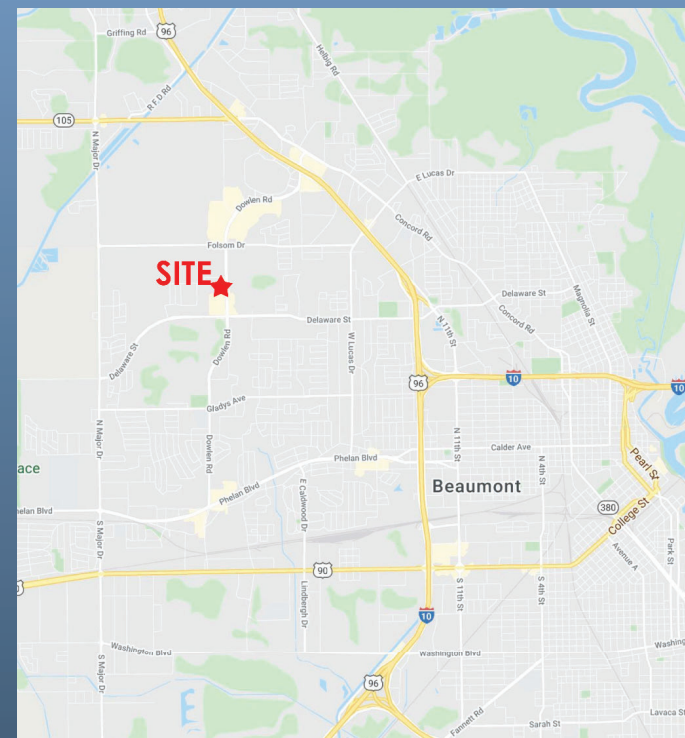


FOR LEASE

The Shops at Metropolis



PROPERTY DATA

- 3195 Dowlen Rd, Beaumont, Texas 77706
- Great visibility from Dowlen Rd
- Cross access with HEB
- 100% leased

DEMOGRAPHICS

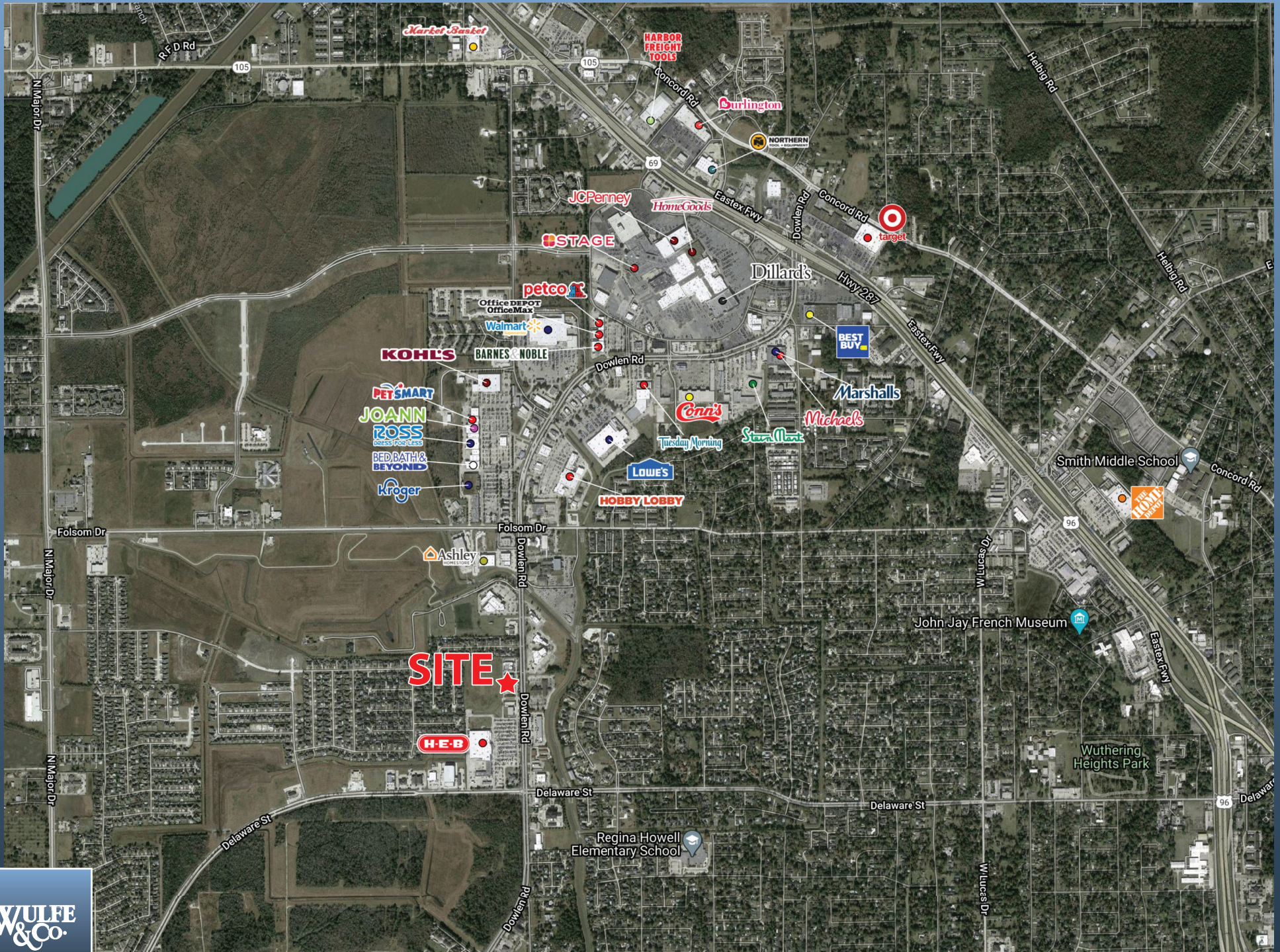
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2023 Estimate	6,462	60,293	91,119
Avg HH Income			
2023 Estimate	\$160,153	\$101,838	\$90,795
Traffic Counts			
Dowlen Rd	23,940 cars per day		
Delaware St	15,841 cars per day		

CONTACT

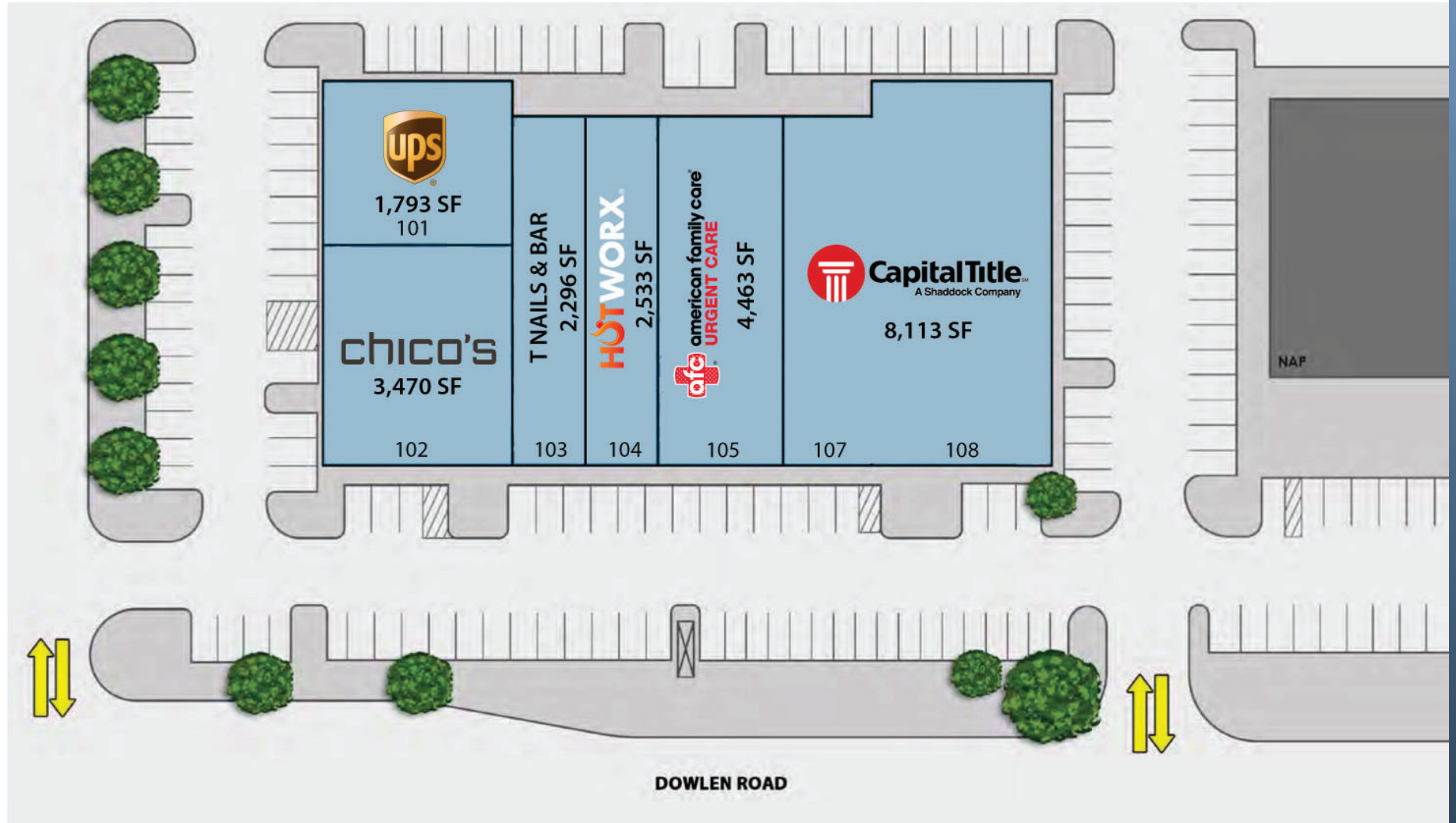
Paula Hohl
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Houston, Texas 77056
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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 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			
2023 Estimated Population	6,462	60,293	91,119
2028 Projected Population	6,283	59,276	90,580
2020 Census Population	6,459	61,697	92,492
2010 Census Population	6,255	59,389	91,305
Projected Annual Growth 2023 to 2028	-0.6%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2023	0.3%	0.1%	-
2023 Median Age	40.4	36.2	36.1
Households			
2023 Estimated Households	2,716	25,645	37,264
2028 Projected Households	2,565	24,495	36,011
2020 Census Households	2,677	25,943	37,385
2010 Census Households	2,693	24,932	36,923
Projected Annual Growth 2023 to 2028	-1.1%	-0.9%	-0.7%
Historical Annual Growth 2010 to 2023	-	0.2%	-
Race and Ethnicity			
2023 Estimated White	55.9%	42.8%	37.0%
2023 Estimated Black or African American	24.4%	38.9%	43.8%
2023 Estimated Asian or Pacific Islander	9.3%	4.7%	4.0%
2023 Estimated American Indian or Native Alaskan	0.2%	0.5%	0.5%
2023 Estimated Other Races	10.1%	13.1%	14.7%
2023 Estimated Hispanic	11.2%	15.0%	17.1%
Income			
2023 Estimated Average Household Income	\$160,153	\$101,838	\$90,795
2023 Estimated Median Household Income	\$133,868	\$72,022	\$64,467
2023 Estimated Per Capita Income	\$67,396	\$43,424	\$37,328
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	5.0%	6.8%
2023 Estimated Some High School (Grade Level 9 to 11)	2.4%	5.2%	6.4%
2023 Estimated High School Graduate	14.8%	25.2%	28.6%
2023 Estimated Some College	14.6%	22.2%	22.3%
2023 Estimated Associates Degree Only	4.6%	7.8%	7.7%
2023 Estimated Bachelors Degree Only	38.3%	22.7%	18.7%
2023 Estimated Graduate Degree	23.6%	12.0%	9.5%
Business			
2023 Estimated Total Businesses	491	3,507	5,956
2023 Estimated Total Employees	2,966	27,528	57,126
2023 Estimated Employee Population per Business	6.0	7.9	9.6
2023 Estimated Residential Population per Business	13.2	17.2	15.3



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.

2-10-2025



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.

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. **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.

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.

Wulfe & Co.	478511	info@wulfe.com	713-621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert D. Sellingsloh	291801	bsellingsloh@wulfe.com	713-621-1700
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	713-621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date