



**FOR LEASE**

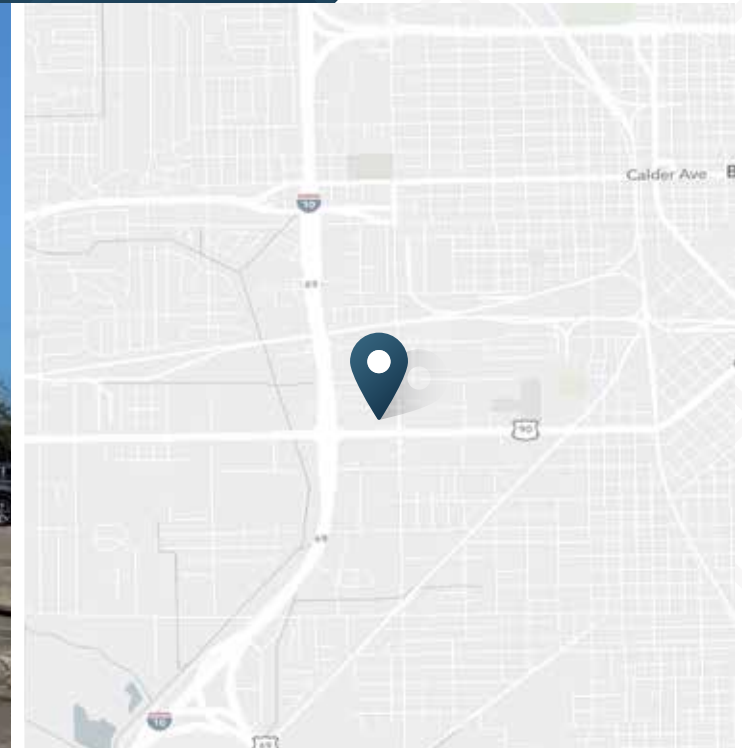
# Gateway Shopping Center Spaces Available

124 Gateway Street | Beaumont, TX



# Gateway Shopping Center Spaces Available

124 Gateway Street | Beaumont, TX 77701



286,026 SF  
GLA

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

- Gateway Shopping Center is a 286,026 square foot center, located in the heart of Beaumont, Texas. The Center draws a diverse mix of customers to its current tenants.
- Located just off I-10 which carries over 143,982 VPD.
- This center has fantastic visibility from I-10, frontage of I-10, College Street, and 11th Street.
- Offering an abundance of parking with 1,500+ spaces and the parking lot lighting has been updated to LED.
- Gateway has been a thriving shopping center for over 60 years.

## JOIN THESE RETAILERS



Available Suites	Size (SF)
3843	2,635
108	44,750
142	3,327
130	4,383
Storage Space (154B)	7,452

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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	4,454	54,352	104,648
2029 Projected Population	4,511	54,164	104,866
Proj. Annual Growth 2024 to 2029	0.25%	-0.07%	0.04%

### Daytime Population

	1 Mile	3 Miles	5 Miles
2024 Daytime Population	16,495	84,327	134,658
Workers	13,749	53,093	75,776
Residents	2,746	31,234	58,882

### Income

	1 Mile	3 Miles	5 Miles
2024 Est. Average Household Income	\$54,137	\$78,030	\$80,390
2024 Est. Median Household Income	\$40,792	\$52,435	\$53,673

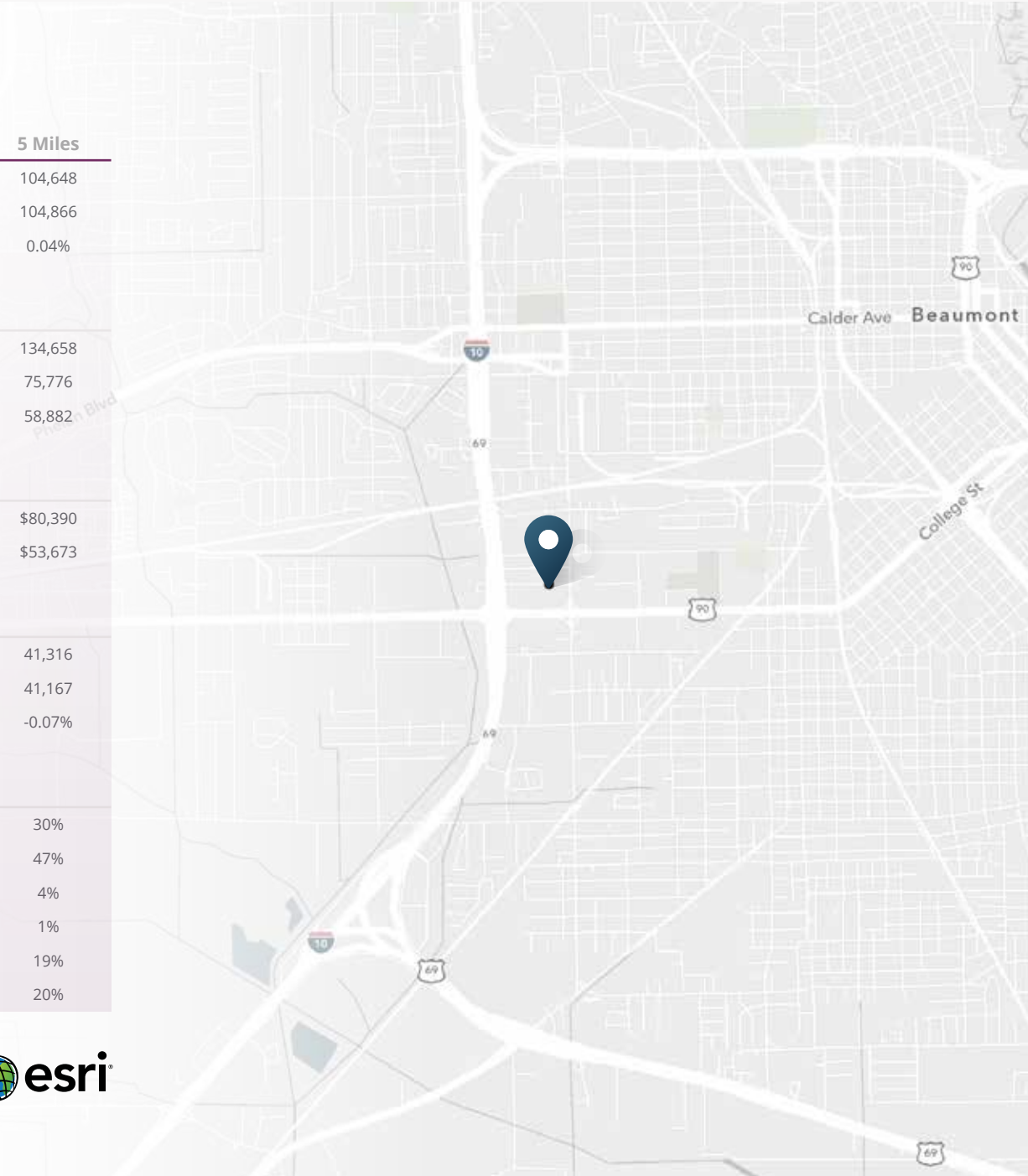
### Households & Growth

	1 Mile	3 Miles	5 Miles
2024 Estimated Households	1,589	20,944	41,316
2029 Estimated Households	1,594	20,722	41,167
Proj. Annual Growth 2024 to 2029	0.06%	-0.21%	-0.07%

### Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2024 Est. White	21%	30%	30%
2024 Est. Black or African American	50%	46%	47%
2024 Est. Asian or Pacific Islander	1%	2%	4%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	27%	21%	19%
2024 Est. Hispanic (Any Race)	30%	22%	20%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



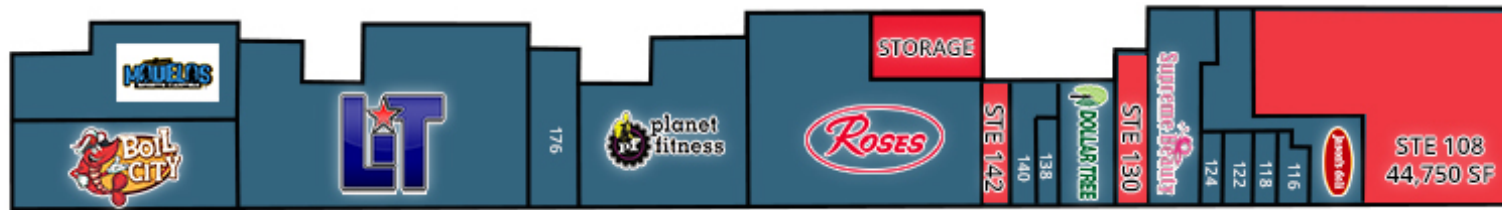
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STAGG DRIVE



COLLEGE STREET

Suite	Tenant	SF
202	Modelo's Sports Cantina	18,686
200	Boil City	15,000
186-190	Lamar Institute of Technology	38,750
176	Allie's Fashion and Home	4,950
166	Planet Fitness	20,373
154	Roses Discount Store	42,548
<b>154B</b>	<b>Vacant - Rear Storage Space</b>	<b>7,452</b>
<b>142</b>	<b>Vacant</b>	<b>3,327</b>
140	Rent-A-Center	4,800
138	Texas State Optical	2,300
134	Dollar Tree	11,325
<b>130</b>	<b>Vacant</b>	<b>4,383</b>
126	Supreme Beauty	11,388
124	Hope Pregnancy Center	2,486
122	Naomi's Fashion	3,000
118	Millionaire's Barber Shop	2,084
116	Paris Nails	2,140
112	Jason's Deli	4,800
<b>PAD 1</b>		
<b>PAD 2</b>	<b>(3,500 SF building footprint limit)</b>	
<b>108</b>	<b>Vacant - Former Conn's</b>	<b>44,750</b>
3869A	Church of God	2,118
3863	Liberty Smoke	2,768
3859	Swing Out Civic Club	4,950
3855	Damel Braiding	1,200
3853	Beaumont Finance	960
	Maxie Nails	1,954
3847	Bisma's Thrift Shop	1,406
<b>3843</b>	<b>Vacant</b>	<b>2,635</b>
3821	Credit Central	2,500
3817	Nova Healthcare	6,080
3684	US Imaging	6,344
3684B	Grocer's	6,988

# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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.

**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.

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Designated Broker of Firm	License No.	Email	Phone

**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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