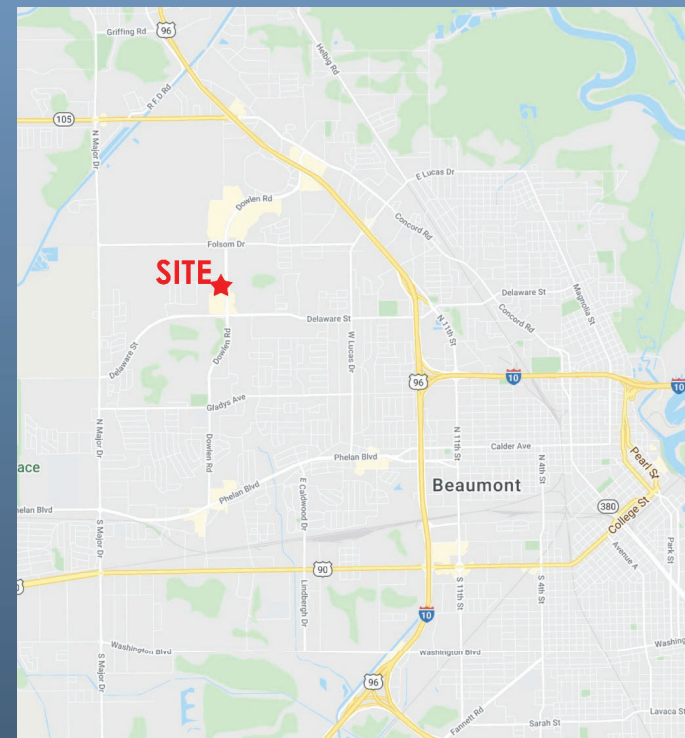


FOR LEASE

The Shops at Metropolis



PROPERTY DATA

- 3195 Dowlen Rd, Beaumont, Texas 77706
- 3,133 SF available
- Great visibility from Dowlen Rd
- Cross access with HEB

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2026 Estimate	6,402	62,998	93,605
Avg HH Income			
2026 Estimate	\$149,792	\$100,960	\$94,023
Traffic Counts			
Dowlen Rd	24,518 cars per day		
Delaware St	18,204 cars per day		

CONTACT

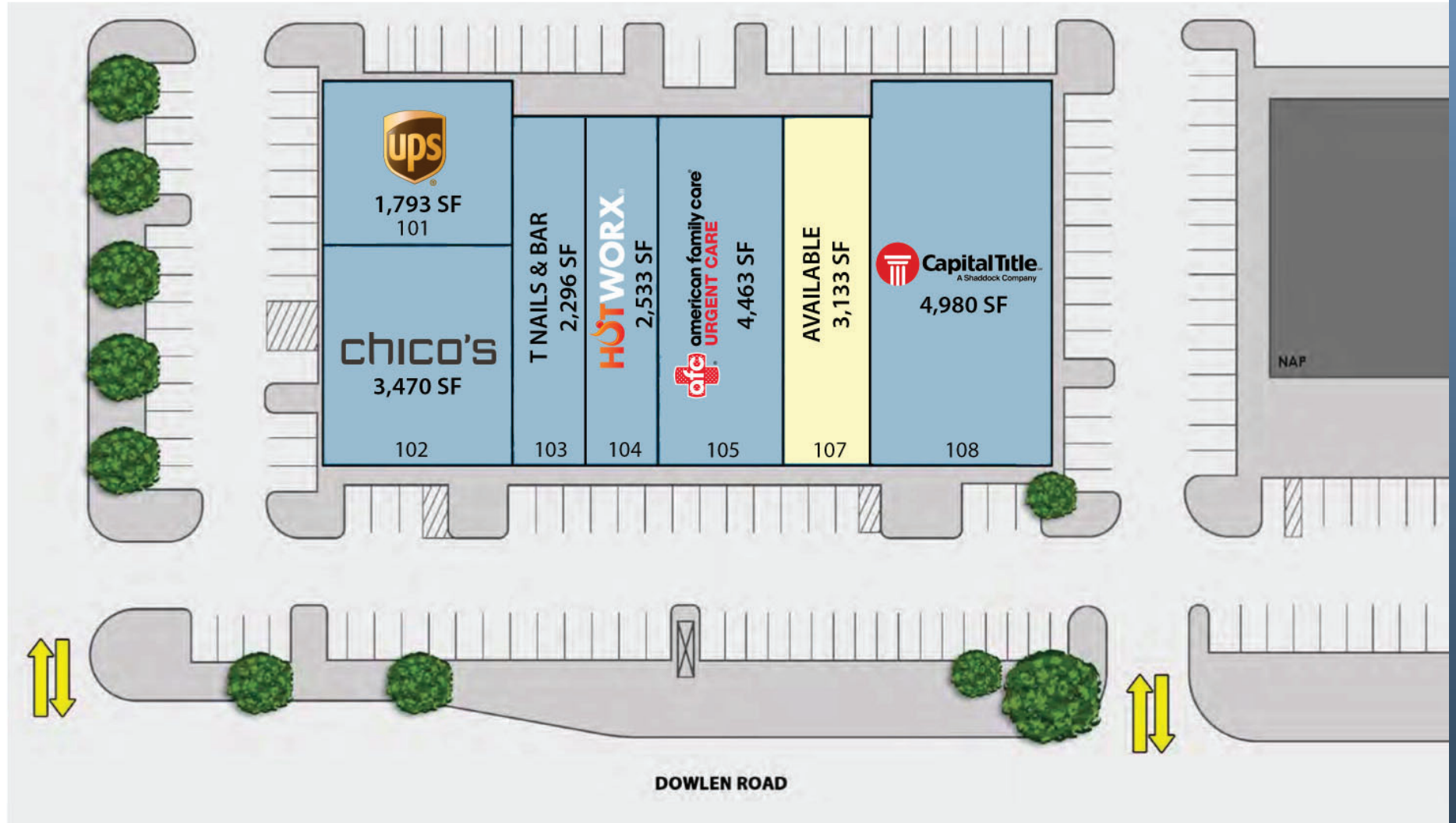
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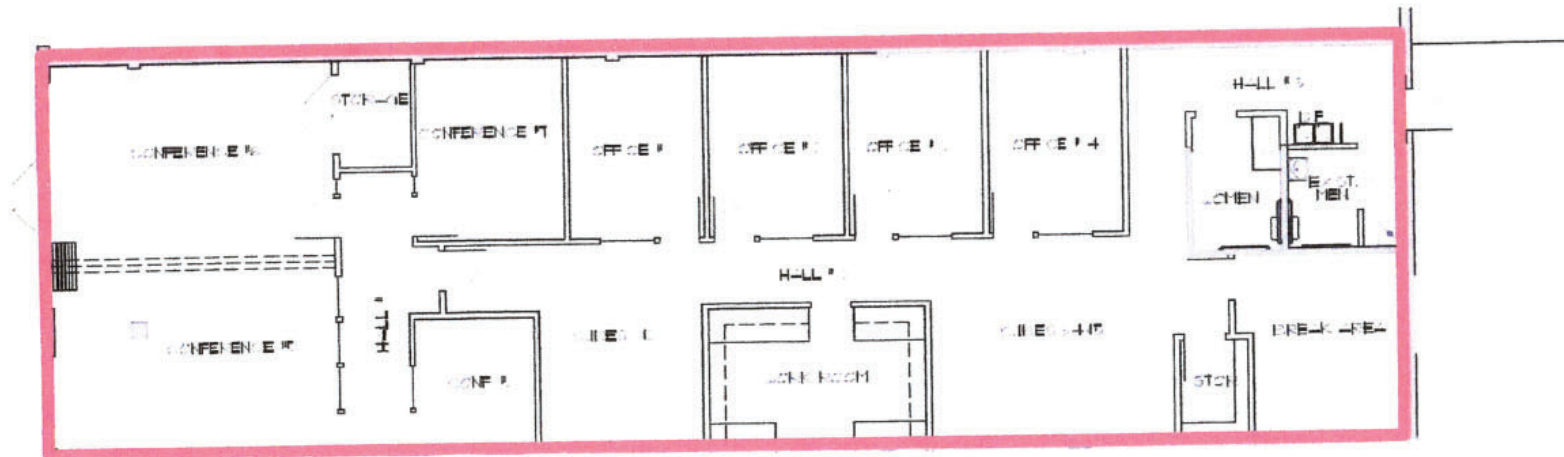






FLOOR PLAN

3,133 SF



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.1091/-94.1691

3195 Dowlen Rd Beaumont, TX 77706	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	6,402	62,998	93,605
2031 Projected Population	6,202	62,667	93,280
2020 Census Population	6,491	61,674	92,427
2010 Census Population	6,283	59,368	91,244
Projected Annual Growth 2026 to 2031	-0.6%	-0.1%	-
Historical Annual Growth 2010 to 2026	0.1%	0.4%	0.2%
2026 Median Age	41.9	37.1	36.5
Households			
2026 Estimated Households	2,599	26,558	38,239
2031 Projected Households	2,495	26,265	37,852
2020 Census Households	2,691	25,933	37,360
2010 Census Households	2,705	24,923	36,899
Projected Annual Growth 2026 to 2031	-0.8%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2026	-0.2%	0.4%	0.2%
Race and Ethnicity			
2026 Estimated White	53.6%	41.5%	36.2%
2026 Estimated Black or African American	25.6%	39.5%	43.8%
2026 Estimated Asian or Pacific Islander	10.1%	5.1%	4.3%
2026 Estimated American Indian or Native Alaskan	0.2%	0.5%	0.5%
2026 Estimated Other Races	10.5%	13.5%	15.1%
2026 Estimated Hispanic	13.6%	16.7%	18.5%
Income			
2026 Estimated Average Household Income	\$149,792	\$100,960	\$94,023
2026 Estimated Median Household Income	\$113,292	\$76,972	\$72,061
2026 Estimated Per Capita Income	\$60,915	\$42,684	\$38,563
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.0%	4.5%	5.8%
2026 Estimated Some High School (Grade Level 9 to 11)	3.3%	4.3%	5.2%
2026 Estimated High School Graduate	21.3%	27.0%	29.7%
2026 Estimated Some College	15.7%	20.5%	21.6%
2026 Estimated Associates Degree Only	6.2%	10.2%	9.6%
2026 Estimated Bachelors Degree Only	33.6%	22.9%	19.0%
2026 Estimated Graduate Degree	18.8%	10.7%	9.1%
Business			
2026 Estimated Total Businesses	500	3,134	5,397
2026 Estimated Total Employees	3,145	23,000	51,472
2026 Estimated Employee Population per Business	6.3	7.3	9.5
2026 Estimated Residential Population per Business	12.8	20.1	17.3



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Wulfe & Co.</u>	<u>478511</u>	<u>info@wulfe.com</u>	<u>(713) 621-1700</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Robert D. Sellingsloh</u>	<u>291801</u>	<u>bsellingsloh@wulfe.com</u>	<u>(713) 621-1700</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Paula Hohl</u>	<u>301718</u>	<u>phohl@wulfe.com</u>	<u>(713) 621-1700</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Paula Hohl</u>	<u>301718</u>	<u>phohl@wulfe.com</u>	<u>(713) 621-1700</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date