



# DOWLEN CROSSING

*Pad Site Available for Lease - Hard Corner Visibility*

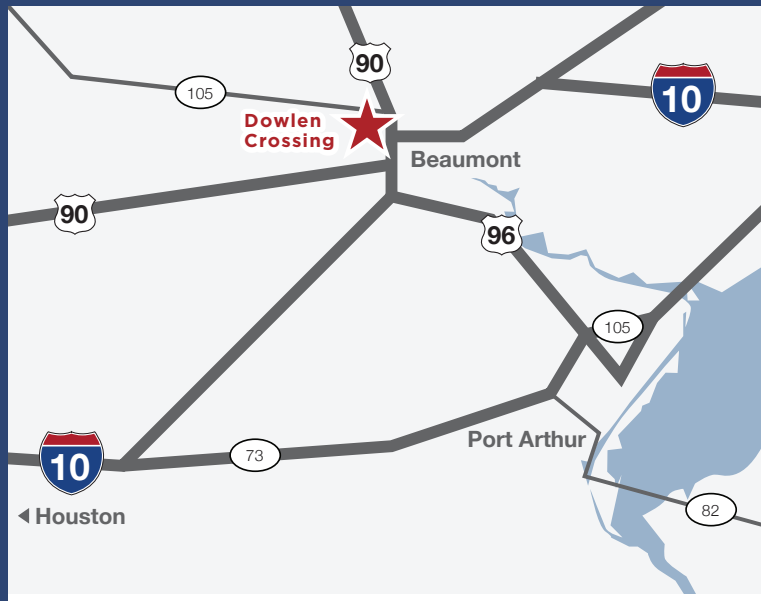
SEC of Dowlen Rd. & Crow Rd. | Beaumont, Texas



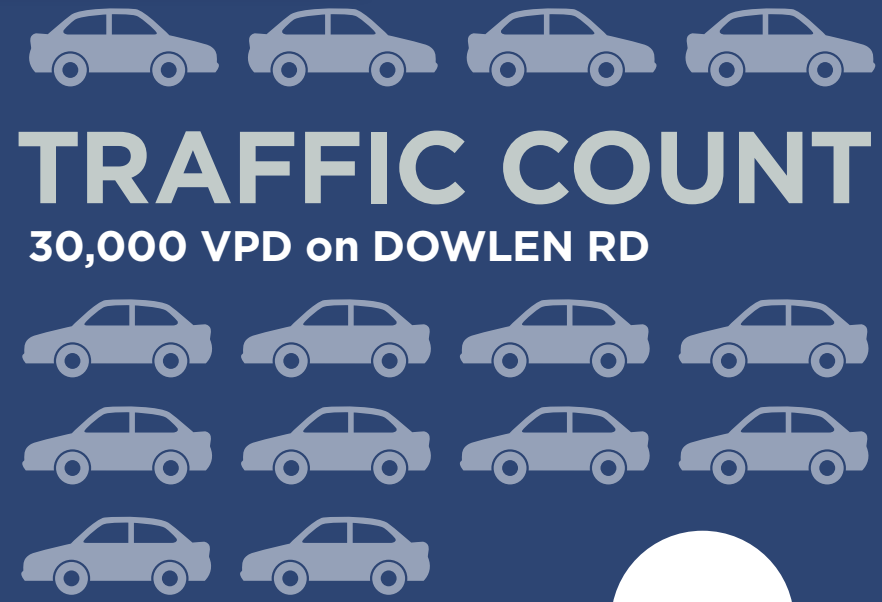
J.J. McDermott | David Meyers | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management





**\$77K**  
**AVERAGE**  
**HOUSEHOLD**  
**INCOME**  
 WITHIN 3 MILE  
 TRADE AREA



**MAJOR AREA RETAILERS**

Dillard's **ULTA** BEAUTY **Marshalls** Michaels  
**TARGET** **BEST BUY** Party City **REGAL CINEMAS** **ZALES**

COMING SOON  
**DICK'S** SPORTING GOODS



**DOWLEN CROSSING**

**PAD SITE** with hard corner visibility available

**HIGHLY VISIBLE** from Dowlen Rd., the **MOST PROMINENT RETAIL THOROUGHFARE** in Beaumont

Located just off the lighted intersection of **DOWLEN RD & CROW RD**

**DEDICATED RIGHT & LEFT TURN LANES** off of Dowlen Rd. make for convenient access to site

**ODOM RD PROVIDES DIRECT ACCESS** to Interstate 69 frontage road

**ONE OF FEW REMAINING PAD SITES** in Beaumont

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**SITE**  
±1.45 ACRES

**PARKDALE MALL**

DOWLEN RD 30,000 VPD

ODOM RD

CROW RD



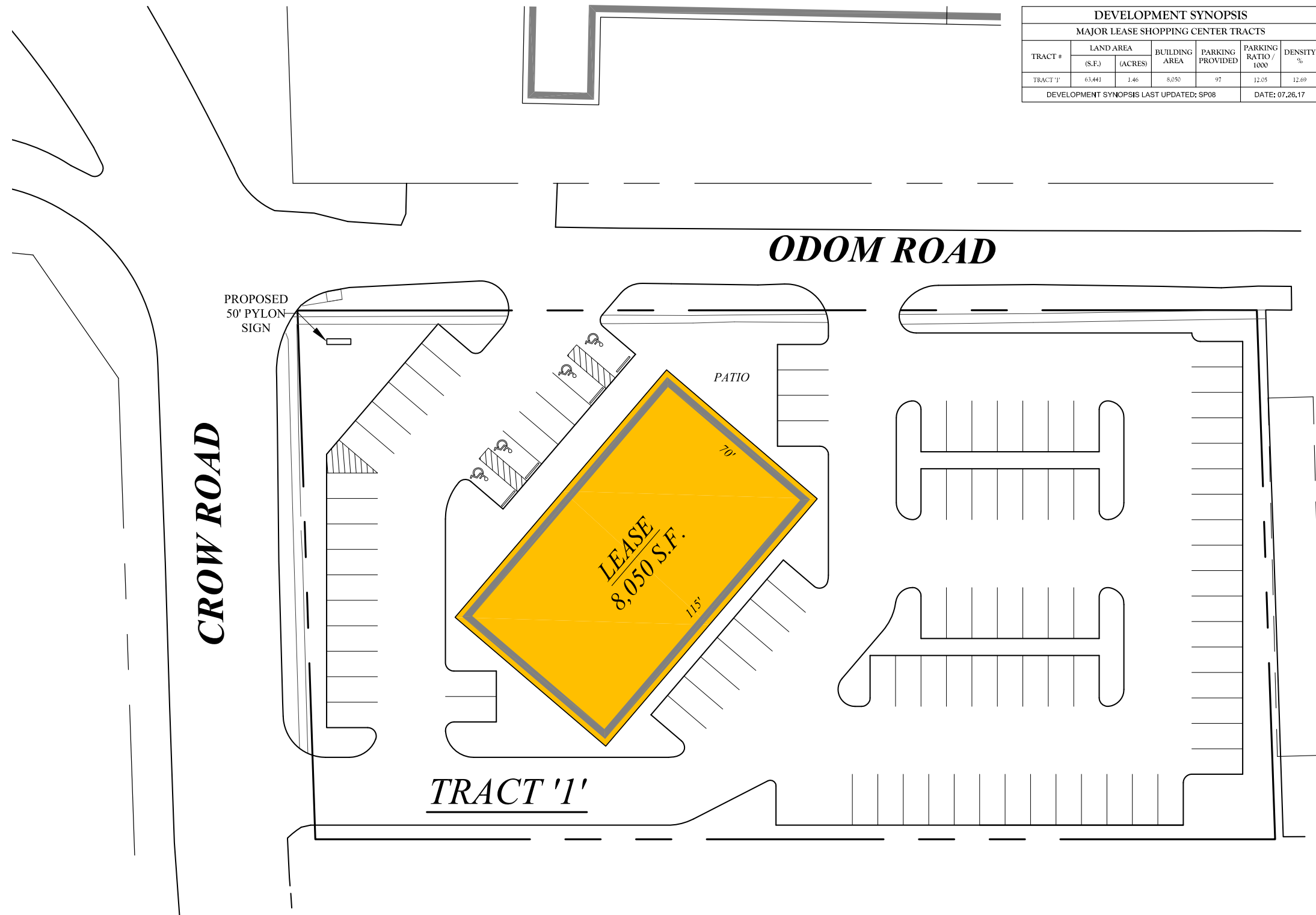


# WHAT'S AROUND: Retail





DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	63,441	1.46	8,050	97	12.05	12.69
DEVELOPMENT SYNOPSIS LAST UPDATED: SP08					DATE: 07.26.17	



## WHO'S NEARBY

## DEMOGRAPHICS

2010 Census, 2017 Estimates with  
Delivery Statistics as of 06/17

	1 Mile	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	4,918	23,045	38,559
Current Population	10,711	55,688	93,296
2010 Census Average Persons per Household	2.18	2.42	2.42
2010 Census Population	7,858	49,544	84,523
Population Growth 2010 to 2017	36.79%	13.31%	11.88%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	40.50%	31.24%	31.63%
2 Person Households	29.24%	31.54%	31.40%
3+ Person Households	30.27%	37.22%	36.97%
Owner-Occupied Housing Units	33.10%	55.94%	56.88%
Renter-Occupied Housing Units	66.90%	44.06%	43.12%
<b>RACE AND ETHNICITY</b>			
2017 Estimated White	35.26%	44.18%	45.48%
2017 Estimated Black or African American	52.64%	43.87%	41.35%
2017 Estimated Asian or Pacific Islander	2.84%	4.05%	3.71%
2017 Estimated Other Races	8.76%	7.51%	9.00%
2017 Estimated Hispanic	11.06%	11.08%	13.85%
<b>INCOME</b>			
2017 Estimated Average Household Income	\$54,469	\$76,691	\$70,774
2017 Estimated Median Household Income	\$43,937	\$61,904	\$57,272
2017 Estimated Per Capita Income	\$25,180	\$32,181	\$29,644
<b>EDUCATION (AGE 25+)</b>			
2017 Estimated High School Graduate	30.72%	28.79%	29.01%
2017 Estimated Bachelors Degree	15.03%	19.28%	18.38%
2017 Estimated Graduate Degree	4.85%	9.49%	8.09%
<b>AGE</b>			
2017 Median Age	32.2	34.8	35.6

Our quest  
is your success.

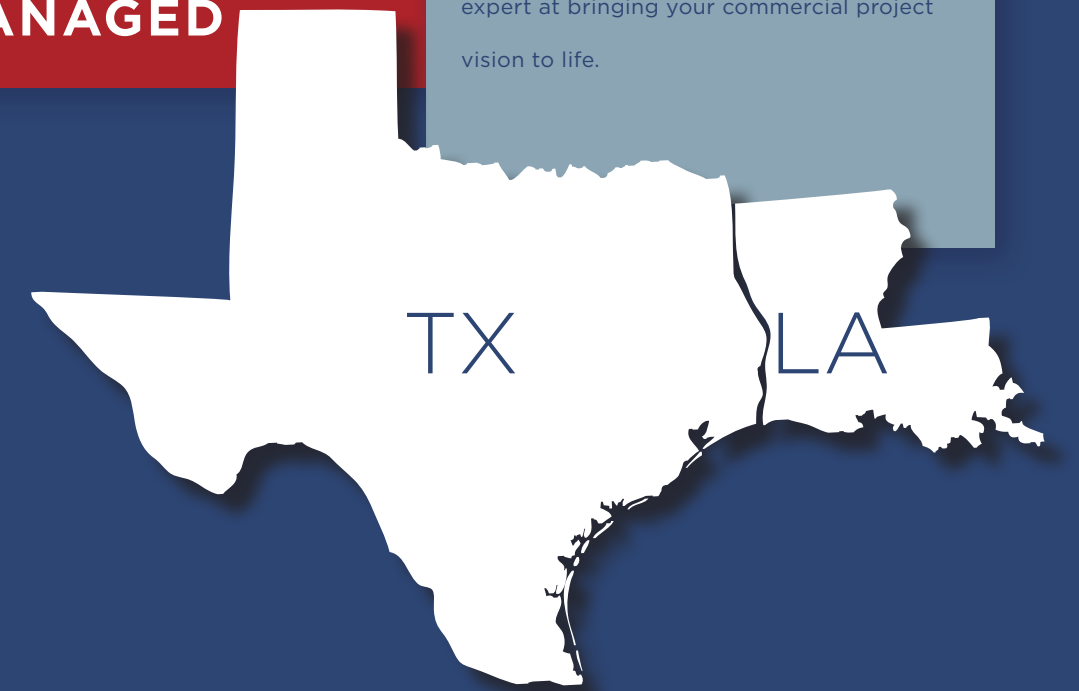
9.9M SF  
OWNED

12.1M SF  
LEASED

10.3M SF  
MANAGED

Specializing in retail space leasing, management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, and property management, NewQuest is an expert at bringing your commercial project vision to life.





# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

