

EXCLUSIVE OFFERING

6.7 Acres on Industrial Road

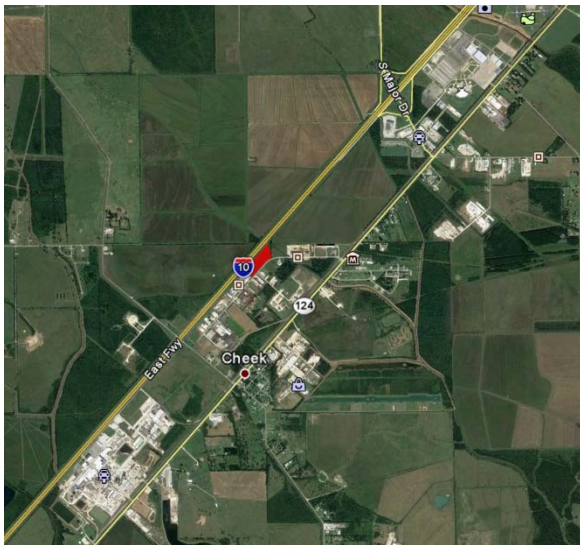
- Excellent Location
- +/- 1,000' of I-10 Frontage
- Easy Access to I-10
- Excellent Visibility for I-10
- Outside of City Limits
- Inside Established Industrial Park

\$ 600,000.00



Approximately 6.7 acres of undeveloped industrial land with approximately 1,088 feet of frontage on I-10 and 900 feet on Industrial Road. The property is located inside the "Industrial City" Industrial Park in Beaumont. It has excellent visibility from I-10 as well as easy access to I-10. No onsite storm water retention is required. Public water is available. The property is outside of the city limits so there is no zoning or city taxes.

The Industrial Park is located on I-10 about 6.5 miles southeast of downtown Beaumont.



For Information: 281-573-4567 / info@combscommercial.com

Adrian Combs 832-597-6436

Billy Combs 832-573-9201

www.combscommercial.com

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