

FOR LEASE

3050 DOWLEN ROAD, SUITE 1



Fountain Plaza | Beaumont, Texas 77706 | ±808 SF Retail / Office Suite



\$24.00 PSF/YR

BASE RENT + \$11.08 PSF/YR NNN

Total Rent: \$2,362.05 per month

HIGHLIGHTS

- Former Edward Jones office space
- Rare vacancy — traffic driver co-tenancy
- Dowlen Rd retail corridor frontage
- Pylon signage — available now

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COLDWELL BANKER COMMERCIAL ARNOLD AND ASSOCIATES

SPACE & LEASE TERMS

3050 Dowlen Road, Suite I | Beaumont, Texas 77706



SUITE SUMMARY

- Suite: I
- Available area: ±808 SF
- Use: retail / professional office
- Prior tenant: Edward Jones
- Glass storefront with awning
- Signage: fascia + pylon panel
- Availability: Immediate

RENT BREAKDOWN

- **Base rent: \$24.00 PSF/yr (\$1616/ mo.)**
- **NNN (est.): \$11.08 PSF/yr (\$746.05/ mo.)**
- **Total: \$35.08 PSF/yr (\$2362.05 / mo)**
- Lease type: NNN — term negotiable



Suite I — former Edward Jones storefront

FOUNTAIN PLAZA

A center where space rarely comes available



ABOUT THE CENTER

- Spanish-style multi-tenant center
- Clay tile roofs, stucco, awnings
- Landscaped fountain courtyard
- Long-term national & regional tenants
- Suite I is the only availability

CURRENT TENANT ROSTER

- McAlister's Deli | Kikko Ramen & Poke
- Stewart Title | James Avery
- Computer Dimensions (Apple Specialist)
- Sachi's Cakes & Desserts Lab
- Select Physical Therapy
- **Suite I — AVAILABLE**



Pylon signage on Dowlen



Fountain courtyard



McAlister's Deli — on site

AERIAL

3050 Dowlen Road — Fountain Plaza, Beaumont, Texas





LOCATION & TRAFFIC

Dowlen Road — Beaumont's primary retail corridor

±23,000

VPD — Dowlen Rd

±35,600

VPD — Dowlen at Delaware

±77,000

VPD — Eastex Fwy

ACCESS & POSITION

- Hard frontage on Dowlen Rd
- One block north of the Delaware St signal
- Directly across from H-E-B plus!
- Multiple curb cuts into the center
- ±1.5 mi to Eastex Fwy (US 69/96/287)
- ±1.5 mi to Parkdale Mall
- Ample surface parking

TRADE AREA

- Avg. HH income ±\$169,000 (1-mile)
- ±53,700 population (5-mile)
- ±2,400 businesses (5-mile)
- Beaumont's dominant retail node
- Daytime draw from retail & medical
- West-end residential base nearby
- National and regional co-tenancy

Traffic counts and demographics are compiled from published third-party sources and should be independently verified.

SURROUNDING BUSINESSES



In the immediate Dowlen Road trade area

DINING

McAlister's Deli ★
Kikko Ramen & Poke ★
Bruno's Italian Kitchen
Elsa's Greek Grill
Koi Sushi Bar

GROCERY & PHARMACY

H-E-B plus!
CVS Pharmacy
Kroger
Walgreens
Beaumont Food District

RETAIL

James Avery ★
Computer Dimensions ★
Sachi's Cakes ★
Kohl's
Parkdale Mall

FINANCIAL & PROFESSIONAL

Stewart Title ★
PNC Bank
First Financial Bank
5Point Credit Union
UBS Financial Services

MEDICAL & WELLNESS

Select Physical Therapy ★
AFC Urgent Care
Dowlen Urgent Care
Eastex Urgent Care
SETMA West

★ On-site co-tenant at Fountain Plaza

IDEAL USES

±808 SF — well suited to a small professional or service tenant

PROFESSIONAL

- Financial advisory / wealth management
- Insurance agency
- Mortgage office
- Real estate brokerage
- Attorney, CPA or small business practice

SERVICE & RETAIL

- Med spa, aesthetics or wellness
- Salon, brow or lash studio
- Boutique or specialty retail
- Showroom or design studio
- Franchise satellite office



Computer Dimensions



James Avery



Select Physical Therapy

Uses subject to landlord approval and existing tenant exclusives.



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.

11-03-2025



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.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



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