

# RETAIL PROPERTY FOR LEASE

## PARKWAY PLAZA

5855 EASTEX FREEWAY  
BEAUMONT, TEXAS 77706



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**CAP**  
Corporate Asset Partners

**PROPERTY HIGHLIGHTS**

Parkway Plaza is located on Eastex Freeway across from Parkdale Mall. Parkway Plaza is part of the main trade area servicing the Beaumont-Port Arthur Metropolitan area and is currently experiencing substantial growth with approximately 75,000 SF of new to market retail and dining being developed.

Beaumont is located in Southeast Texas on the Neches River about 90 miles East of Houston. Beaumont is the county seat of Jefferson County with a population of around 120,000. This trade area serves the Beaumont-Port Arthur Metropolitan Area with a population of approximately 405,000 people. The city is home to Lamar University and the Lamar Institute of Technology which educates around 19,000 students in total. The area also boasts one of the largest deep-water ports in the country, two large hospitals and medical campus. Beaumont is well known for its refineries and industrial opportunities as well as the South Texas State Fair and Rodeo which is the second largest State Fair with approximately 500,000 visitors annually.

**SIZE AVAILABLE**

15,919 SF

**PRICE**

Call broker for pricing

**TRIPLE NET CHARGES**

Est. \$3.90 PSF

**TRAFFIC COUNTS**

Eastex Freeway: 88,061 VPD | Dowlen Rd.: 22,121 VPD

**KEY TENANTS**

Burlington, Best Buy, Party City, Mardel, FedEx, IHOP & Fuzzy's Tacos

**AREA RETAILERS**

Target, Walmart, Kohl's, Lowes Home Improvement, Kroger, Academy, Conn's Home Plus, Ross Dress for Less, PetSmart, Petco and many more.

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
2020 Total Population	8,591	53,213	87,921
2020 Total Households	3,975	21,801	35,804
2020 Daytime Population	11,994	54,039	106,751
2020 Average Household Income	\$63,013	\$83,212	\$77,063

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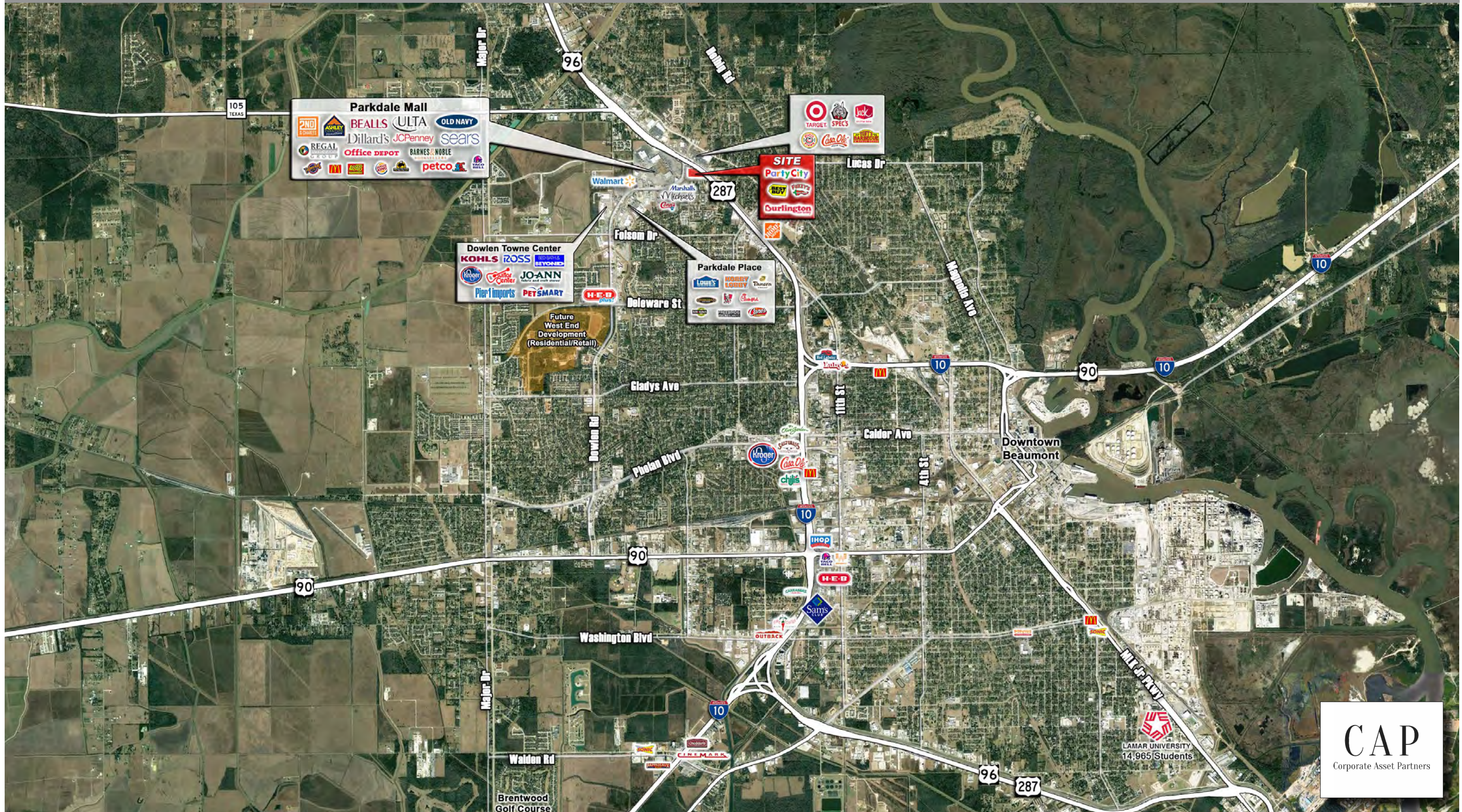
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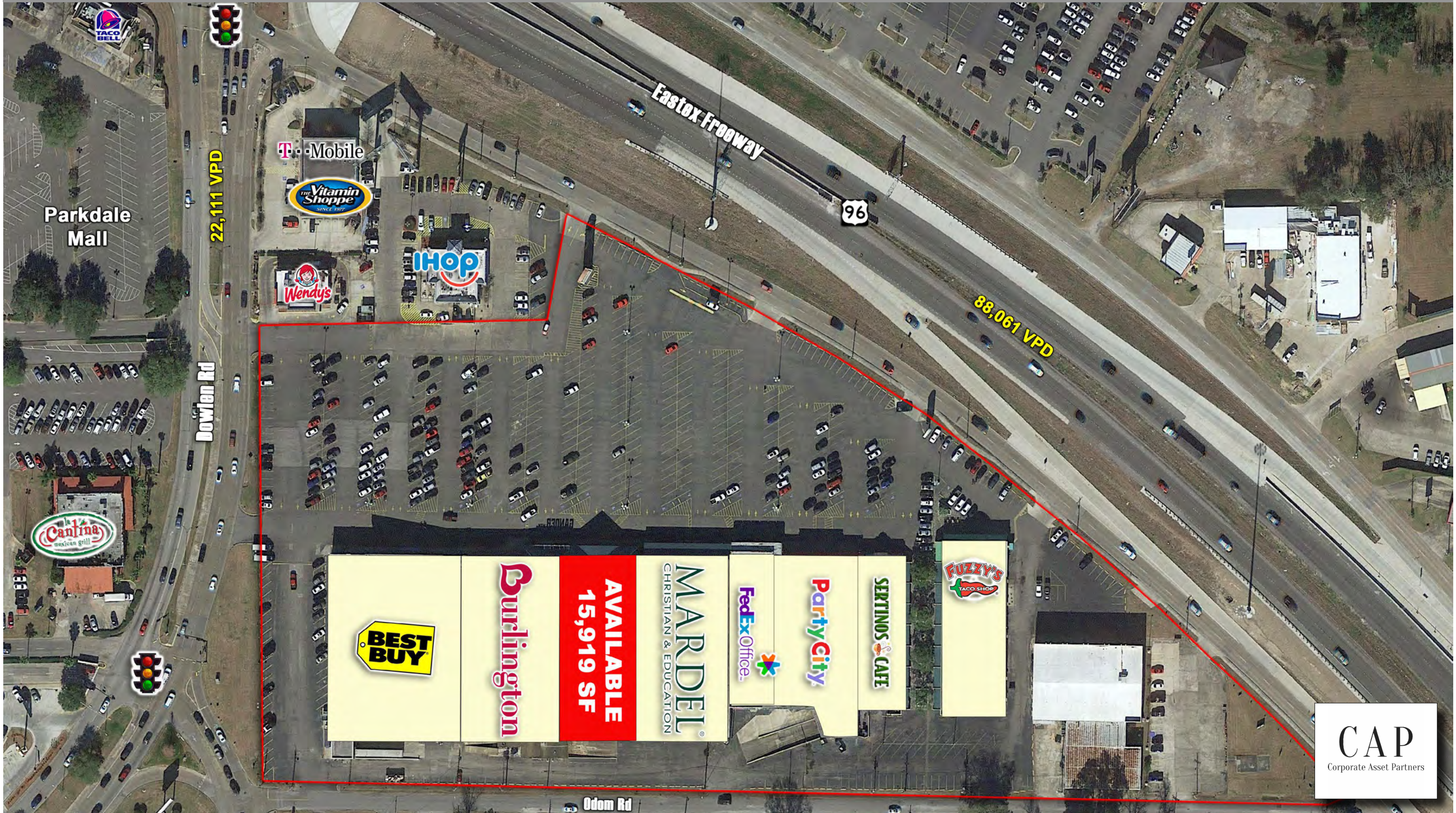
**SITE**

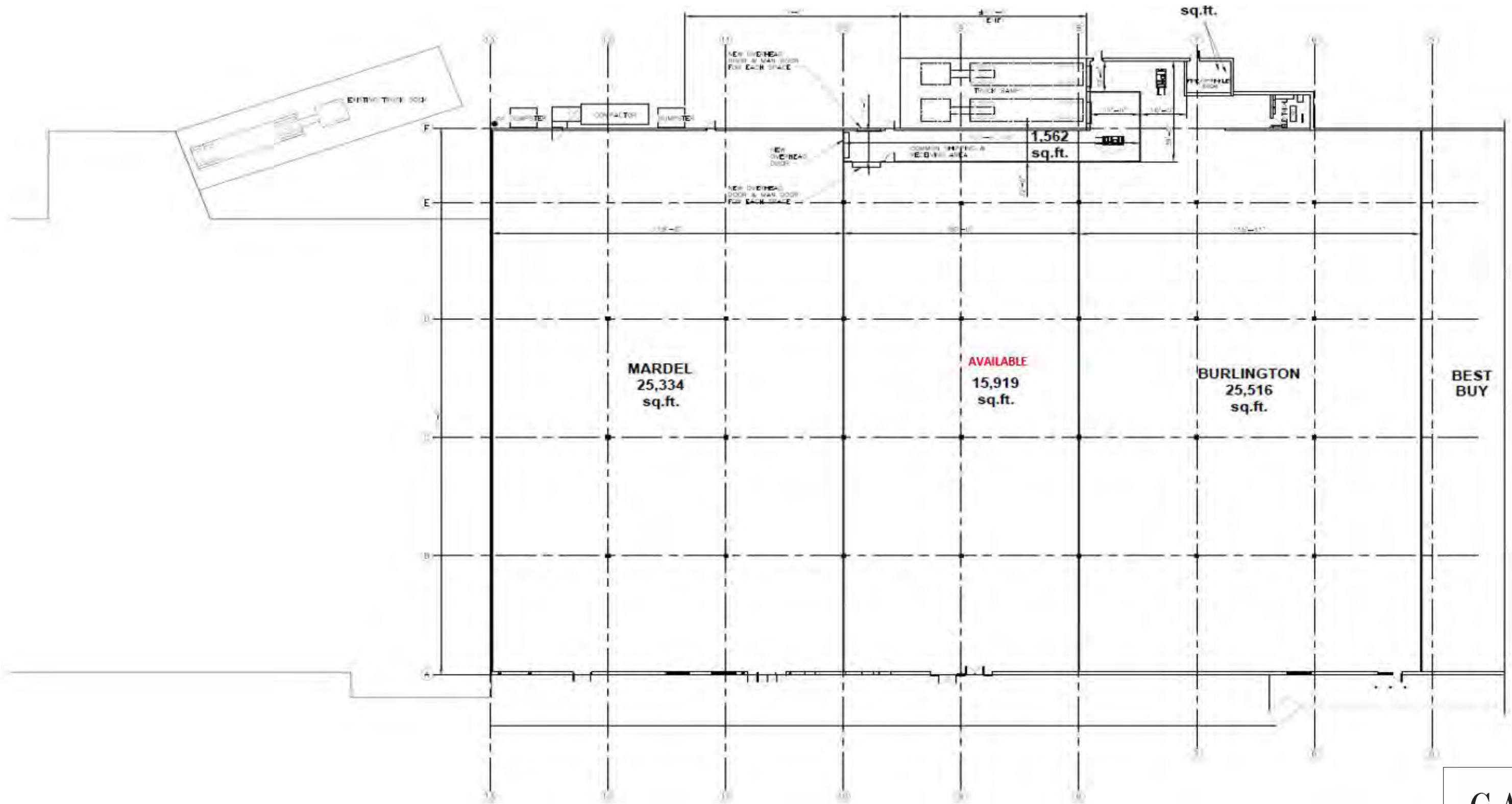
- BEST BUY
- Burlington
- Party City
- SEPTIMO'S CAFE
- FedEx Office
- Wendy's
- REGAL CINEMAS
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# Information About Brokerage Services

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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Corporate Asset Partners, LLC</b>	<b>9007627</b>	<b>craig@corporateassetpartners.com</b>	<b>210.667.6466</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Craig Joseph Garansuay</b>	<b>471665</b>	<b>craig@corporateassetpartners.com</b>	<b>210.667.6466</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Michael Fertitta</b>	<b>612317</b>	<b>michael@corporateassetpartners.com</b>	<b>409.791.6453</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date