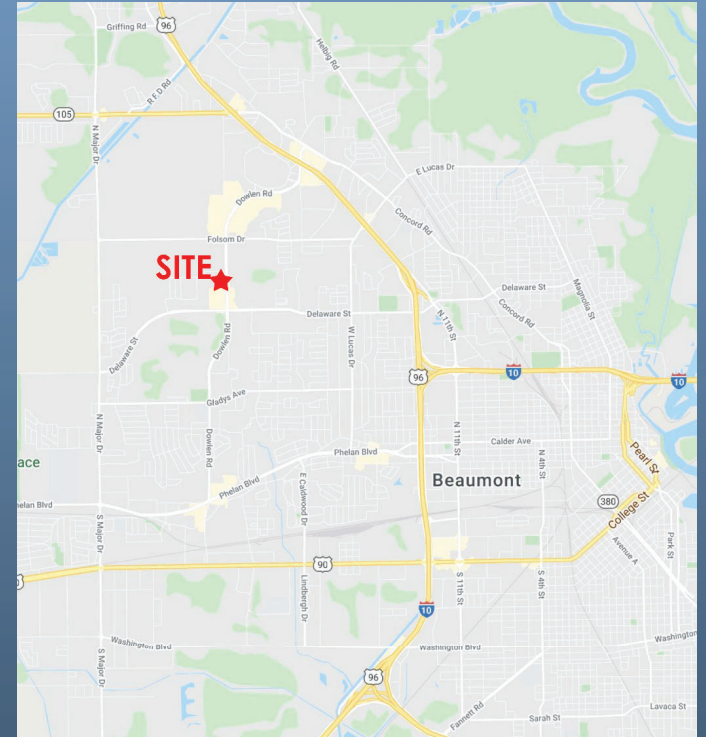


FOR LEASE

The Shops at Metropolis



PROPERTY DATA

- 3195 Dowlen Rd, Beaumont, Texas 77706
- 3,133 SF now available
- Great visibility from Dowlen Rd
- Cross access with HEB

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2025 Estimate	6,435	63,058	93,630
Avg HH Income 2025 Estimate	\$170,669	\$102,537	\$94,186
Traffic Counts Dowlen Rd	25,286 cars per day		
Delaware St	16,521 cars per day		

CONTACT

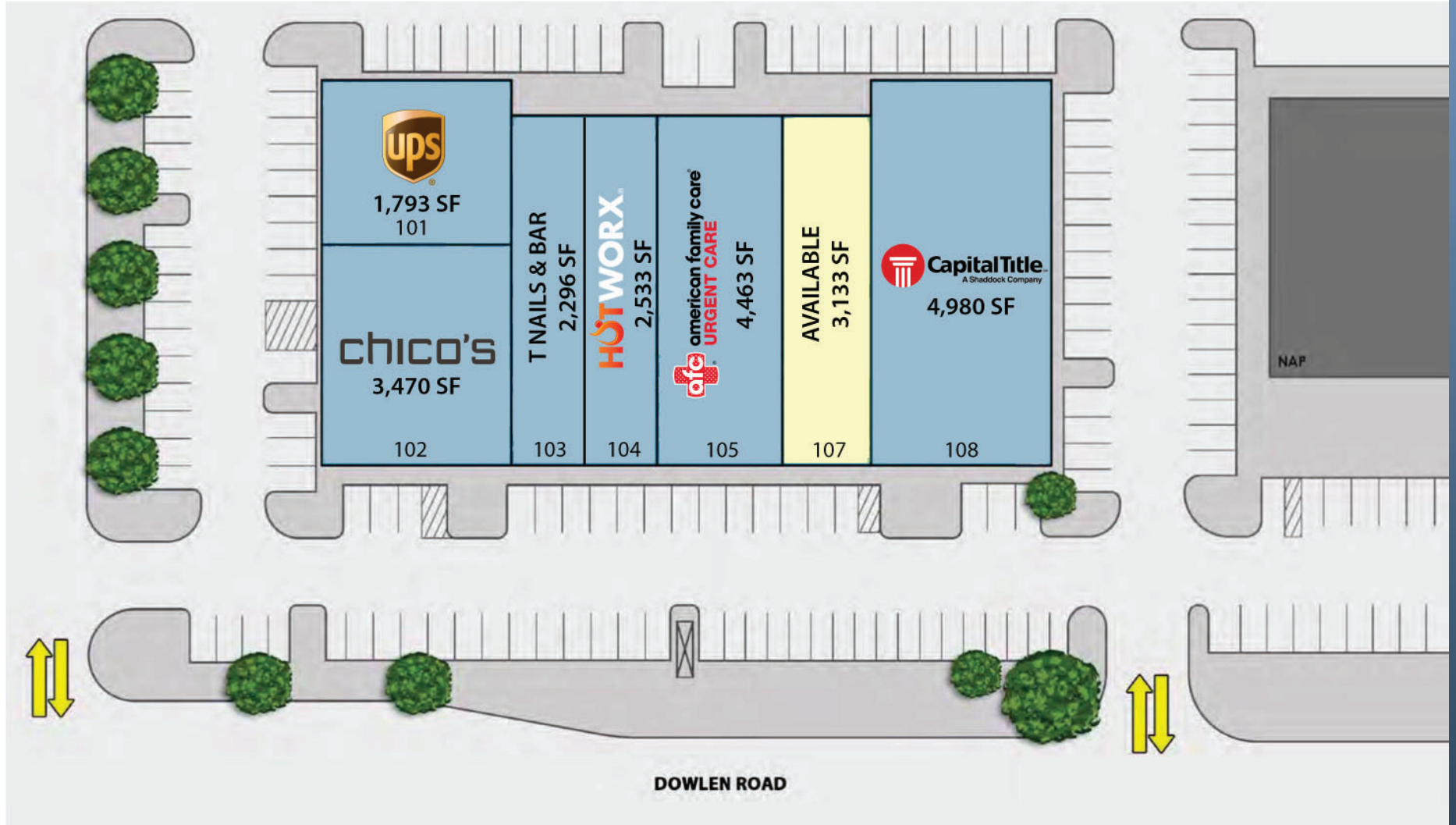
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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.1091/-94.1691

3195 Dowlen Rd	1 mi	3 mi	5 mi
Beaumont, TX 77706	radius	radius	radius
Population			
2025 Estimated Population	6,435	63,058	93,630
2030 Projected Population	6,149	62,467	92,962
2020 Census Population	6,459	61,697	92,492
2010 Census Population	6,255	59,389	91,305
Projected Annual Growth 2025 to 2030	-0.9%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	0.2%	0.4%	0.2%
2025 Median Age	41.9	37.0	36.4
Households			
2025 Estimated Households	2,558	26,249	37,752
2030 Projected Households	2,469	26,245	37,745
2020 Census Households	2,677	25,943	37,385
2010 Census Households	2,693	24,932	36,923
Projected Annual Growth 2025 to 2030	-0.7%	-	-
Historical Annual Growth 2010 to 2025	-0.3%	0.4%	0.1%
Race and Ethnicity			
2025 Estimated White	53.6%	41.5%	36.2%
2025 Estimated Black or African American	25.6%	39.4%	43.8%
2025 Estimated Asian or Pacific Islander	10.1%	5.1%	4.4%
2025 Estimated American Indian or Native Alaskan	0.2%	0.5%	0.5%
2025 Estimated Other Races	10.5%	13.5%	15.1%
2025 Estimated Hispanic	13.7%	16.8%	18.5%
Income			
2025 Estimated Average Household Income	\$170,669	\$102,537	\$94,186
2025 Estimated Median Household Income	\$120,648	\$77,914	\$71,680
2025 Estimated Per Capita Income	\$67,935	\$42,802	\$38,126
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	5.0%	6.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.9%	4.4%	5.4%
2025 Estimated High School Graduate	17.2%	26.7%	29.6%
2025 Estimated Some College	10.2%	19.7%	20.8%
2025 Estimated Associates Degree Only	6.4%	10.0%	9.7%
2025 Estimated Bachelors Degree Only	38.7%	23.3%	19.2%
2025 Estimated Graduate Degree	21.3%	10.9%	9.1%
Business			
2025 Estimated Total Businesses	510	3,467	5,759
2025 Estimated Total Employees	3,023	25,168	52,592
2025 Estimated Employee Population per Business	5.9	7.3	9.1
2025 Estimated Residential Population per Business	12.6	18.2	16.3



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.

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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