



Party City MARDEL
CHRISTIAN & EDUCATION

Burlington



4490 CROW ROAD, BEAUMONT, TX 77706

Up to 1.46 Acres
For Ground Lease

INCLUDING 3,210 SF 2ND GEN QSR

US HWY 96

1.46 ACRES

56,682 VPD

CROW RD



PARKDALE MALL



HomeGoods Sears

25,099 VPD

DOWLEN RD

DICK'S SPORTING GOODS Dillard's JCPenney



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Property Overview

ADDRESS 4490 Crow Road, Beaumont, TX 77706

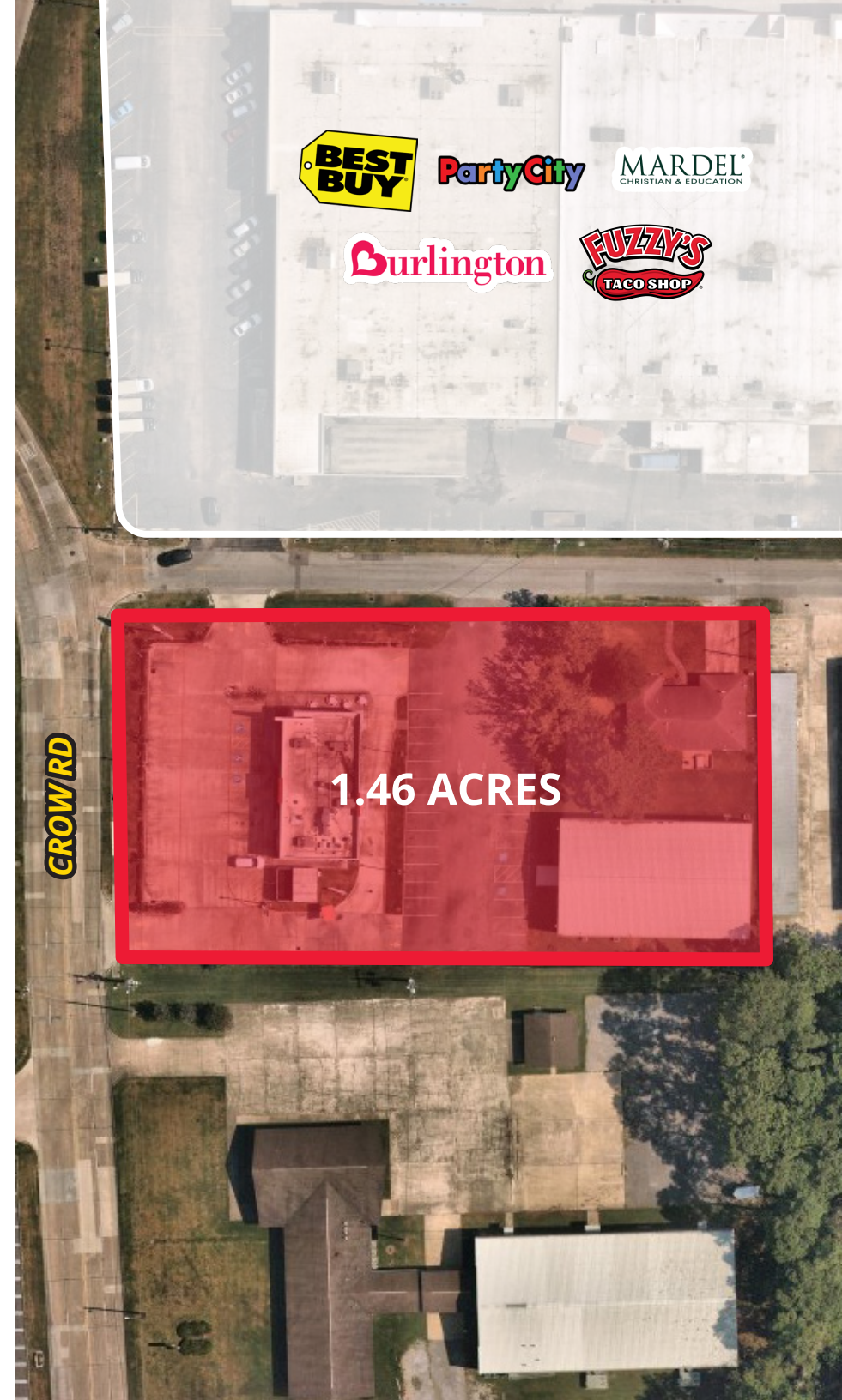
PROPERTY SIZE 1.46 acres (approx. 63,598 SF)

EXISTING BUILDING 2nd Gen QSR building (3,210 SF)

ACCESS Hard corner access at Dowlen & Crow Road
(Property sits near the main intersection of Dowlen Road & Highway 96)

TRAFFIC COUNTS 25,099 VPD on Dowlen Road
56,682 VPD on Highway 96

Contact Broker
For More Information



T-Mobile | IHOP | Wendy's

BEST BUY | Party City | MARDEL CHRISTIAN & EDUCATION

CiCi's Pizza | SPEC'S WINES-SPIRITS-FINER FOODS

Burlington | FUZZY'S TACO SHOP

target

56,682 VPD

USHWY 96

1.46 ACRES

25,099 VPD

TACO BELL

DOWLEN RD

la Cantina mexican grill

EL VIEJO TONY MEXICAN BAR & GRILL

McDonald's

AT&T

GROW RD

← PARKDALE MALL

HomeGoods | Sears

Michaels MAKE CREATIVITY HAPPEN PRESENTING SPONSOR

DICK'S SPORTING GOODS | Dillard's | JCPenney

Marshalls

PARKDALE MALL



Dillard's

JCPenney

HomeGoods

Sears



Party City

MARDEL
CHRISTIAN & EDUCATION

Burlington



56,682 VPD

USHWY 96

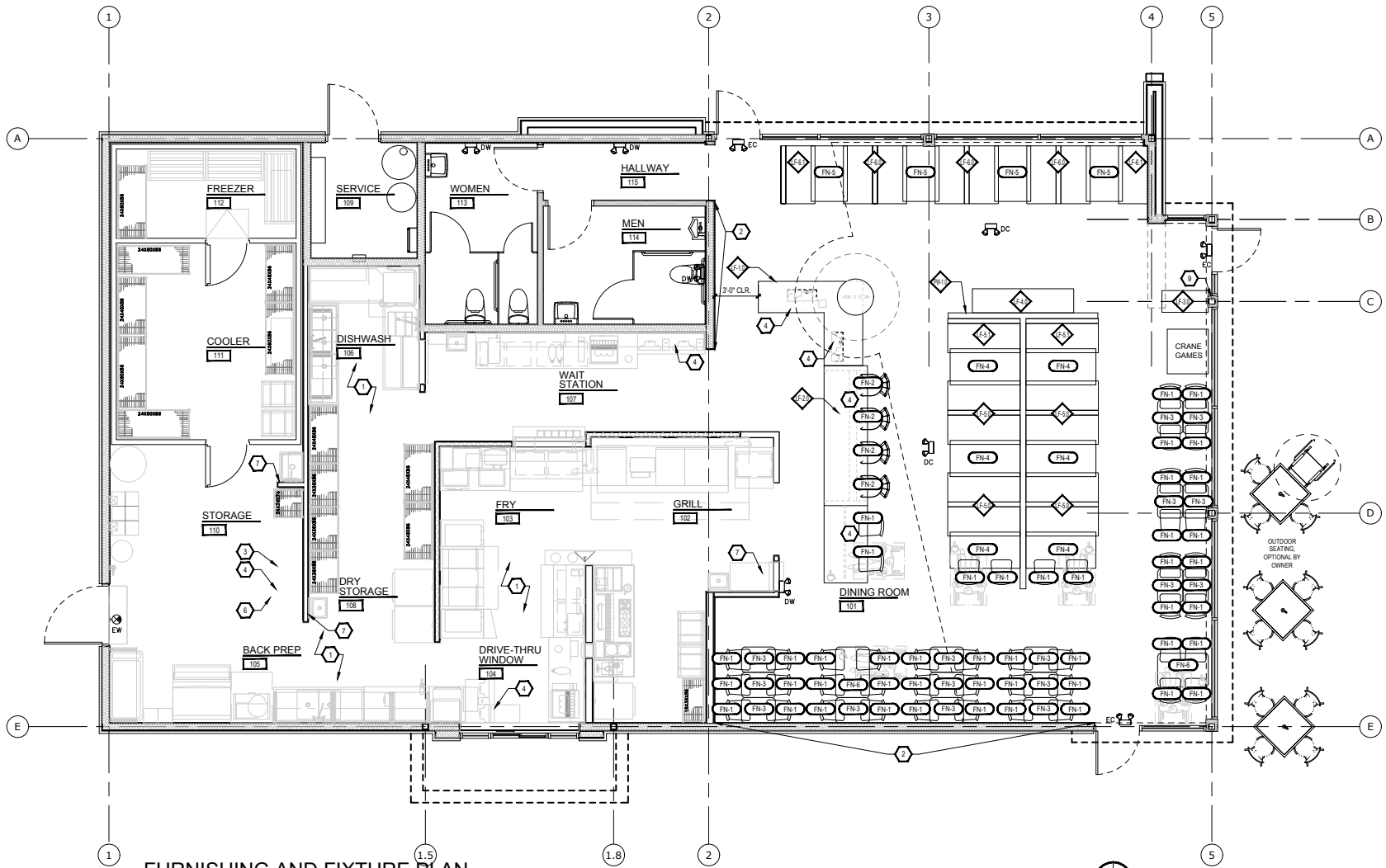
25,099 VPD

DOWLEN RD

GROW RD



Existing QSR Floor Plan



FURNISHING AND FIXTURE PLAN

SCALE: 1/4" = 1'-0"





Market Overview

4490 Crow Rd, Beaumont, Texas, 77706
5 mile radius

Household & population characteristics



\$58,922

Median household income



\$177,610

Median home value



54.4%

Owner occupied housing units



37.9

Median age



51.7%

Female population



48.1%

% Married (age 15 or older)

Annual lifestyle spending



\$1,849

Travel



\$24

Tickets to Movies



\$45

Theatre/Operas/Concerts



\$50

Admission to Sports Events



\$9

Online Gaming Services

Households & population



88,436

Current total population



88,722

5 Year total population



35,897

Current total households



36,308

5 year total households

Education

11%

No high school diploma



29%

High school graduate



28%

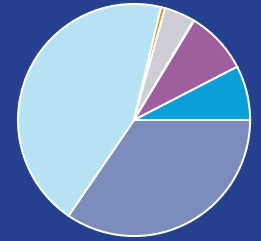
Some college



31%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



4,730

Total businesses



60,277

Total employees

Annual household spending



\$1,883

Apparel & Services



\$217

Computers & Hardware



\$3,163

Eating Out



\$5,746

Groceries



\$6,268

Health Care

Employment



58%

White collar



25%

Blue collar



17%

Services

5.7%

Unemployment rate



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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date