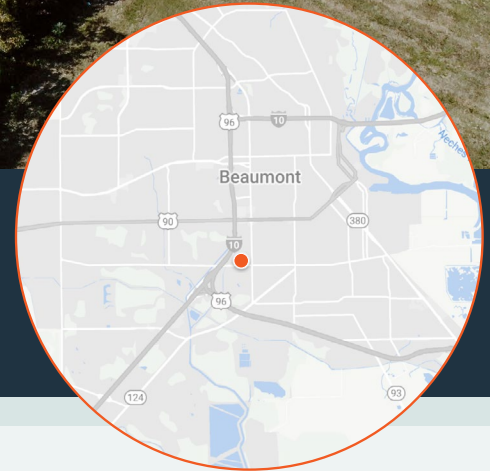


# WHEELER COMMERCIAL - PROPERTY FOR SALE

**FOR SALE** \$200,000

**3830 WASHINGTON BLVD.**  
1.769+/- ACRES | BEAUMONT, TX 77705



## PROPERTY FEATURES

- 1.769 +/- Acres
- \$2.60 PSF
- 200' +/- of Washington Blvd. frontage
- Washington Blvd. currently being renovated
- 1,800' +/- from Interstate 10
- Great site for development
- GC-MD zoning- verify with city
- 2019 Taxes - \$3,214.37
- Highly traveled corridor

**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.





**1.769 +/- AC. ON WASHINGTON BLVD. - FOR SALE**



**SURROUNDING BUSINESSES INCLUDE:**

- HELENA LABORATORIES
- UPS
- BEAUMONT FIRE DEPT
- MERCEDES BENZ OF BEAUMONT
- SAM'S CLUB
- HOME FURNITURE



**INTERESTED?**

**CONTACT: LEE Y. WHEELER, III CCIM  
LWHEELER@WHEELERCOMMERCIAL.COM**

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