



BAKER | KATZ

HWY 69 | DOWLEN RD

RETAIL SPACE & PADS FOR LEASE

BEAUMONT, TX | 77708

THOMAS HOLDSWORTH

THOLDSWORTH@BAKERKATZ.COM
713.903.4572

3700 BUFFALO SPEEDWAY, SUITE 400
HOUSTON, TX 77098
WWW.BAKERKATZ.COM

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PROPERTY INFORMATION

- FACADE RENOVATIONS COMPLETED Q1 2025
- IMPROVED PYLON SIGNAGE AND PARKING LOT LIGHTS



5,250 SF ENDCAP
AVAILABLE



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PROPERTY INFORMATION

- REGIONAL INTERSECTION OF 69 AND DOWLEN
- TARGET ANCHORED SHOPPING CENTER
- SMALL SHOP AND PAD SITES AVAILABLE FOR LEASE



CVS
pharmacy

BOOT BARN
planet fitness
DOLLAR TREE
Little Caesars
pizzapizzat

NORTHERN
TOOL & EQUIPMENT

POPEYES

SPEC'S
OSHKOSH
Bigosh
SKECHERS
KIRKLAND'S
Home Decor, Gifts & More

LONCHORN
STEAKHOUSE

CAVENDERS

DISCOUNT

BURGER KING

TACO BELL

88,061 CPD

Target

CONCORD RD

AspenDental
Dental made perfect

PARKDALE MALL

DICK'S SPORTING GOODS
Dillard's
ULTA
five BELOW
JCPenney

T-Mobile
THE VITAMIN SHOPPE

Walmart
Supercenter

petco
where the healthy pets go

REGAL

McDonald's

Office DEPOT
BARNES & NOBLE
BOOKSELLERS

WELLS FARGO

22,121 CPD

BEST BUY
Burlington
FUZZY'S TACO SHOP
FedEx
MARDEL
EQUIPMENT & COLOCATION

KOHL'S

DOWLEN RD

Marshalls
Michaels

HOBBY LOBBY

69

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practice made perfect

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PARKDALE MALL

EVERY SEASON STARTS AT
DICK'S **Dillard's** **ULTA**
SPORTING GOODS JCPenney **five**
BEL'W

T-Mobile

THE VITAMIN SHOPPE
Take Every Day

22,121 CPD

McDonald's

REGAL

DOWLEN RD

BEST BUY **Burlington**

FUZZY'S **FedEx**
TACO SHOP Office

Marshalls

MARDEL
CHRISTIAN & EDUCATION

HWY 69

NORTHPARK PLAZA

69 @ DOWLEN | NORTHPARK

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UNIT	TENANT	SIZE
AO1	AVAILABLE	2,900 SF
AO3	Epique Nails	4,100 SF
BO1	AVAILABLE	2,970 SF
BO2	Eyemart Express	4,000 SF
BO4	Rainbow	7,000 SF
BO8	Leslie's Swimming Pool Supplies	4,000 SF
BO9	Taz Grill	2,975 SF
CO1	Kirkland's	11,500 SF
CO5	Spec's	24,500 SF

UNIT	TENANT	SIZE
CO6	Great American Cookie	1,766 SF
CO7	OshKosh B'gosh	3,500 SF
DOA	Carter's	4,004 SF
DO1	Cici's	5,100 SF
DO2	Dream Nails & Spa	3,125 SF
DO3	AVAILABLE	938 SF
DO4	Skechers	9,125 SF
DO5	GameStop	1,250 SF
DO6	Family Dental	4,738 SF

UNIT	TENANT	SIZE
EOH	AVAILABLE	5,250 SF
EOK	AVAILABLE	1,023 SF
EOR	Humana	7,350 SF
EOT	Health Massage	1,400 SF
EOX	AVAILABLE	2,425 SF
RO1	Longhorn Steakhouse	6,280 SF
RO2	Aspen Dental	3,406 SF
RO3	PAD AVAILABLE	TBD
RO5	PAD AVAILABLE	TBD

UNIT	TENANT	SIZE
ROA	Bubba's 33	6,686 SF
R4B	Popeyes	3,000 SF

RETAIL SPACE & PADS FOR LEASE

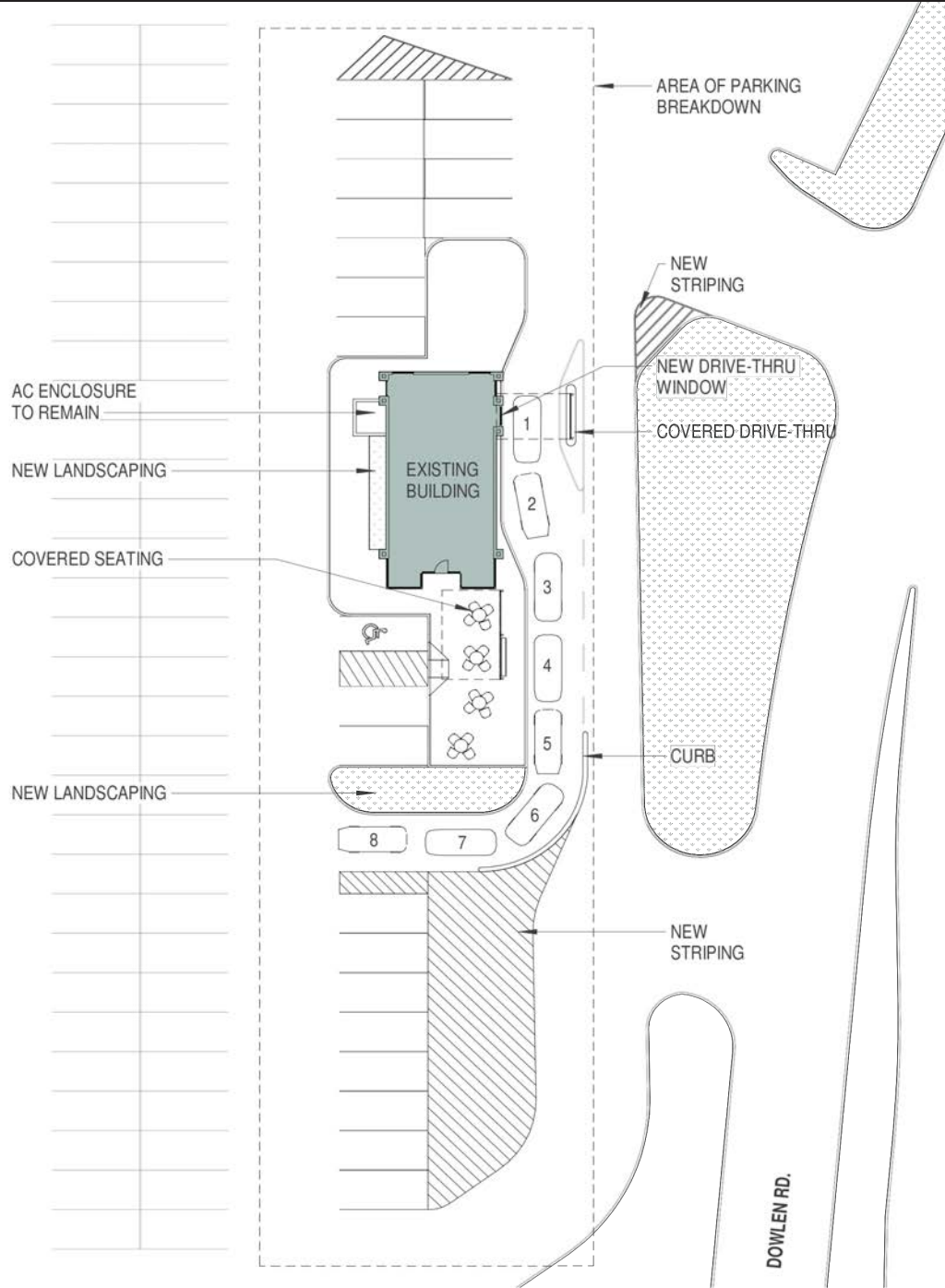
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RENDERINGS AND SITE PLAN FOR UNIT R05
(FORMAL AL'S FORMAL WEAR)





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.

BAKER KATZ LLC	528655		713.621.2900
<i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
KENNETH KATZ	436766		713.621.2900
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
KENNETH KATZ	436766		713.621.2900
<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
THOMAS HOLDSWORTH	700615	THOLDSWORTH@BAKERKATZ.COM	713.903.4572
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

Buyer/Tenant/Seller/Landlord Initials

Date

