

FOR LEASE NEW RETAIL SPACE



ASHLEY FURNITURE STORE 6055 FOLSOM ROAD BEAUMONT, TEXAS

PROPERTY INFORMATION

- ◆ 6,000 SF Available For Lease Adjacent To Ashley Furniture Store
- ◆ Can Be Divided into 2,000 SF Spaces
- ◆ Highly Visible
- ◆ Easy Access To and From Dowlen Road & Folsom Road
- ◆ Situated Between Howell's Furniture and La-Z-Boy Furniture
- ◆ North of & Adjacent to Victory Hospital
- ◆ Located Approximately 1.5 Miles from Parkdale Mall
- ◆ Near Major Retail Shopping Centers, Multi Family Residential, and Upper Income Single Family Residential Developments
- ◆ **Ideal for Home Improvement Stores, Interior Design Centers, Specialty Retail Stores**
- ◆ Reciprocal Access Easements Between Howell's Furniture, Walgreens, and La-Z-Boy Furniture
- ◆ Traffic Count (TXDOT, 2016)
 - Folsom Road East of Dowlen 15,035 vpd
 - Folsom Road West of Dowlen 14,286 vpd
 - Dowlen Road South of Folsom 23,415 vpd
 - Dowlen Road North of Folsom 22,197 vpd
- ◆ Zoned GC-MD (Prospective Tenants Should Verify with City of Beaumont That Their Intended Use is Compatible with Zoning)



LEASE RATE: \$22.00 psf plus NNN Charges

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

REV112017

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

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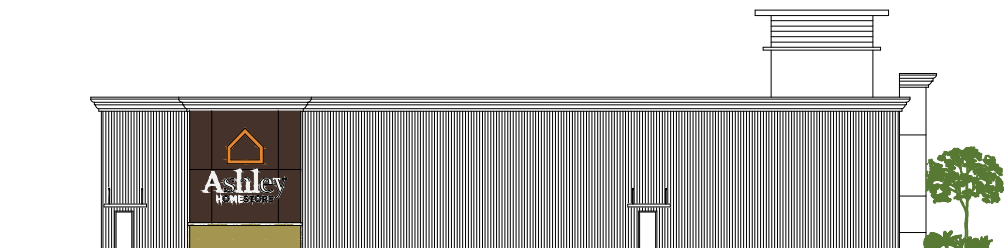
Commercial and Industrial Real Estate Services



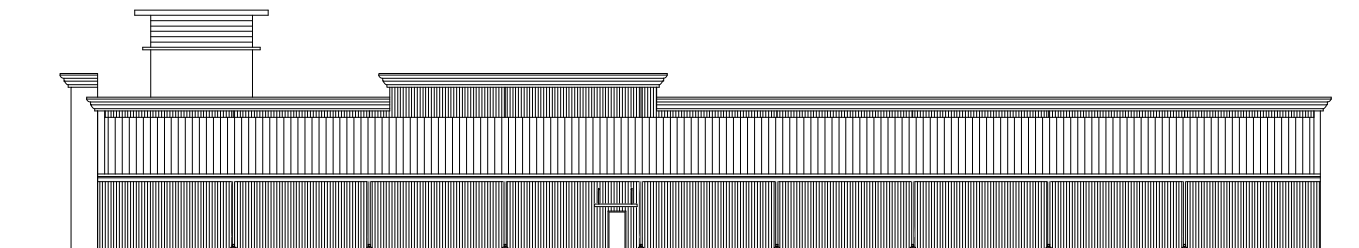
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 EAST ELEVATION
SCALE: 1/16"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

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DATE SIGNED
12.31.2016
REGISTRATION
EXPIRATION DATE

7999 GLADYS AVENUE - SUITE 101
BEAUMONT, TEXAS 77705
PHONE (409) 860-0197
FAX (409) 860-0198
WWW.LABICHE.COM

THE
LABICHE
ARCHITECTURAL
GROUP, INC.

PROPOSED BUILDING FOR
ASHLEY HOMESTORE
FOLSOM ROAD
BEAUMONT, TEXAS

SET NO.

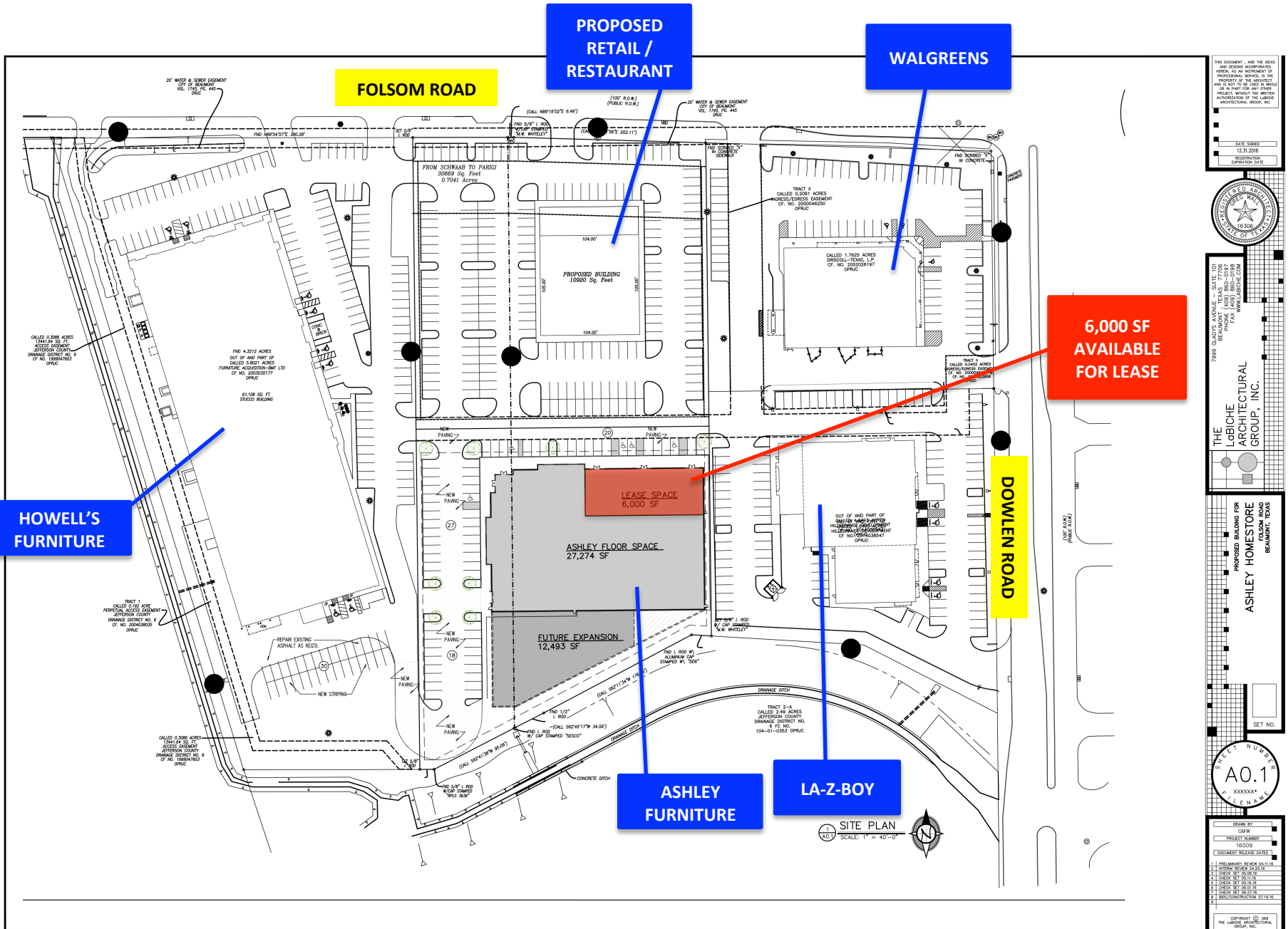
SHEET NUMBER
A2.0
FILENAME

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ISSUED BY:
GREG M. WALL - #16306
06.01.16

DRAWN BY	GMW
PROJECT NUMBER	16009
DOCUMENT RELEASE DATES	
1	PRELIMINARY REVIEW 04.11.16
2	INTERIM REVIEW 04.26.16
3	CHECK SET 05.06.16
4	CHECK SET 05.11.16
5	CHECK SET 05.16.16
6	CHECK SET 06.01.16
7	
8	
9	

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PROPOSED
RETAIL /
RESTAURANT

WALGREENS

FOLSOM ROAD

HOWELL'S
FURNITURE

6,000 SF
AVAILABLE
FOR LEASE

DOWLEN ROAD

ASHLEY
FURNITURE

LA-Z-BOY

SITE PLAN
SCALE: 1" = 40'-0"

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DATE ISSUED: 12.31.2008
REGISTRATION: 16308
www.la-lodge.com

7559 GLADYS AVENUE - SUITE 200
BEAUMONT, TEXAS 77705
PHONE: (409) 885-0188
FAX: (409) 885-0188

THE
LoBICHE
ARCHITECTURAL
GROUP, INC.

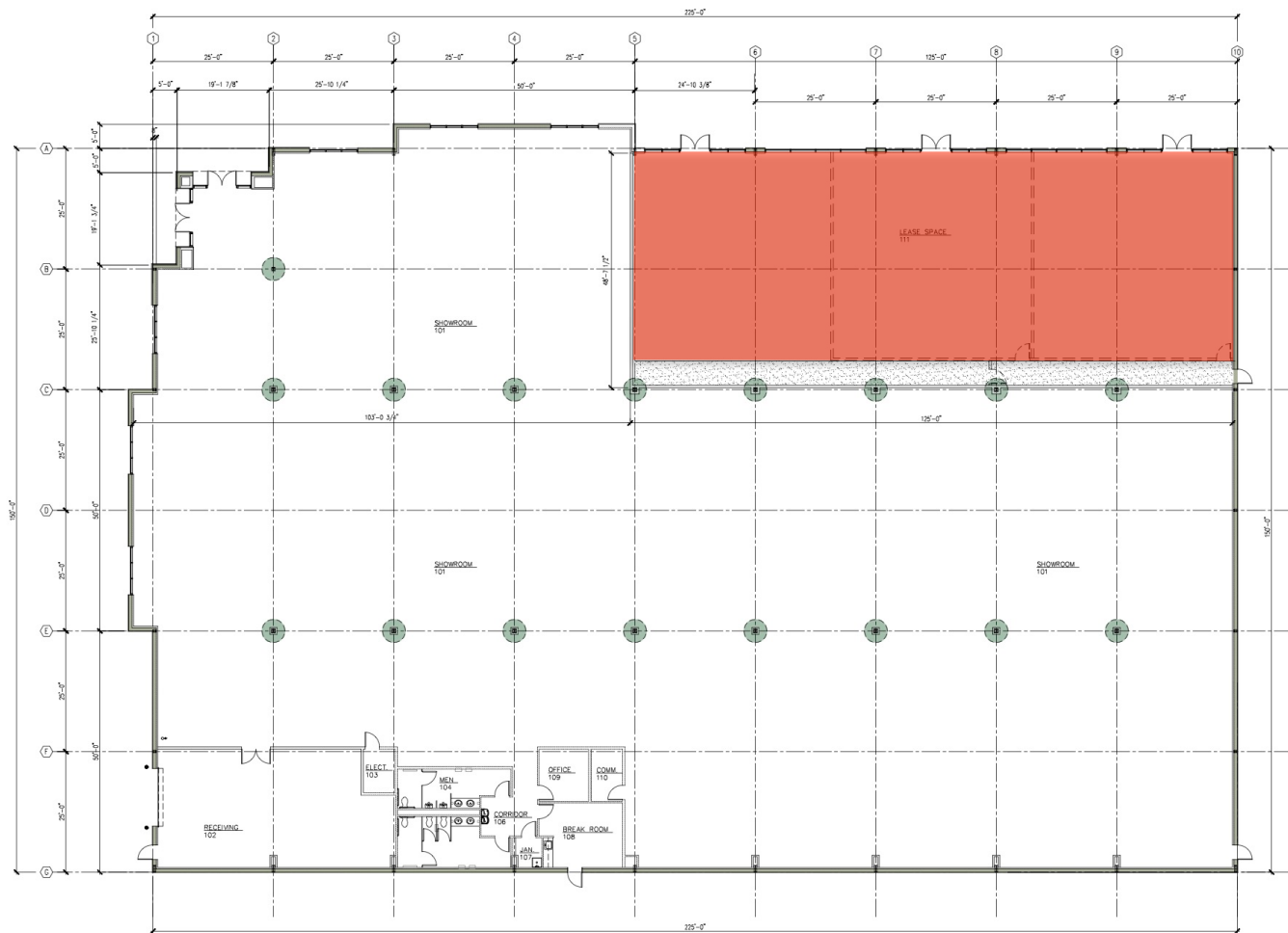
PROPOSED BUILDING FOR
ASHLEY HOMESTORE
BEAUMONT, TEXAS

SET NO.

SHEET NUMBER
A0.1
XXXXXX

DESIGN BY: CMW
PROJECT NUMBER: 100000
REVISIONS:
DOCUMENT RELEASE DATES:
1. PRELIMINARY REVIEW: 12/15/08
2. PRELIMINARY REVIEW: 12/15/08
3. CHECK SET FOR 12/15/08
4. CHECK SET FOR 12/15/08
5. CHECK SET FOR 12/15/08
6. CHECK SET FOR 12/15/08
7. CHECK SET FOR 12/15/08
8. BEGIN CONSTRUCTION: 12/15/08

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1 FLOOR PLAN
A1.0 SCALE: 1" = 10'-0"



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ISSUED BY:
GREG M. WALL - #16306
03.16.18

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ARCHITECTURAL GROUP, INC.

DATE SHEET
12.31.2018
REVISIONS
EXPIRATION DATE



7889 GULFVIEW DRIVE, SUITE 100
BEAUMONT, TEXAS 77706
PHONE: (409) 777-1100
FAX: (409) 865-0188
WWW.L&BICHE.COM

THE
L&BICHE
ARCHITECTURAL
GROUP, INC.

PROPOSED BUILDING FOR
ASHLEY HOMESTORE
BEAUMONT, TEXAS

SET NO.

SHEET NUMBER
A1.0
XXXXXX
1 OF 1

BOOK BY:
OWNER:
PROJECT NUMBER:
16009
DOCUMENT RELEASE NOTES:
DESIGN REVIEW: 03/16/18
PERMIT REVIEW: 03/16/18
CONSTRUCTION: 03/16/18
ISSUED BY: 03/16/18

COMPANY: THE L&BICHE ARCHITECTURAL GROUP, INC.

FOR LEASE NEW RETAIL SPACE



Aerial Photo by Google Maps

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

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J.M. PREWITT COMPANY

Commercial and Industrial Real Estate Services

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Restaurants & Food Establishments – Partial List

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Retailers – Partial List

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