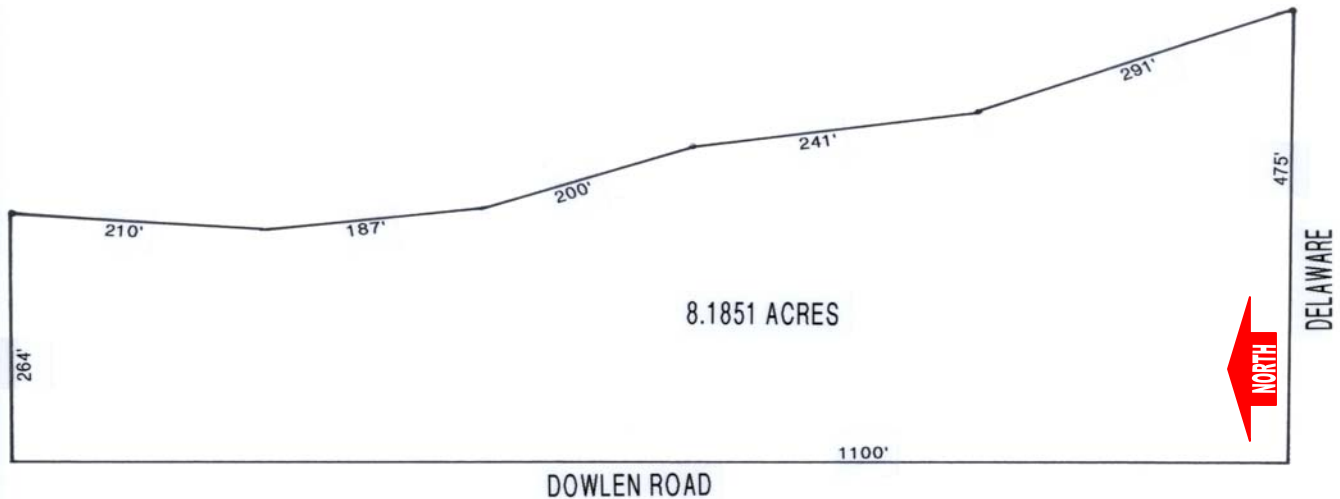


FOR SALE



8.1851 +/- ACRE TRACT

NE CORNER OF DOWLEN ROAD & DELAWARE BEAUMONT, TEXAS

PROPERTY INFORMATION

- ◆ 1,100 Feet of Frontage on Dowlen Road
- ◆ 475 Feet of Frontage on Delaware
- ◆ Excellent Tract For Office or Retail Development
- ◆ Located Approximately 2+/- Miles from Parkdale Mall at Dowlen And Eastex Freeway, 2+/- Miles From Delaware / U.S. Highway 69 Intersection, and 2+/- Miles from Dowlen / Phelan Intersection
- ◆ Near Major Retail Shopping Centers, Multi-Family Residential, and Upper Income Single Family Residential
- ◆ Dowlen Road Is Proposed to Extend West To Major Drive
- ◆ Traffic Count (City of Beaumont, 07/99)
 - Dowlen Road North of Delaware 23,340 vpd
 - Dowlen Road South of Delaware 25,450 vpd
 - Delaware East of Dowlen Road 8,710 vpd
- ◆ Can Be Divided
- ◆ Zoned GC-MD (Should be Verified with City of Beaumont)



SALES PRICE: \$10.00 per square foot

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

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

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Commercial and Industrial Real Estate Services