

AVAILABLE FOR LEASE

# H-E-B SHOPPING CENTER

Grocery-Anchored Retail • In-Line Suites 210 – 270

3015 N. Dowlen Road • Beaumont, Texas 77706

ANCHOR TENANT

**H-E-B Plus**

ASKING RENT

**\$22 – \$24 / SF / Yr NNN**

CONTACT

**409-866-2398**

PROPERTY OVERVIEW

# The Shopping Center

West End Retail Corridor • Dowlen Road Frontage



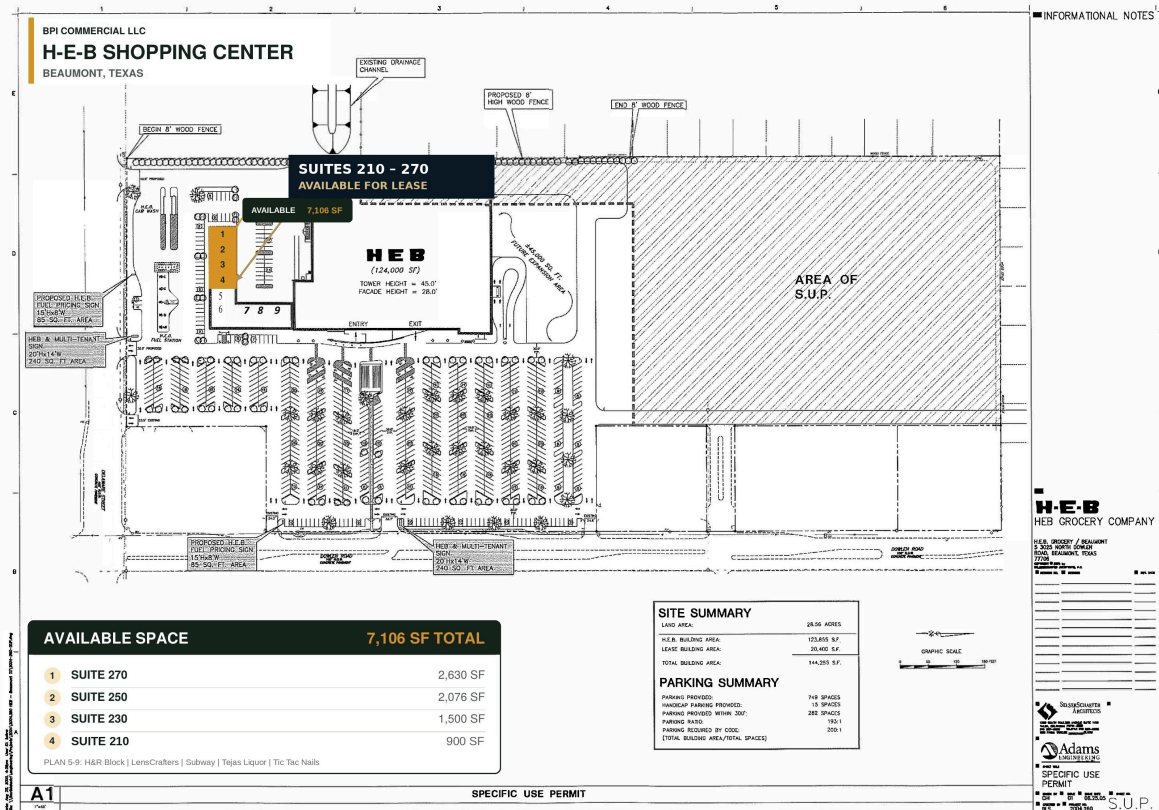
The H-E-B Shopping Center at 3015 Dowlen Rd. is an established grocery-anchored retail center on a high-traffic corridor in the West End of Beaumont. Anchored by an H-E-B Plus, the center offers strong visibility, excellent ingress/egress, ample parking, and placement within one of the city's most active retail nodes. Multiple in-line retail spaces are available for lease at competitive rates on net (NNN) terms with flexible lease lengths, supported by an existing tenant mix and proximity to both residential and commercial development.

AVAILABLE SUITES

|           |          |
|-----------|----------|
| Suite 270 | 2,630 SF |
| Suite 250 | 2,076 SF |
| Suite 230 | 1,500 SF |
| Suite 210 | 900 SF   |

# H-E-B Shopping Center

Dowlen Road & Delaware Street • Beaumont, Texas



AVAILABLE SPACE

7,106 SF

TOTAL CENTER

144,255 SF

LAND AREA

28.56 Acres

H-E-B ANCHOR

124,000 SF

**Suites 210 – 270** are highlighted above within the in-line shop building at the front of the center, directly visible from Dowlen Road. Co-tenants include H&R Block, LensCrafters, Subway, Tejas Liquor, and Tic Tac Nails.

## FRONTAGE

High-visibility position along Dowlen Road with direct storefront signage exposure.

## ANCHOR DRAW

Shares the center with a 124,000 SF H-E-B, driving consistent daily traffic.

## CO-TENANCY

Positioned alongside H&R Block, LensCrafters, Subway, and Tejas Liquor.

## WHY LEASE HERE

# Strategic Leasing Benefits

The advantages of a grocery-anchored shopping center

Leasing retail space at a grocery-anchored center like the H-E-B Shopping Center delivers tangible, everyday advantages for your business.

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## CONSISTENT FOOT TRAFFIC

Grocery anchors generate regular, recurring visits that spill over to adjacent tenants week after week. This pattern typically increases visit frequency and dwell time compared with non-anchored strip centers, and grocery-anchored centers in Texas have historically shown very high occupancy and retail demand, often exceeding market averages.

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## CUSTOMER BASE STABILITY

Anchors like H-E-B attract a broad demographic range — loyal local shoppers and everyday consumers who sustain traffic independent of seasonal retail cycles.

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## SYNERGISTIC RETAIL ENVIRONMENT

Co-tenant synergy enhances destination appeal for restaurants, services, specialty retailers, and convenience-oriented businesses. Well-positioned centers capture secondary spending from grocery trips.

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## VISIBILITY & TRAFFIC COUNTS

Locations along major thoroughfares like Dowlen Rd. yield strong daily traffic counts, increasing brand exposure and spontaneous visits.

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## PARKING & ACCESSIBILITY

Generous on-site parking and good ingress/egress make every visit convenient — a key factor in tenant success.

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## MARKET OVERVIEW

# Trade Area & Beaumont, Texas

Southeast Texas' regional center of commerce

## NEIGHBORHOOD & TRADE AREA

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The site sits in Beaumont's bustling West End retail corridor — one of the city's primary commercial districts — alongside major retailers, dining options, and service businesses. Nearby shopping corridors on Dowlen Rd. and Phelan Blvd. attract both local residents and regional customers. Amenities include national retail, specialty shops, and entertainment venues, creating a multi-purpose destination.

Beaumont's retail ecosystem is supported by several established shopping centers and high-profile retailers, including mall-anchored and community retail developments, ensuring a diversified and healthy trade area.

## DEMOGRAPHICS & MARKET

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Beaumont is a dynamic regional center in Southeast Texas, with an estimated population of approximately 113,000+ residents and a wider Beaumont–Port Arthur metro trade population well over 300,000. Median household income is in line with regional norms, and household spending supports retail demand across essential goods and services.

## ECONOMY & BUSINESS CLIMATE

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Beaumont anchors the Golden Triangle, a region with a historic economic foundation in energy, petrochemicals, manufacturing, and logistics. The Port of Beaumont is among the largest U.S. ocean ports by tonnage, catalyzing industrial activity and employment. Health care, education (including Lamar University), and retail are significant employment sectors, contributing to diversified economic drivers.

The broader Southeast Texas region benefits from Texas' pro-business environment — a favorable tax climate, infrastructure investment, and workforce development — positioning the area as an attractive location for retail expansion.

## LIFESTYLE & COMMUNITY

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Beaumont offers a low cost of living with abundant recreational, cultural, and outdoor amenities — parks, historic districts, and regional attractions — supporting a quality of life that helps retain and attract residents, which in turn feeds retail demand.

## LEASE INFORMATION

# Terms, Utilities & Next Steps

3015 N. Dowlen Road • Beaumont, Texas 77706

## LEASE TERMS

|                 |                                    |
|-----------------|------------------------------------|
| Asking Rent     | <b>\$22.00 – \$24.00 / SF / Yr</b> |
| Lease Type      | <b>Net (NNN)</b>                   |
| NNN Expenses    | <b>\$6.00 PSF</b>                  |
| Lease Term      | <b>5 Years</b>                     |
| Renewal         | <b>Yes</b>                         |
| Rent Escalation | <b>Stepped — Negotiable</b>        |
| Showings        | <b>Call Agent / Broker</b>         |

## SITE & UTILITIES

|               |                          |
|---------------|--------------------------|
| Parking       | <b>Paved • Uncovered</b> |
| Electric      | <b>Entergy</b>           |
| Water & Sewer | <b>City of Beaumont</b>  |
| Natural Gas   | <b>CenterPoint</b>       |
| Fiber Optic   | <b>Available</b>         |
| Primary Use   | <b>Retail</b>            |
| Secondary Use | <b>Office</b>            |

## IN CONCLUSION

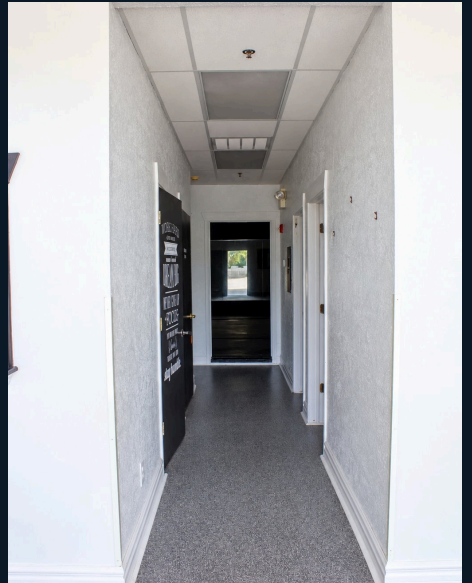
The H-E-B Shopping Center presents an attractive lease opportunity within a grocery-anchored retail environment in a mature and growing Southeast Texas market. Its location on Dowlen Rd. places tenants at the center of regional commerce, within a strong neighborhood retail fabric and a city with a diverse economic base. The property offers retailers the chance to leverage high visibility, repeat customer traffic, and a supportive business climate conducive to long-term success.

## FOR INFORMATION

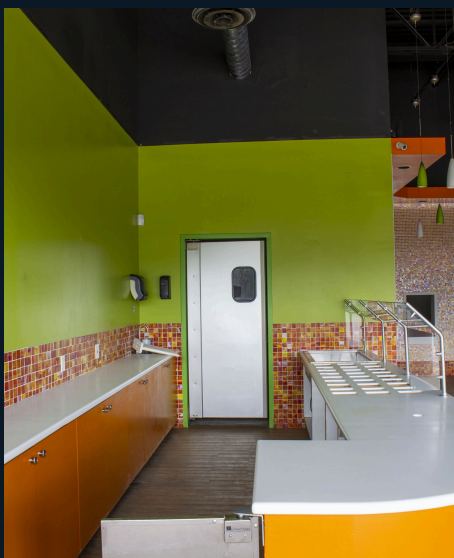
**409-866-2398 • 409-782-5478**

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# Interior & Exterior



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