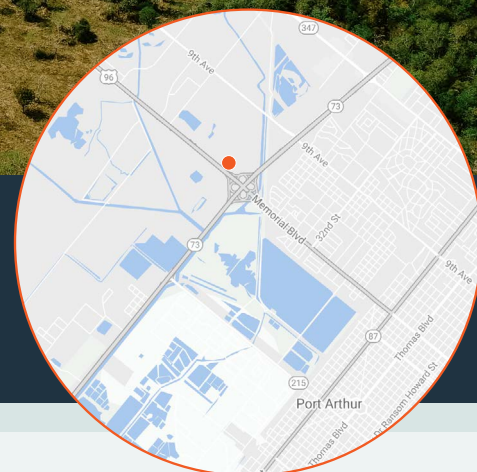


# WHEELER COMMERCIAL - PROPERTY FOR SALE



**FOR SALE** CALL BROKER  
FOR PRICE

**62.12 ACRES HWY 69/96**  
PORT ARTHUR, TX 77642



## PROPERTY FEATURES

- 62.12 Total Acres offered
- Zoning: PD-12 allows for most all commercial uses
- Access from Hwy 69, 96, 287 via Jimmy Johnson exit or 60th Street
- +/- 1860 ft of commercial highway frontage (Hwy 69,96,287)
- +/- 1000 ft of 60th Street frontage
- Owner will subdivide
- 19-acre main lake/water feature with 20' depth and 20+ years of fish stocking in place
- TxDOT AADT (annual average daily traffic) of 48,388
- Proximity to new high school, elementary, city parks and soccer fields
- Agent owned

**CALL TODAY | 409.899.3300**

400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | [WHEELERCOMMERCIAL.COM](http://WHEELERCOMMERCIAL.COM)

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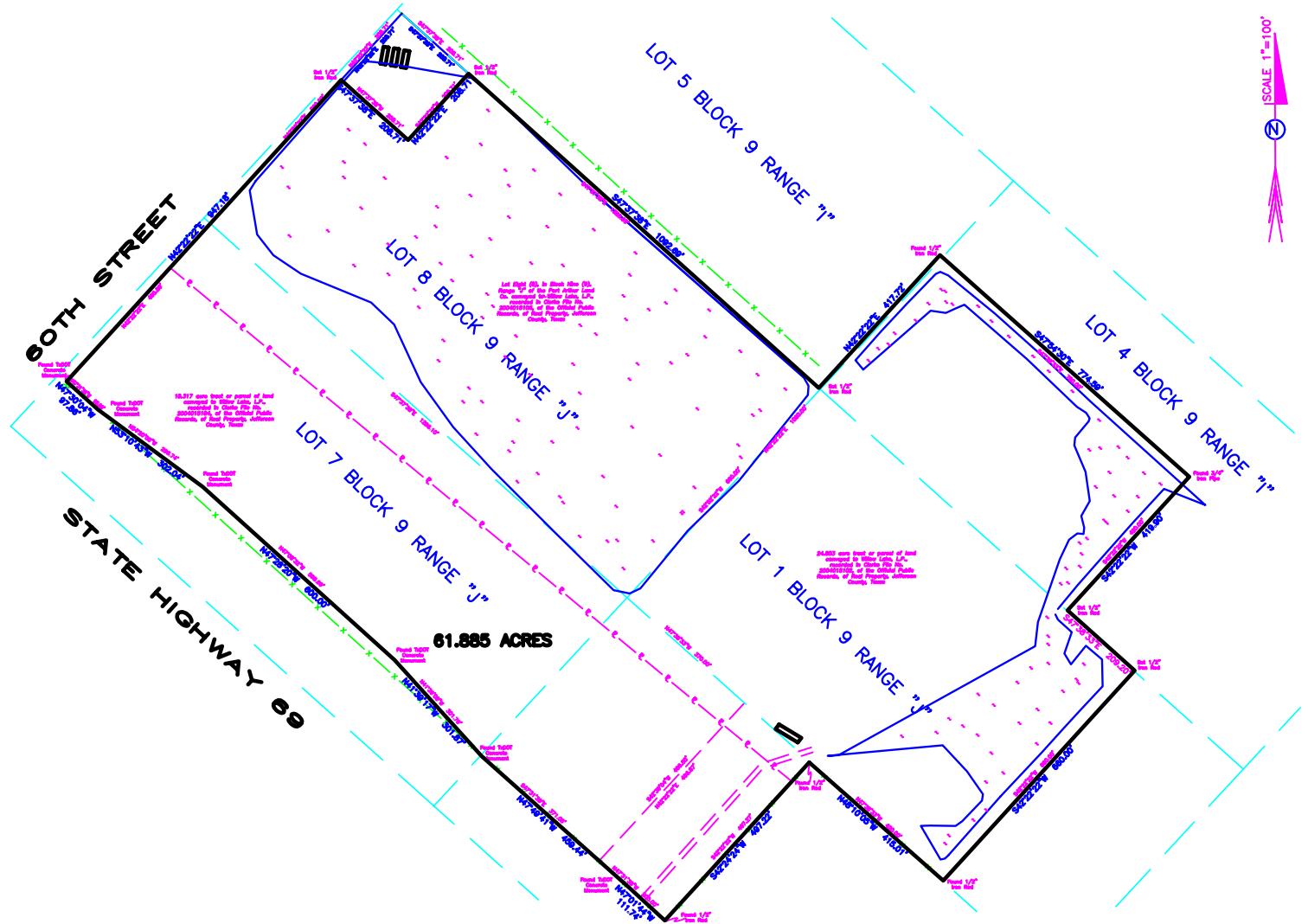


# FOR SALE

## 62.12 ACRES HWY 69/96 | PORT ARTHUR, TX

CONTACT: STEFAN MARROQUIN · SMARROQUIN@WHEELERCOMMERCIAL.COM

### PRELIMINARY PLAT



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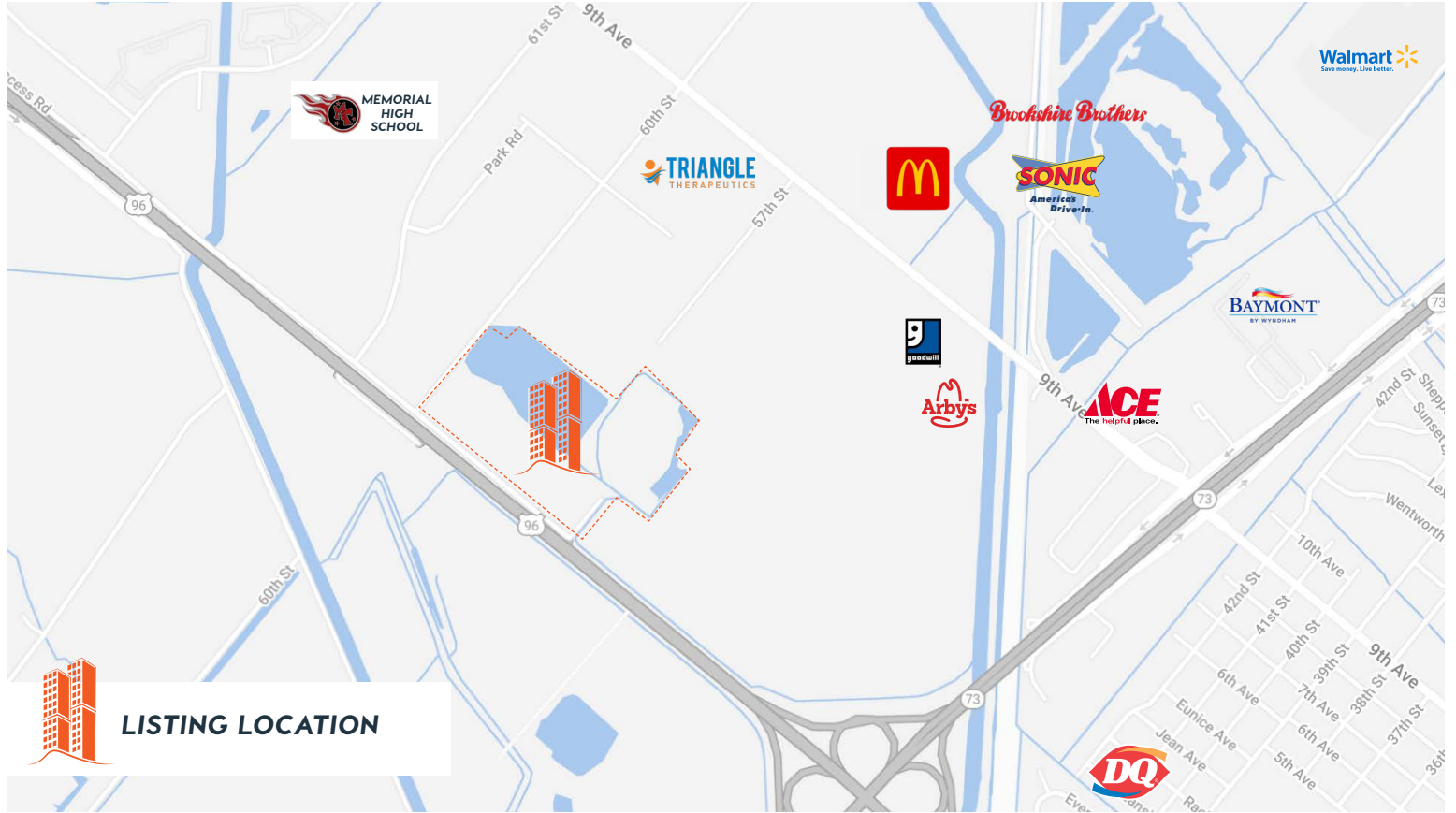


# FOR SALE

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### SURROUNDING BUSINESSES



**LISTING LOCATION**



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