

FOR SALE

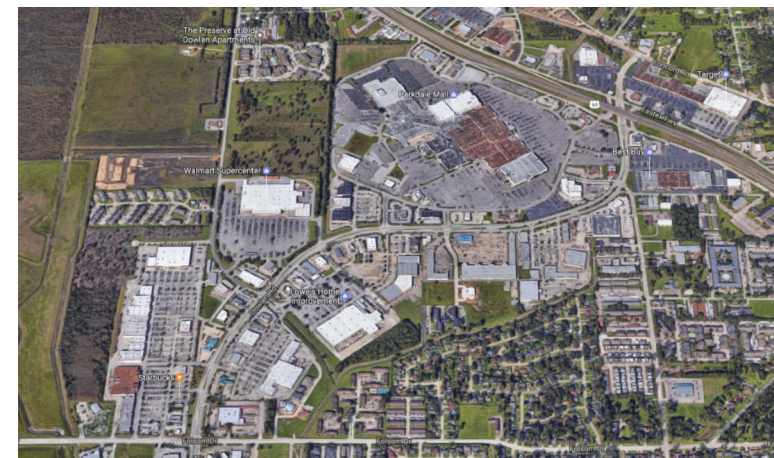
5677 OLD DOWLEN RD | BEAUMONT TX 77706

PROPERTY SUMMARY

LIST PRICE: \$6.50/SF

- Frontage on Old Dowlen +/-193
- Frontage on NW Pkwy +/- 1,466
- Zoned RM-H
- Near Parkdale Mall and WalMart
- Easy Access to Dowlen Road
- Eastex Fwy
- Hwy 105
- Sold as a Whole

+/-11.8 Acres on the Southwest corner of Old Dowlen Road and the future Northwest Parkway. Easy access to heavy retail area. Near Dowlen Road, Hwy 105, Eastex Fwy, and Major Drive once Parkway is complete. Northwest Parkway is currently under construction and will connect Major Drive to Parkdale Mall.



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Associate

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RE/MAX ONE - BEAUMONT

8245 Gladys Avenue, Beaumont, TX 77706

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Demographic and Income Profile

5677 Old Dowlen Rd, Beaumont, Texas, 77706
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.13019
 Longitude: -94.16907

Summary	Census 2010	2016	2021
Population	41,647	43,342	44,286
Households	17,169	17,942	18,375
Families	10,838	11,251	11,479
Average Household Size	2.41	2.40	2.40
Owner Occupied Housing Units	9,677	9,668	9,880
Renter Occupied Housing Units	7,492	8,274	8,495
Median Age	34.9	35.7	36.4
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.43%	1.63%	0.84%
Households	0.48%	1.58%	0.79%
Families	0.40%	1.52%	0.72%
Owner HHs	0.43%	1.52%	0.73%
Median Household Income	1.01%	1.86%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	2,482	13.8%	2,546	13.9%
\$15,000 - \$24,999	2,116	11.8%	2,103	11.4%
\$25,000 - \$34,999	2,240	12.5%	2,568	14.0%
\$35,000 - \$49,999	2,220	12.4%	1,724	9.4%
\$50,000 - \$74,999	2,930	16.3%	2,510	13.7%
\$75,000 - \$99,999	1,995	11.1%	2,409	13.1%
\$100,000 - \$149,999	2,078	11.6%	2,421	13.2%
\$150,000 - \$199,999	943	5.3%	1,053	5.7%
\$200,000+	938	5.2%	1,042	5.7%
Median Household Income	\$49,227		\$51,769	
Average Household Income	\$73,065		\$78,398	
Per Capita Income	\$30,532		\$32,815	

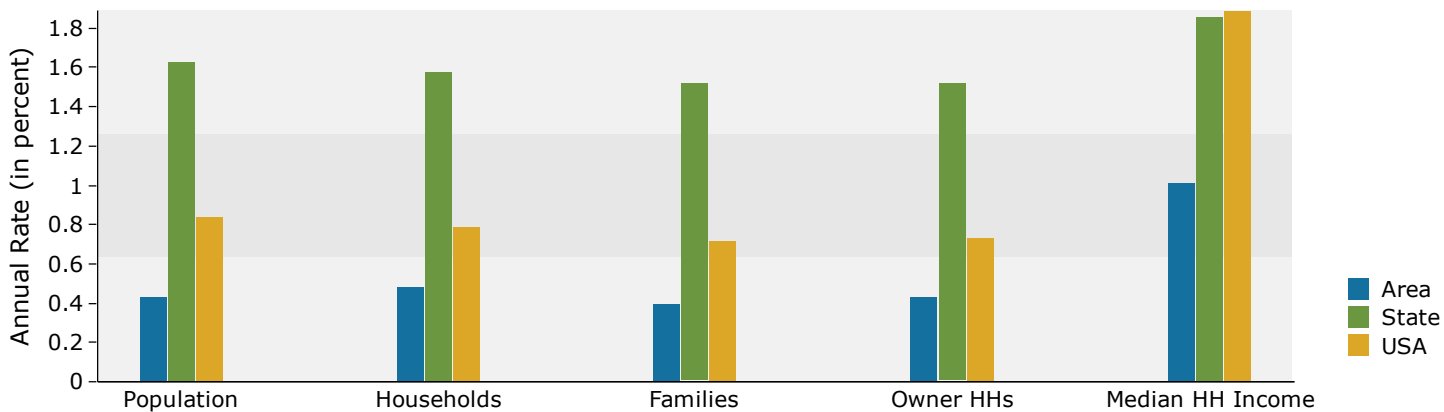
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,167	7.6%	3,076	7.1%	3,121	7.0%
5 - 9	2,812	6.8%	2,999	6.9%	2,987	6.7%
10 - 14	2,847	6.8%	2,852	6.6%	2,939	6.6%
15 - 19	2,877	6.9%	2,682	6.2%	2,670	6.0%
20 - 24	3,262	7.8%	3,127	7.2%	2,880	6.5%
25 - 34	5,929	14.2%	6,553	15.1%	6,689	15.1%
35 - 44	4,983	12.0%	5,198	12.0%	5,602	12.6%
45 - 54	5,997	14.4%	5,321	12.3%	4,996	11.3%
55 - 64	4,834	11.6%	5,522	12.7%	5,419	12.2%
65 - 74	2,432	5.8%	3,362	7.8%	4,185	9.4%
75 - 84	1,752	4.2%	1,750	4.0%	1,924	4.3%
85+	755	1.8%	901	2.1%	874	2.0%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,527	49.3%	19,980	46.1%	19,361	43.7%
Black Alone	16,628	39.9%	17,790	41.0%	18,370	41.5%
American Indian Alone	176	0.4%	189	0.4%	198	0.4%
Asian Alone	1,612	3.9%	1,997	4.6%	2,299	5.2%
Pacific Islander Alone	10	0.0%	14	0.0%	18	0.0%
Some Other Race Alone	1,831	4.4%	2,276	5.3%	2,752	6.2%
Two or More Races	863	2.1%	1,096	2.5%	1,289	2.9%
Hispanic Origin (Any Race)	3,981	9.6%	5,001	11.5%	6,031	13.6%

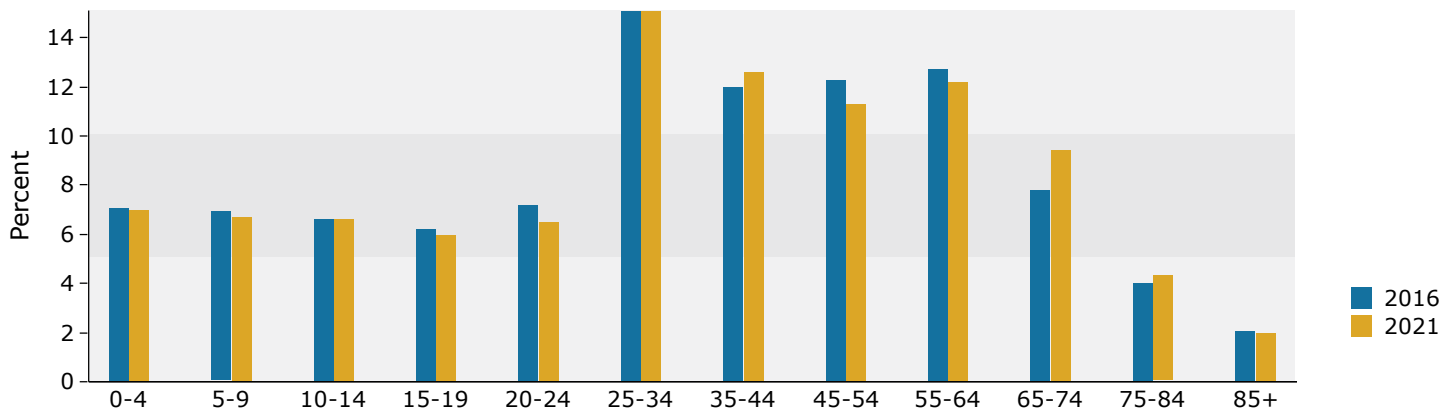
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

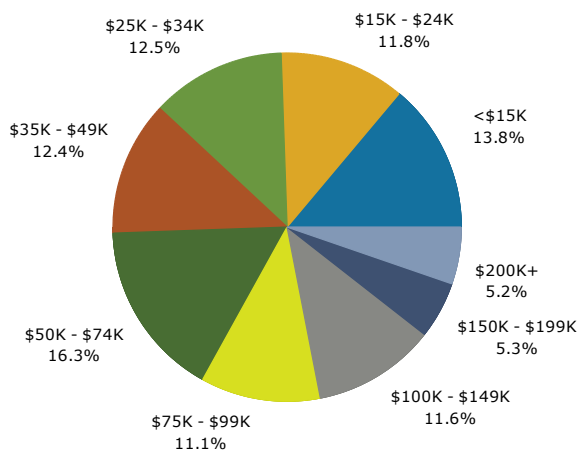
Trends 2016-2021



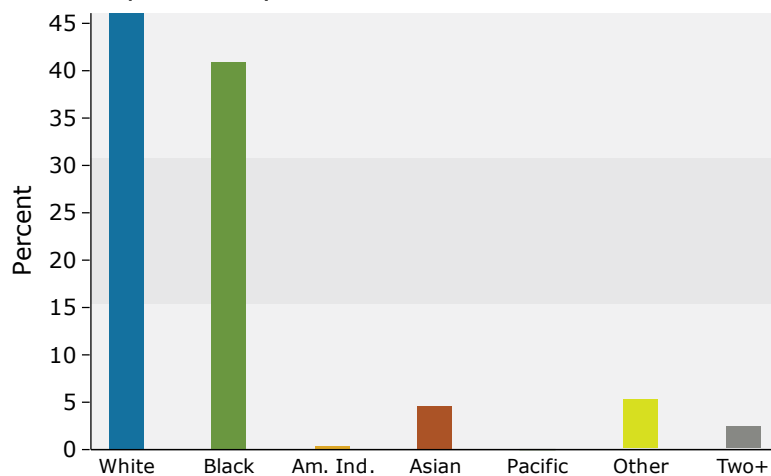
Population by Age



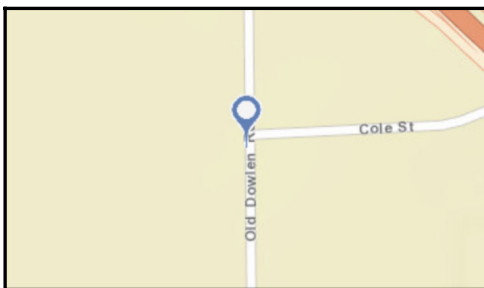
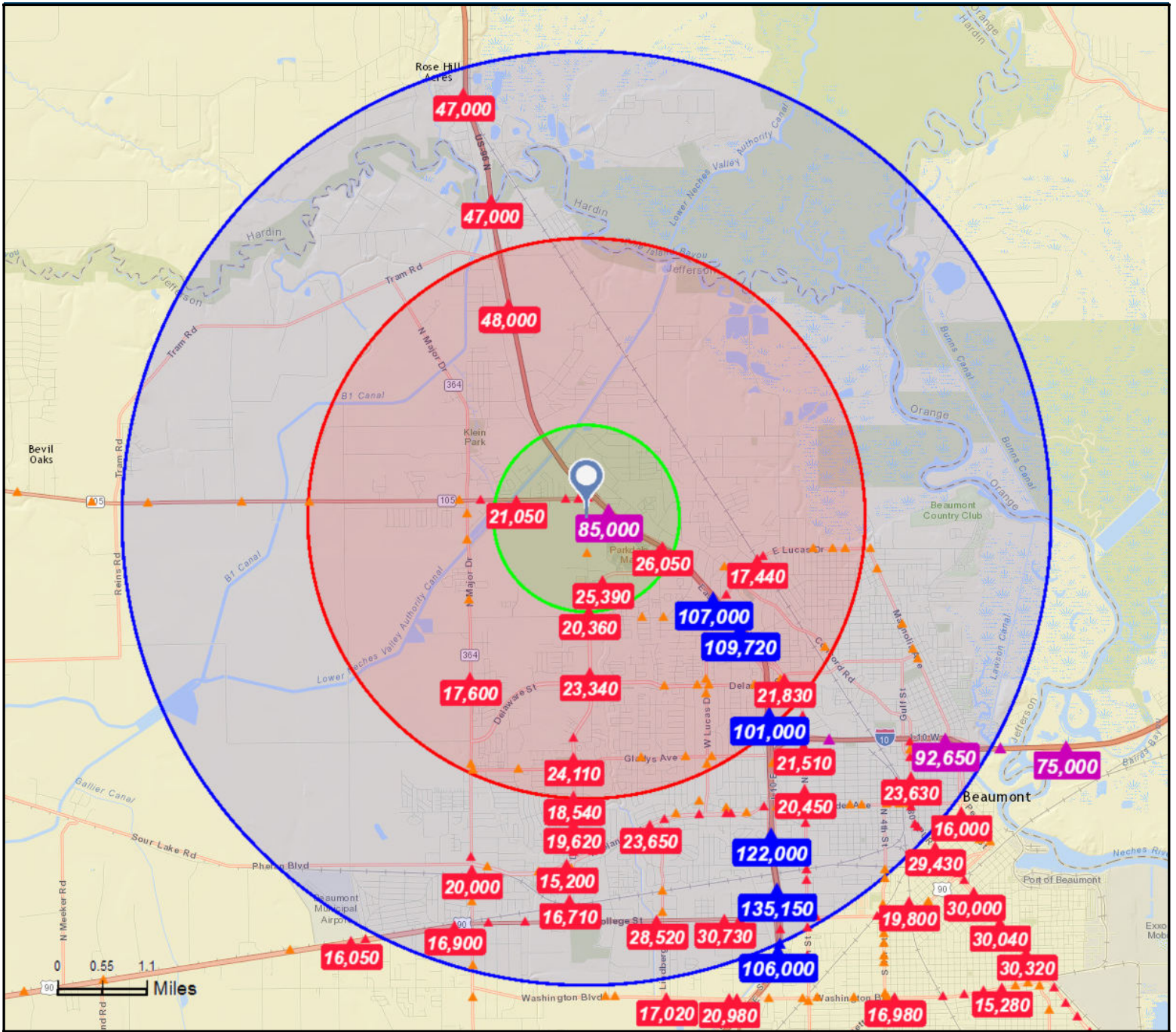
2016 Household Income



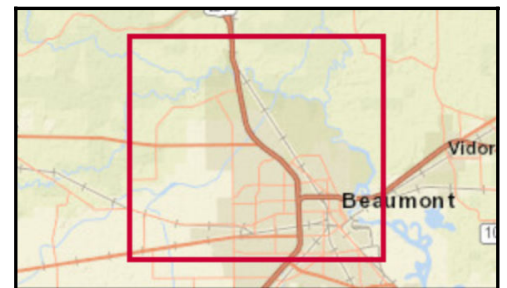
2016 Population by Race



2016 Percent Hispanic Origin: 11.5%

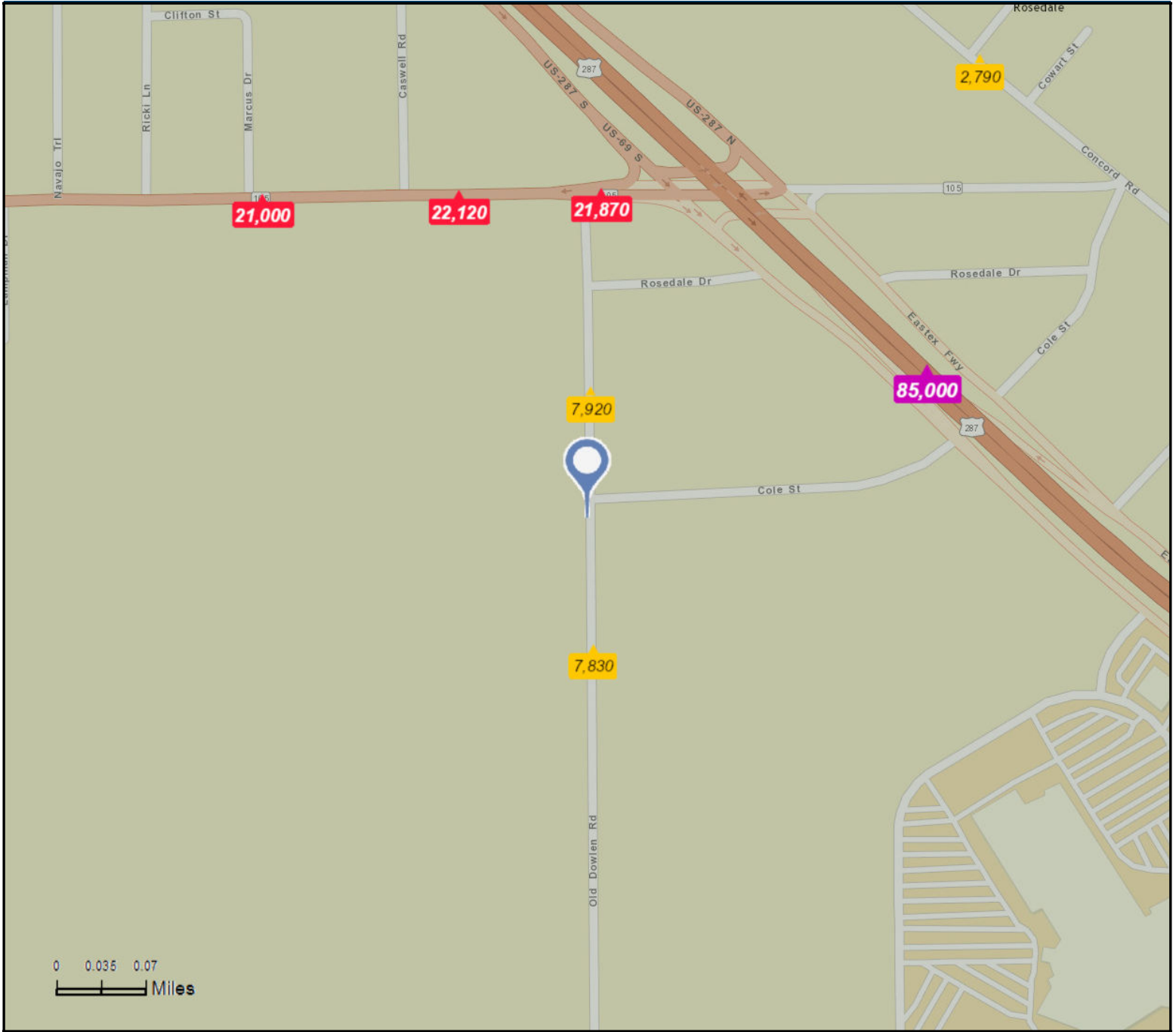


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

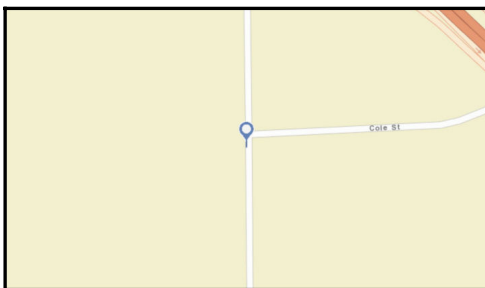


5677 Old Dowlen Rd, Beaumont, Texas, 77706
 Rings: 1, 3, 5 mile radii

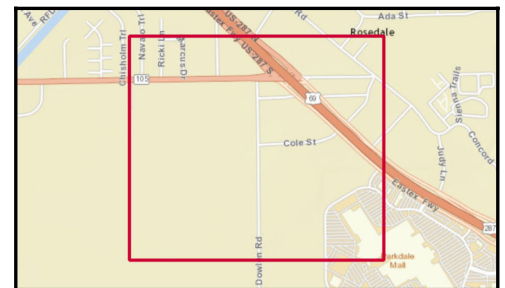
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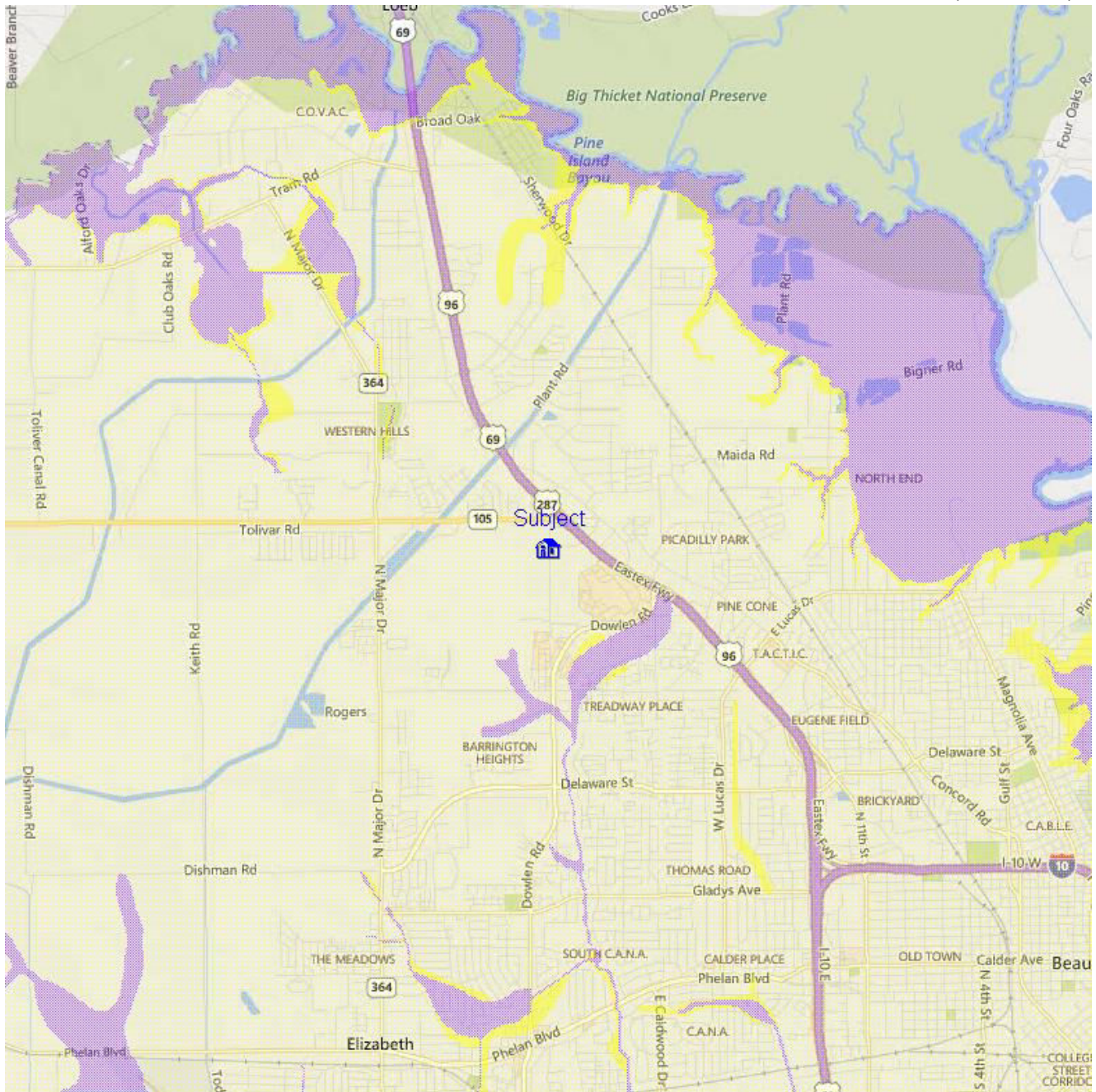
0 0.035 0.07
 Miles



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Source: ©2016 Kalibrate Technologies



MAP DATA

Map Number : 4854570045C

Panel Date : August 06,2002

FIPS Code : 48245

Census Tract : 0003.07

Geo Result : S5 (Most Accurate) -

single close match, point located at
the street address position

Flood

Light Yellow	X or C Zone
Yellow	X500 or B Zone
Purple	A Zone
Blue	V Zone
Orange	D Zone
Green	Area Not Mapped

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Information About Brokerage Services

11-2-2015

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.

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Designated Broker of Firm	License No.	Email	Phone
<u>Charles D. Foxworth Jr.</u>	<u>0446248</u>	<u>charlie@foxworthrealty.com</u>	<u>(409) 892-7245</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Ryan Harrington</u>	<u>0558472</u>	<u>Ryan@foxworthrealty.com</u>	<u>(409) 892-7245</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov