



MULTI-TENANT RETAIL CENTER • BEAUMONT, TX

# 4815 *Concord Rd*

*A ±63,458 SF multi-tenant retail center at 4605-4835 Concord Rd in Beaumont — high visibility, easy access to US-96, and a flexible mix of retail, restaurant, and entertainment opportunities.*

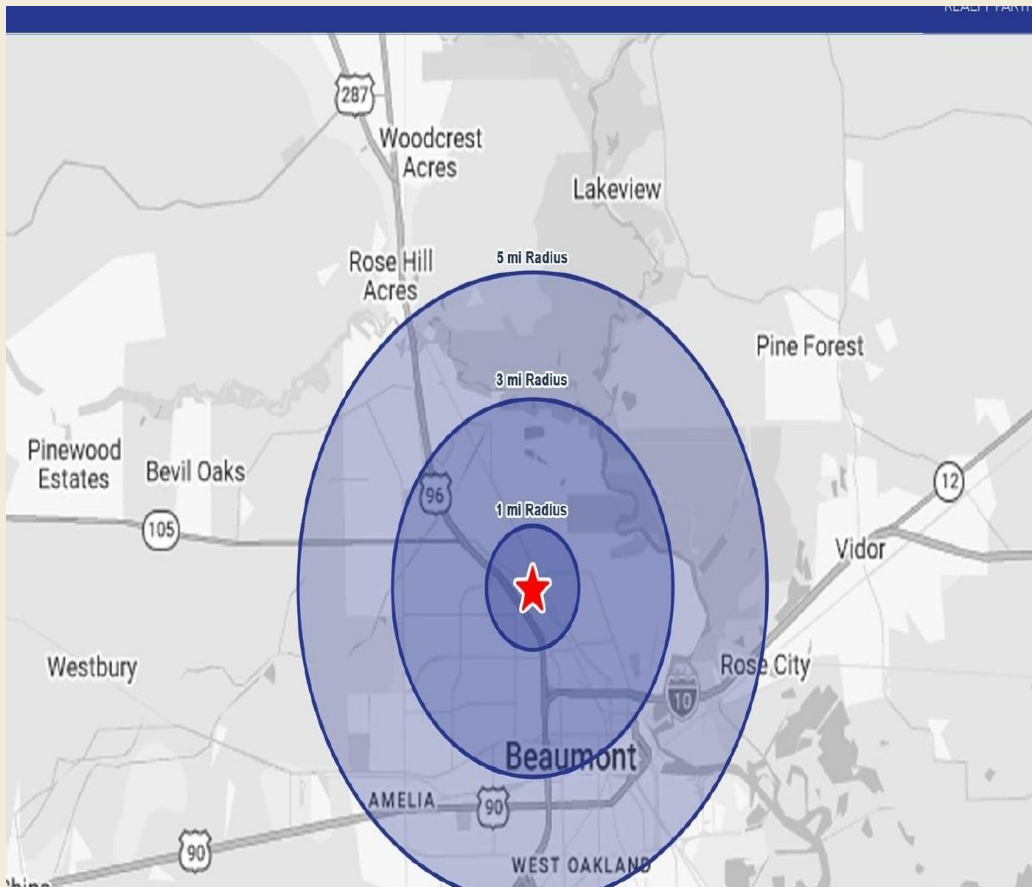
4605-4835 CONCORD RD • BEAUMONT, TEXAS 77708

SF AVAILABLE	VPD ON US-96	VPD E LUCAS DR	POP (5-MI)	LEASE TERMS
<b>±63,458</b>	<b>97,156</b>	<b>13,894</b>	<b>92K+</b>	<b>Flex</b>

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SECTION · DEMOGRAPHICS

# 2025 *Demographics*



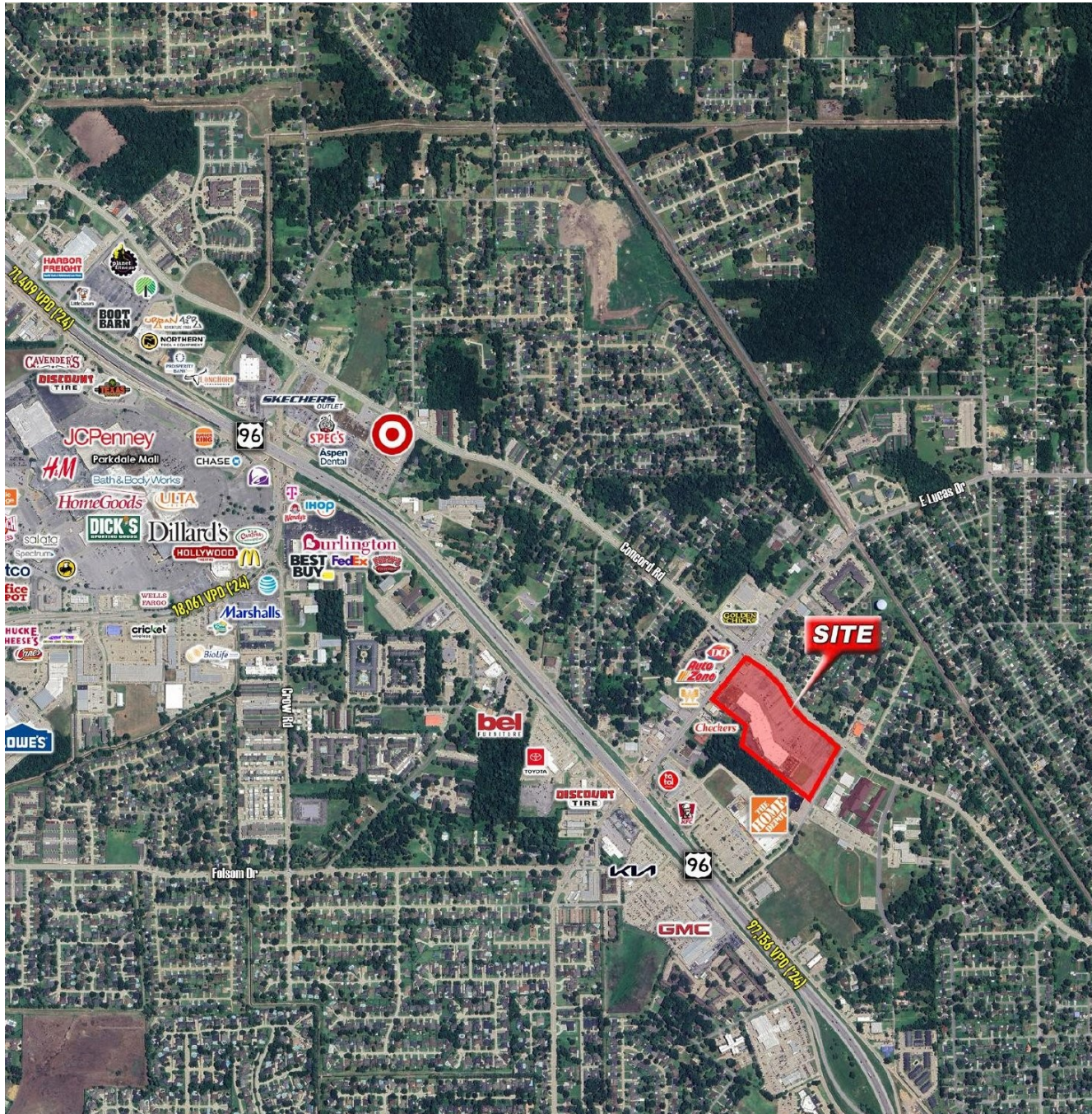
**2025 DEMOGRAPHICS**  
4815 CONCORD RD

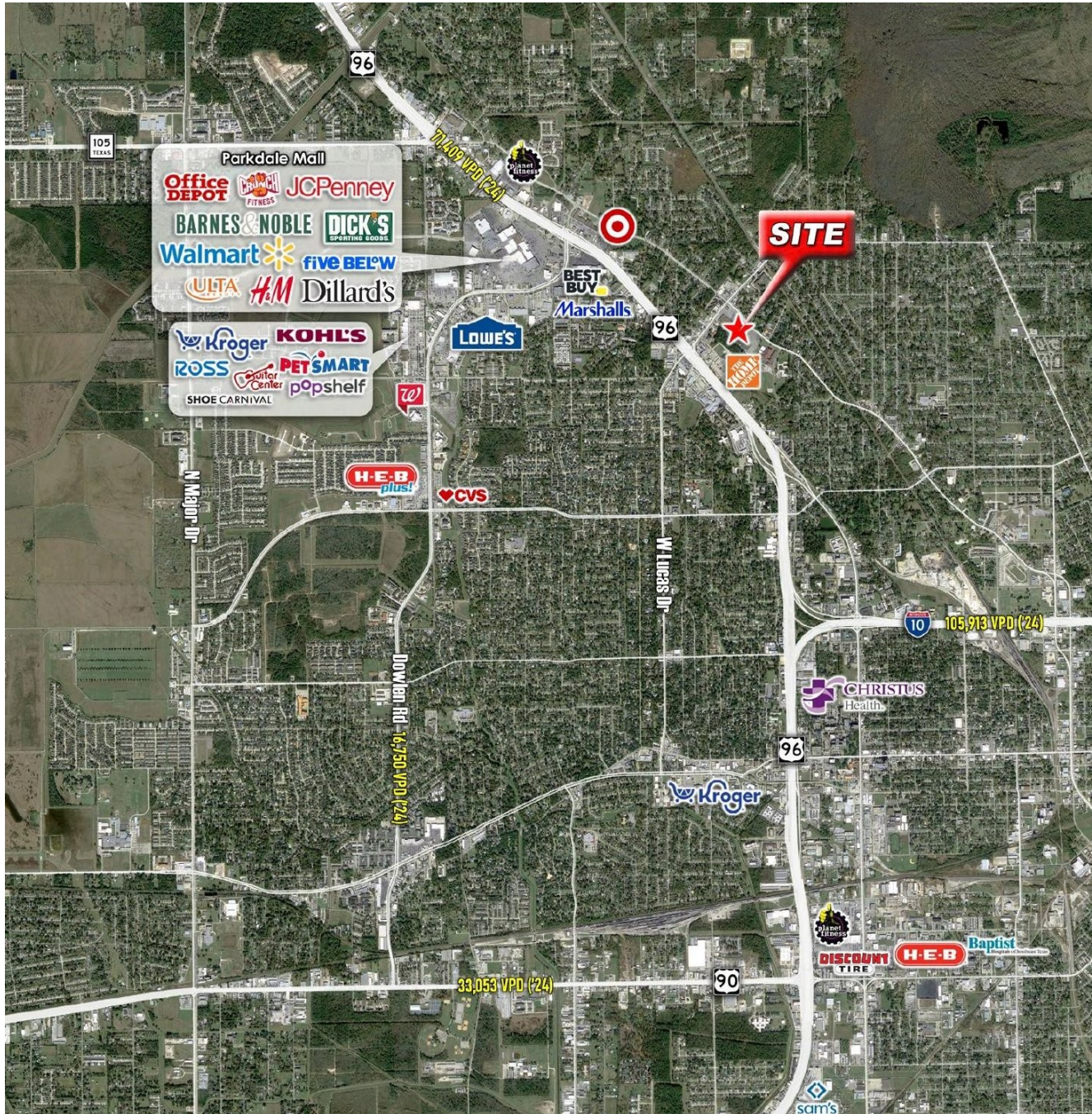
RING	1 - MI	3 - MI	5 - MI
Population	<b>10,304</b>	<b>54,454</b>	<b>92,417</b>
Households	<b>4,187</b>	<b>22,136</b>	<b>36,871</b>
Avg HH Income	<b>\$62,349</b>	<b>\$84,416</b>	<b>\$81,663</b>
Daytime Empl.	<b>5,499</b>	<b>31,089</b>	<b>68,586</b>

**5 - MILE TRADE AREA**

**92,417**  
*residents · \$81,663 avg HH income*







SECTION · LEASING TEAM

# Leasing *Team*

All leasing inquiries regarding 4815 Concord Rd are directed to the Shadowood Realty Partners advisory team.



## Taki Dallis

PRINCIPAL

Twenty-plus years in commercial real estate finance and brokerage. Previously at Hewlett-Packard (66M SF global portfolio liaison) and Daikin Corporation (financial lead on their 4M SF North American headquarters). Has executed 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest, with major shopping center assignments including Palms Crossing, Acadiana Mall, Westgate Mall, and Southpark Mall. MBA Finance (Honors) — Texas A&M.

- D** 713.614.8116
- E** Taki@ShadowoodRP.com
- L** TX Broker · TREC #560896



## Michael Moulton

VICE PRESIDENT

Started in commercial real estate in 2015 at Clay Albers Properties. Joined Weingarten Realty Investors in 2020 as a member of the Central Region leasing team overseeing ~4M SF. Joined Shadowood Realty Partners in 2023 as VP leading the Texas portfolio. Has executed 1M+ SF of lease transactions. Bachelor's degree — Texas Tech University.

- D** 281.687.7986
- E** michael.moulton@ShadowoodRP.com
- L** TX Salesperson · TREC #673249

### TOUR THE PROPERTY

*Tours of 4815 Concord Rd are available by appointment. Please contact the Shadowood Realty Partners advisory team to schedule a site visit or request a custom proposal.*