

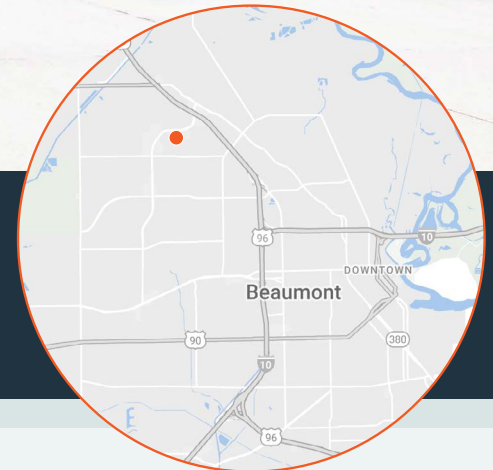
WHEELER COMMERCIAL - PROPERTY FOR SALE OR LEASE



Tuesday Morning

FOR SALE OR LEASE

4150 N. DOWLEN ROAD
BEAUMONT, TX 77706



PROPERTY FEATURES

- » Sale Price: \$2,975,000
- » Lease Price: \$9.00 PSF/Yr.+NNN
- » Former Tuesday Morning
- » 26,483 SF big box retail space
- » Warehouse space and second floor storage
- » Convenient/accessible loading dock
- » New roof - 2019
- » 118 dedicated parking spaces
- » Fantastic location
- » Great access
- » Center of all retail activity in Southeast Texas
- » Great visibility

CALL TODAY | 409.899.3300

400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

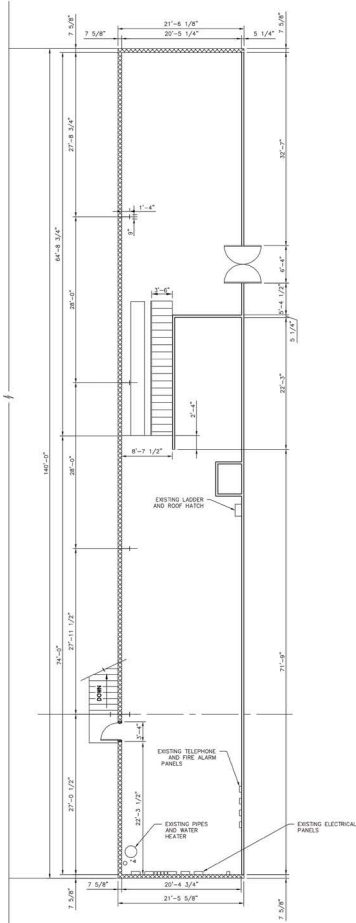


SALE OR LEASE

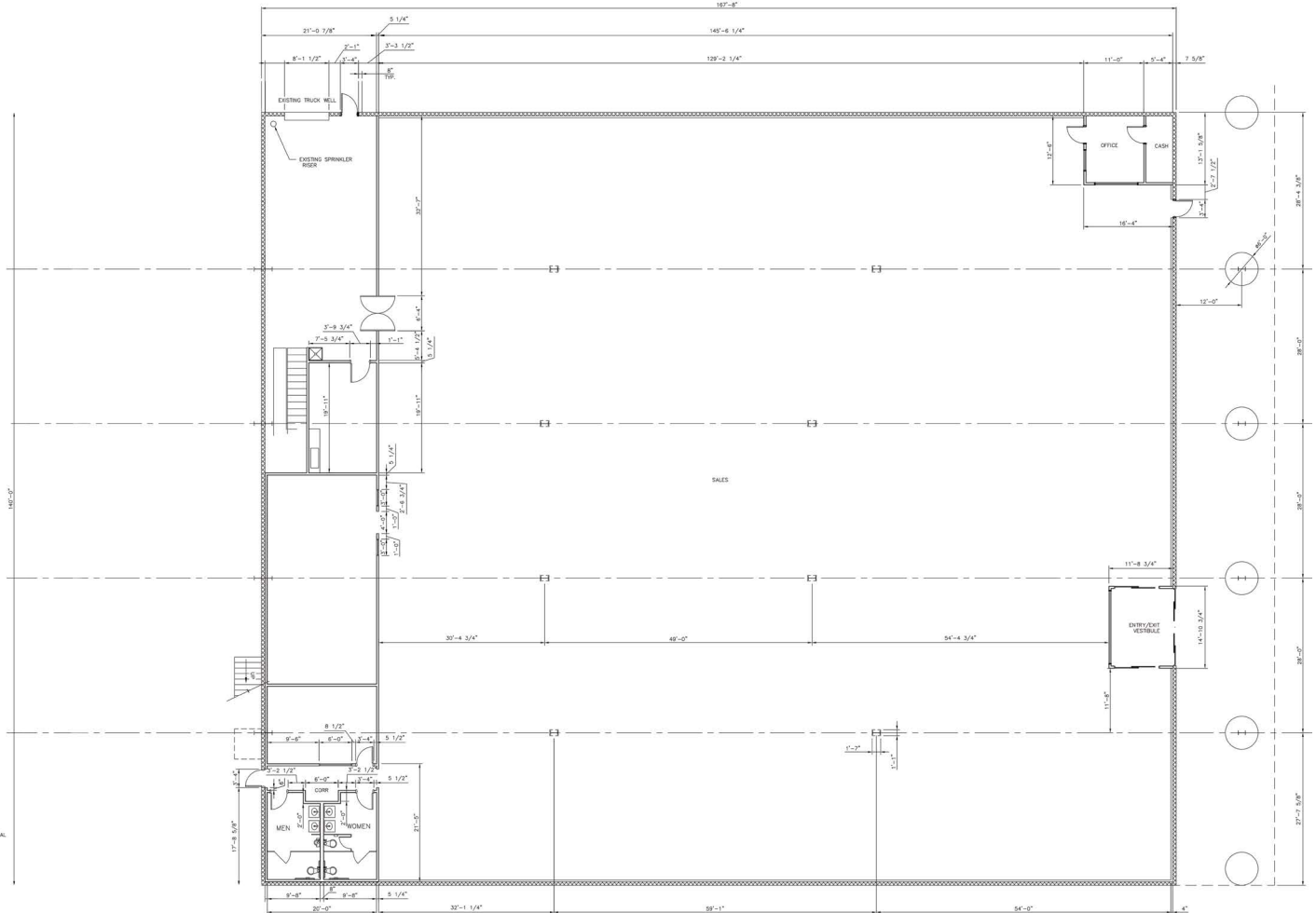
4150 N. DOWLEN RD. | BEAUMONT, TX

CONTACT: LEE WHEELER · LWHEELER@WHEELERCOMMERCIAL.COM

NEW RENOVATION PLAN



② SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



① FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



SALE OR LEASE

4150 N. DOWLEN | BEAUMONT, TX

CONTACT: LEE WHEELER · LWHEELER@WHEELERCOMMERCIAL.COM



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

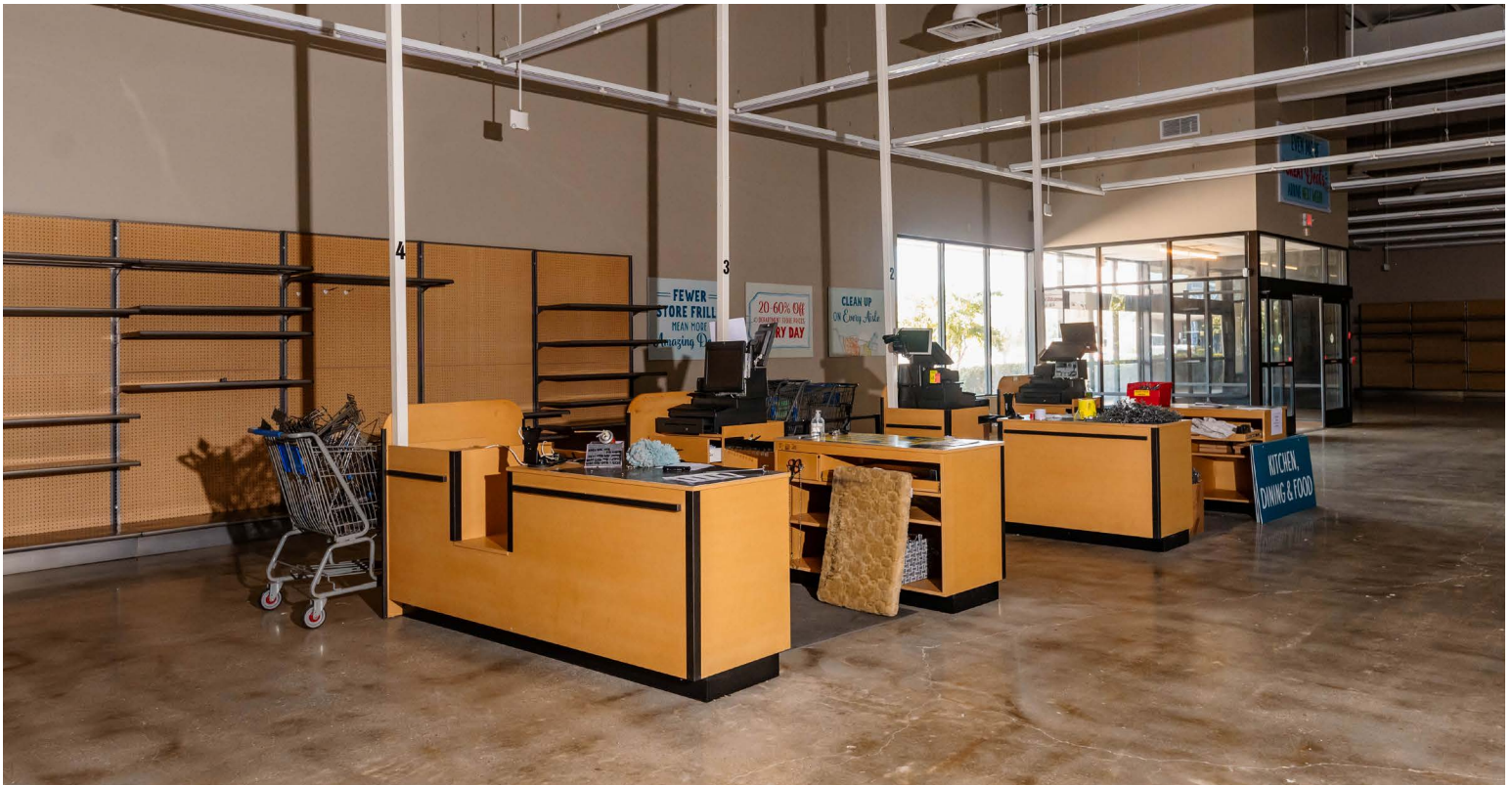
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



SALE OR LEASE

4150 N. DOWLEN | BEAUMONT, TX

CONTACT: LEE WHEELER · LWHEELER@WHEELERCOMMERCIAL.COM



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

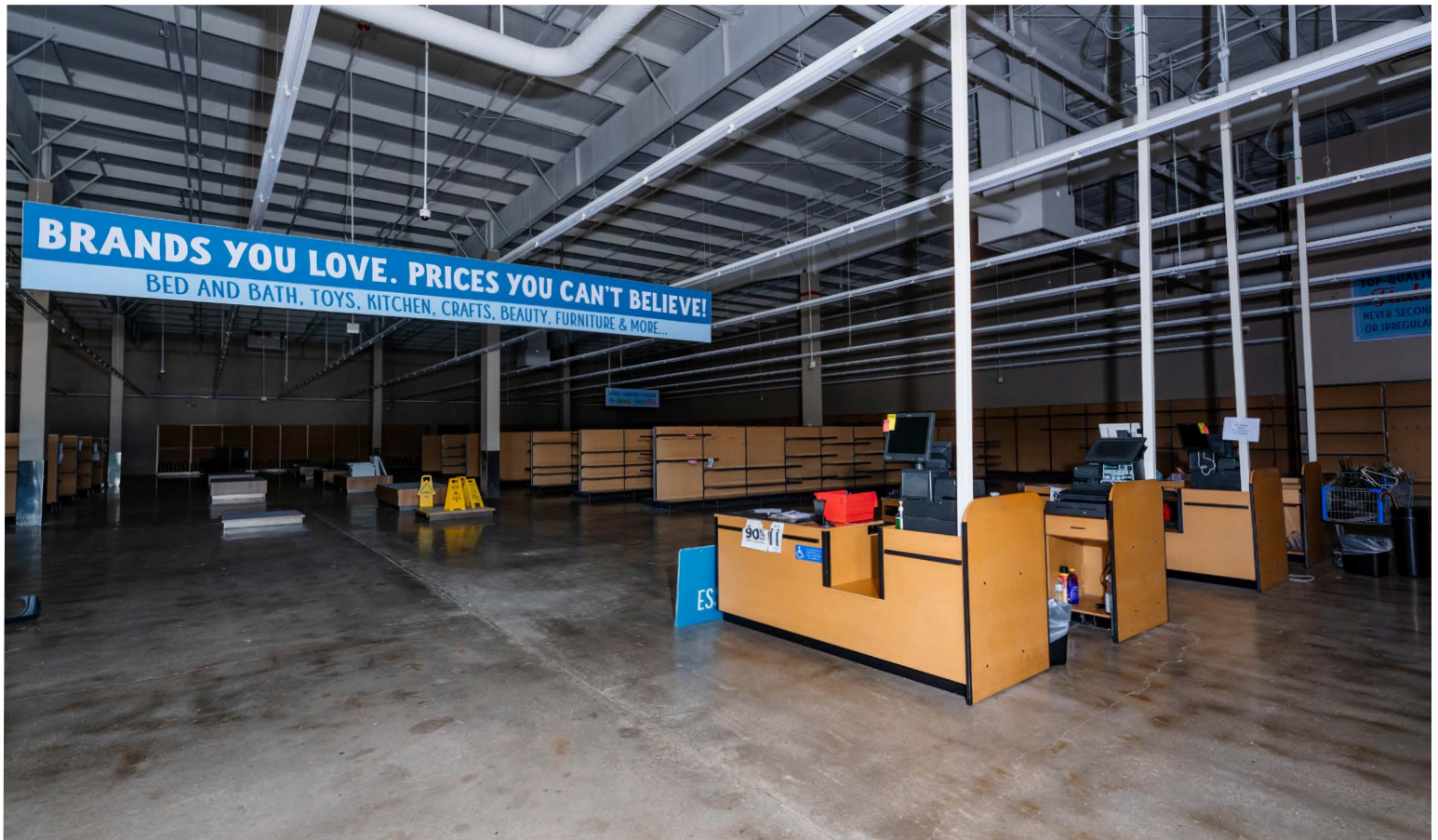
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



SALE OR LEASE

4150 N. DOWLEN | BEAUMONT, TX

CONTACT: LEE WHEELER · LWHEELER@WHEELERCOMMERCIAL.COM



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

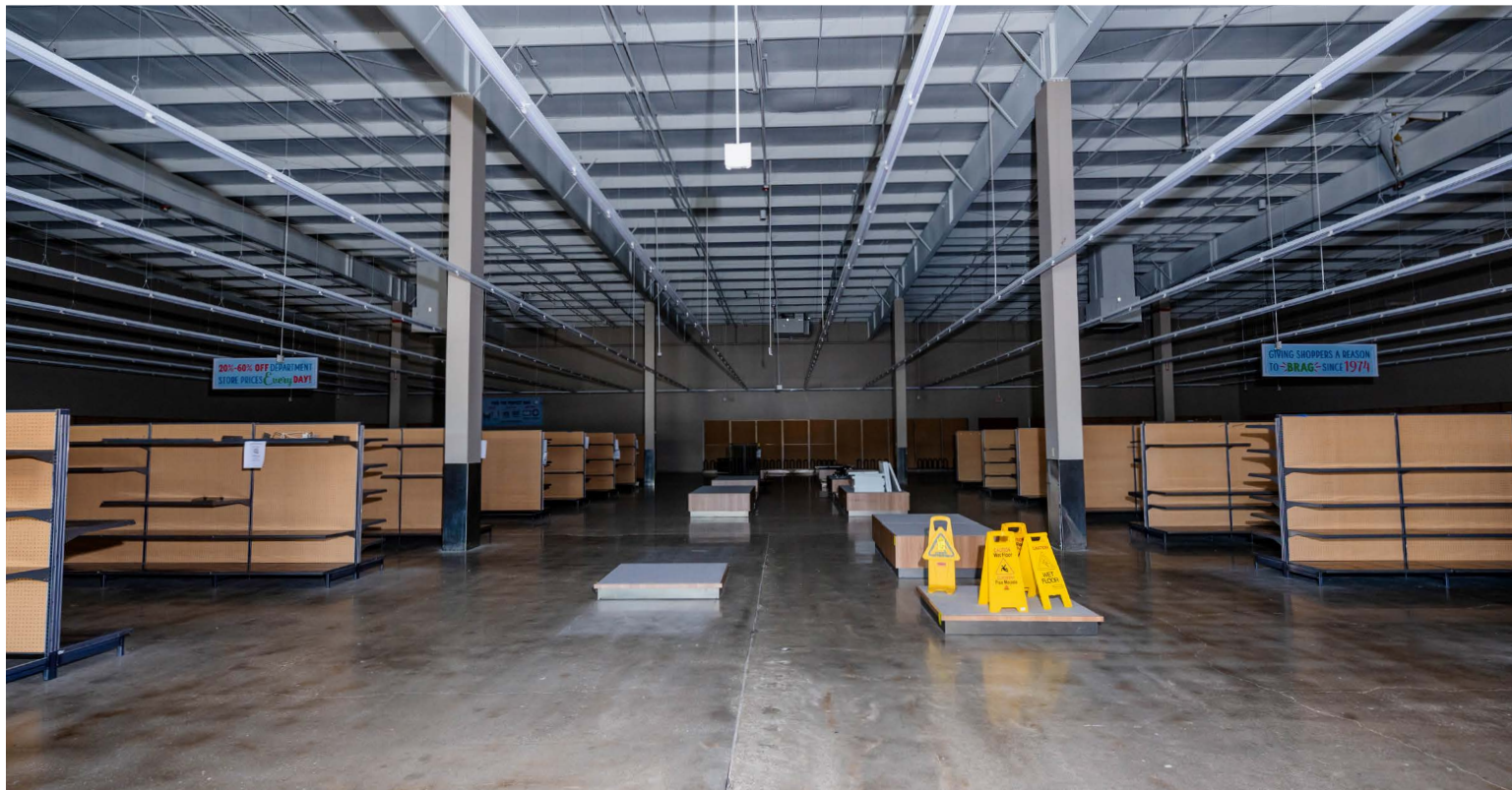
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



SALE OR LEASE

4150 N. DOWLEN | BEAUMONT, TX

CONTACT: LEE WHEELER · LWHEELER@WHEELERCOMMERCIAL.COM



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

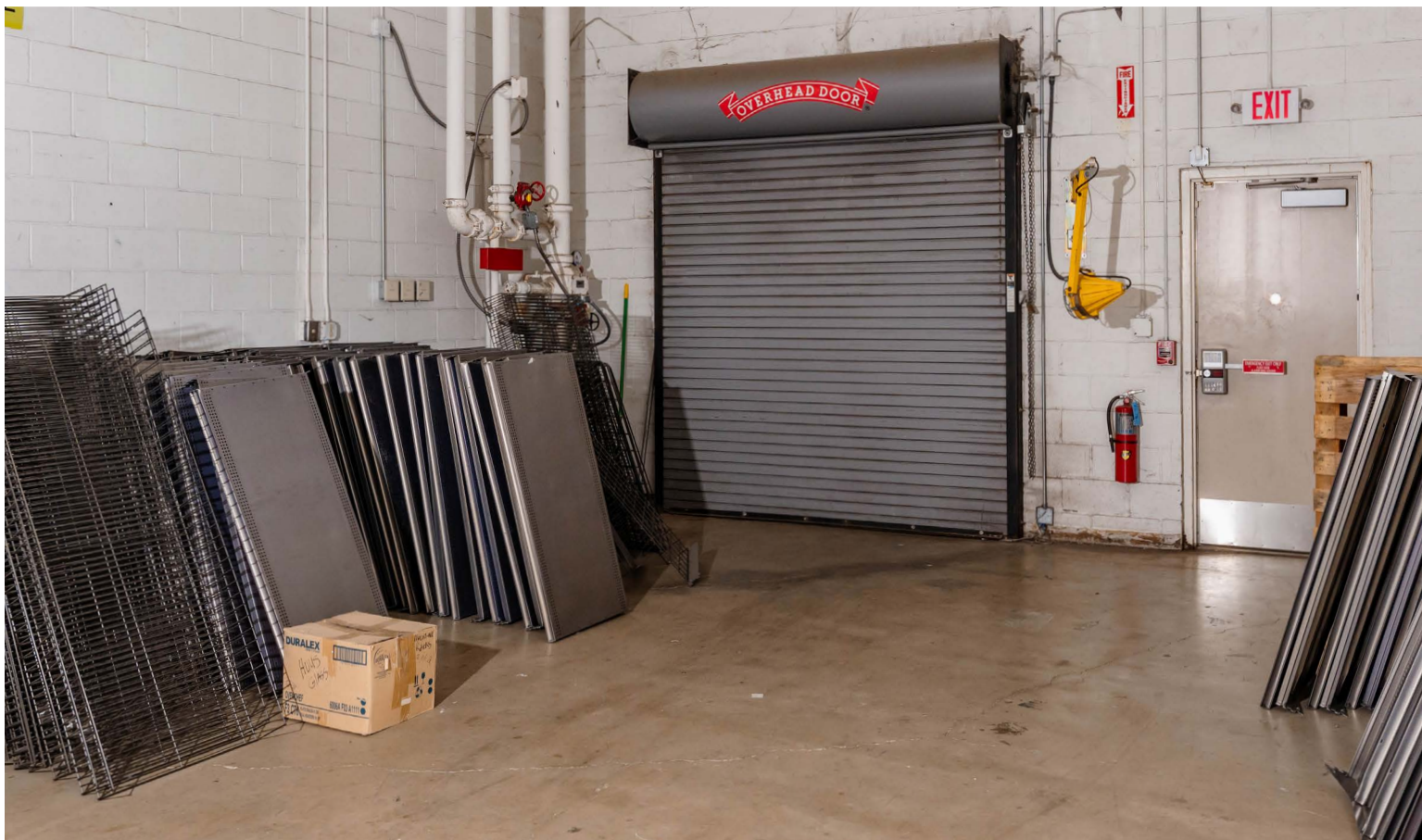
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



SALE OR LEASE

4150 N. DOWLEN | BEAUMONT, TX

CONTACT: LEE WHEELER · LWHEELER@WHEELERCOMMERCIAL.COM



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



SALE OR LEASE

4150 N. DOWLEN | BEAUMONT, TX

CONTACT: LEE WHEELER · LWHEELER@WHEELERCOMMERCIAL.COM

SURROUNDING BUSINESSES



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



SALE OR LEASE

4150 N. DOWLEN | BEAUMONT, TX

CONTACT: LEE WHEELER · LWHEELER@WHEELERCOMMERCIAL.COM

SURROUNDING BUSINESSES



400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | WHEELERCOMMERCIAL.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

WHEELER
COMMERCIAL