

# 5.00 PRIME COMMERCIAL ACRES - ...

3195 Dowlen Rd, Beaumont, TX 77706



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Presented By:  
RE/MAX ONE



# 5.00 PRIME COMMERCIAL ACRES - DOWLEN RD

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## Property Details

IT DOESN'T GET MUCH MORE PRIME THAN THIS AS FAR AS AVAILABLE COMMERCIAL LAND GOES! 5.00 ACRES (NEW SURVEY) OF COMMERCIAL ZONED (GC-MD-2....PLEASE VERIFY WITH CITY ZONING DEPARTMENT) IN THE ABSOLUTE CENTRAL HUB OF BEAUMONT'S WEST END RETAIL CORRIDOR ALONG DOWLEN RD. THE LAND IS LOCATED IMMEDIATELY NORTH OF THE HEB SHOPPING CENTER ALONG DOWLEN'S WEST SIDE; TWO SEPARATE ACCESS POINTS TO THE TRACT...ONE LOCATED BETWEEN THE SHOPS OF METROPOLIS CENTER AND BRUNO'S ITALIAN RESTAURANT AND THE OTHER IS LOCATED ON THE NORTH SIDE OF BRUNO'S AS WELL; ALL UTILITIES AVAILABLE; NATIONAL AND REGIONAL BUSINESSES ALL AROUND THIS TRACT OF LAND SOME OF WHICH INCLUDE: HEB, CVS, UPS STORE, SUBWAY, SONIC, LENS CRAFTERS, H & R BLOCK, STELLAR BANK, BAY BRIGHT CAR WASH, PNC BANK, URGENT CARE, AND MANY MORE!!! GREAT FOR RETAIL, RESTAURANT, MEDICAL AND/OR OFFICE USE (FREESTANDING OR STRIP CENTER).

**Price: \$2,613,600**

- 5.00 PRIME COMMERCIAL ACRES
- LOCATED IN THE CENTER OF BEAUMONT'S RETAIL CORRIDOR
- ZONED GC-MD-2 (PLEASE VERIFY WITH CITY OF BEAUMONT)
- IDEAL FOR RETAIL, OFFICE, RESTAURANT AMONG MANY OTHER USE POSSIBILITIES

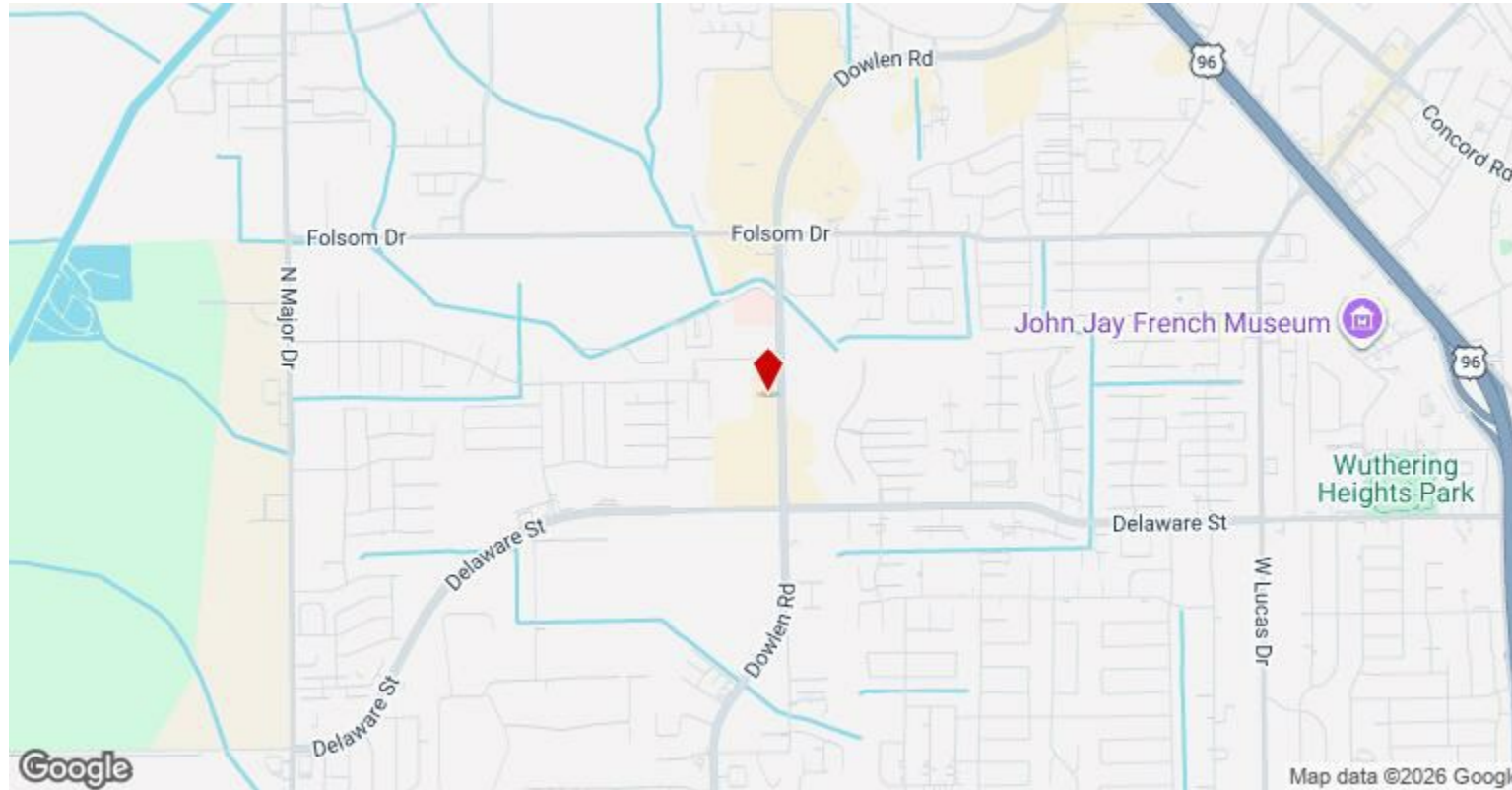
View the full listing here: <https://www.loopnet.com/Listing/3195-Dowlen-Rd-Beaumont-TX/32463378/>

|                     |                         |
|---------------------|-------------------------|
| Price:              | \$2,613,600             |
| Property Type:      | Land                    |
| Property Subtype:   | Commercial              |
| Proposed Use:       | Commercial              |
| Sale Type:          | Owner User              |
| Total Lot Size:     | 5.00 AC                 |
| No. Lots:           | 1                       |
| Zoning Description: | GC-MD-2                 |
| APN / Parcel ID:    | 027340-000-000200-00000 |

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### Location



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## Property Photos



03-03-DJI\_0142\_3\_4 Line

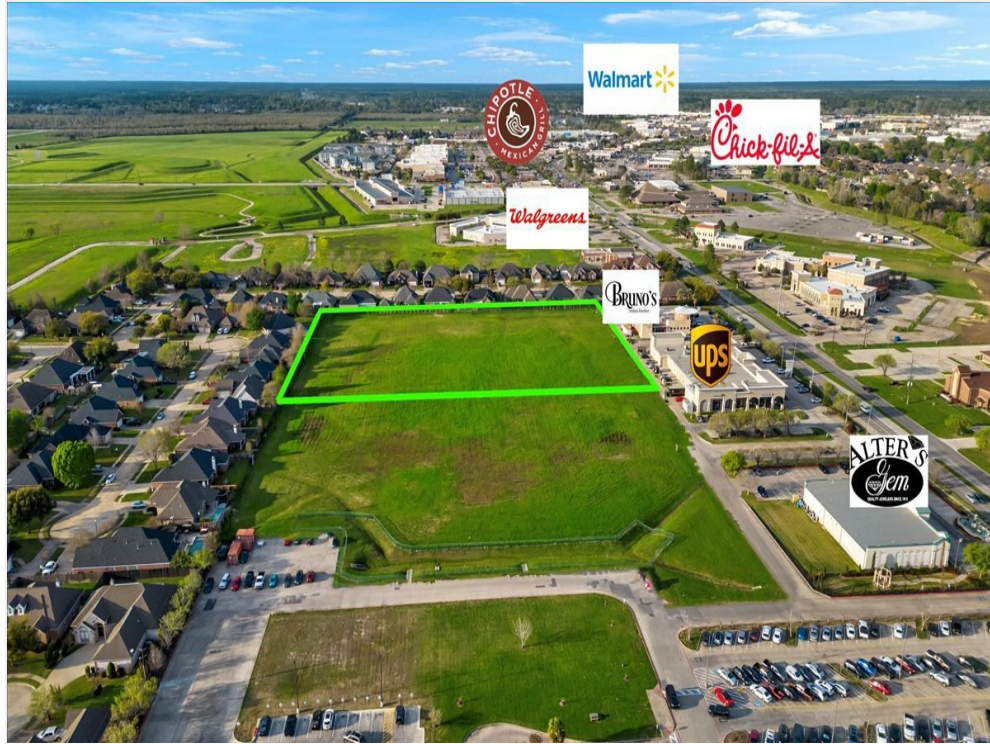


10-10-DJI\_0163\_4\_5 Line

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## Property Photos



09-09-DJI\_0160\_1\_2 Line



08-08-DJI\_0157\_8\_9 Line

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## Property Photos



07-07-DJI\_0154\_5\_6 Line



06-06-DJI\_0151\_2\_3 Line

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## Property Photos



05-05-DJI\_0148\_49\_50 Line



4-DJI\_0145\_6\_7 Line

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## Property Photos



04-04-DJI\_0145\_6\_7 Line

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**Kerry Moncla**

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**RE/MAX ONE**

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