

# FOR LEASE- ANCHOR POSITION AVAILABLE



Arnold and Associates



4015 Dowlen Road, Beaumont, Texas 77706  
**Dowlen Towne Center**

## Property Information

8,000 sf

- Approximate Dimensions: 80' storefront x 100'
- Prime location in one of the main power centers on Dowlen Road
- Co- Tenancy includes Kroger, Kohls, Bed, Bath & Beyond, Pier One, Ross, Shoe Carnival and much more!
- Large parking field that provides easy access from the entire center
- Prime signage available on Dowlen Road entrance

## LEASE PRICE:

**\$17 psf/ yr or \$11,333 / mo.**

**Plus Additional Charges**

**\*estimated at \$4.23 psf/ year  
or \$2820 / Month**

Debbie Cowart  
409 – 651 - 3559  
deb@cbcaaa.com

*Call for more information*

**WWW.CBCAAA.COM**

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Coldwell Banker Commercial  
Arnold and Associates  
1 Acadiana Court  
Beaumont, TX 77706  
409-833-5055

## FOR LEASE



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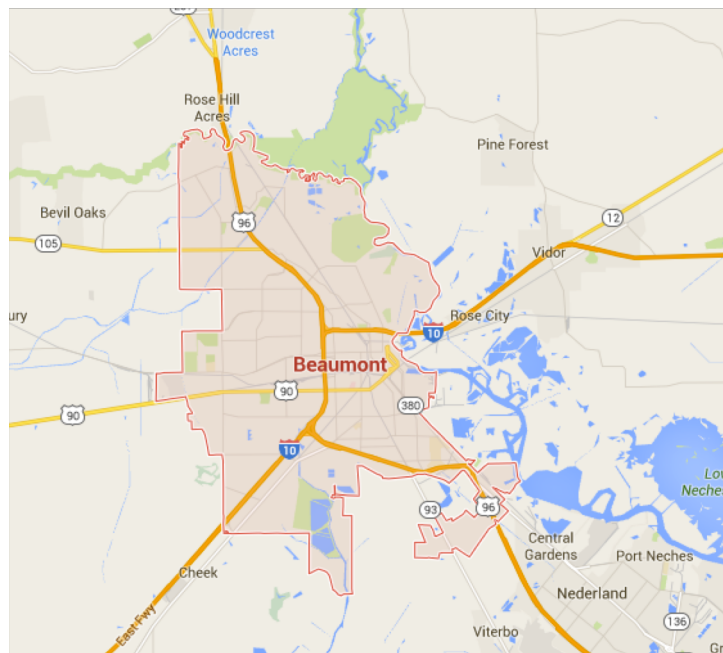
## AREA INFORMATION

ABOUT BEAUMONT, TX.

- 90 miles east of Houston
- Population of Jefferson County– 252,000
- Beaumont is located on the Neches River
- Has (2) large hospitals and medical campus
- Well known for its refineries and industrial opportunities
- Has one of the largest deep water ports
- Industry promotes the economy and keeps population growth steady
- Home to Lamar University

Learn more about Beaumont by  
visiting the city online:

<https://beaumonttexas.gov>



## 2017 Demographics

	1 Mile	3 Miles	5 Miles
<b>Population:</b>	6,641	56,740	90,739
<b>Households:</b>	3,110	23,895	36,974
<b>Avg. HH Income:</b>	\$75,577	\$79,186	\$71,774

Debbie Cowart  
409 – 651 - 3559  
deb@cbcaaa.com

Tisha Self  
409 – 658 – 0330  
tisha@cbcaaa.com

*Call for more information*

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