



5955 Walden Road
Beaumont, TX 77707

**Hospitality
Investment Opportunity**
Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview



Executive Summary

5955 Walden Road

Beaumont, TX

74

Total Keys

2008/2025

Year Built/Renovated

\$1.8MM

Room Revenue

The Opportunity

Matthews™ is pleased to present the fee-simple interest in the 74-key Comfort Suites Beaumont, located in Beaumont, Texas. The hotel generated approximately \$1.8M in room revenue in 2025 and is currently undergoing case goods replacement, giving the property a fresh, updated look with minimal near-term capital needs.

The all-suite property serves business and extended-stay travelers and has a strong operating history in one of Southeast Texas' busiest industrial markets. It is ideally located near major employers, including the ExxonMobil Beaumont Refinery and the Golden Triangle petrochemical corridor, and benefits from Beaumont hosting the 4th busiest port in the U.S., driving consistent corporate and contractor demand year-round.

Future growth is supported by large local projects, such as the Sabine-Neches Waterway Deepening Project and new Gulf Coast energy developments, which are expected to bring additional workforce travel and group bookings.

This is a rare opportunity to acquire a newly refreshed, nationally branded hotel with stable cash flow and upside potential through operational improvements. Please do not contact hotel staff or ownership; for more information, contact the listing agents.



Investment Highlights

Turnkey Property

The hotel is currently undergoing case goods replacement, positioning a new owner with minimal PIP requirements.

Consistent Revenue Performance

The property generated \$1.83M in room revenue in 2025, up from \$1.74M in 2024.

Strong Energy Demand Drivers

Beaumont is home to the ExxonMobil Beaumont Refinery, Valero Energy, and nearby Motiva Enterprises, and hosts the 4th busiest port in the U.S., creating consistent corporate and contractor demand.

New Projects & Expansions

Key developments driving future hotel demand include the Sabine-Neches Waterway Deepening Project, the Golden Triangle Natural Gas Storage Expansion, and the Port of Beaumont's Blue Ammonia and Clean Energy Export Terminal.

Resilient Hospitality Market

Beaumont's hotel demand is primarily driven by oil, gas, and energy, providing consistent revenue and stability compared with leisure-dependent markets.



PROPERTY AMENITIES

Daily Housekeeping

Elevators

Fitness Center

Free Breakfast Buffet

Meeting Room

Pet Friendly

Free WiFi

Truck Parking

Indoor Pool

Exercise Room

The Opportunity

Property Name	Comfort Suites Beaumont I-10
Total Keys	74
Address	5955 Walden Rd
City, ST	Beaumont, TX
Year Built/Last Renovation	2008/2025
Building Size	±60,404 SF
Lot Size	±2.00 AC
I-10 Traffic Volume	±43,000 VPD
5-Mile Population	72,732
5-Mile Household Income	\$65,063
License Term Expiration	2036
Hotel Location Type	Suburban
Market Name	Texas East
Submarket Name	Beaumont Submarket
Class	Upper Midscale
Corridor	Interior
Stories	4



Property Overview

12-Month Submarket Hotel Performance, Sales, & Supply

12-Month RevPAR Change as of March 2026	14.20%
12-Month ADR	\$91.69
12-Month Occupancy	62%
12-Month RevPAR	\$56.40
Hotel Transactions	2
Average Price Per Key	\$83,783
Average Cap Rate	8.70%
Number of Hotels Submarket	100
Average Rooms Per Hotel	76
Number of Rooms	7,600





Beaumont Municipal Airport
±5 Miles Away



Beaumont Medical District

CHRISTUS Southeast Texas Health System
±431 Beds

Beaumont Civic Center

Beaumont Country Club

Port of Beaumont
4th Busiest Port in the US

Beaumont New Ammonia
A joint project between the Port of Beaumont and Jefferson Energy Companies, this 51-acre site is designed as a specialized blue ammonia export terminal.

Downtown Beaumont
±7 Miles Away

Subject Property

Baptist Hospitals of Southeast Texas
±363 Beds

Exxon
Beaumont Refinery
±2,000 Employees
±3,000 Contract Workers

Lamar University
±18,000 Students

Enterprise Marine West Terminal
±8.6 Miles Away

±43,000 VPD

Tyrrell Park

Lamar Institute of Technology
±8,000 Students

DOGGETT Ford FORD PARK



Spindletop Gladys City Boomtown Museum

PHILLIPS 66
Beaumont Terminal

GOODYEAR CHEMICAL

Golden Triangle Storage Expansion Project

±44,000 VPD

VALERO
Port Arthur Refinery

Jack Brooks Regional Airport
±13 Miles Away

MOTIVA
Port Arthur Refinery

TotalEnergies
Port Arthur Platform

Gator County Adventure Park

Google Earth

Market Overview



Beaumont, TX

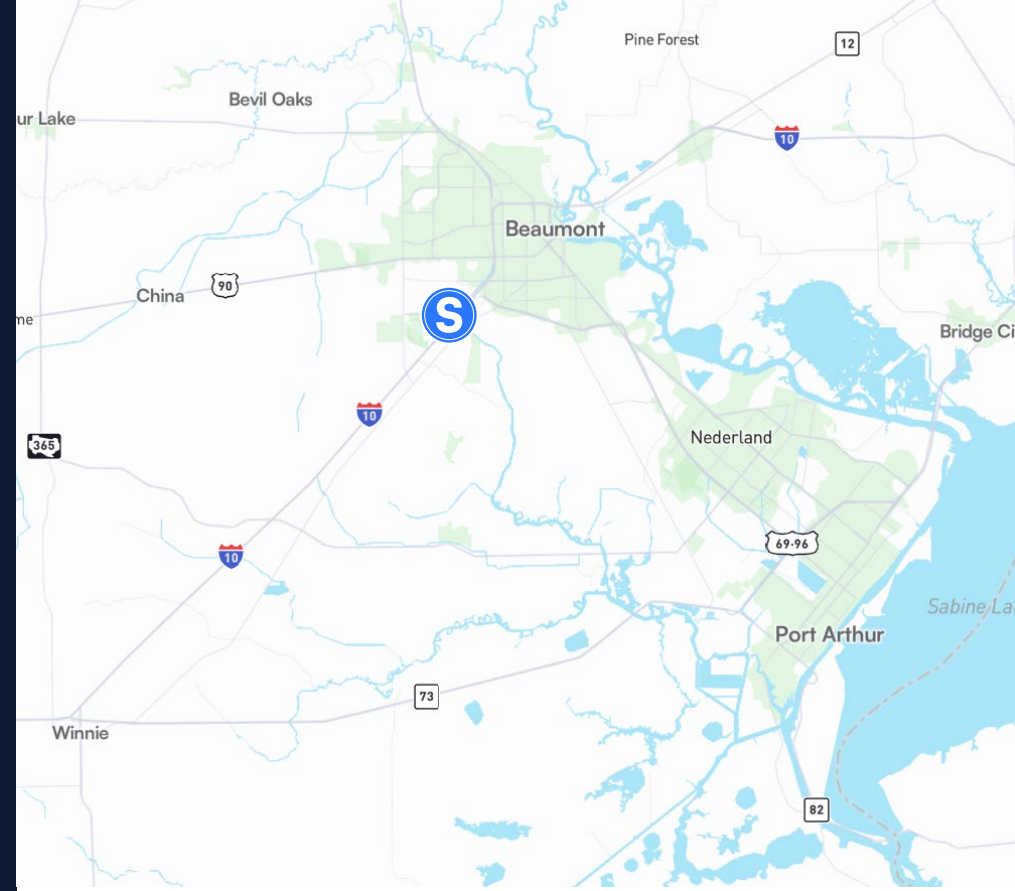
Local Market Overview

Beaumont is a key commercial center in Southeast Texas, located within the Beaumont—Port Arthur metropolitan area near the Louisiana border. The city serves as a regional hub for petrochemical production, logistics, healthcare, and higher education, supporting a diverse base of employment and steady visitation. Positioned along Interstate 10 between Houston and Lake Charles, Beaumont benefits from strong regional connectivity and proximity to Gulf Coast industrial infrastructure. The local economy is anchored by energy refining and petrochemical manufacturing, with several large refineries and industrial plants located throughout Jefferson County.

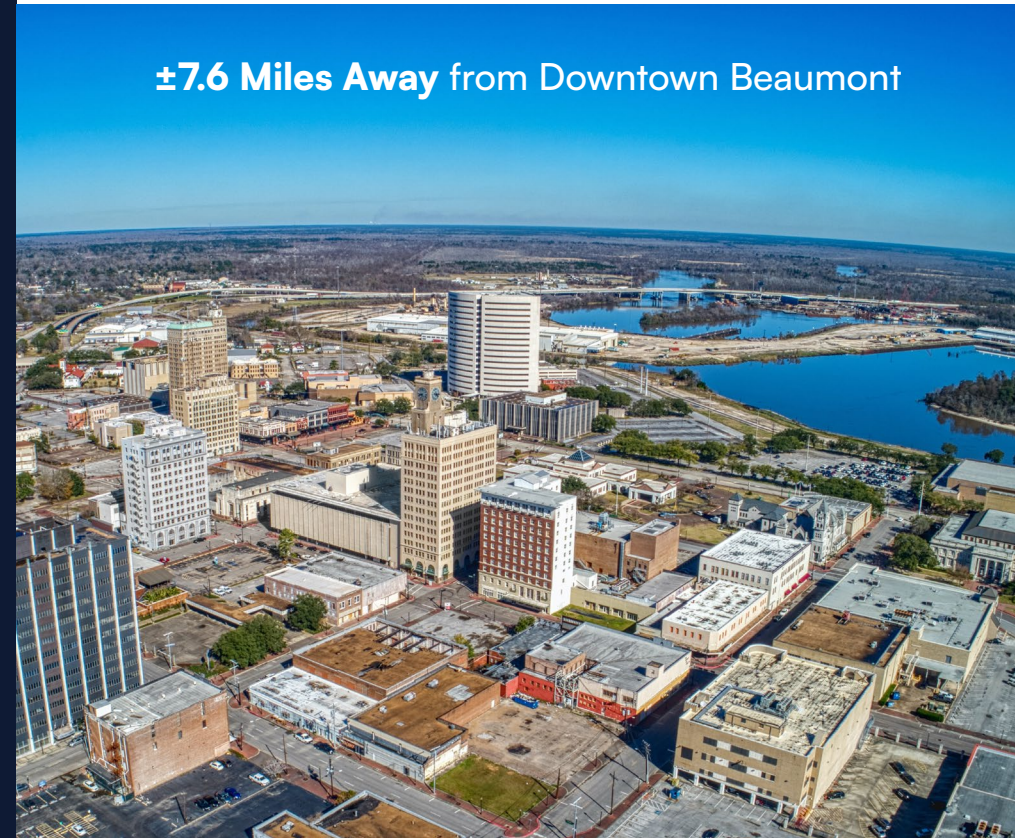
Hospitality demand in Beaumont is supported by a combination of corporate travel, regional healthcare services, university activity, and tourism associated with coastal recreation and nearby industrial employment centers. In addition, Beaumont's role as a service hub for surrounding communities in Southeast Texas and Southwest Louisiana supports consistent hotel demand from contractors, medical visitors, and business travelers.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	20,287	72,732	140,800
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	8,023	28,302	53,195
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$76,479	\$82,245	\$80,284



±7.6 Miles Away from Downtown Beaumont



Hospitality Demand Drivers

Corporate Travel

- **Proximity to Business Hubs:** The Comfort Suites Beaumont I-10 sits along the city's primary commercial corridor. Nearby corporate presence includes ExxonMobil Beaumont Refinery and the Port of Beaumont, major energy and logistics employers supporting thousands of staff, contractors, and maritime operations.
- **Office Complexes:** The area hosts modern office spaces near Dowlen Road and Walden Road, offering amenities such as meeting suites, business services, dining access and convenient highway connectivity—appealing for corporate travelers and project teams and visiting consultants

Impact on Hotel Demand: These nearby corporate and office uses help stabilize weekday occupancy, support negotiated rates, and attract small-meeting and transient business stays, boosting the hotel's RevPAR.

Tourism & Leisure Attractions

The Comfort Suites Beaumont I-10 is less than a 5-minute drive from:

- **Tyrrell Park**, a large public recreation area featuring walking trails, gardens, and golf facilities
- **Spindletop-Gladys City Boomtown Museum**, a historic site highlighting the region's oil discovery and energy heritage
- **Ford Park Entertainment Complex**, a major venue hosting concerts, sports tournaments, conventions, and the South Texas State Fair

Weekend and Leisure Draw: These attractions help generate complementary weekend and leisure demand, expanding beyond business-oriented stays.

Port of Beaumont 4th Busiest Port in the U.S.



Major Employers

Beaumont supports a major Gulf Coast economy anchored by energy, shipping, healthcare, and higher education. The region includes the ExxonMobil Beaumont Refinery and the Golden Triangle petrochemical corridor. The Port of Beaumont,

the 4th busiest port in the U.S., drives global trade and logistics activity. Proximity to these major employers supports consistent corporate travel demand, strengthening the local economy and regional growth.



ExxonMobil
±3,000 Employees



Motiva
±1,450 Employees



Valero
±1,200 Employees



Lamar University
±1,700 Employees



CHRISTUS Southeast
±2,500 Employees



Baptist Hospitals of Southeast Texas
±1,500 Employees



Port of Beaumont
±2,500 Employees



Goodyear Chemical
±600 Employees



Phillips 66
±200 Employees



TotalEnergies
±300 Employees

BEAUMONT-PORT ARTHUR MSA

Beaumont—Port Arthur is a regional Gulf Coast metropolitan area that combines industrial strength with a well-established quality of life. Supported by a diverse economy spanning energy, manufacturing, logistics, healthcare, and petrochemicals, the region continues to attract both employers and new residents.

Its strategic port access, robust transportation infrastructure, and business-friendly climate make it a practical place to live, work, and invest. With sustained capital investment, economic resilience, and steady population growth, Beaumont—Port Arthur has positioned itself as one of Texas's most competitive.

Total Population
396,000

Annual Visitors
1.5 Million

Tourism Economic Impact
\$392 Million Annually

GDP
\$31.1+ Billion

Total Employment
166,000 Jobs



Financial Overview



Financial Overview

\$6,200,000

List Price

\$83,783

Price Per Key

10.00%

Cap Rate

62.90%

2025 Occupancy

2025 Operating Overview

Number of Rooms	74
Available Rooms	27,010
Occupancy	62.90%
ADR	\$107.91
RevPAR	\$67.91
Room Revenue	\$1,833,783
Total Revenue	\$1,851,745
2025 NOI	\$592,558



Historical Revenue

Year	2023	2024	2025
Room Revenue	\$1,649,317	\$1,744,892	\$1,833,783
Occupancy	60.50%	63.60%	62.90%
ADR	\$100.88	\$101.58	\$107.91
RevPAR	\$61.06	\$64.60	\$67.91

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5995 Walden Rd, Beaumont, TX 77707** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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.

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Buyer/Tenant/Seller/Landlord Initials

Date