

RETAIL FOR LEASE

CROSSROADS SHOPPING CENTER

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



FIVE RETAIL SPACES AVAILABLE FOR LEASE

PRESENTED BY:

ADRIANA RODRIGUEZ

Senior Associate

O: (210) 388-2263

C: (210) 388-2263

adrianardz@kw.com
703275



KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101

San Antonio, TX 78249

Each Office Independently Owned and Operated

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.

PROPERTY SUMMARY

4414, 4436, 4438 DOWLEN ROAD



Property Summary

Building SF:	33,880
Lease Rate:	Contact Listing Agent
Lot Size:	216,928.80 SF
Parking Ratio:	5.65/1,000
Price:	Contact Listing Agent
Year Built:	1996
Year Remodeled:	2011

Property Overview

The CrossRoads Shopping Center, comprising 4414, 4436, and 4438 Dowlen Road, offers a total of 33,880 sqft of available lease space, making it an ideal location for businesses seeking high visibility and foot traffic. Located near Parkdale Mall and major retail giants such as Walmart and Target, the center attracts a steady stream of potential customers.

At 4414 Dowlen Road, three spaces are available: Suite 101 (4,900 sqft), Suite 102 (2,830 sqft), and Suite 104 (6,650 sqft), with Suite 106 already leased. Additionally, leasing opportunities include 18,000 sqft at 4436 Dowlen Road (Unit 102) and 1,500 sqft at 4438 Dowlen Road (Unit 106). The center's contemporary design, well-maintained facilities, ample parking, and easy access enhance the shopping experience, while a diverse mix of neighboring businesses ensures a vibrant, synergistic community. This property is perfect for businesses aiming to capitalize on the high traffic and dynamic retail landscape of Beaumont.

PROPERTY SUMMARY

4414 DOWLEN ROAD



Property Summary

Building SF:	18,180
Lease Rate:	Contact Listing Agent
Lot Size:	216,928.80 SF
Parking Ratio:	5.65/1,000
Price:	Contact Listing Agent
Year Built:	1996
Year Remodeled:	2011
Zoning:	C-2

Property Overview

Situated in the bustling CrossRoads Shopping Center, 4414 Dowlen Road offers prime retail space for lease. The building itself comprises four retail spaces, with three currently available: Suite 101 (4,900 sqft), Suite 102 (2,830 sqft), and Suite 104 (6,650 sqft). Suite 106 is already leased, underscoring the demand for space in this thriving center. Each suite is designed to accommodate a variety of business types, offering flexibility and ample space for customization.

Property Description

- Full Shell Condition
- Unit 101 - 4,900 sqft
- Unit 102 - 2,830 sqft
- Unit 104 - 6,650 sqft

PROPERTY SUMMARY

4436 DOWLEN ROAD



Property Summary

Building SF:	18,000
Lease Rate:	Contact Listing Agent
Lot Size:	216,928.80 SF
Parking Ratio:	5.65/1,000
Price:	Contact Listing Agent
Year Built:	1996
Year Remodeled:	2011
Zoning:	C-2

Property Overview

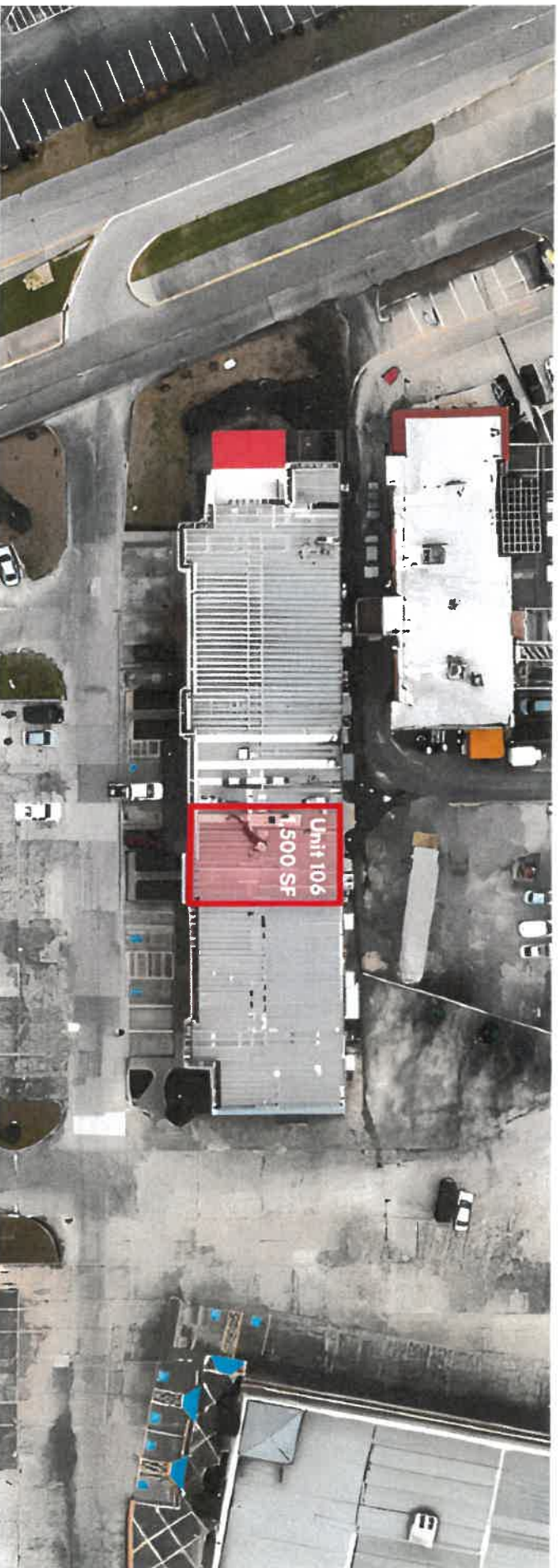
The building at 4436 Dowlen Road comprises one retail space, with Suite 102 (18,000 sqft) currently available. This spacious suite is designed to accommodate a variety of business types, offering flexibility and ample space for customization.

Property Highlights

- Full Shell Condition
- Unit 102 - 18,000 sqft

PROPERTY SUMMARY

4438 DOWLEN ROAD



Property Summary

Building SF:	1,500
Lease Rate:	Contact Listing Agent
Lot Size:	216,928.80 SF
Parking Ratio:	5.65/1,000
Price:	Contact Listing Agent
Year Built:	1996
Year Remodeled:	2011
Zoning:	C-2

Property Overview

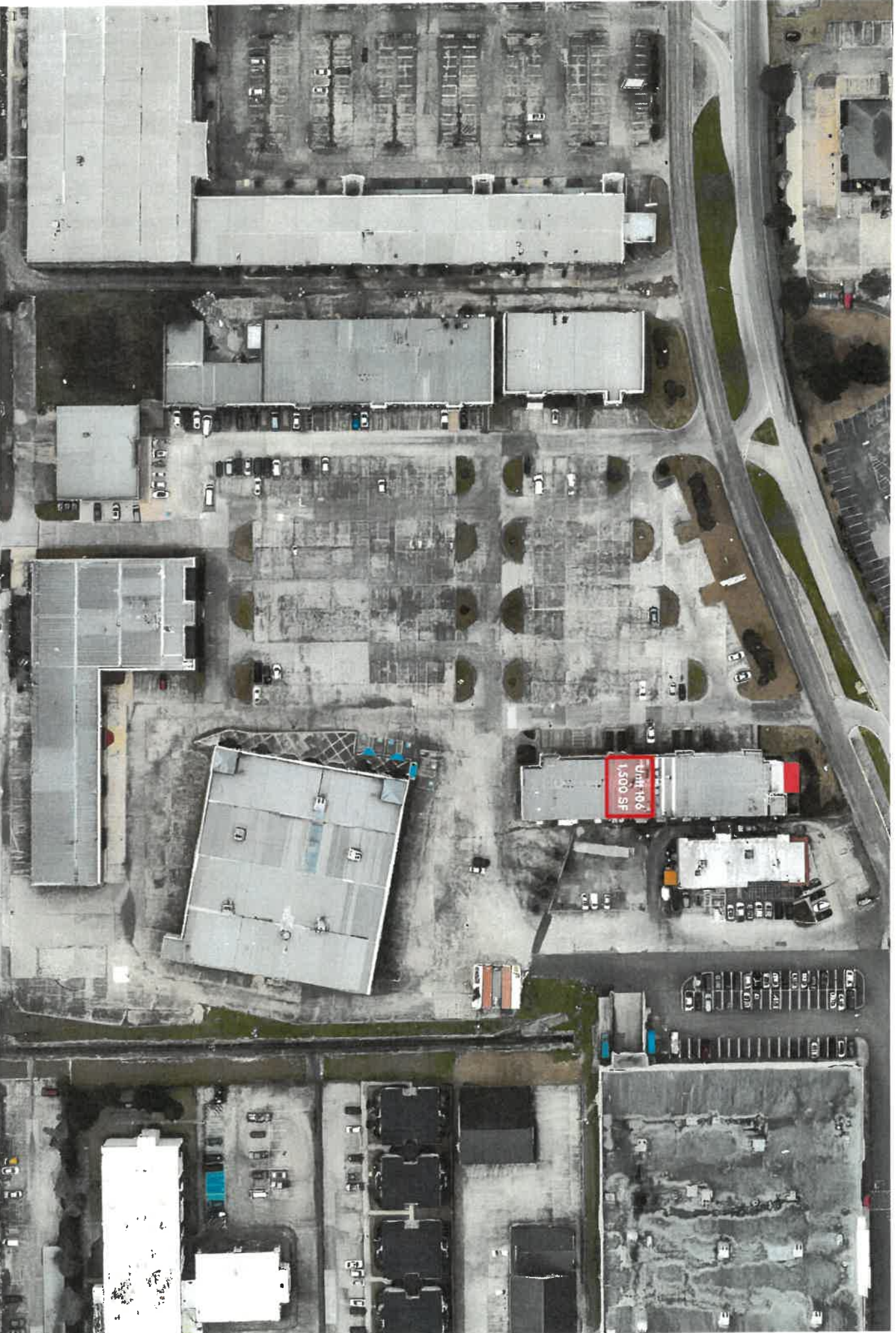
The building at 4438 Dowlen Road also comprises one retail space, with Suite 106 (1,500 sqft) currently available. This suite is ideal for businesses seeking a smaller footprint but still desiring high visibility and foot traffic. The space offers flexibility and ample room for customization to suit various business needs.

Property Highlights

- Full Shell Condition
- Unit 106 - 1,500 sqft

PROPERTY PHOTOS

4438 DOWLEN ROAD



PROFESSIONAL BIO

4414 DOWLEN ROAD



ADRIANA RODRIGUEZ

Senior Associate

O: (210) 388-2263

C: (210) 388-2263

adrianardz@kw.com

703275

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



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101
San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

ADRIANA RODRIGUEZ

Senior Associate

O: (210) 388-2263

C: (210) 388-2263

adrianarodz@kw.com

703275

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.