

RETAIL FOR LEASE

# CROSSROADS SHOPPING CENTER

4414, 4436, 4438 DOWLEN ROAD, BEAUMONT, TX 77706



## SIX RETAIL SPACES AVAILABLE FOR LEASE

**KW COMMERCIAL CITY VIEW**  
15510 Vance Jackson Suite 101  
San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

**ADRIANA RODRIGUEZ**

Commercial Director

C: (210) 388-2263

email: [adrianardz@kwcommercial.com](mailto:adrianardz@kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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- Contemporary design and well-maintained infrastructure.
- Ample on-site parking for customers and tenants.
- Easy accessibility from major roads.
- Flexible suite layouts suited for a variety of business uses.
- Synergistic retail environment with a strong tenant mix.

### Ideal For:

- Retailers looking to capitalize on high-traffic locations.
- Businesses needing customizable, functional space.
- Tenants seeking a thriving, high-visibility retail community.



# PROPERTY PHOTOS

4414, 4436, 4438 DOWLEN ROAD



# PROPERTY PHOTOS

4414, 4436, 4438 DOWLEN ROAD



## Available Units

### 4414 Dowlen Road

Unit 101: 4,900 sqft **SECOND GEN RESTAURANT**

Unit 102: 2,830 sqft

Unit 104: 6,650 sqft

### 4436 Dowlen Road

Unit 102: 18,000 sqft

### 4438 Dowlen Road

Unit 106: 1,500 sqft

Unit 108: 1,500 sqft

Unit 101  
4,900 SF

Unit 102  
2,830 SF

Unit 104  
6,650 SF

Unit 106  
1,500 SF

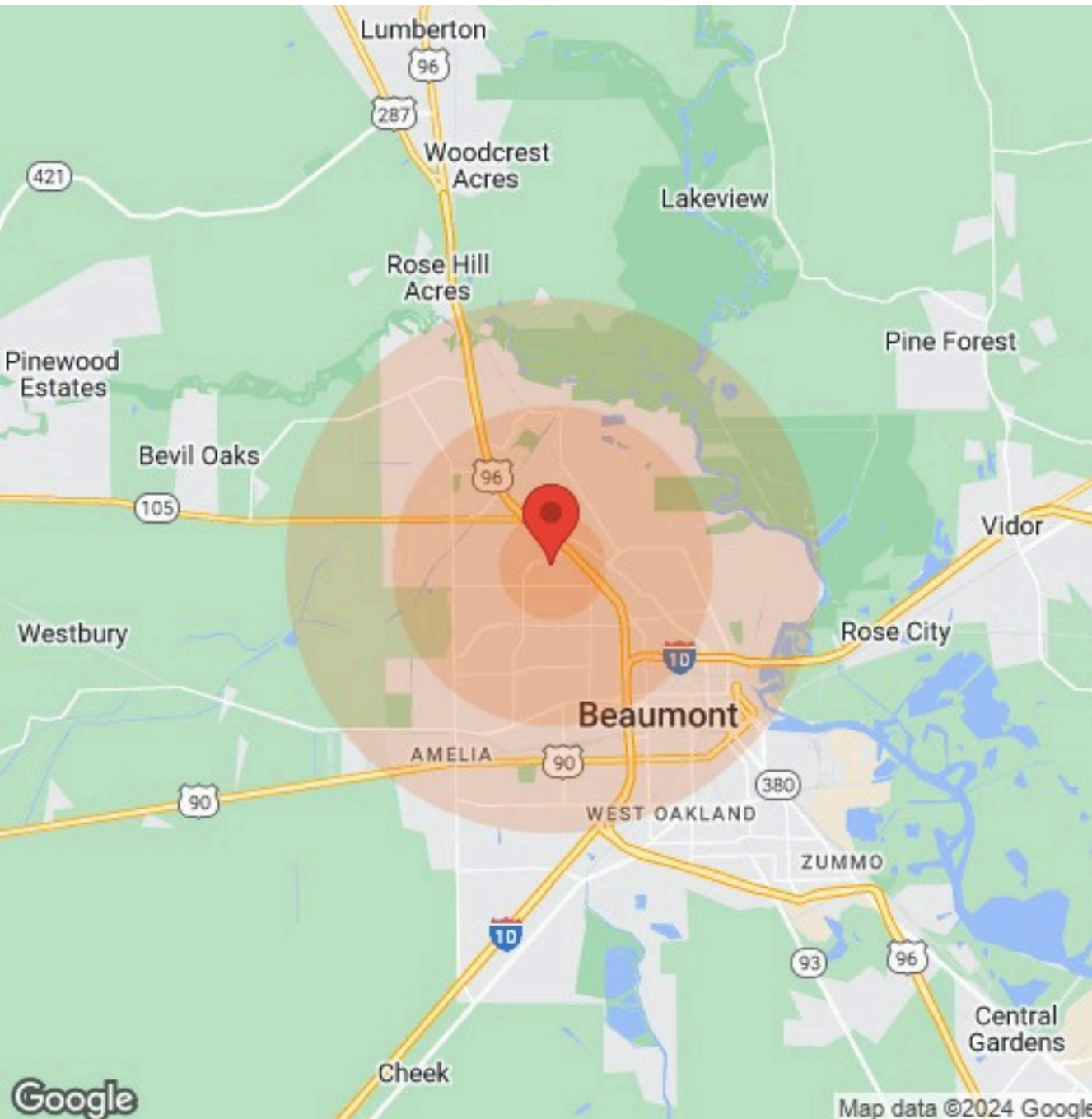
Unit 108  
1,500 SF

Unit 102  
18,000 SF



# DEMOGRAPHICS

4414DOWLENROAD



Population	1 Mile	3 Miles	5 Miles
Male	4,347	25,164	42,321
Female	4,876	28,375	47,742
Total Population	9,223	53,539	90,063

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,845	11,817	19,813
Ages 15-24	1,192	7,665	12,797
Ages 25-54	3,445	19,936	34,305
Ages 55-64	1,083	6,323	10,557
Ages 65+	1,658	7,798	12,591

Race	1 Mile	3 Miles	5 Miles
White	4,364	26,191	42,894
Black	3,930	22,646	37,468
Am In/AK Nat	11	44	124
Hawaiian	N/A	N/A	N/A
Hispanic	998	5,645	13,137
Multi-Racial	1,294	6,654	15,452

Income	1 Mile	3 Miles	5 Miles
Median	\$34,344	\$43,651	\$41,691
< \$15,000	917	3,605	5,697
\$15,000-\$24,999	484	2,575	4,629
\$25,000-\$34,999	667	2,543	4,468
\$35,000-\$49,999	570	2,581	5,191
\$50,000-\$74,999	560	3,789	6,123
\$75,000-\$99,999	306	2,396	3,913
\$100,000-\$149,999	213	2,374	3,515
\$150,000-\$199,999	241	1,016	1,505
> \$200,000	192	1,098	1,386

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,595	24,878	41,683
Occupied	4,235	22,607	37,774
Owner Occupied	1,847	12,904	21,883
Renter Occupied	2,388	9,703	15,891
Vacant	360	2,271	3,909

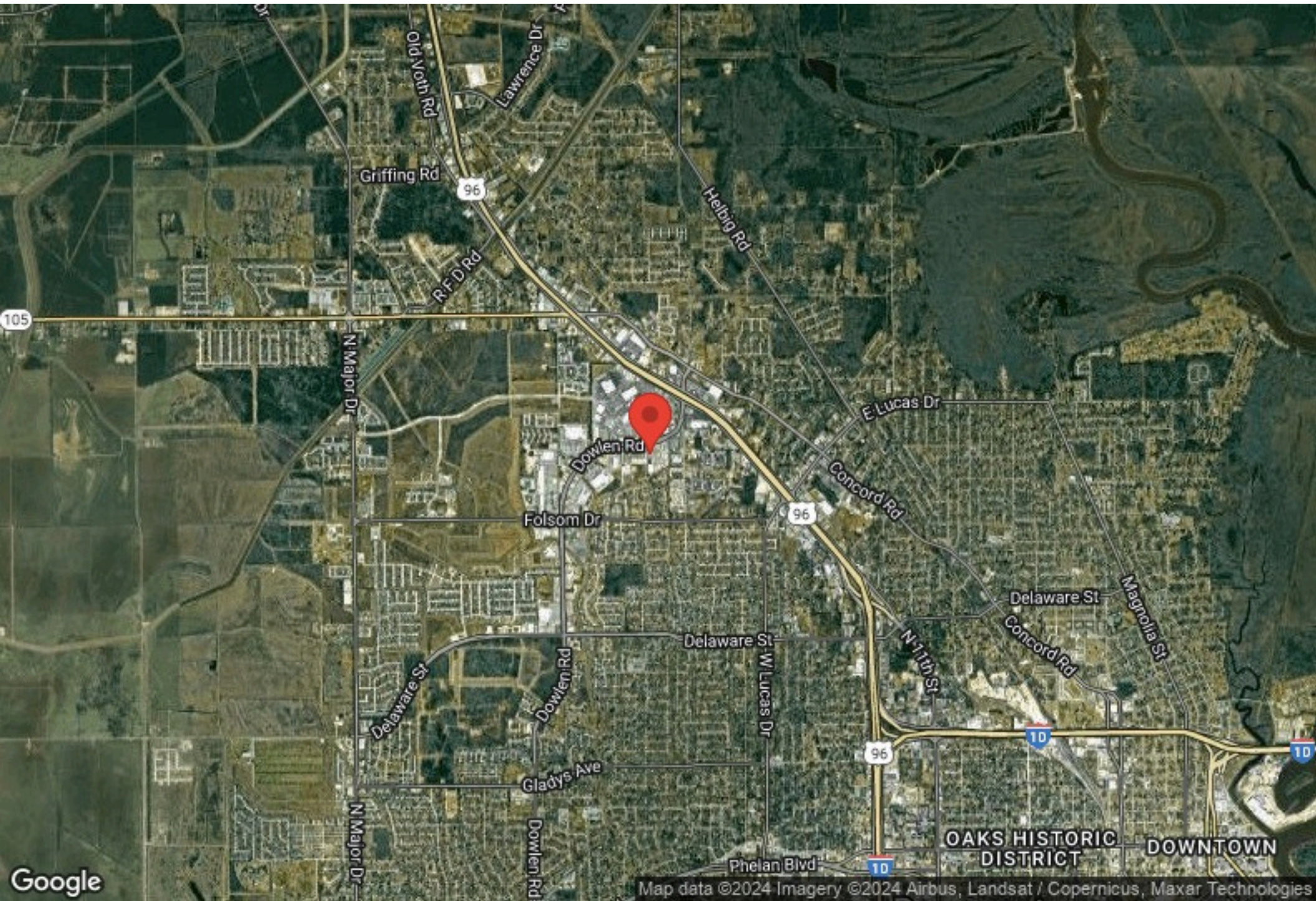
# BUSINESS MAP

4414 DOWLEN ROAD



# REGIONAL MAP

4414DOWLENROAD



## PROFESSIONAL BIO

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### **ADRIANA RODRIGUEZ**

COMMERCIAL DIRECTOR

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### **KW Commercial City View**

15510 Vance Jackson Suite 101 San Antonio, TX 78249

For more information please contact 210-388-2263

Adriana Rodriguez, is a Senior Commercial Agent at KW Commercial. Adriana's background as a restaurant owner, and operator, in Monterrey, Mexico and in San Antonio, TX, brings invaluable real-world experience to her work.

Her skills in negotiation, gained from managing numerous stakeholders in the restaurant business, ensure she'll secure the best deal for your property. Her extensive industry knowledge and strong network, coupled with a deep understanding of retail and restaurant markets, position your property to attract the right buyers.

Moreover, her cross-cultural experience and dedication assure a global approach and unwavering commitment to selling your property. Her financial acumen, honed through years of business management, ensures a clear, compelling presentation of your property's value.

Adriana ranks in the Regional Top 50 at KW Commercial and on the Top 10% at Keller Williams City View.

# DISCLAIMER

4414 DOWLEN ROAD



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# 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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	210.696.9996
<b>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
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<b>Designated Broker of Firm</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Tony Zamora Jr.	537135	Legal@Kwcityview.com	210.696.9996
<b>Licensed Supervisor of Sales Agent/ Associate</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Adriana Rodriguez	703275	adrianardz@kw.com	(210)388-2263
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>

Buyer/Tenant/Seller/Landlord Initials

Date