

6 TRACTS - 18.63 +/- ACRES FOR SALE

OLD DOWLEN ROAD AND NORTHWEST PARKWAY

BEAUMONT, TEXAS



PROPERTY FEATURES

- Tract 1 - 1.915 +/- Acres
- Tract 2 - 1.713 +/- Acres
- Tract 3 - 2.445 +/- Acres
- Tract 4 - 2.079 +/- Acres
- Tract 5 - 1.840 +/- Acres
- Tract 6 - 8.712 +/- Acres
- See Site Plan for Dimensions
- **Tracts Can Be Combined**
- North of WalMart Super Center
- West of Parkdale Mall
- Zoned: GC-MD (*Buyer should verify the Zoning of the Property and confirm with the City that Buyer's intended use is in compliance with the City Zoning Ordinance*)

PROPERTY INFORMATION

- 532 Multi-Family Units in Old Dowlen Corridor
- Well Positioned for Multi-Family, Professional Office or Retail Development
- Approximately 1.2 Miles to U. S. Highway 69 (Eastex Freeway), 0.3 Miles to State Highway 105, and 0.3 Miles to Dowlen Road
- Traffic Counts (vpd per TXDOT)
 - Old Dowlen Road - North of Dowlen Road: 8,945 (2022)
 - Old Dowlen Road - South of Highway 105: 13,464 (2022)
 - Dowlen Road - East of Old Dowlen Road: 18,061 (2024)
 - Highway 105 - East of Old Dowlen Road: 20,544 (2020)

CALL BROKER FOR PRICING

Contact:
J. Milton Prewitt, SIOR
 409.892.3000
 milt@jmprewitt.com

J.M. PREWITT COMPANY

Commercial & Industrial Real Estate Services

Real Estate. Real Opportunities. Real Solutions.

SIOR® THIS LOCATION OF THE PROPERTY LINES ARE APPROXIMATE AND WILL NEED TO BE VERIFIED BY A SURVEY.

The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.

SCALE : 1"= 300'

WESTON TRAILS PROPERTIES, LTD.
(VACANT LAND)

DELTA MANOR
(APARTMENTS)

NORTHWEST

PARKWAY

ENERGY
SUBSTATION

WESTON TRAILS PROPERTIES, LTD.
(VACANT LAND)

DD6 DITCH NO. 123-A4

CYPRESS PLACE

OLD DOWLEN COTTAGES
(APARTMENTS)

TRACT 1
1.915 AC

TRACT 4
2.079 AC

TRACT 5
1.840 AC

TRACT 2
1.713 AC

TRACT 6
8.712 AC

TRACT 3
2.445 AC

NOTE
THE TRACT DIMENSIONS AND ACREAGE SHOWN WERE
CALCULATED FROM DEED CALLS AND RECENT SURVEYS.
THIS EXHIBIT WAS PREPARED FOR MARKETING PURPOSES
ONLY AND DOES NOT REFLECT AN ACCURATE SURVEY OF
THE PROPERTY MADE ON THE GROUND.

THE PONTE
(APARTMENTS)

WALMART

(RETAIL)

OLD DOWLEN BUSINESS PARK

MUELA CREEK DRIVE

KOHL'S
(RETAIL)

MARKETING EXHIBIT FOR AN 18.70 ACRE TRACT LOCATED IN BEAUMONT, TEXAS

MARCH 2026

OWNER:

LaTEX INVESTORS, L.P.
210 Dr. Michael DeBakey Drive
Lake Charles, Louisiana 70601

PREPARED BY:



AWC
ARCENEUX WILSON & COLE
3120 Central Mall Drive
Port Arthur, Texas 77642
TUBE Firm No. F-16194
BPS Firm No. 10194049

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RETAILERS - PARTIAL LIST

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RESTAURANTS & FOOD ESTABLISHMENTS - PARTIAL LIST

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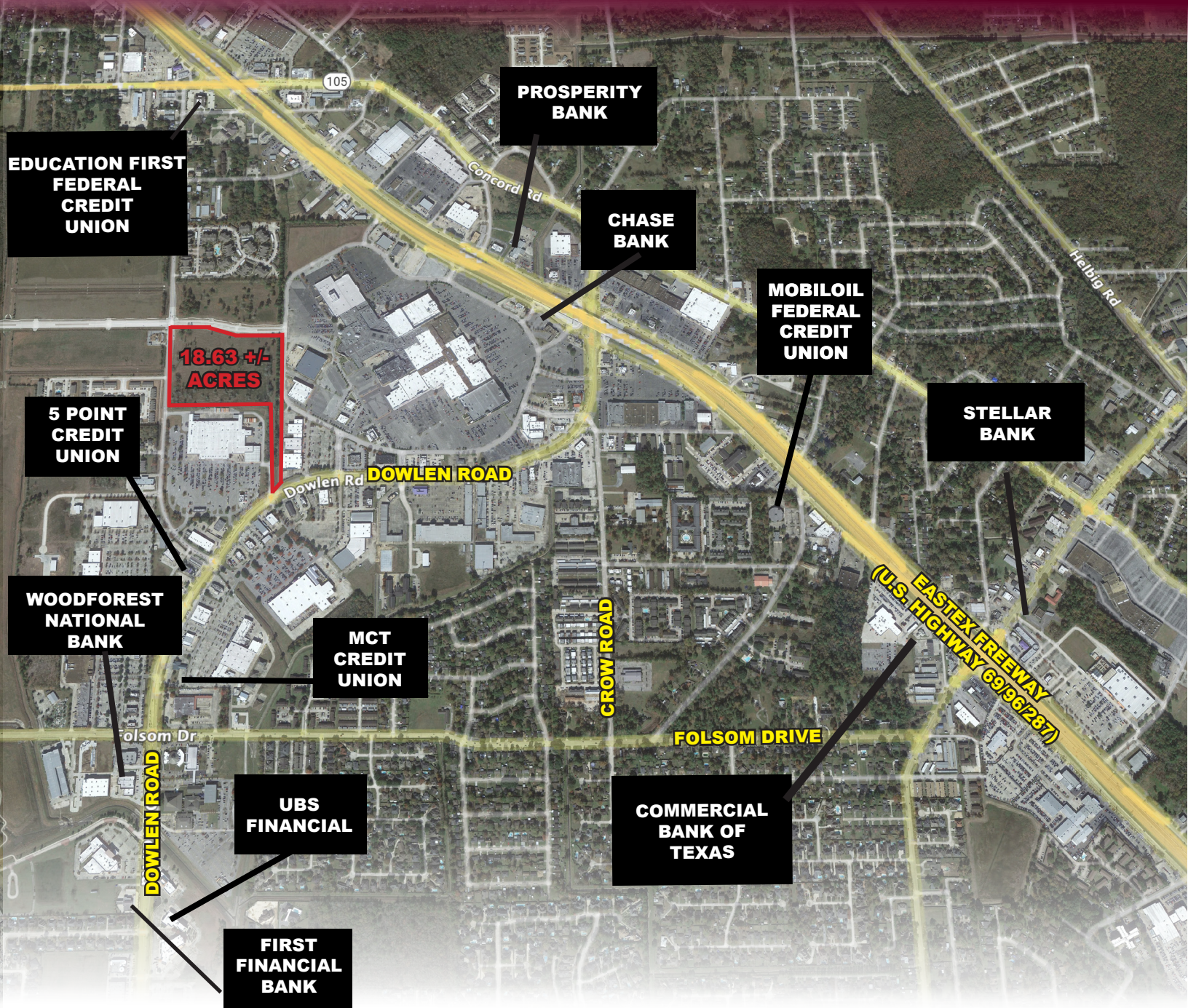


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**18.63 +/-
 ACRES**

**EDUCATION FIRST
 FEDERAL
 CREDIT
 UNION**

**PROSPERITY
 BANK**

**CHASE
 BANK**

**MOBILOIL
 FEDERAL
 CREDIT
 UNION**

**STELLAR
 BANK**

**5 POINT
 CREDIT
 UNION**

**WOODFOREST
 NATIONAL
 BANK**

**MCT
 CREDIT
 UNION**

**UBS
 FINANCIAL**

**COMMERCIAL
 BANK OF
 TEXAS**

**FIRST
 FINANCIAL
 BANK**

BANKS - PARTIAL LIST

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MEDICAL FACILITIES - PARTIAL LIST

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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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

J.M. Prewitt Company	492087	milt@jmprewitt.com	(409)892-3000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
J. Milton Prewitt, SIOR	391133	milt@jmprewitt.com	(409)892-3000
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
J. Milton Prewitt, SIOR	391133	milt@jmprewitt.com	(409)892-3000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
J. Milton Prewitt, SIOR	391133	milt@jmprewitt.com	(409)892-3000
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2
TXR 2501

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov