

GATEWAY SHOPPING CENTER

SPACE AVAILABLE FOR LEASE
±67,347 SF AVAILABLE



PROPERTY HIGHLIGHTS

- Gateway Shopping Center is a 286,026-square-foot retail destination situated in the heart of Beaumont, Texas, attracting a broad and diverse customer base.
- Conveniently positioned just off I-10, which sees more than 143,982 vehicles per day.
- The property offers excellent visibility from I-10 as well as prominent frontage along I-10, College Street, and 11th Street.
- Features ample parking with more than 1,500 spaces, complemented by upgraded LED parking-lot lighting.
- Gateway has served the community as a successful and well-established shopping center for more than 60 years.

AREA TRAFFIC GENERATORS



LOCATION

124 Gateway Street, Beaumont, TX 77701



AVAILABLE

±67,347 SF



RATES

Call for pricing



TRAFFIC COUNTS (TXDOT)

42,268 VPD
College St

142,654 VPD
I-10

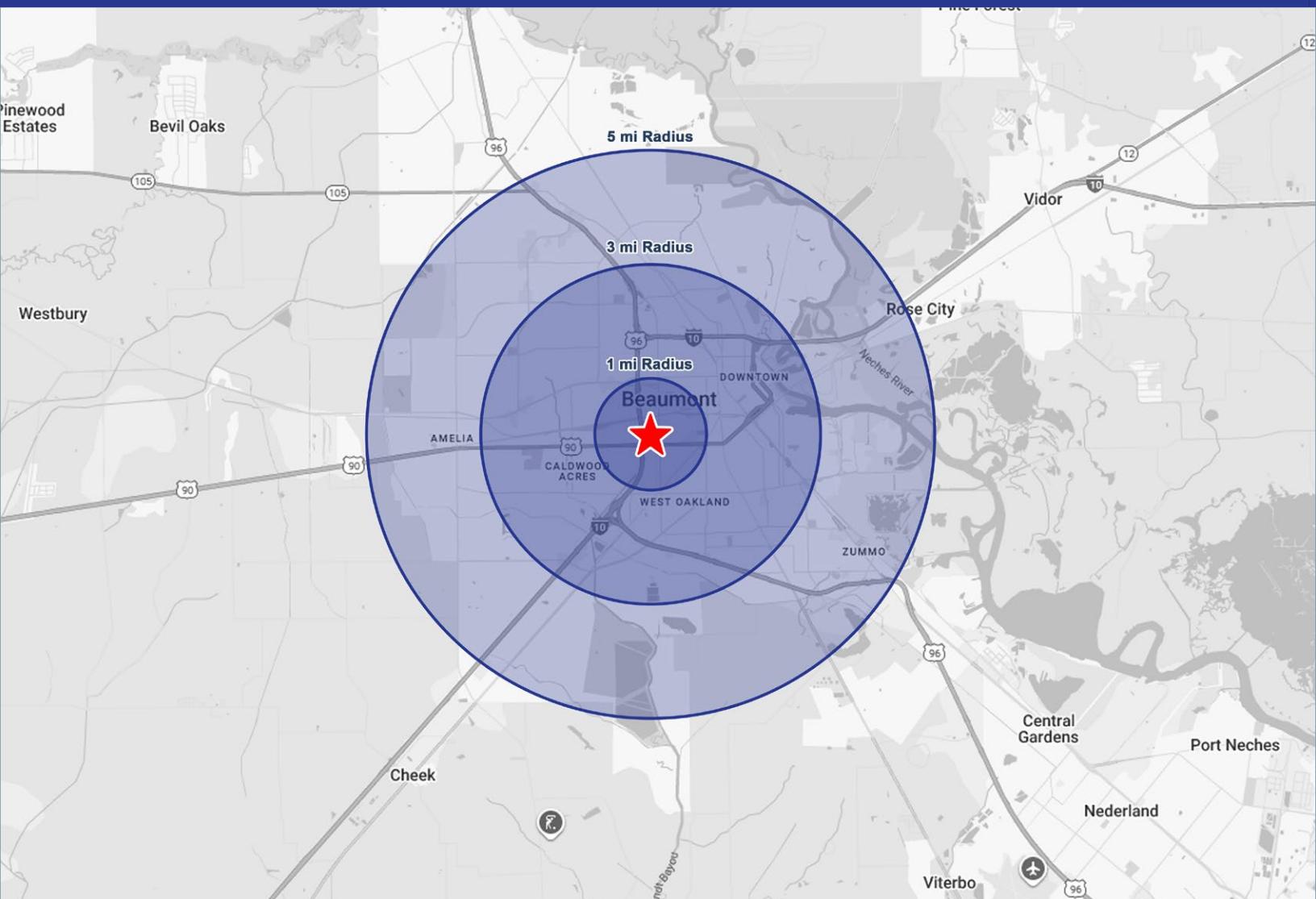
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2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	4,403	54,209	104,058
Households	1,580	20,774	40,912
Average HH Income	\$57,208	\$76,404	\$79,724
Daytime Employees	13,929	55,224	78,244

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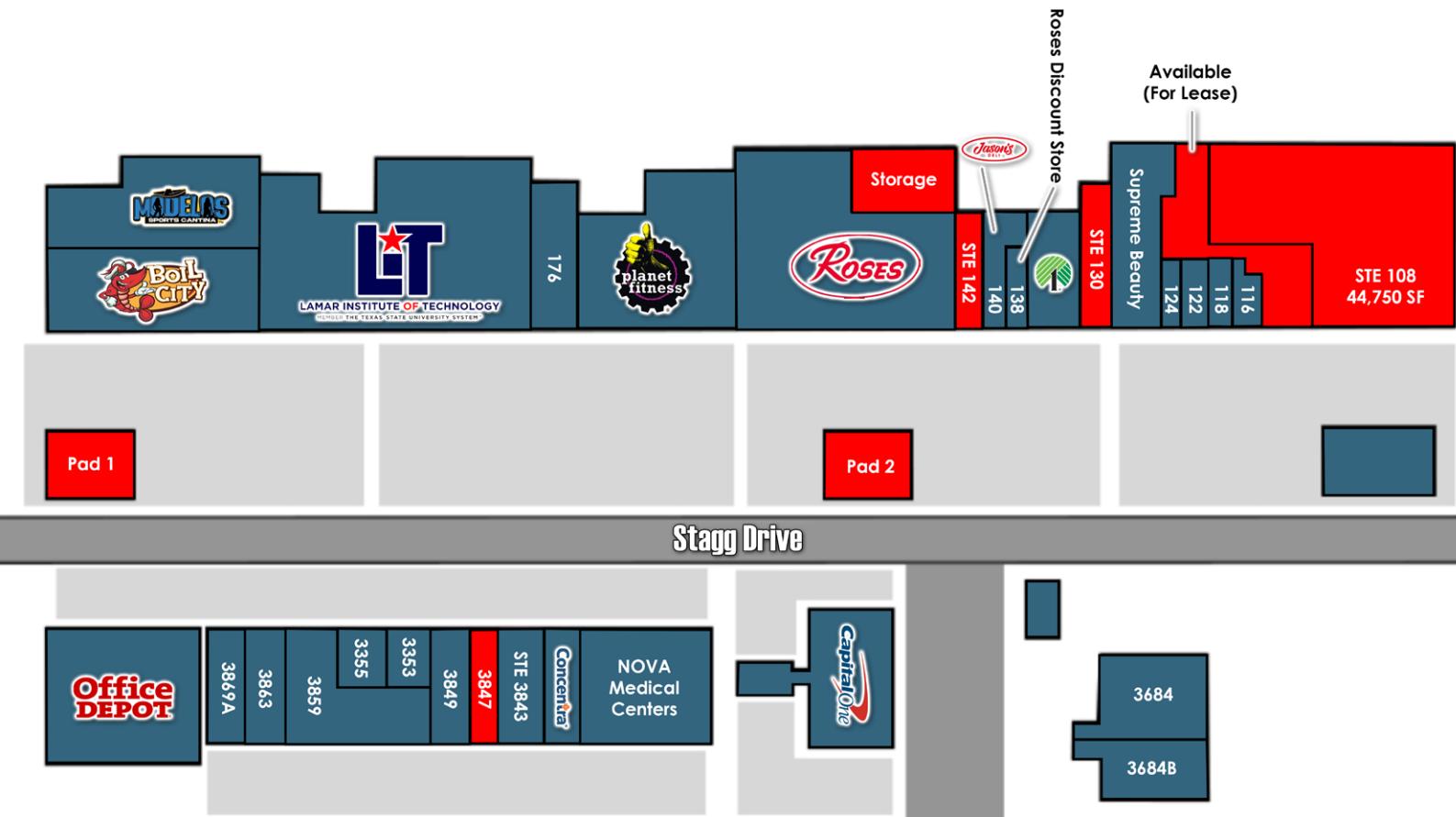
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Suite	Tenant	SF	Suite	Tenant	SF
108	Vacant	44,750	3684B	Shreeji Grocer's/La Vista	6,988
112	Jason's Deli	4,800	3725	Farmers Insurance/Jennings	0
116	Paris Nail Spa	2,140	3817	Nova Healthcare	6,080
118	Millionaire's Barber Shop	2,084	3821	Credit Central	2,500
120	Vacant	1,581	3843	Bisma's Thrift Shop	2,632
122	Naomi's Fashions	3,000	3847	Vacant	1,409
124	Hope Pregnancy Center	2,486	3849A/B	Quality/Maxie Nails	1,954
126	Supreme Beauty	11,388	3853	Beaumont Finance	960
130	Vacant	4,383	3855	Damel Braiding	1,200
134	Dollar Tree	11,325	3859	Swing Out Civic Club	4,950
138	Texas State Optical	2,300	3863	Liberty Smoke	2,768
140	Rent	4,800	3869A	Church of God	2,118
142	Vacant	3,327	Hallway	Hallway Hallway	846
154	Roses Discount Store	42,548	Land	Pho Seasons Parking	0
154B	Vacant	7,452	3610	Medical United Foundation	5,928
166	Planet Fitness	20,373	3610A	Educare Community Living	6,072
176	Alli's Fashion & Home	4,950	3610B	Safelite	3,744
186/188	UTMB Institute of Technology	38,750			
200	Boil City LLC	15,000			

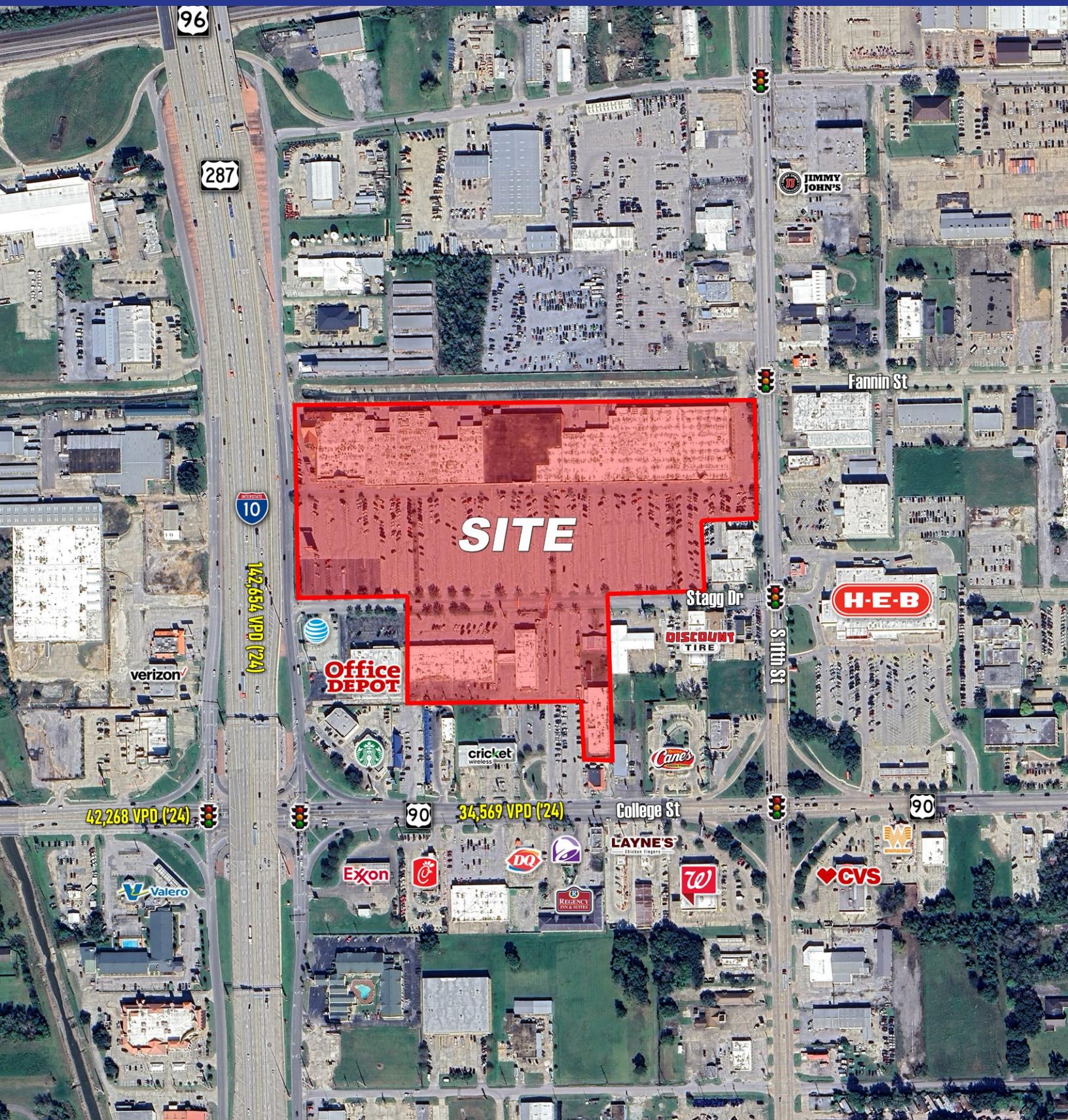
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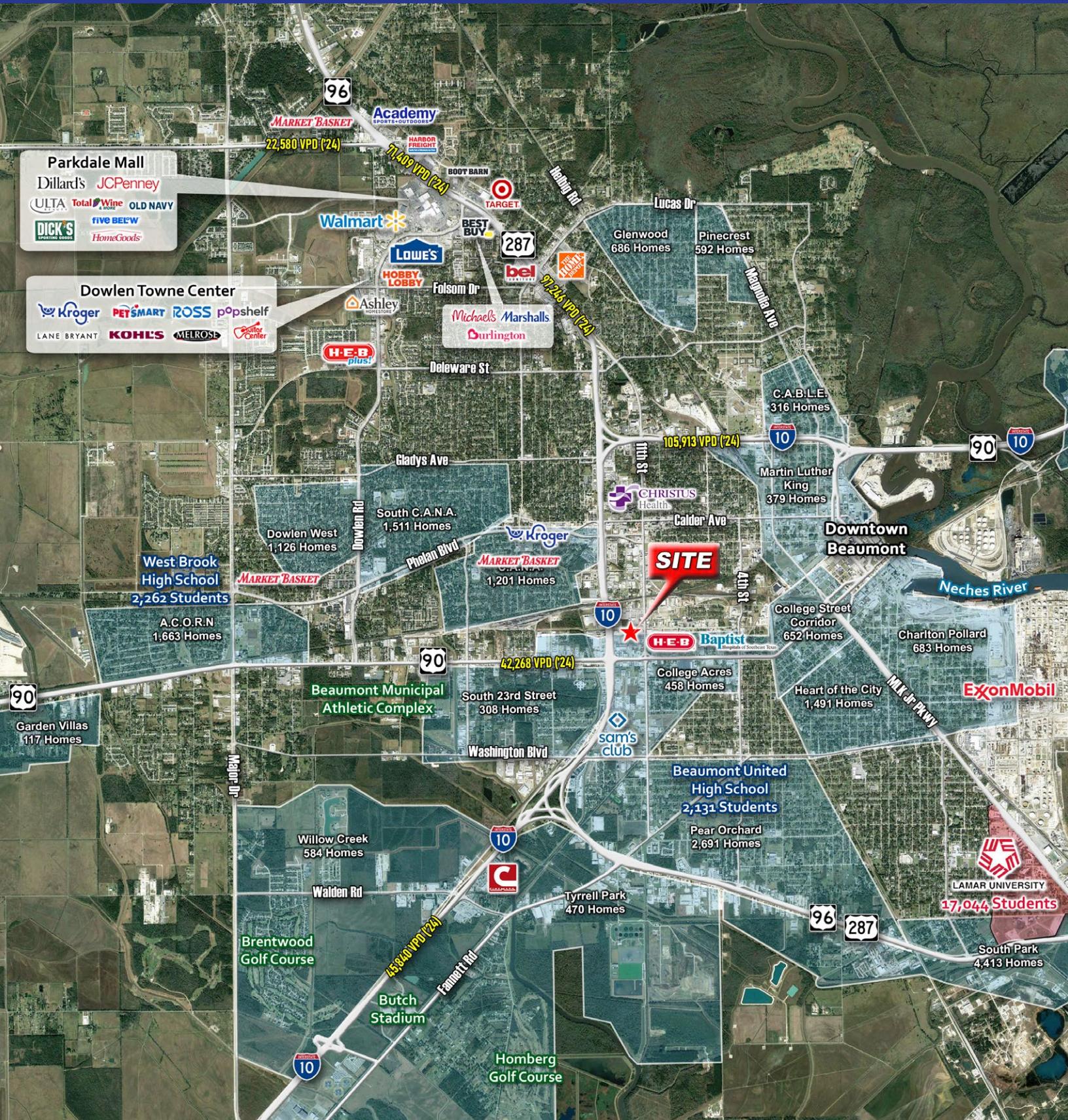
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Information About Brokerage Services

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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