

# REMAX

## COMMERCIAL

5805 OLD DOWLEN RD  
BEAUMONT, TX 77706



**FOR LEASE**  
**\$3,750/MONTH + NNN**



## PROPERTY OVERVIEW

Office/warehouse available on Old Dowlen Road with close proximity to Hwy 105, Eastex Freeway, and Beaumont's primary retail corridor. The +/-5,000 SF building is in great condition and adaptable for a wide range of uses. The layout includes approximately +/-1,800 SF of office and +/-3,200 SF of warehouse space. A large open finished area at the front of the building could be used for an office or showroom, complemented by a private office. The property also features a fenced concrete yard in the rear for secure storage or additional functionality.



**RYAN HARRINGTON**  
**COMMERCIAL DIVISION**

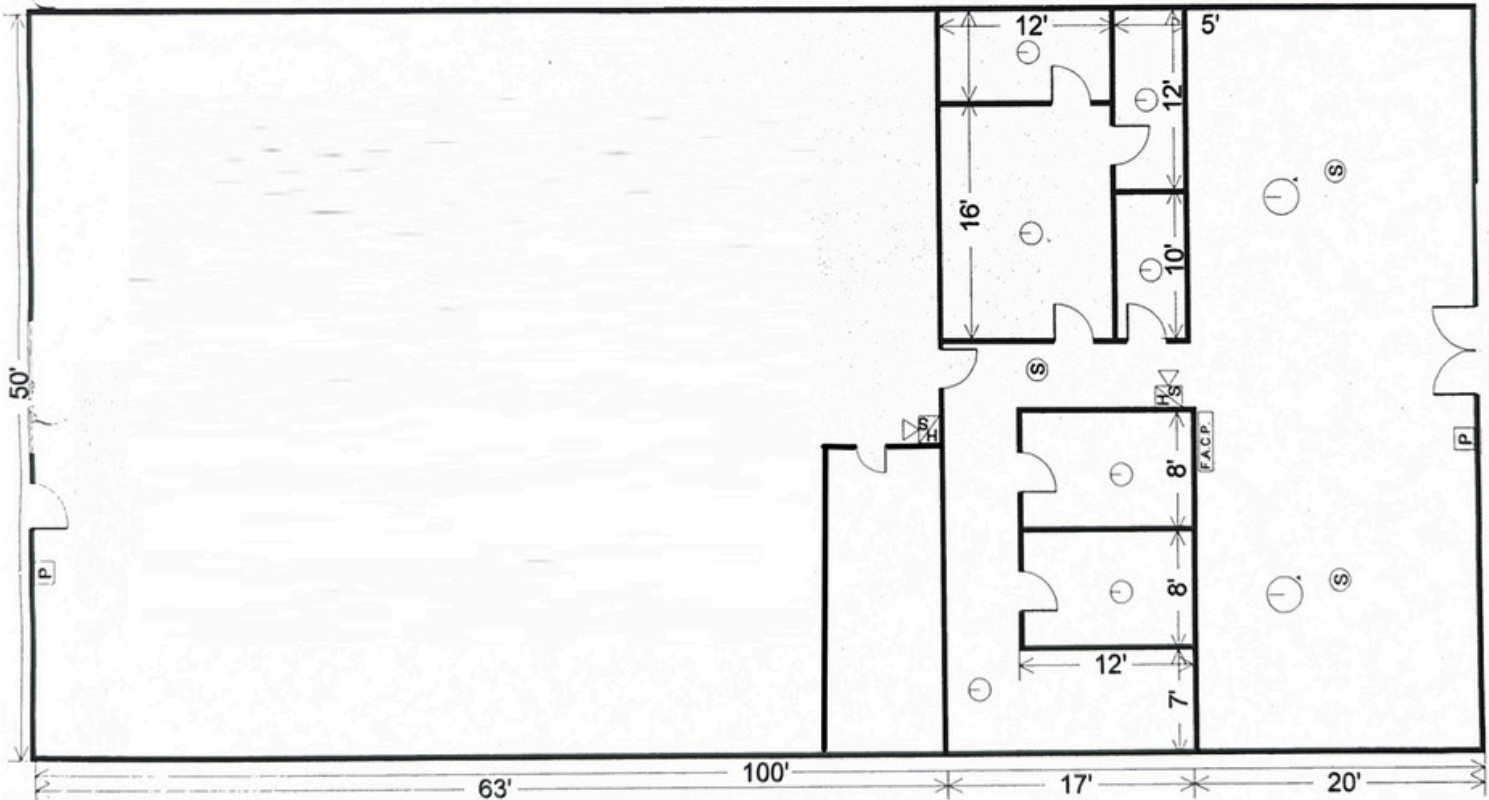
**OFFICE:** (409) 892-7245  
**CELL:** (409) 673-3513  
**RYAN@RMXONE.COM**

- +/-5,000 SF Building
- +/-0.86 of an Acre shared with neighboring building
- Fenced in yard
- Zoned GC-MD
- Easy Access to Hwy 105 & Eastex Fwy
- Large Showroom
- Grade Level 10'x12' door
- 15ft Ceiling Peak Height
- 2 Offices
- Tool Room
- Large Front Windows
- Prime retail trade area
- Versatile Building
- NNN = \$.18/SF/Month

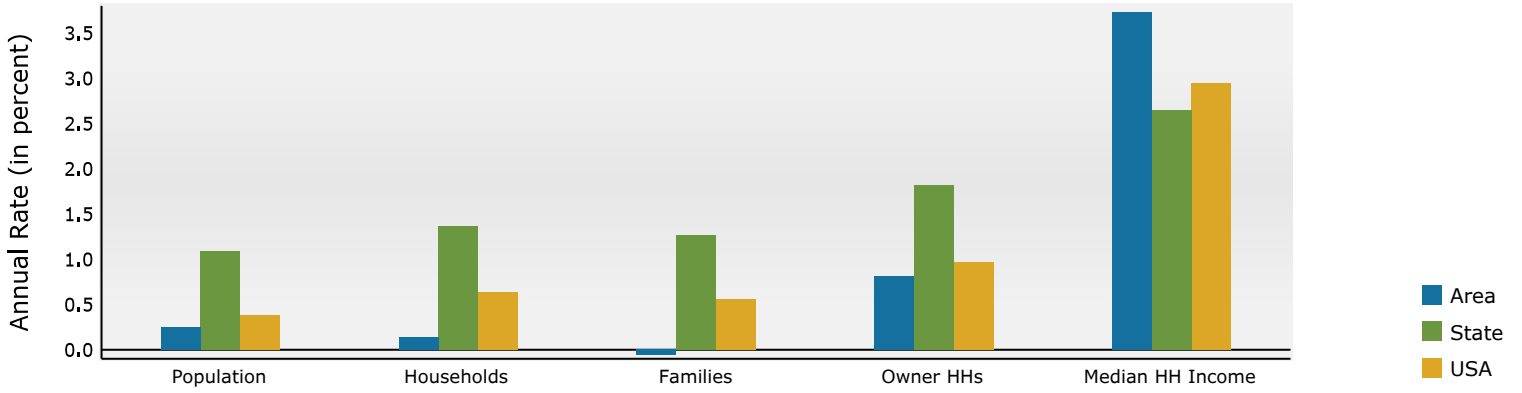
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# FLOOR PLAN

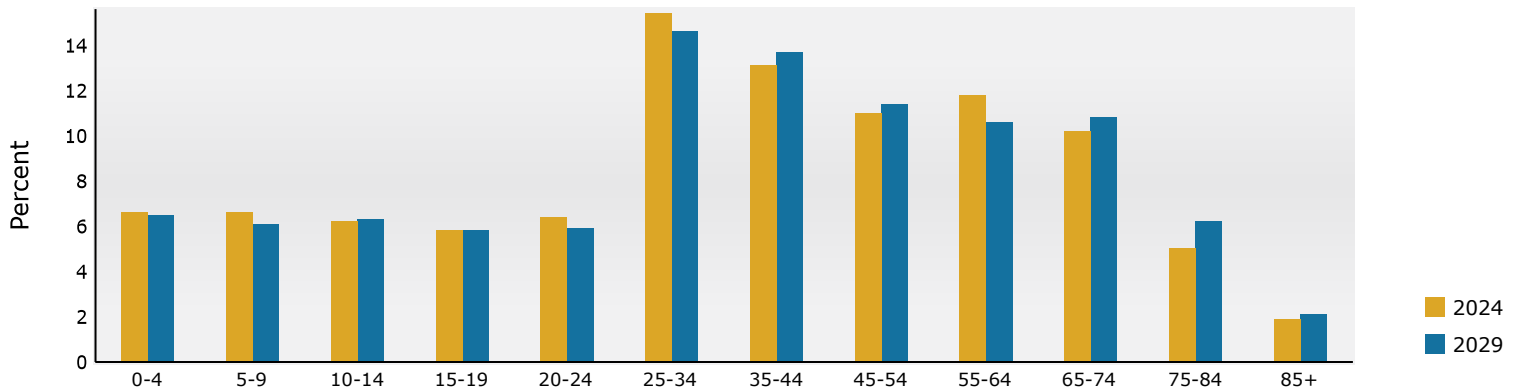
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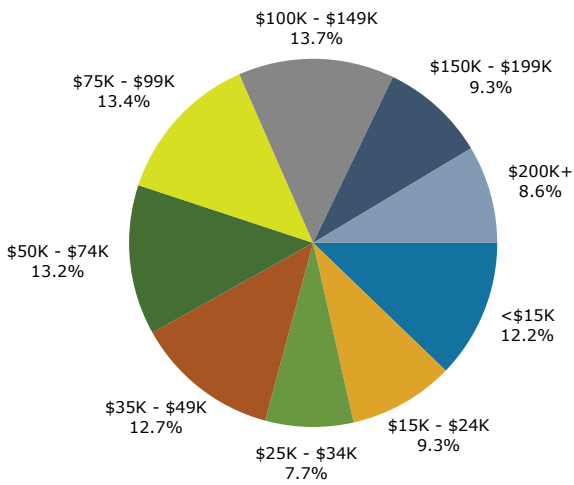
## Trends 2024-2029



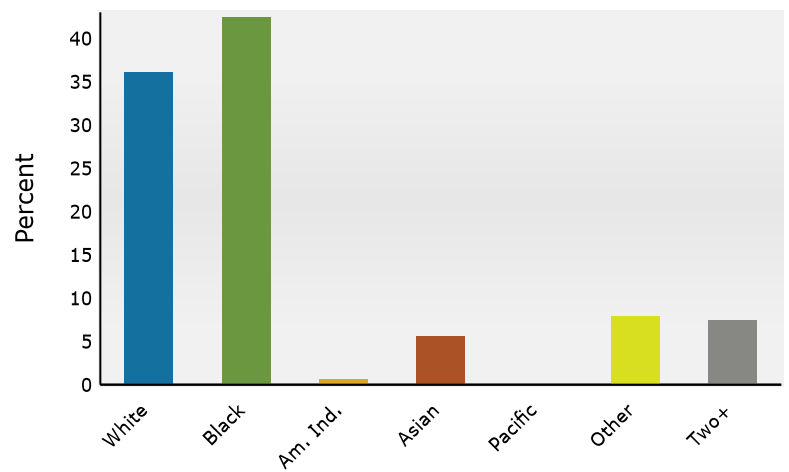
## Population by Age



## 2024 Household Income



## 2024 Population by Race



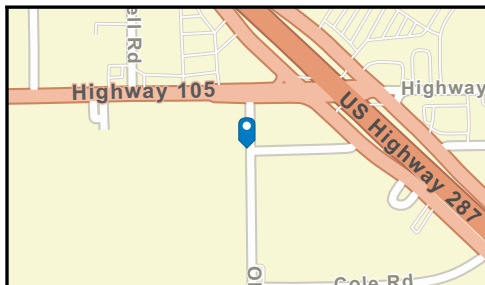
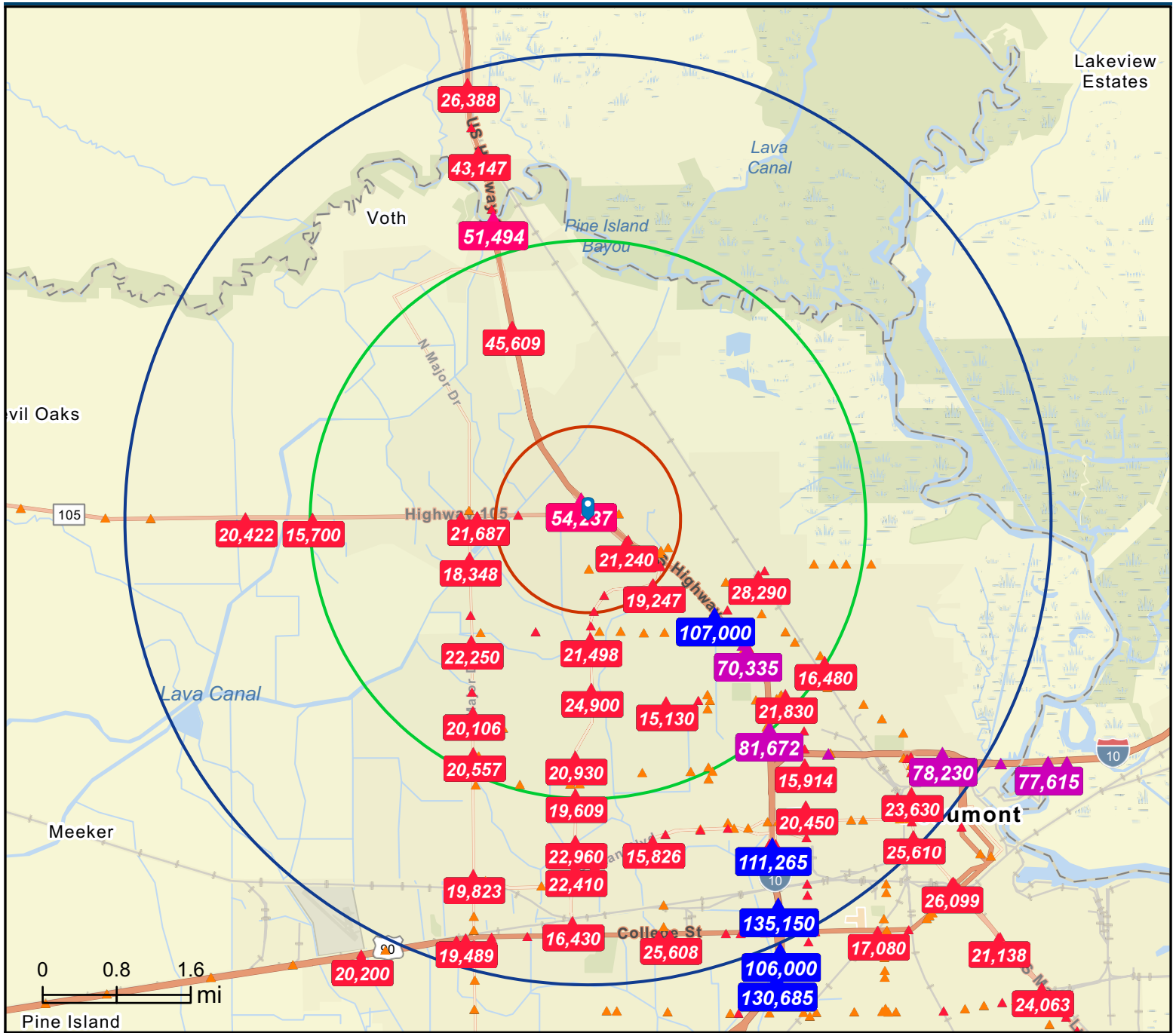
2024 Percent Hispanic Origin: 15.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

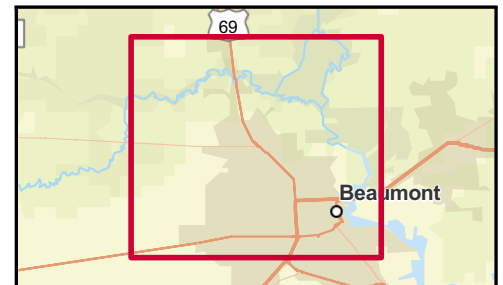
# Traffic Count Map

5805 Old Dowlen Rd, Beaumont, Texas, 77706  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.13258  
Longitude: -94.16914



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

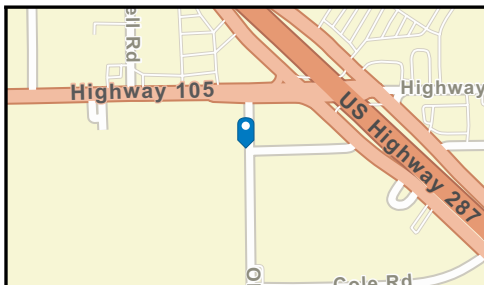


Source: ©2024 Kalibrate Technologies (Q4 2024).

# Traffic Count Map - Close Up

5805 Old Dowlen Rd, Beaumont, Texas, 77706  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.13258  
Longitude: -94.16914



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
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  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

# Overview Map



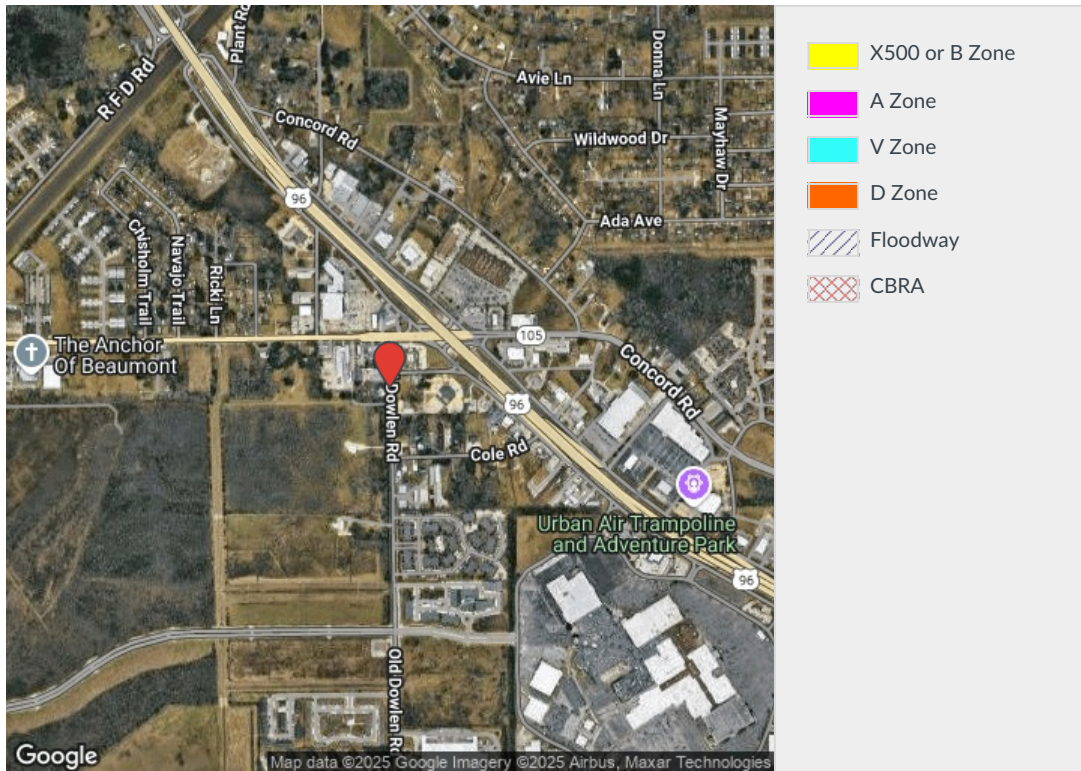
5805 OLD DOWLEN RD BEAUMONT, TX 77706-6510

LOCATION ACCURACY: 📍 Good

**Flood Zone Determination Report**

Flood Zone Determination: **OUT**

COMMUNITY	485457	PANEL	0045C
PANEL DATE	August 06, 2002	MAP NUMBER	4854570045C





# 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.

<b>RE/MAX ONE</b>	<b>9000010</b>		<b>(409)860-3200</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Charles D. Foxworth Jr.</b>	<b>0446248</b>	<b>charlie@rmxone.com</b>	<b>(409)860-3200</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Charles D. Foxworth Jr.</b>	<b>0446248</b>	<b>charlie@rmxone.com</b>	<b>(409)860-3200</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Ryan Harrington</b>	<b>0558472</b>	<b>ryan@rmxone.com</b>	<b>(409)892-7245</b>
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)

IABS 1-1  
TXR 2501