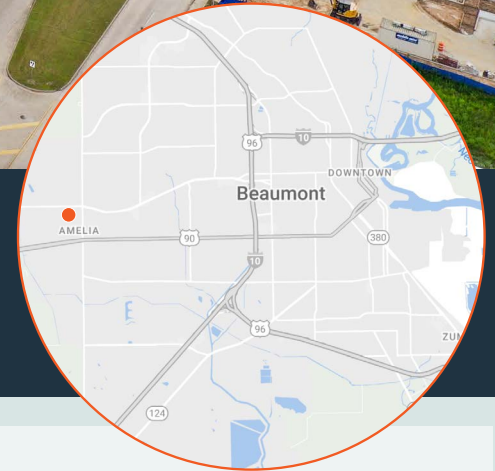


# WHEELER COMMERCIAL - PROPERTY FOR SALE



**FOR SALE** \$525,000

**2.36+/- ACRES ON PHELAN BLVD.**  
BEAUMONT, TX 77706



## PROPERTY FEATURES

- 2.36 +/- acres
- 225 +/- feet of frontage on Phelan Blvd.
- \$5.10 PSF
- Excellent ingress egress
- Mature oak trees
- Great site for multifamily, retail, office with rezoning
- Currently zoned SFR - verify with city

**CALL TODAY | 409.899.3300**

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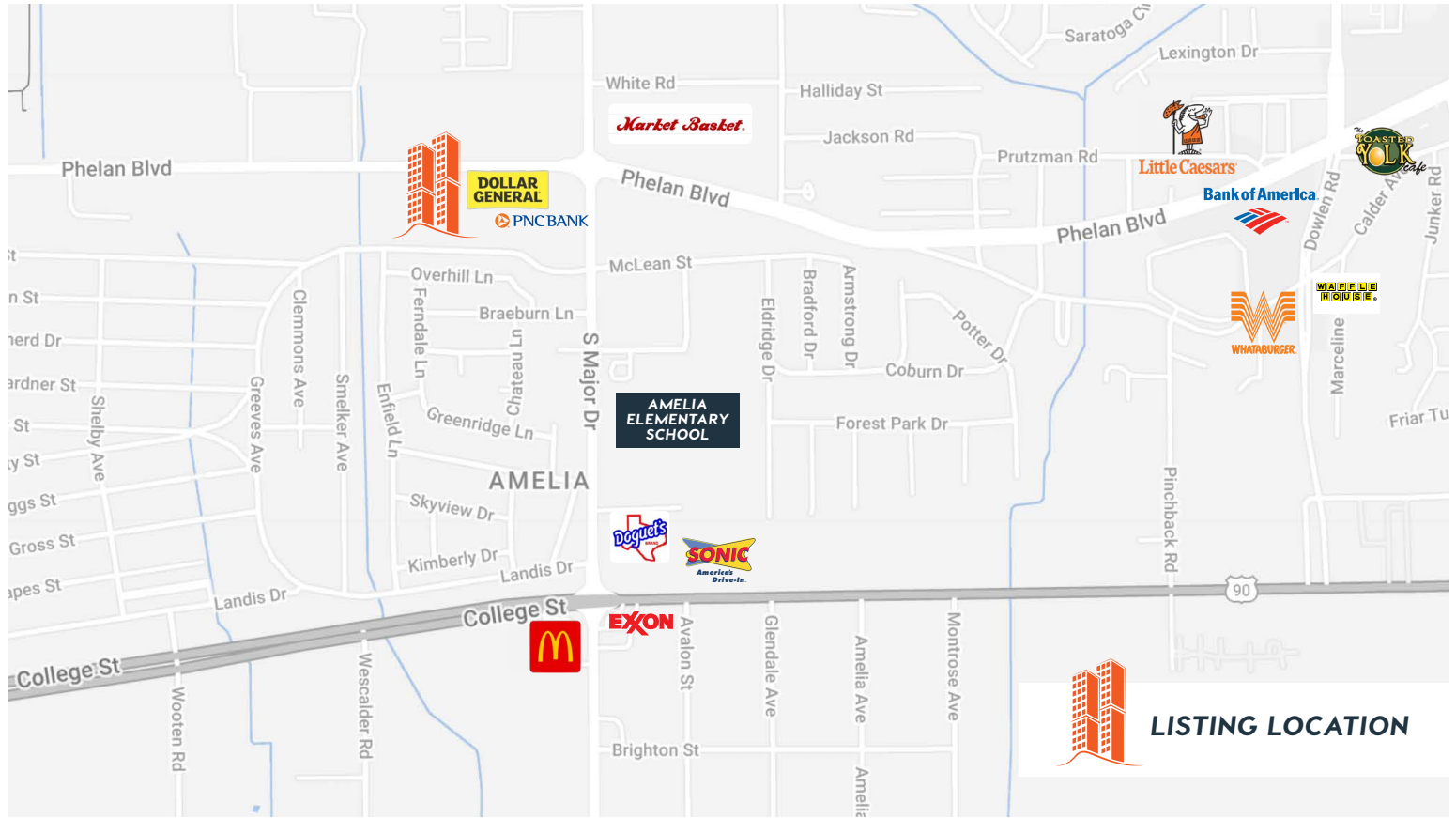


# FOR SALE

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### SURROUNDING BUSINESSES



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