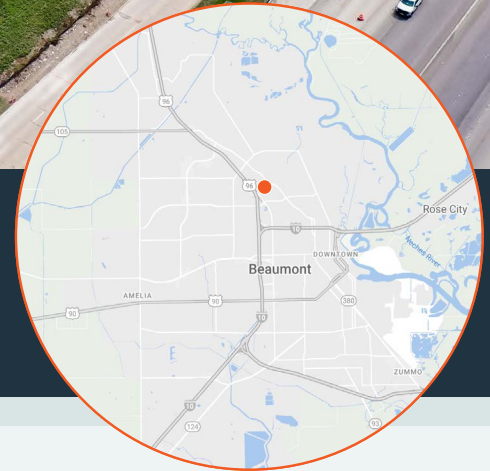


WHEELER COMMERCIAL - PROPERTY FOR SALE



FOR SALE

3700 EASTEX FREEWAY
BEAUMONT, TX 77703



PROPERTY FEATURES

- 10.476 Acres
 - Zoned GC-MD (verify with City)
 - Adjacent to Home Depot
 - Major Retail Area
 - \$15.00 PSF
 - 2022 Taxes = \$18,843
 - 438' +/- Eastex Freeway (Hwy. 69/96/287) Frontage
 - 287' +/- Pinkston Drive Frontage
 - Largest Commercially Zoned Tract
- Available on Eastex Freeway (Between I-10 & Hwy 105)
- Environmentally Clean, Cleared, and Ready to Develop
 - Deed Restricted – No sale and/or leasing of new and/or used motor vehicles; sale and/or installation of motor vehicle parts and/or accessories; and/or alteration, repair and/or restoration of motor vehicles, Automotive Vehicle Sales, Repair, Manufacturing

CALL TODAY | 409.899.3300

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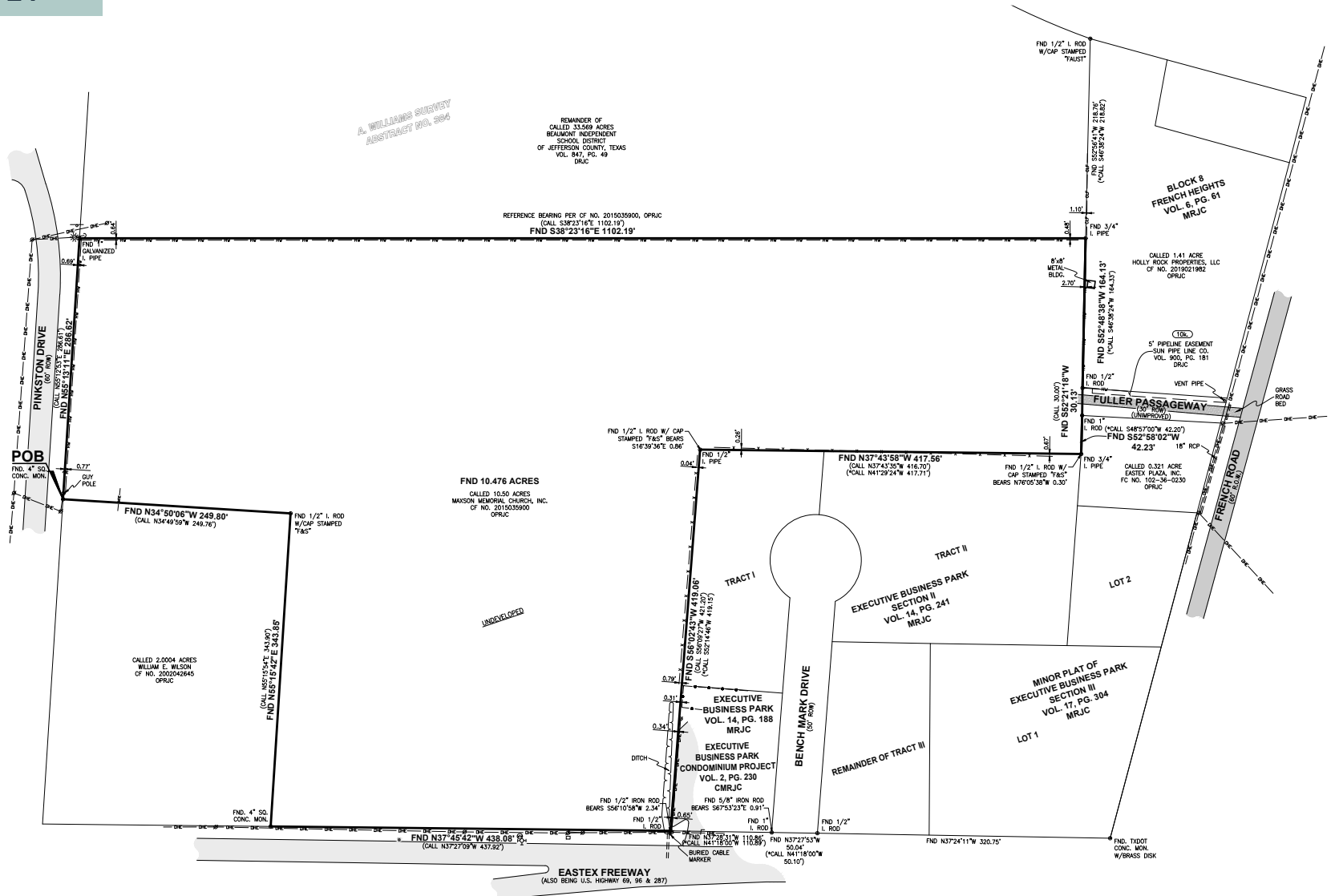


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SURVEY



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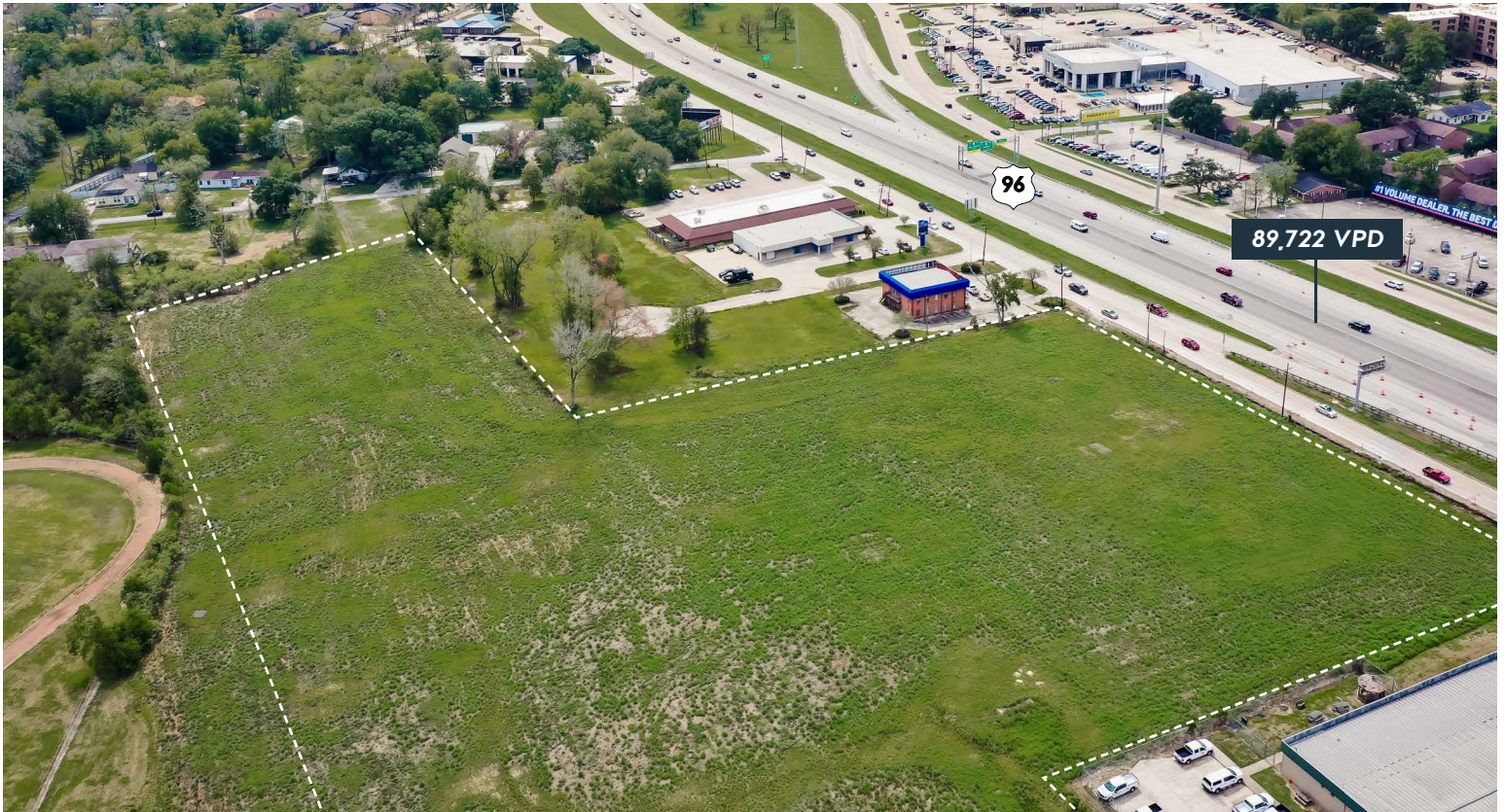


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FULL PROPERTY OUTLINE



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287' PINKSTON DR. FRONTAGE



438' EASTEX FRONTAGE (HWY 69/96)

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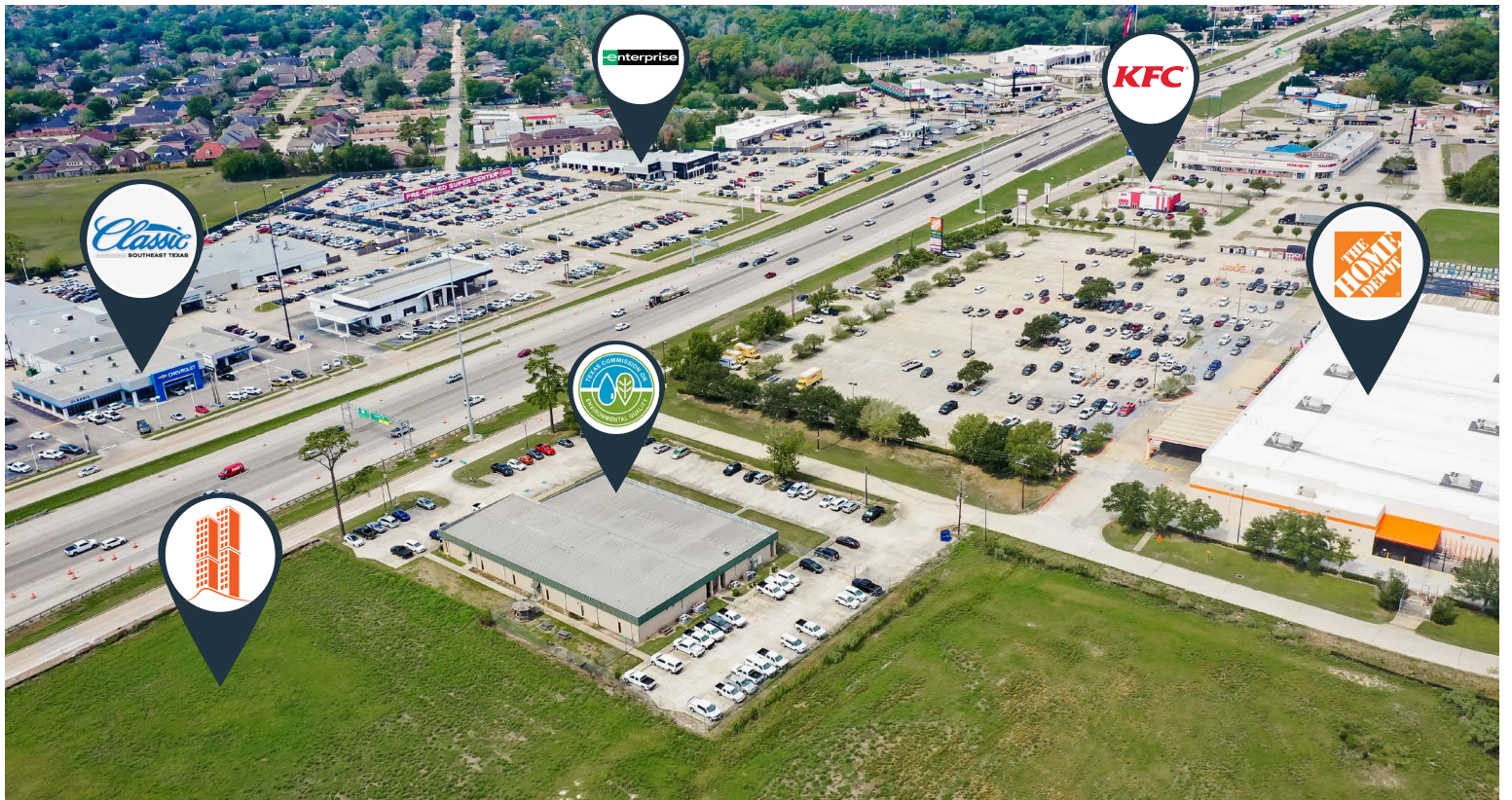
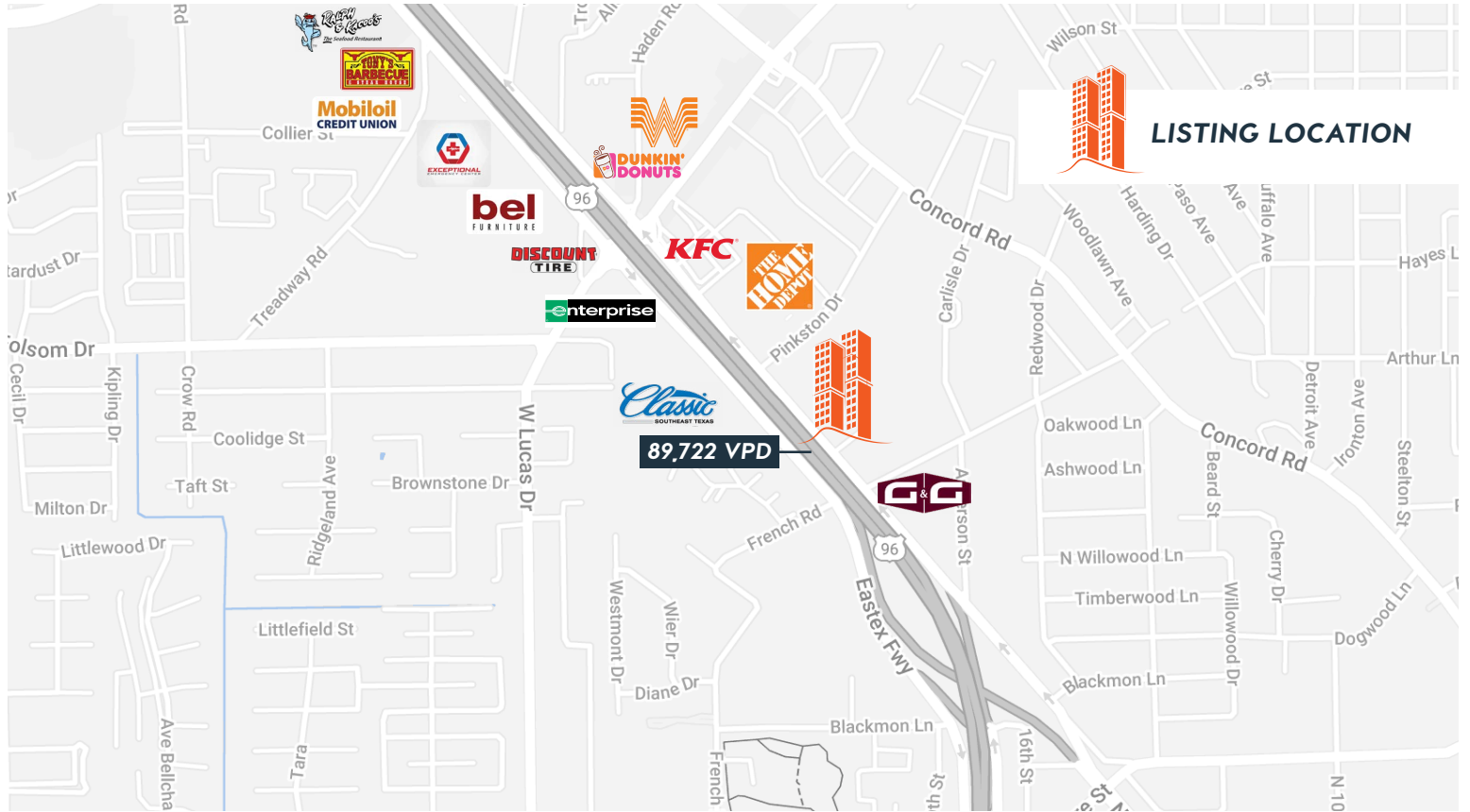


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SURROUNDING BUSINESSES



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