7K Annual Visits

TOP 5 STORE IN THE STATE
TOP 65% OF STORES NATIONWIDE



182.2K Annual Visits

#1 STORE IN THE STATE
TOP 99% OF STORES NATIONWIDE

POPEYES

58.4K Annual Visits

TOP 5 STORE WITHIN A 15 MILE RAIDUS
TOP 70% OF STORES STATEWIDE

Little Caesars®

34.6K Annual Visits

TOP 5 STORE IN THE STATE
TOP 50% OF STORES NATIONWIDE



SOUTH FACING AERIAL



IDEAL POSITIONING ON I-10 IN THE HEART OF VIDOR

The Property is located on Main St. in the heart of Vidors's retail hub that features 660,000 SF of inventory and a **3.1% vacancy rate**. Main St. sees 26,000+ VPD and serves as an easy thoroughfare through Vidor. Main St. features a variety of retailers from big box national chains such as Walmart, Auto Zone, Anytime Fitness, Brookshire Brothers and Dollar General, to a multitude of dining options and local retailers.



DURABLE AND SUCCESSFUL TENANCY WITH 20+ YEARS AVERAGE TENURE

The Property features a durable tenant base that has a weighted average tenure of 20.1 years. The anchor tenant, Market Basket, has been in places for nearly 50 years. The stable tenancy allows investors to collect strong income while still seeing upside in pushing rents that are currently 30%+ below market.



ECONOMIC OVERVIEW

Beaumont Economy

Beaumont serves as a regional hub for various industries, contributing to its economic growth and stability. One of the primary sectors driving the economy in Beaumont is the petrochemical industry. The city is strategically located near the Gulf of Mexico and is home to major oil refineries and chemical plants. These facilities play a vital role in the production and processing of petroleum, natural gas, and petrochemical products, providing significant employment opportunities and generating substantial revenue for the local economy.

Beaumont also has a strong healthcare sector, with several hospitals and medical centers serving not only the local population but also acting as regional healthcare providers. These institutions, such as Baptist Hospitals of Southeast Texas and CHRISTUS Southeast Texas - St. Elizabeth, contribute to job creation and support various ancillary services in the healthcare industry. Another key economic driver in Beaumont is established institutions of higher education. The city is home to Lamar University, which offers a wide range of academic programs and contributes to research and development activities. The presence of the university attracts students, faculty, and staff, creating a positive impact on the local economy.

The transportation and logistics industry also plays a significant role in Beaumont's economy. The city benefits from its proximity to major highways, railways, and the Port of Beaumont, which is one of the busiest inland ports in the United States. The port facilitates the import and export of goods, supporting various industries and providing employment opportunities.



Retail Overview

Beaumont, TX has a thriving retail market. Beaumont is the county seat of Jefferson County and is located in Southeast Texas. The city serves as a regional center for commerce, education, and healthcare, which contributes to its vibrant retail sector. The city has a diverse retail landscape, with a mix of national chain stores, department stores, specialty boutiques, and local businesses. Consumers can find a range of products and services, catering to various budgets and preferences.

The Beaumont retail market is influenced by population growth, consumer spending patterns, and economic conditions.

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