








**Transit Key**

- IH 10 
- US 287/ Hwy 69/ Hwy 96   
-- US 287/ Hwy 69   
-- Hwy 96 
- TX 380 (MLK) 
- Hwy 90 (College St) 
- Hwy 105 

**Distance Estimates**

- Jack Brooks Regional Airport: +/- 14 miles
- Louisiana Border: +/- 28 miles
- Port Arthur: +/- 23 miles
- Houston: +/- 85 miles
- Port of Houston: +/- 70 miles
- Port of Galveston: +/- 100 miles
- Port of Beaumont: +/- 3 miles

**7.67 Acres Hwy 90**  
**Beaumont, Texas**





Vidor



Orange

Beaumont

Mobil

ExxonMobil



★  
SITE



Port Neches



Bridge City



LANXESS  
Empowering Chemistry



Groves



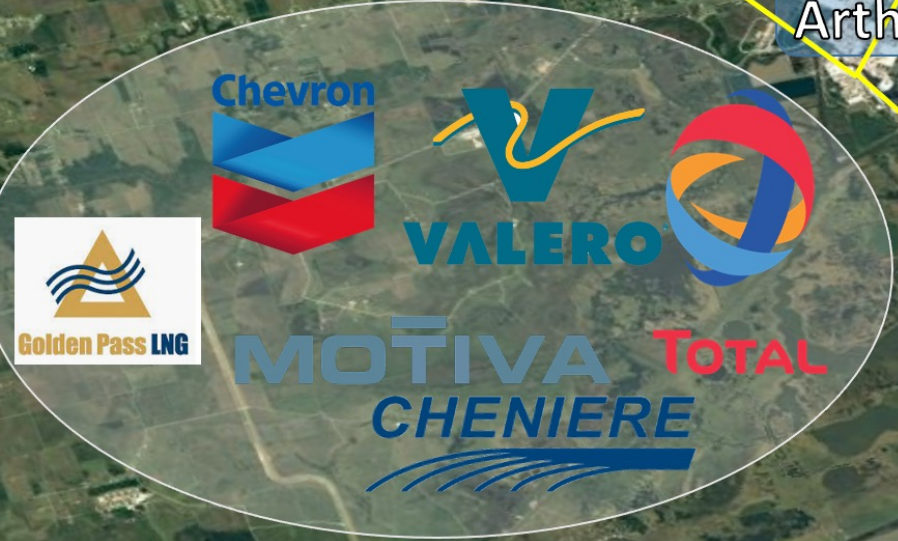
Nederland

Sabine Lake



Port Arthur

Louisiana



Sabine Pass

Gulf of

 **COLDWELL BANKER  
COMMERCIAL**  
ARNOLD AND ASSOCIATES

**IRON HORSE**  
TERMINALS

**ExxonMobil**  
Chemical

*Fly* **BEAUMONT**  
MUNICIPAL AIRPORT



★  
**Site**

ELKS CARE  
ELKS SHARE  
COURVILLE'S

**BYOT** AUTO PARTS  
**TESCO** Auto Parts  
**SUPERIOR** LAWN MAINTENANCE INC.  
Lawn Service LLC  
The Genuine. The Original.  
**OVERHEAD DOOR**

HEALTHTECH INSTITUTE  
STETSON STORAGE SOLUTIONS  
MSI  
JOHN DEERE  
SHOPPA'S

**Equipment Share**  
**BISON** SPECIALTY SERVICES, LLC  
**Wastewater SPECIALTIES**

Mark's Machine Shop & Engine Parts  
**RAMIREZ** CARPET AND TILE  
**Knights of Columbus**



**COLDWELL BANKER COMMERCIAL**  
ARNOLD AND ASSOCIATES