

*For Lease*

# 4605 CONCORD RD

BEAUMONT, TX 77703

REGIONAL PROPERTIES  
BROKERAGE & MANAGEMENT

## OFFERING SUMMARY

|                |                 |
|----------------|-----------------|
| Building Size: | 159,202 SF      |
| Available SF:  | 814 - 27,000 SF |
| Market:        | Beaumont        |

## PROPERTY OVERVIEW

27,000sf of vacant (Divisible) retail space is available for lease at 4605 Concord Road in Beaumont, TX. This prime retail space is located in the heart of Beaumont, providing high visibility and easy access to major roads. The space is ideal for a variety of retail uses, including clothing stores, specialty shops, restaurants, cafes and entertainment venues. The landlord is offering a competitive lease rate and flexible terms. Contact us today to tour the space and discuss your lease options.

## PROPERTY HIGHLIGHTS

- 27,000sf of vacant retail space for lease \*Can Subdivide\*
- Prime location at 4605 Concord Road in Beaumont, TX
- High visibility and easy access to major roads
- Ideal for a variety of retail uses including clothing stores, specialty shops, restaurants, cafes and entertainment venues
- Competitive lease rate and flexible terms

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anthony@regionalproperties.com**REGIONAL PROPERTIES ANTHONY LAGRED**520 Post Oak Blvd., Suite 500210.216.8925  
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## LEASE INFORMATION

|              |                 |             |               |
|--------------|-----------------|-------------|---------------|
| Lease Type:  | NNN             | Lease Term: | Negotiable    |
| Total Space: | 814 - 27,000 SF | Lease Rate: | \$10.16 SF/yr |

## AVAILABLE SPACES

| SUITE             | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION |
|-------------------|-----------|-----------|------------|---------------|-------------|
| 4605 Concord Road | Available | 27,000 SF | NNN        | Negotiable    | -           |
| Suite 4815        | Available | 960 SF    | NNN        | \$10.16 SF/yr | -           |
| Suite 4695        | Available | 6,558 SF  | NNN        | \$10.16 SF/yr | -           |
| Suite 4720        | Available | 3,644 SF  | NNN        | \$10.16 SF/yr | -           |
| Suite 4797        | Available | 814 SF    | NNN        | \$10.16 SF/yr | -           |
| Suite 4725        | Available | 5,728 SF  | NNN        | \$10.16 SF/yr | -           |
| Suite 4774        | Available | 1,631 SF  | NNN        | \$10.16 SF/yr | -           |
| Suite 4715        | Available | 5,384 SF  | NNN        | \$10.16 SF/yr | -           |

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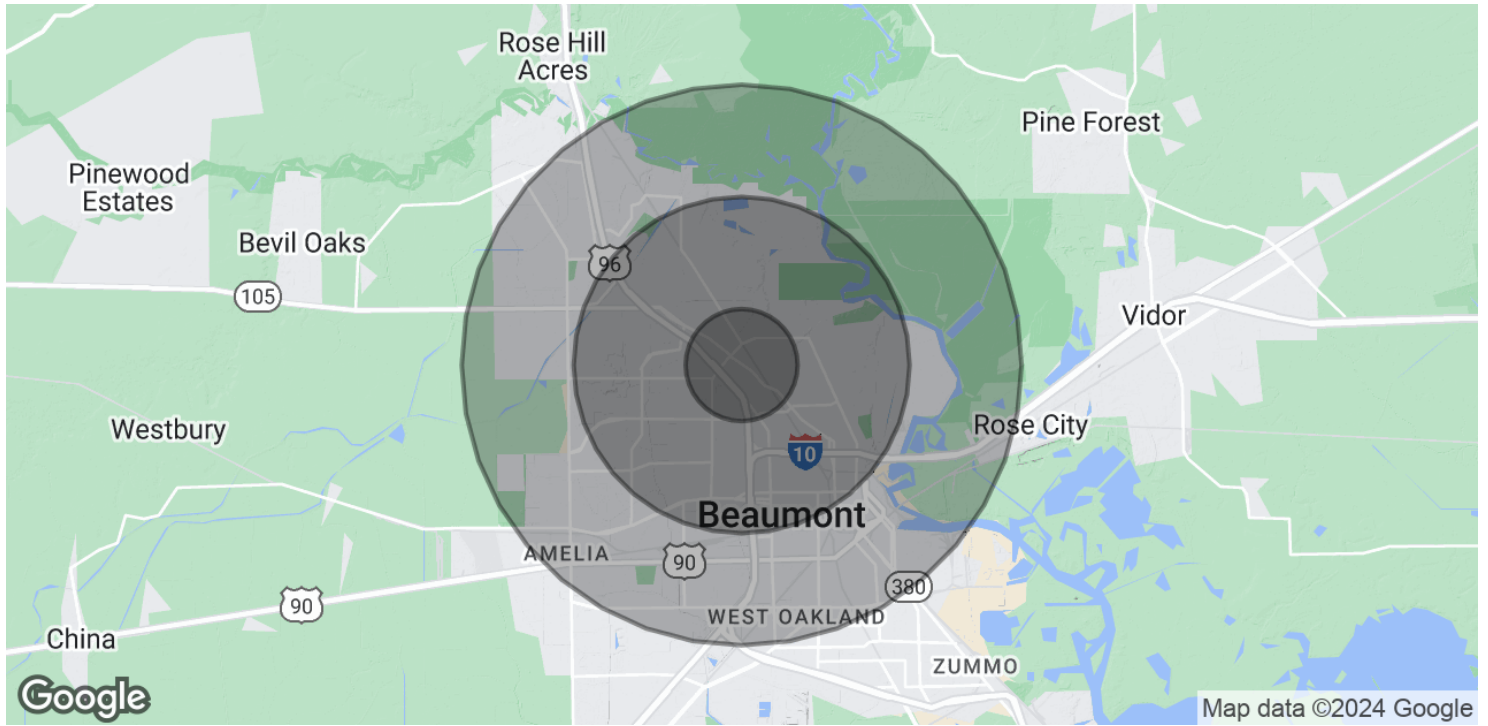
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 10,894    | 50,667    | 88,093    |
| Average Age          | 37        | 39        | 39        |
| Average Age (Male)   | 36        | 38        | 38        |
| Average Age (Female) | 39        | 40        | 41        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 4,429     | 20,769    | 35,595    |
| # of Persons per HH  | 2.5       | 2.4       | 2.5       |
| Average HH Income    | \$67,335  | \$88,505  | \$84,568  |
| Average House Value  | \$210,712 | \$217,252 | \$199,844 |

Demographics data derived from AlphaMap

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**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.

|   |             |       |              |
|---|-------------|-------|--------------|
| Commercial Regional Properties of Texas LLC - Regional Properties Texas | 9001528     |       | 713-228-1913 |
| 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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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