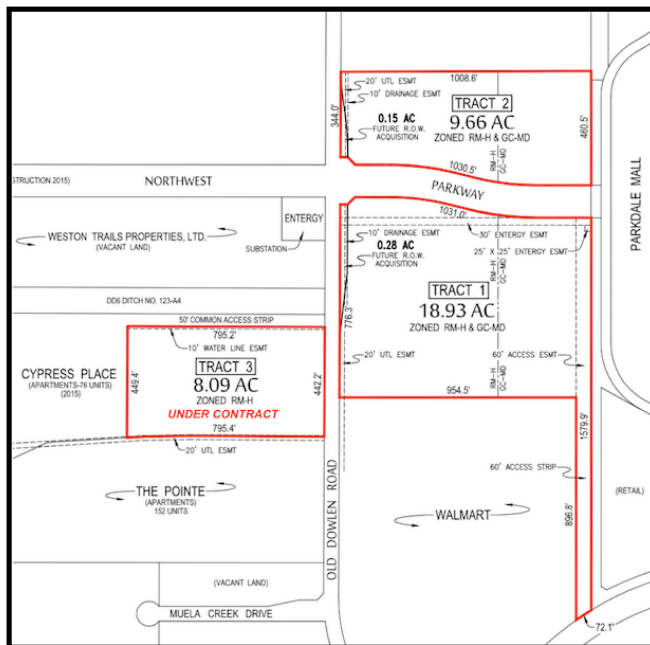


# LAND FOR SALE



## THREE TRACTS – 36.68 +/- ACRES OLD DOWLEN ROAD BEAUMONT, TEXAS

### PROPERTY INFORMATION

#### TRACT 1

- ◆ 18.93+/- Acres --- Can Be Divided
- ◆ 776+/- Feet of Frontage on Old Dowlen Road
- ◆ 1,031+/- Feet of Frontage on Proposed Northwest Parkway
- ◆ Direct Access To and From Dowlen Road (Between Walmart and Barnes & Nobles Bookstore)
- ◆ North of and Adjacent to Wal Mart Super Center
- ◆ West of and Adjacent to Parkdale Mall
- ◆ Currently Zoned RMH & GC-MD (Prospective Buyers Should Verify with City of Beaumont)
- ◆ **Asking Price: \$10.25 psf (Entire Tract)**

#### TRACT 2

- ◆ 9.66+/- Acres --- Can Be Divided
- ◆ 344+/- Feet of Frontage on Old Dowlen Road
- ◆ 1,030+/- Feet of Frontage on Proposed Northwest Parkway
- ◆ West of and Adjacent to Parkdale Mall
- ◆ Currently Zoned RMH & GC-MD (Prospective Buyers Should Verify with City of Beaumont)
- ◆ **Asking Price: \$11.50 psf (Entire Tract)**

#### TRACT 3 UNDER CONTRACT

- ◆ 8.09+/- Acres --- Can Be Divided
- ◆ 442+/- Feet of Frontage on Old Dowlen Road
- ◆ Common Access Drive North of and Adjacent to Property
- ◆ Directly Across Old Dowlen Road from WalMart
- ◆ Currently Zoned RMH & (Prospective Buyers Should Verify with City of Beaumont)
- ◆ **Asking Price: \$7.50 psf (Entire Tract)**

#### MISCELLANEOUS

- ◆ 532 Multi Family Units in Old Dowlen Road 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 Count
  - ◆ Old Dowlen Road – North of Dowlen Road: 11,010 vpd (TXDOT, 2011)
  - ◆ Old Dowlen Road – South of Highway 105: 8,410 vpd (TXDOT, 2011)
  - ◆ Dowlen Road – East of Old Dowlen Road: 24,520 vpd (TXDOT, 2011)
  - ◆ Highway 105 – East of Old Dowlen Road: 27,470 vpd (TXDOT, 2011)
- ◆ Proposed Northwest Parkway Will Connect Parkdale Mall to Major Drive and to Folsom Road – **Construction Start Date is December, 2016**
  - ◆ See the following Link from Beaumont Enterprise (October 19, 2016) <http://www.beaumontenterprise.com/news/transportation/article/City-approves-contract-for-road-to-connect-Major-9983131.php?cmsgid=email-desktop>
  - ◆ See the following Link from Beaumont Enterprise (January 27, 2017) <http://www.beaumontenterprise.com/news/article/Parkway-to-link-Parkdale-and-Major-Drive-in-10888688.php?cmsgid=email-tablet>

**CONTACT: J. Milton Prewitt, SIOR**  
**(409) 892-3000**  
**(409) 892-3044 FAX**

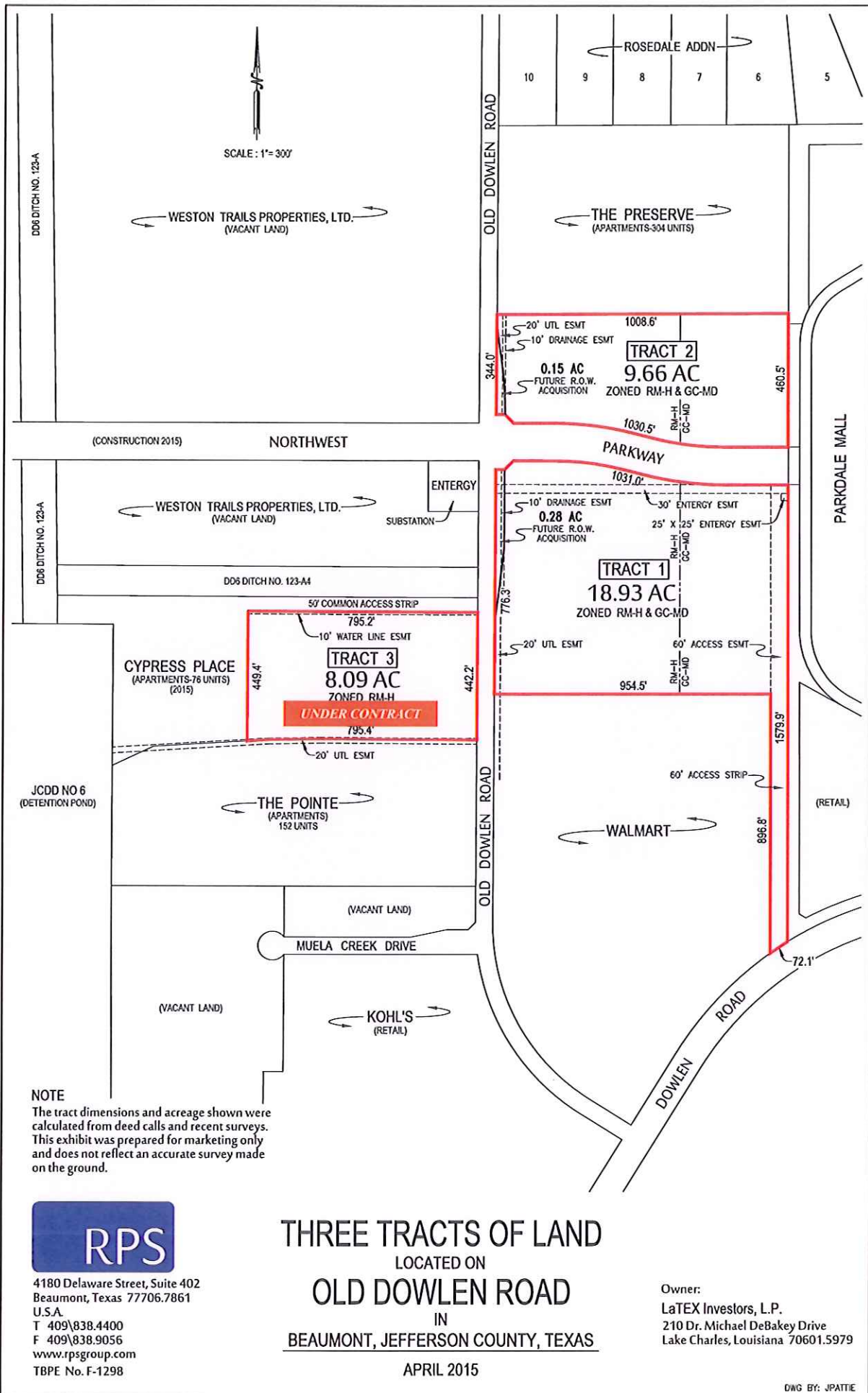
**J.M. PREWITT COMPANY**  
**750 North Eleventh Street**  
**Beaumont, Texas 77702**

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, lease 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.



**J.M. PREWITT COMPANY**

Commercial and Industrial Real Estate Services



**NOTE**  
 The tract dimensions and acreage shown were calculated from deed calls and recent surveys. This exhibit was prepared for marketing only and does not reflect an accurate survey made on the ground.



4180 Delaware Street, Suite 402  
 Beaumont, Texas 77706.7861  
 U.S.A.  
 T 409\838.4400  
 F 409\838.9056  
 www.rpsgroup.com  
 TBPE No. F-1298

**THREE TRACTS OF LAND**  
 LOCATED ON  
**OLD DOWLEN ROAD**  
 IN  
**BEAUMONT, JEFFERSON COUNTY, TEXAS**

APRIL 2015

Owner:  
 LaTEX Investors, L.P.  
 210 Dr. Michael DeBakey Drive  
 Lake Charles, Louisiana 70601.5979

DWG BY: JPATIE



THREE TRACTS OF LAND  
 LOCATED ON  
**OLD DOWLEN ROAD**  
 IN  
**BEAUMONT, JEFFERSON COUNTY, TEXAS**  
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# 36.68 +/- Acres Old Dowlen Road Beaumont, Texas



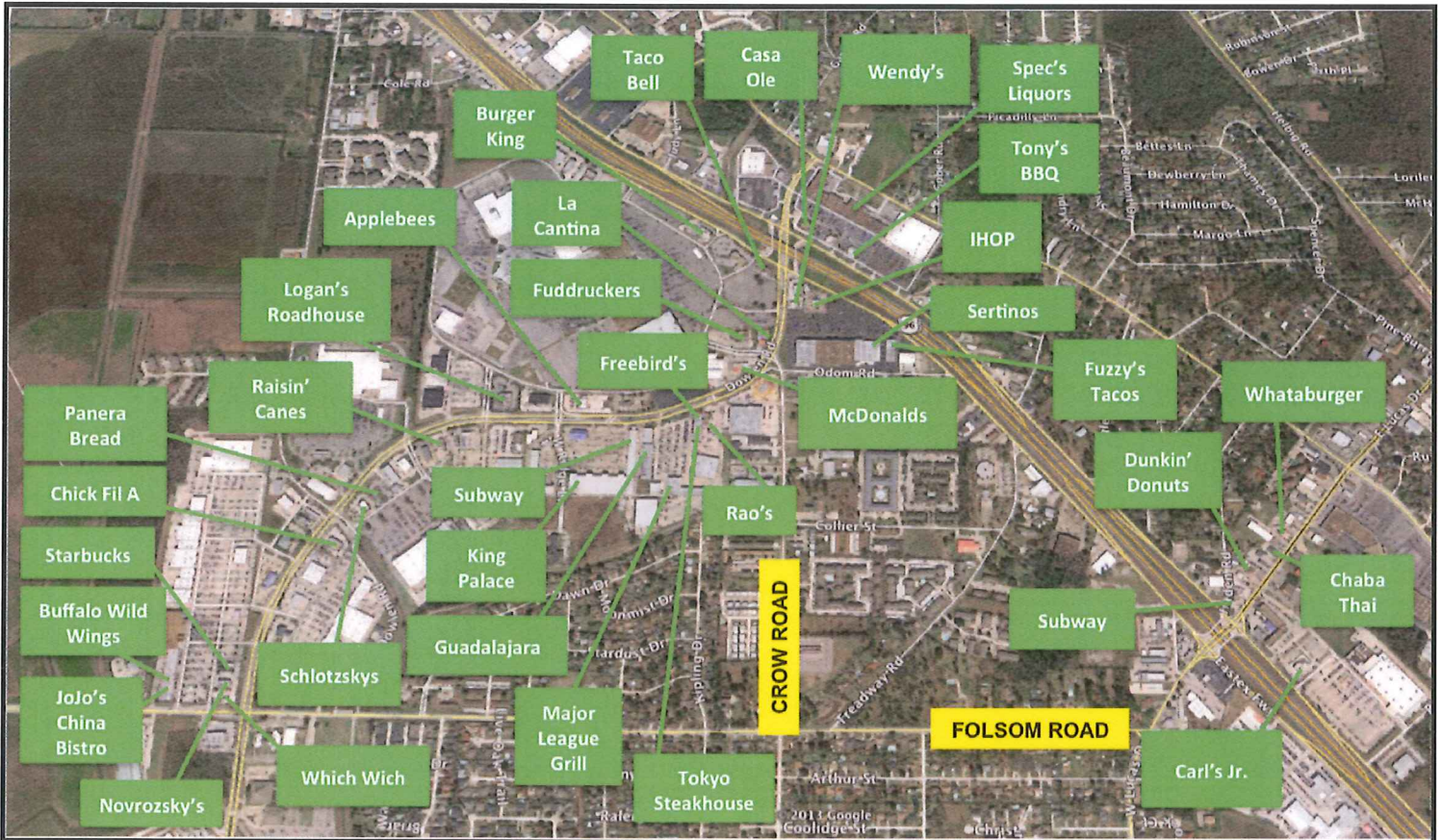
Aerial Photo by Google Maps

The location of the property lines are approximate, and will need to be verified by a survey.

 Retailers – Partial List

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# 36.68 +/- Acres Old Dowlen Rd. Beaumont, Texas



Aerial Photo by Google Maps

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Restaurants & Food Establishments – Partial List

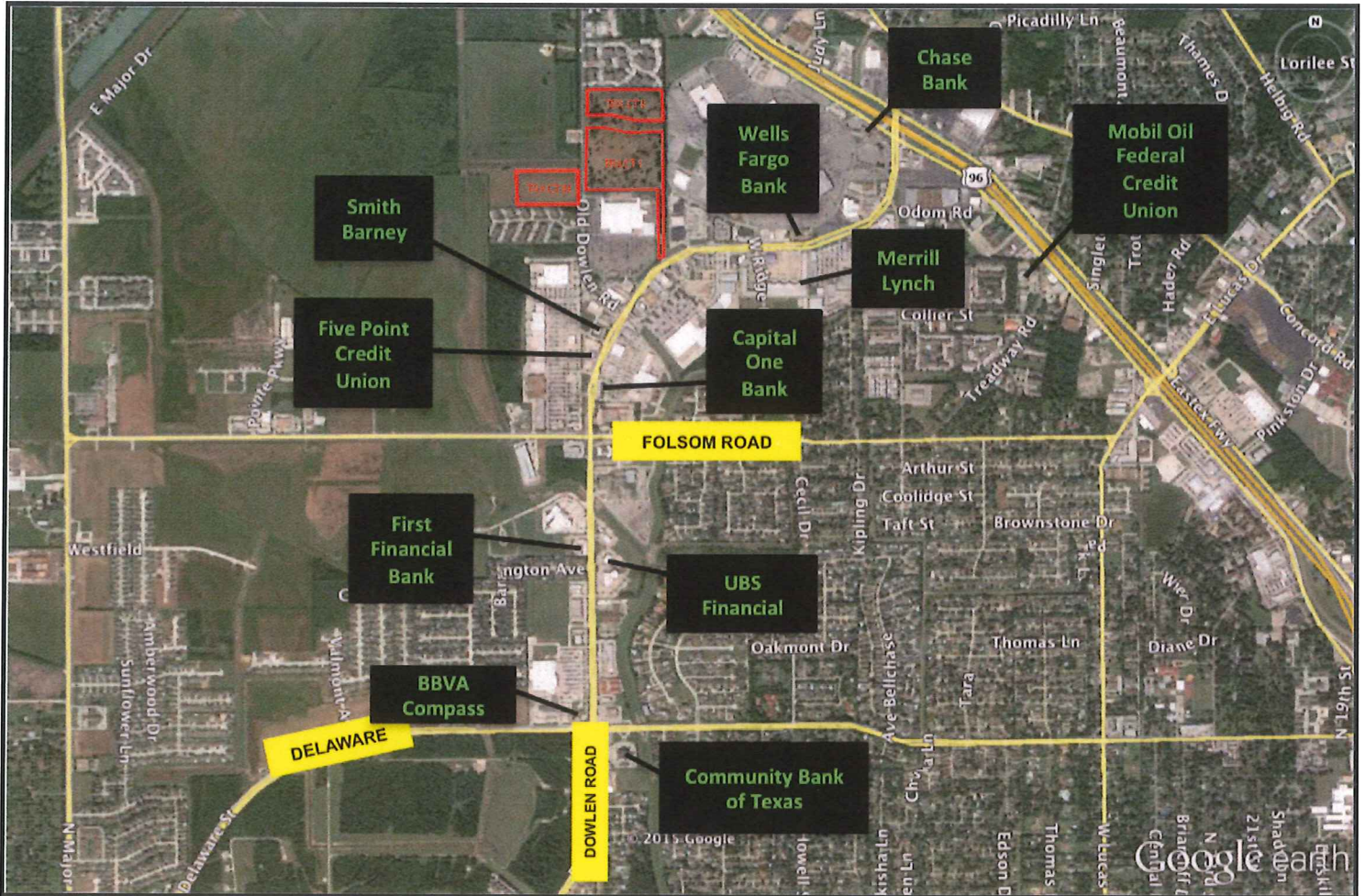
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**J.M. PREWITT COMPANY**

Commercial and Industrial Real Estate Services

# 36.68 +/- Acres Old Dowlen Road Beaumont, Texas



Aerial Photo by Google Maps

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 Banks – Partial List

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# 36.68 +/- Acres Old Dowlen Road Beaumont, Texas



Aerial Photo by Google Maps

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Medical Facilities – Partial List

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# 36.68 +/- Acres Old Dowlen Road Beaumont, Texas



Aerial Photo by Google Maps

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 Multi-Family – Partial List

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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.

<u>J.M. Prewitt Company</u>	<u>0492087</u>	<u>milt@jmprewitt.com</u>	<u>(409)892-3000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>J. Milton Prewitt</u>	<u>0391133</u>	<u>milt@jmprewitt.com</u>	<u>(409)892-3000</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____	_____	_____	_____
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](http://www.trec.texas.gov)

TAR 2501

IABS 1-0