

FREESTANDING RESTAURANT BUILDING FOR LEASE OR SALE

EXISTING TENANT IS OPERATING – PLEASE DO NOT DISTURB THE TENANT

4375 Dowlen Road | Beaumont, Texas 77706



PROPERTY DESCRIPTION:

- Building: 6,333 SF restaurant with adjacent 1,262 SF covered patio
- Land Size: 1.49 acres
- Pricing: please call for pricing

HIGHLIGHTS:

- The subject property is located on Dowlen Rd in front of Parkdale Mall at the lighted intersection of Dowlen Rd & Westridge Ln
- Parkdale Mall is over 1 million square feet of specialty retail and restaurants – anchors include Dillard's, JC Penney's, HomeGoods, Five Below, ULTA, and Dick's Sporting Goods
- Other retailers nearby include Walmart, Lowe's, Target, Kroger, Hobby Lobby, Best Buy, Burlington, Conn's, H-E-B Plus, Kohl's, and many more

TRAFFIC COUNTS: Dowlen Rd: 17,406 VPD (TXDOT 2023)
 US-287: 77,630 VPD (TXDOT 2023)

DEMOGRAPHICS:

	1-mile	3-miles	5-miles
2024 Population	8,560	54,961	88,078
2029 Proj. Population	8,719	55,431	88,613
Daytime Population	13,860	54,192	109,257
2024 Households	4,077	22,659	35,574
Avg Household Income	\$93,707	\$94,731	\$85,582

For more information:

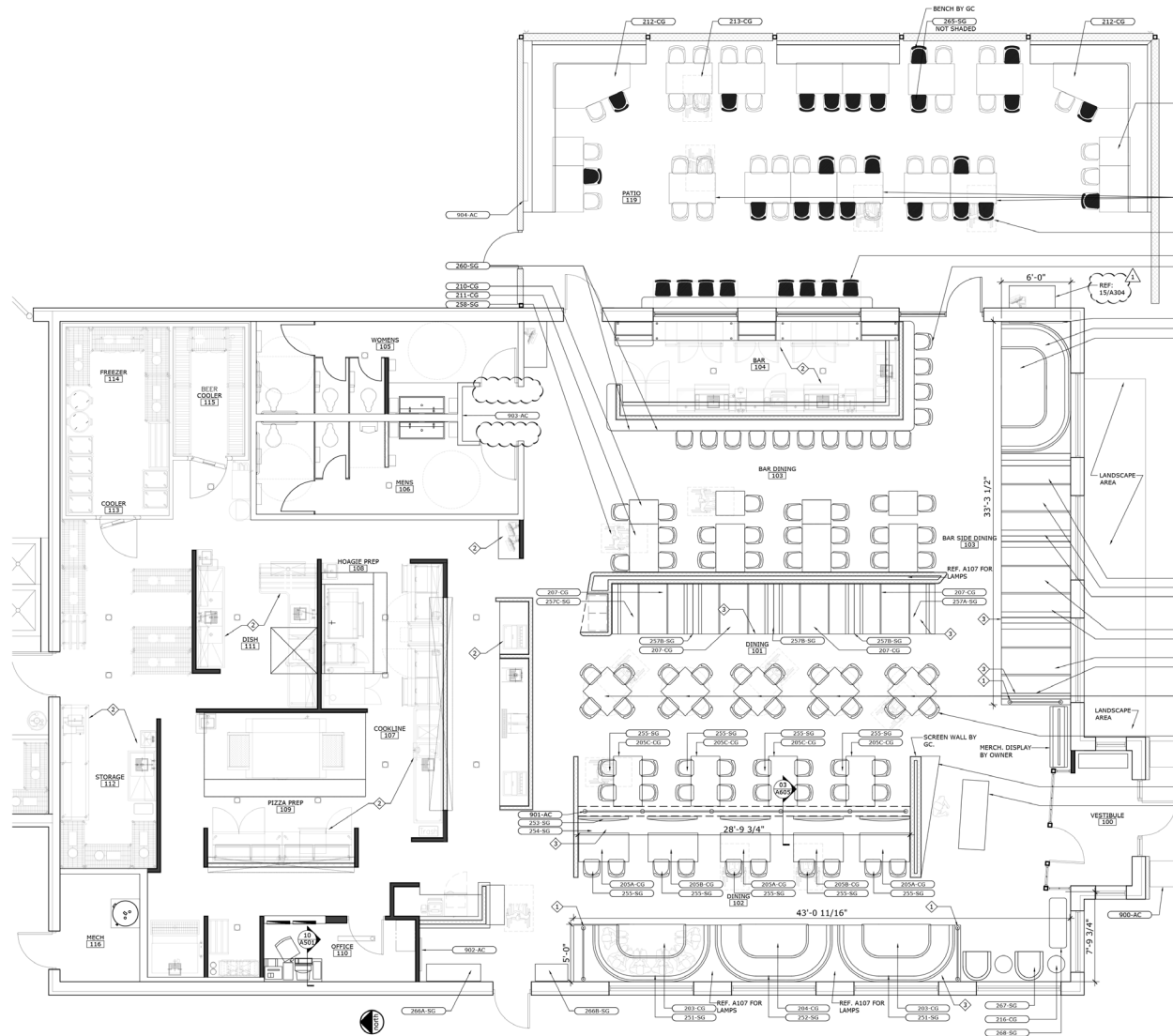
Information furnished is from sources deemed to be reliable, but is not in any way guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

Jon Kantalis
 Cell: (713) 927-8095
jk@rjinterests.com

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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.

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.

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate’s Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date