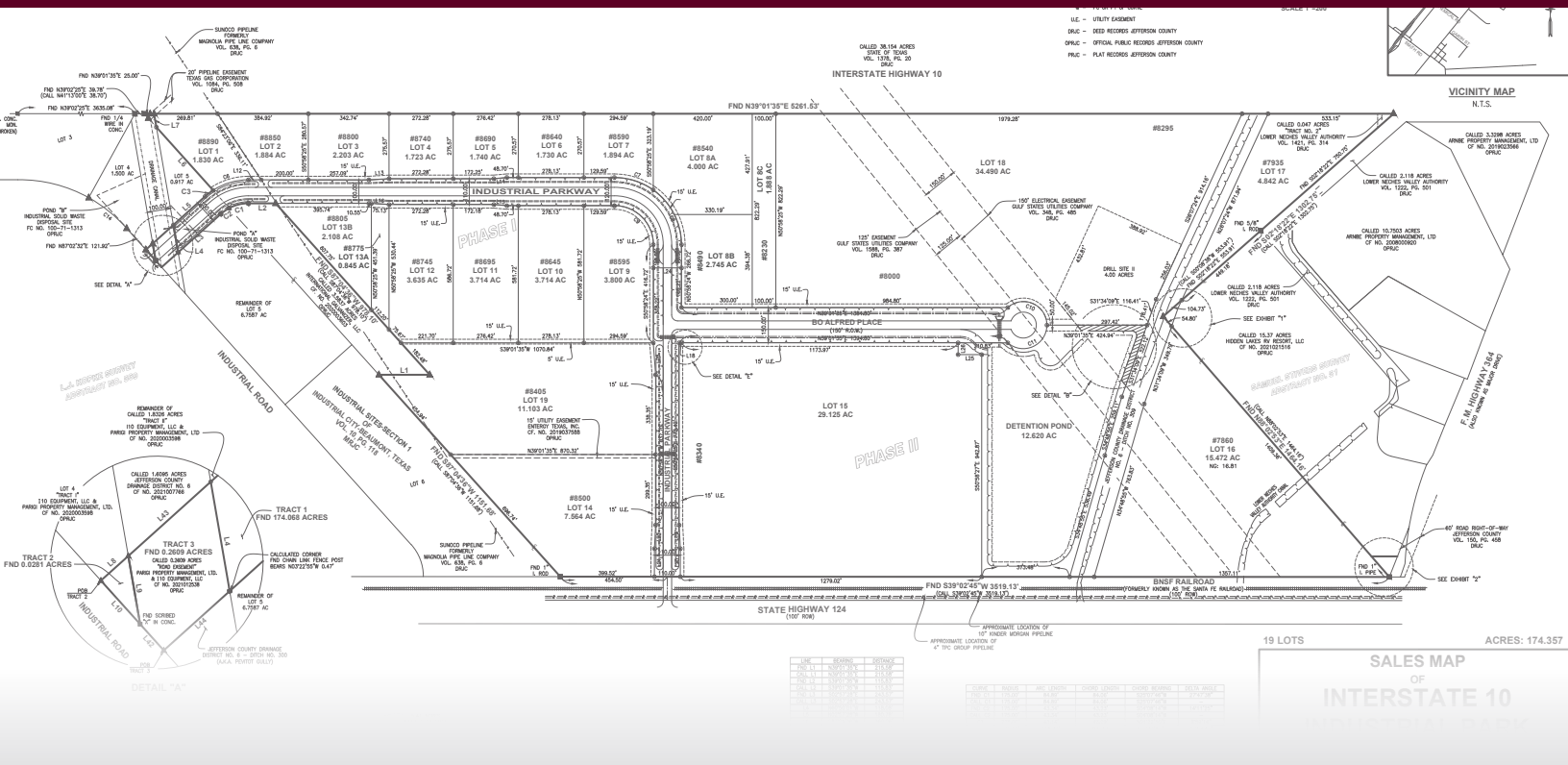




# INTERSTATE 10 INDUSTRIAL PARK

## GATEWAY TO THE WORLD

### BEAUMONT, TEXAS



Contact:  
**J. Milton Prewitt, SIOR**  
**409.892.3000**  
**milt@jmprewitt.com**

**J.M. PREWITT COMPANY**  
 Commercial & Industrial Real Estate Services  
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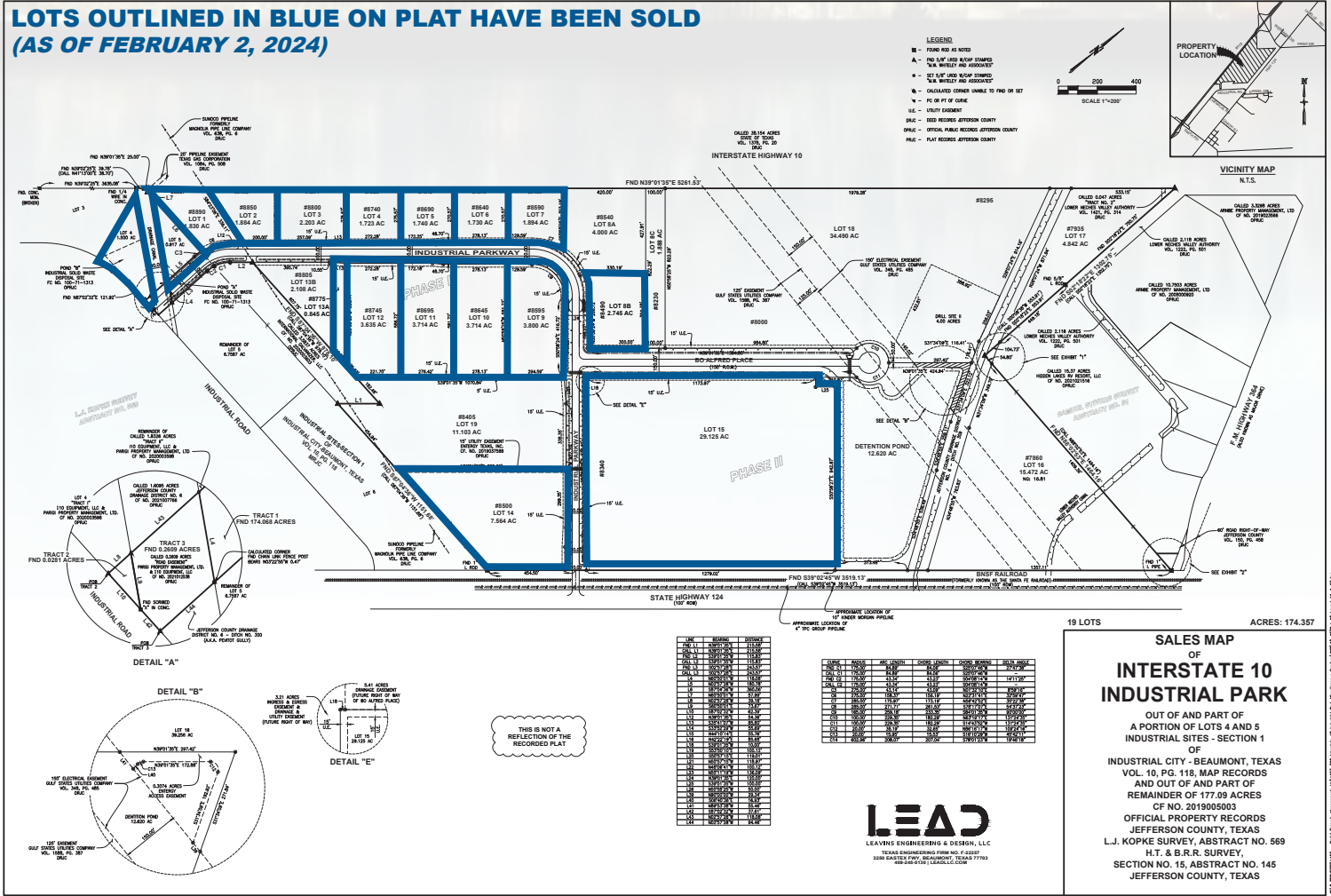
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# INTERSTATE 10 INDUSTRIAL PARK

## GATEWAY TO THE WORLD

### BEAUMONT, TEXAS

**LOTS OUTLINED IN BLUE ON PLAT HAVE BEEN SOLD**  
**(AS OF FEBRUARY 2, 2024)**



THIS LOCATION OF THE PROPERTY LINES ARE APPROXIMATE AND WILL NEED TO BE VERIFIED BY A SURVEY.



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# LOT #8-A 4.00 ACRES

## INTERSTATE 10 INDUSTRIAL PARK GATEWAY TO THE WORLD BEAUMONT, TEXAS

**PRICE: \$6.50 psf**

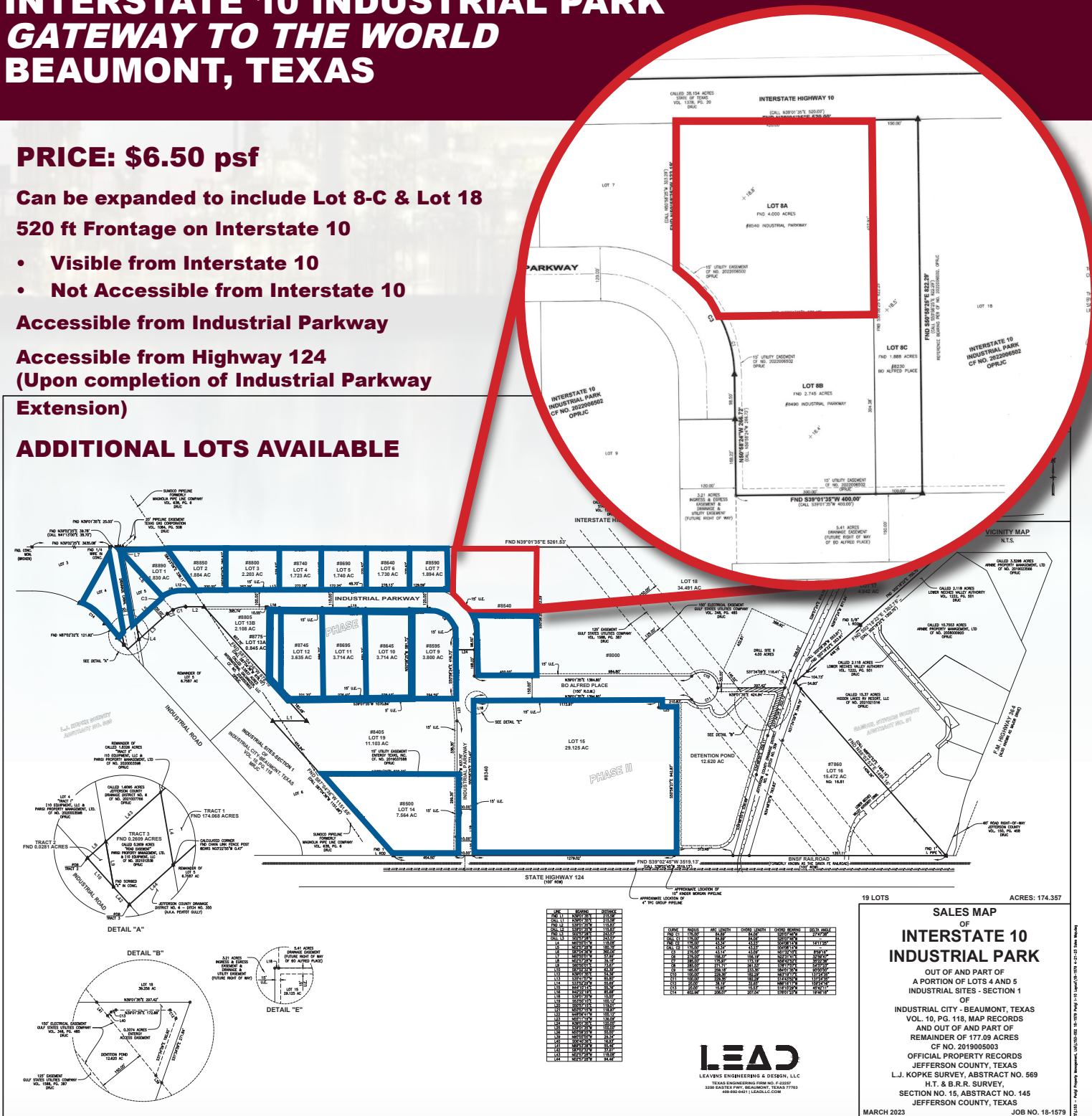
**Can be expanded to include Lot 8-C & Lot 18  
520 ft Frontage on Interstate 10**

- **Visible from Interstate 10**
- **Not Accessible from Interstate 10**

**Accessible from Industrial Parkway**

**Accessible from Highway 124  
(Upon completion of Industrial Parkway  
Extension)**

### ADDITIONAL LOTS AVAILABLE



**LOTS OUTLINED IN BLUE ON PLAT HAVE BEEN SOLD**

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# LOT #8-C 1.888 ACRES

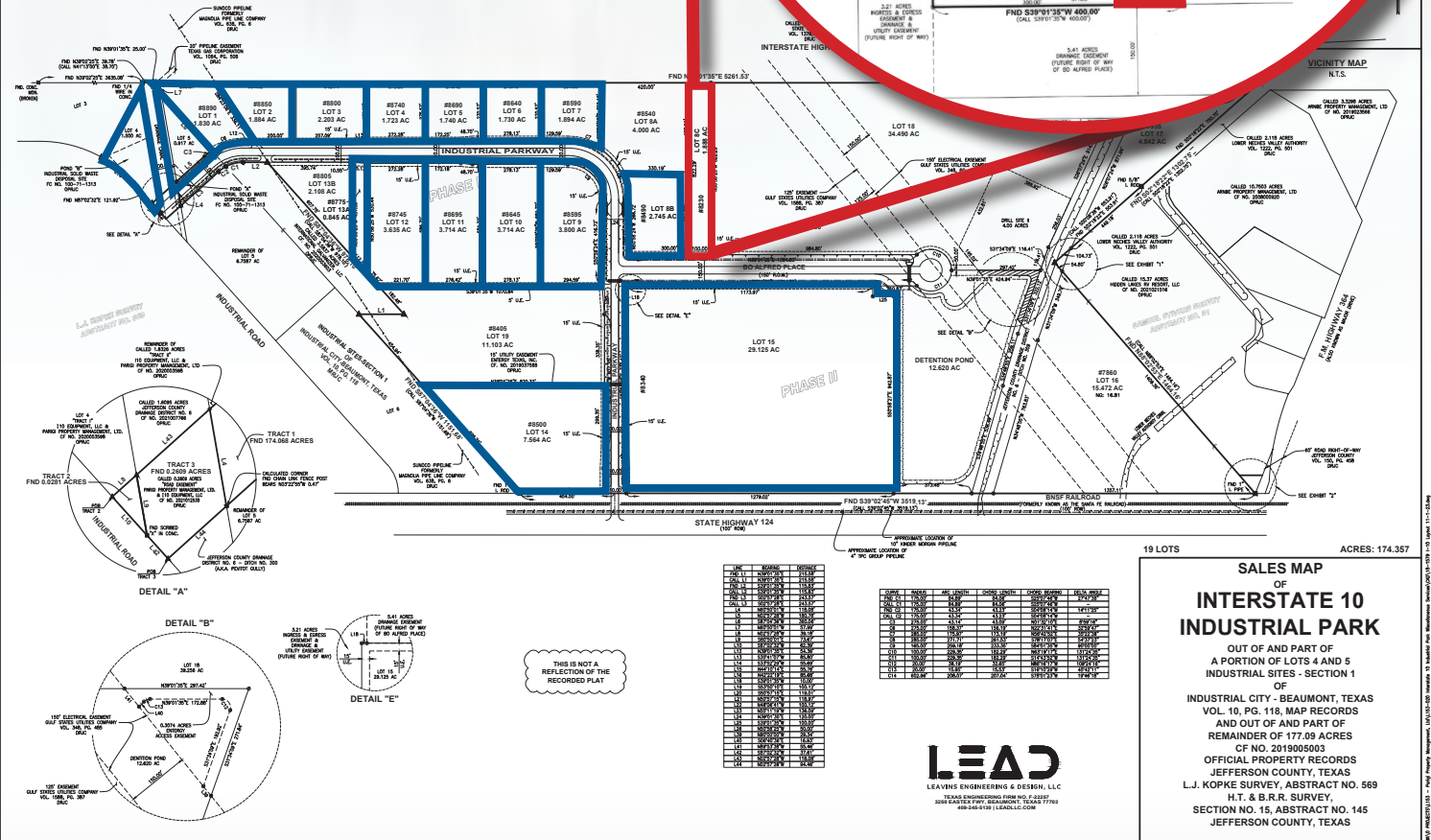
## INTERSTATE 10 INDUSTRIAL PARK GATEWAY TO THE WORLD BEAUMONT, TEXAS

**PRICE: \$6.50 psf**

- Platted as 1.888 Acres
- Visible from Interstate 10
- 100' Frontage on Bo Alfred Parkway
- Can be included with Lot 8-A or expanded to include a portion or all of Lot 18

**Accessible from Highway 124  
(Upon completion of Industrial Parkway Extension)**

### ADDITIONAL LOTS AVAILABLE



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# LOT #13B 2.108 ACRES

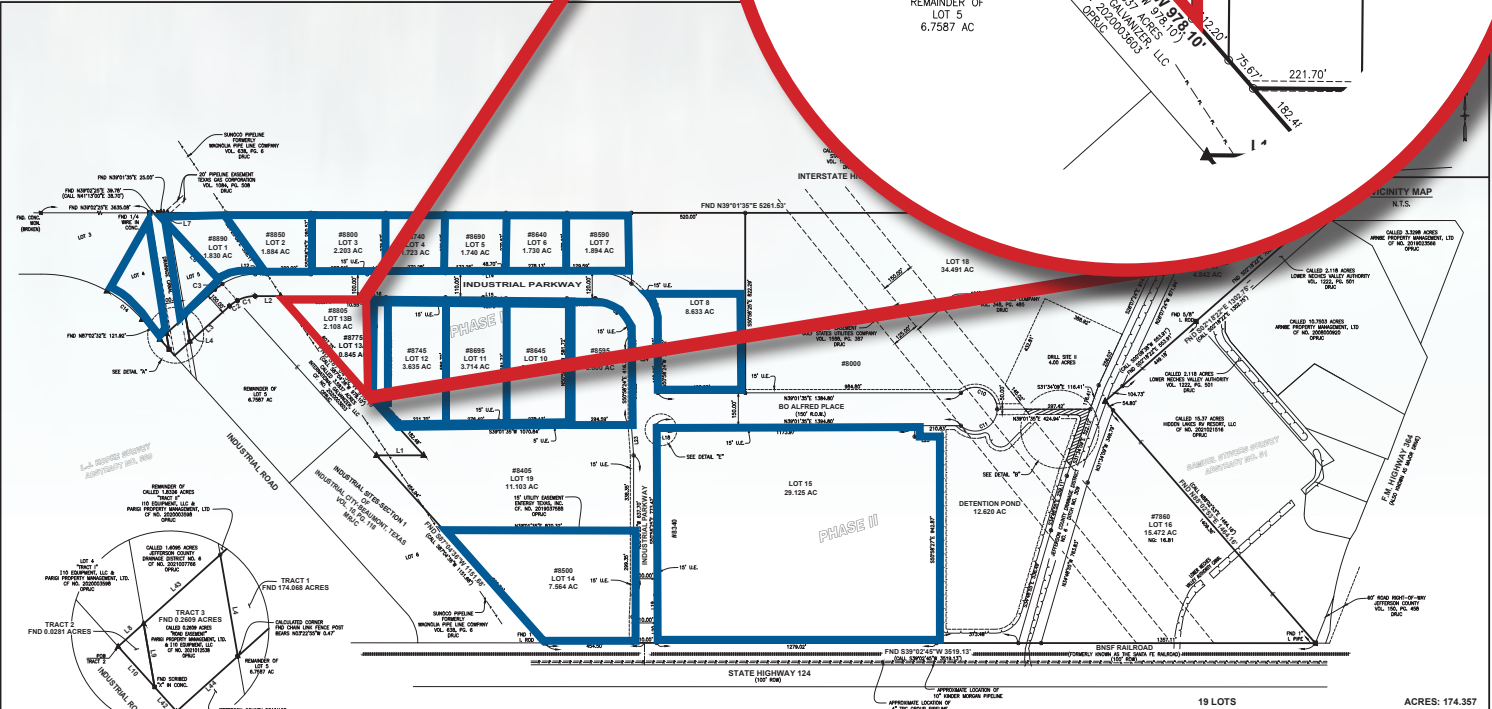
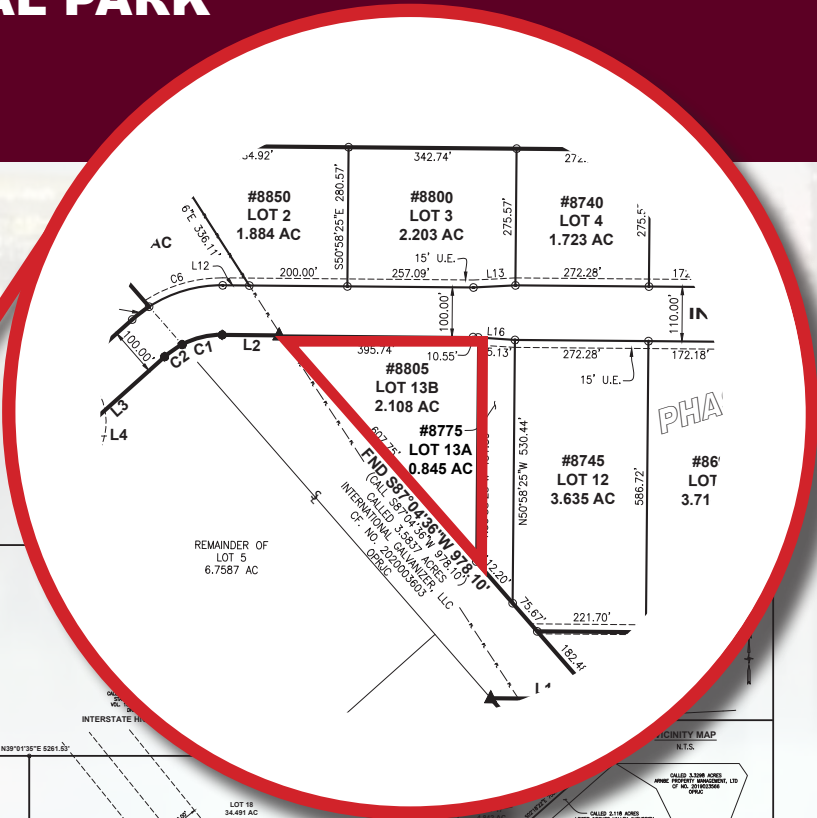
## INTERSTATE 10 INDUSTRIAL PARK GATEWAY TO THE WORLD BEAUMONT, TEXAS

**PRICE: \$6.50 psf**

**Accessible from Industrial Parkway**

**Accessible from Highway 124  
(Upon completion of Industrial Parkway  
Extension)**

**ADDITIONAL LOTS AVAILABLE**



LOT	ACRES	OWNER
LOT 1	1.884	8850
LOT 2	2.203	8800
LOT 3	1.723	8740
LOT 4	0.845	8775
LOT 5	3.635	8745
LOT 6	3.71	86
LOT 7	1.723	8740
LOT 8	1.723	8740
LOT 9	1.723	8740
LOT 10	1.723	8740
LOT 11	1.723	8740
LOT 12	1.723	8740
LOT 13	2.108	8805
LOT 14	2.108	8805
LOT 15	2.108	8805
LOT 16	2.108	8805
LOT 17	2.108	8805
LOT 18	2.108	8805
LOT 19	2.108	8805
LOT 20	2.108	8805
LOT 21	2.108	8805
LOT 22	2.108	8805
LOT 23	2.108	8805
LOT 24	2.108	8805
LOT 25	2.108	8805
LOT 26	2.108	8805
LOT 27	2.108	8805
LOT 28	2.108	8805
LOT 29	2.108	8805
LOT 30	2.108	8805
LOT 31	2.108	8805
LOT 32	2.108	8805
LOT 33	2.108	8805
LOT 34	2.108	8805
LOT 35	2.108	8805
LOT 36	2.108	8805
LOT 37	2.108	8805
LOT 38	2.108	8805
LOT 39	2.108	8805
LOT 40	2.108	8805
LOT 41	2.108	8805
LOT 42	2.108	8805
LOT 43	2.108	8805
LOT 44	2.108	8805
LOT 45	2.108	8805
LOT 46	2.108	8805
LOT 47	2.108	8805
LOT 48	2.108	8805
LOT 49	2.108	8805
LOT 50	2.108	8805

**SALES MAP**  
OF  
**INTERSTATE 10 INDUSTRIAL PARK**  
OUT OF AND PART OF  
A PORTION OF LOTS 4 AND 5  
INDUSTRIAL SITES - SECTION 1  
OF  
INDUSTRIAL CITY - BEAUMONT, TEXAS  
VOL. 10, PG. 118, MAP RECORDS  
AND OUT OF AND PART OF  
REMAINDER OF 177.09 ACRES  
CF NO. 201900503  
OFFICIAL PROPERTY RECORDS  
JEFFERSON COUNTY, TEXAS  
L.J. KOPKE SURVEY, ABSTRACT NO. 569  
H.T. & B.R.R. SURVEY,  
SECTION NO. 15, ABSTRACT NO. 145  
JEFFERSON COUNTY, TEXAS  
MARCH 2023 JOB NO. 18-1579



**LOTS OUTLINED IN BLUE ON PLAT HAVE BEEN SOLD**

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mlt@jmprewitt.com

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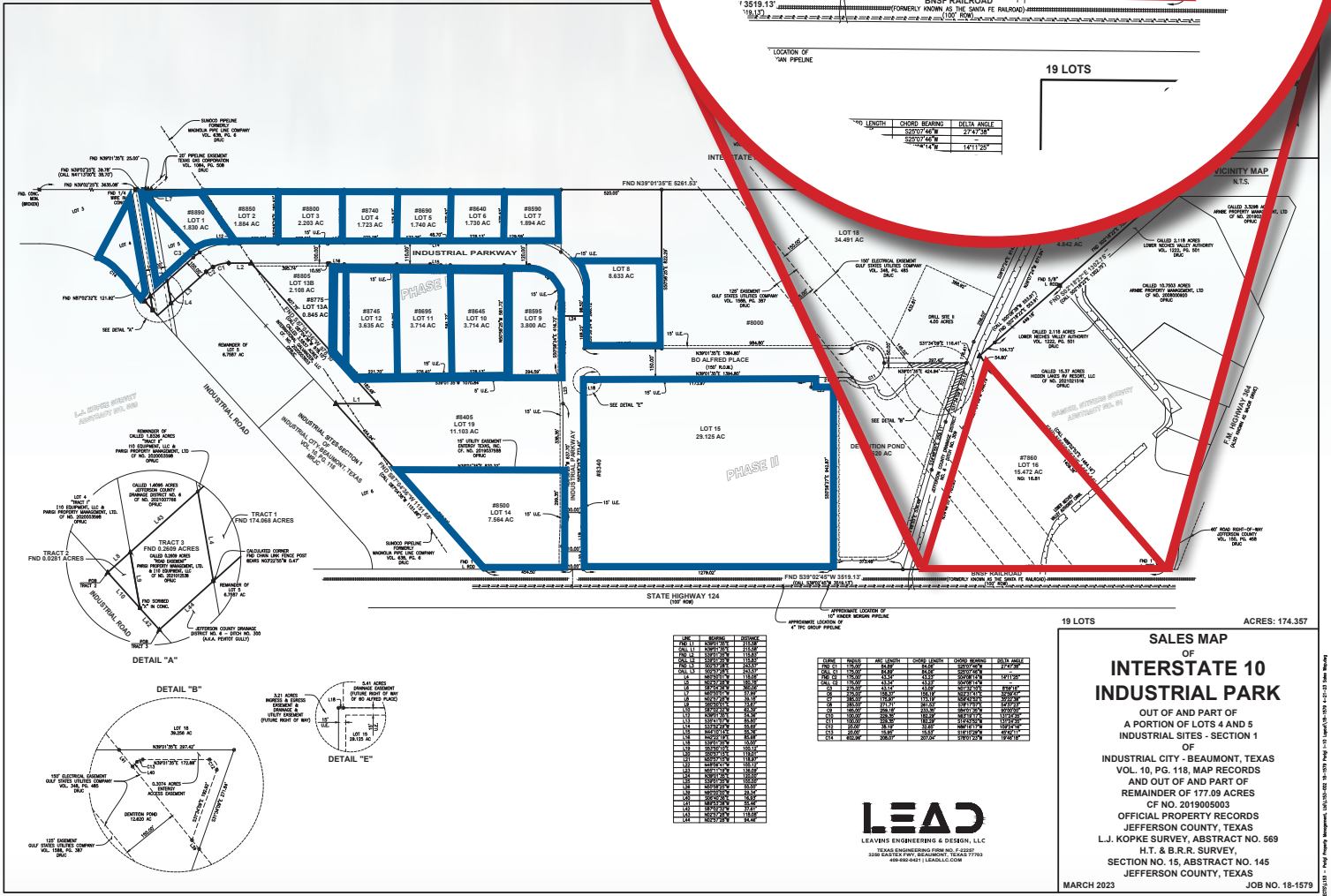
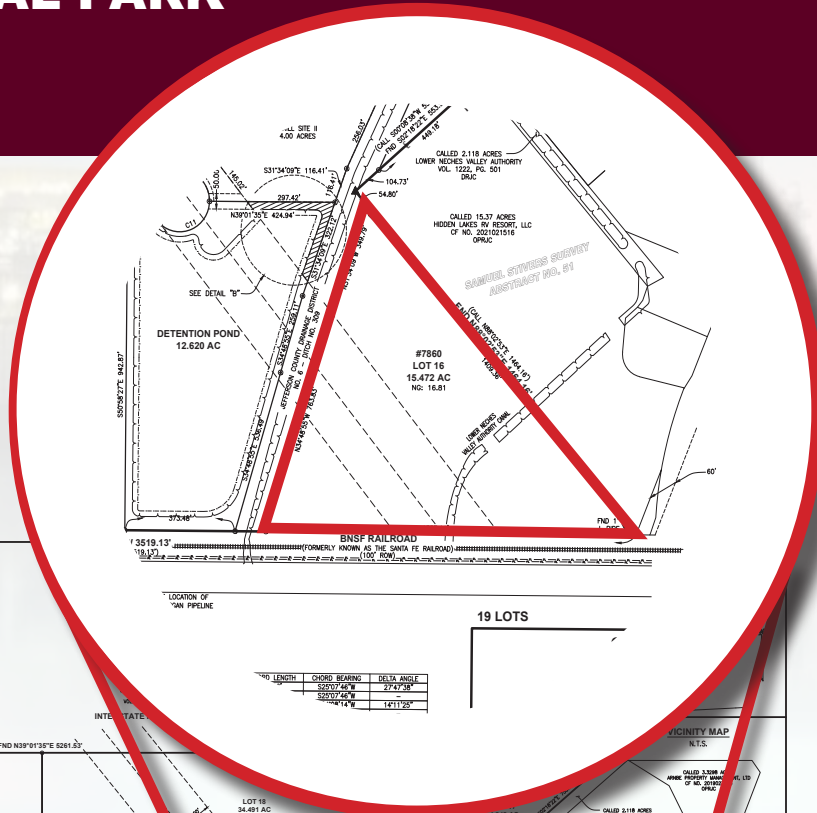
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# LOT #16 15.472 ACRES

## INTERSTATE 10 INDUSTRIAL PARK GATEWAY TO THE WORLD BEAUMONT, TEXAS

**PRICE: \$6.50 psf**

**ADDITIONAL LOTS AVAILABLE**



**SALES MAP**  
OF  
**INTERSTATE 10 INDUSTRIAL PARK**  
OUT OF AND PART OF  
A PORTION OF LOTS 4 AND 5  
INDUSTRIAL SITES - SECTION 1  
OF  
INDUSTRIAL CITY - BEAUMONT, TEXAS  
VOL. 10, PG. 118, MAP RECORDS  
AND OUT OF AND PART OF  
REMAINDER OF 177.09 ACRES  
CF NO. 201905003  
OFFICIAL PROPERTY RECORDS  
JEFFERSON COUNTY, TEXAS  
L.J. KOPPE SURVEY, ABSTRACT NO. 569  
H.T. & B.R.R. SURVEY,  
SECTION NO. 15, ABSTRACT NO. 145  
JEFFERSON COUNTY, TEXAS  
MARCH 2023 JOB NO. 18-1579



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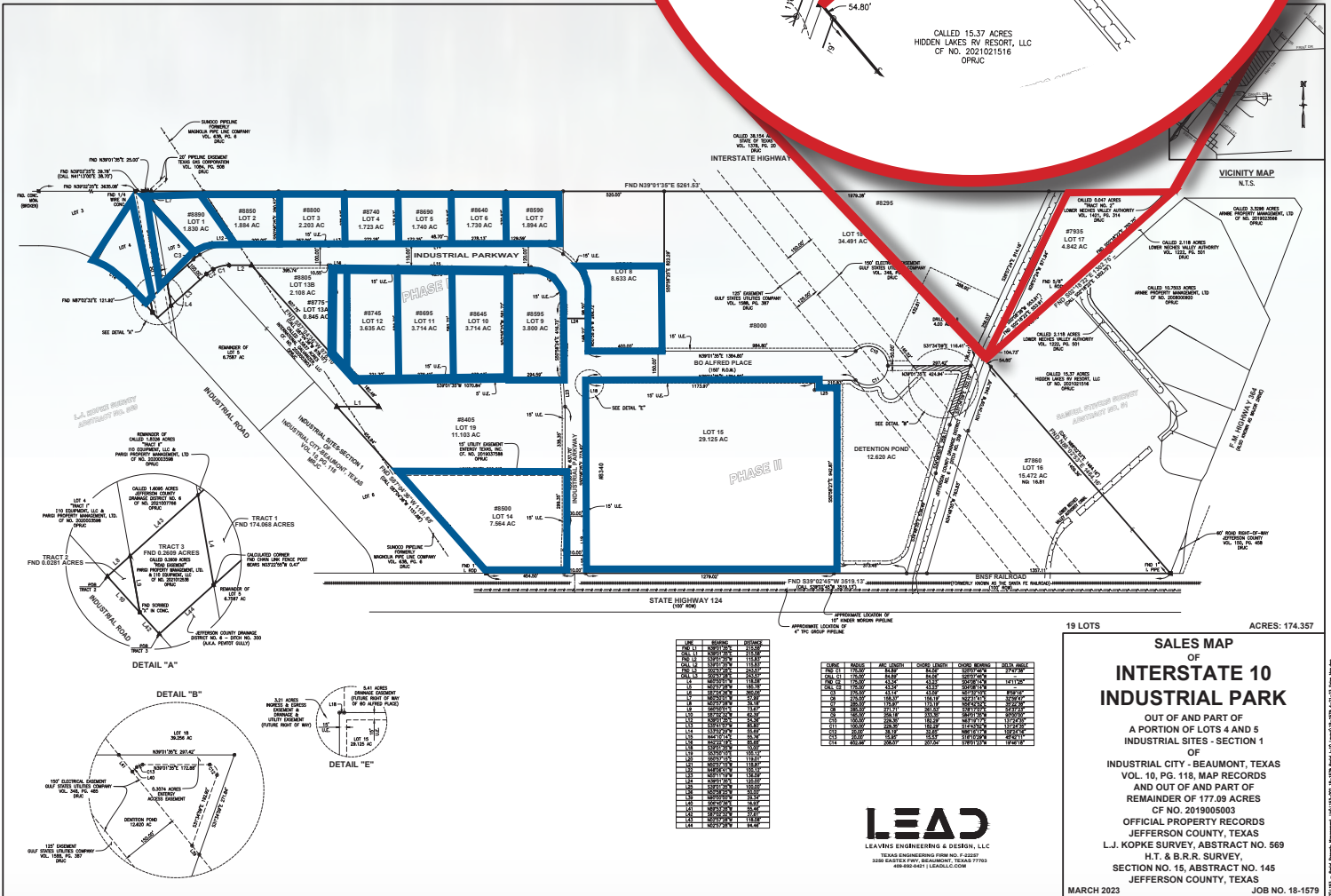
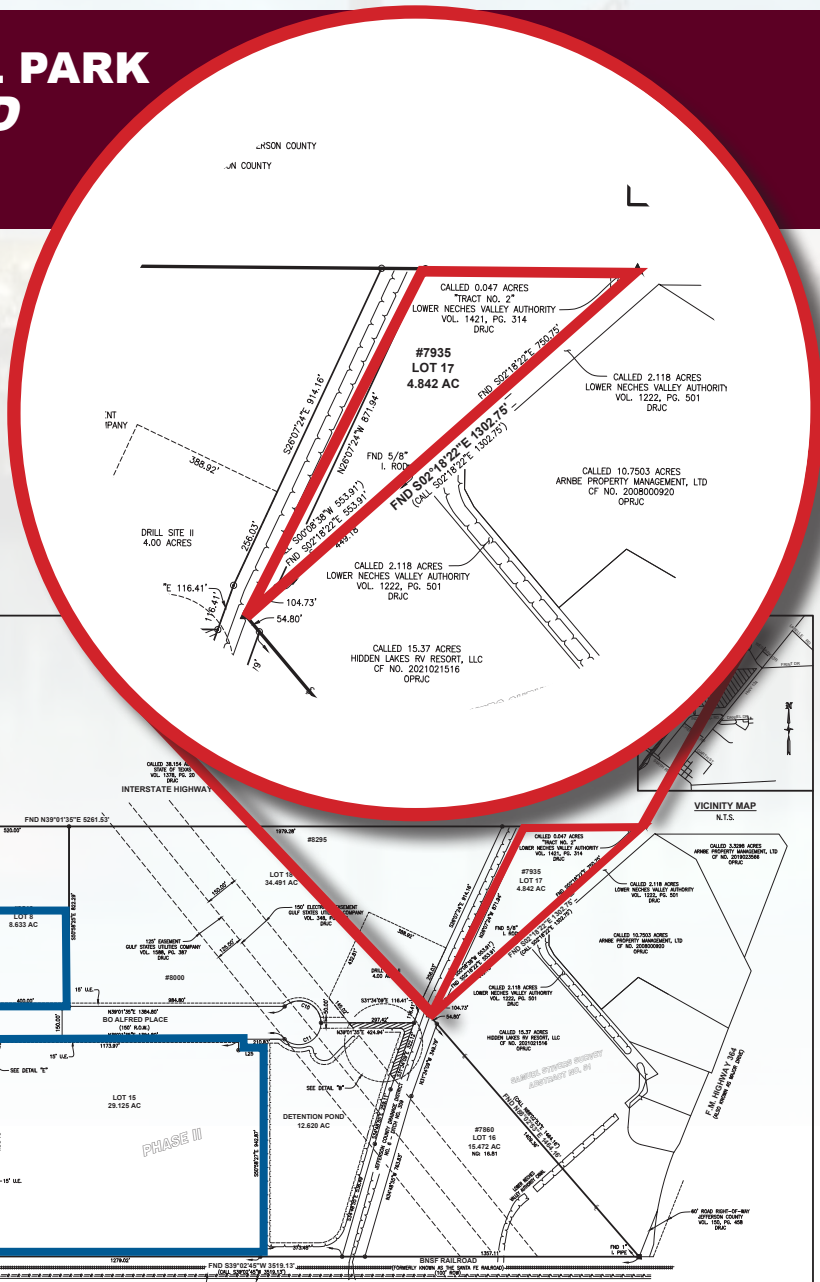
# LOT #17 4.842 ACRES

## INTERSTATE 10 INDUSTRIAL PARK GATEWAY TO THE WORLD BEAUMONT, TEXAS

**PRICE: \$6.50 psf**

**533 ft Frontage on Interstate 10  
Temporary Access from Interstate 10**

**ADDITIONAL LOTS AVAILABLE**



LOT	ACRES	OWNER	STATUS
LOT 1	1.150	...	...
LOT 2	1.884	...	...
LOT 3	2.203	...	...
LOT 4	1.723	...	...
LOT 5	1.740	...	...
LOT 6	1.738	...	...
LOT 7	1.894	...	...
LOT 8	1.738	...	...
LOT 9	3.000	...	...
LOT 10	3.714	...	...
LOT 11	3.714	...	...
LOT 12	3.939	...	...
LOT 13	2.188	...	...
LOT 14	3.846	...	...
LOT 15	28.126	...	...
LOT 16	16.472	...	...
LOT 17	4.842	...	...
LOT 18	16.472	...	...
LOT 19	11.103	...	...
LOT 20	7.584	...	...

**SALES MAP**  
OF  
**INTERSTATE 10 INDUSTRIAL PARK**  
OUT OF AND PART OF  
A PORTION OF LOTS 4 AND 5  
INDUSTRIAL SITES - SECTION 1  
OF  
INDUSTRIAL CITY - BEAUMONT, TEXAS  
VOL. 10, PG. 118, MAP RECORDS  
AND OUT OF AND PART OF  
REMAINDER OF 177.09 ACRES  
CF NO. 201900603  
OFFICIAL PROPERTY RECORDS  
JEFFERSON COUNTY, TEXAS  
L.J. KOPKE SURVEY, ABSTRACT NO. 569  
H.T. & B.R.R. SURVEY,  
SECTION NO. 15, ABSTRACT NO. 145  
JEFFERSON COUNTY, TEXAS  
MARCH 2023 JOB NO. 18-1579



LEAVINS ENGINEERING & DESIGN, L.L.C.  
TEXAS ENGINEERING FIRM NO. 12225  
3380 EASTEX FRY, BEAUMONT, TEXAS 77703  
409-892-3000

**LOTS OUTLINED IN BLUE ON PLAT HAVE BEEN SOLD**

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# LOT #18 34.49 ACRES

## INTERSTATE 10 INDUSTRIAL PARK GATEWAY TO THE WORLD BEAUMONT, TEXAS

**PRICE: \$6.50 psf**

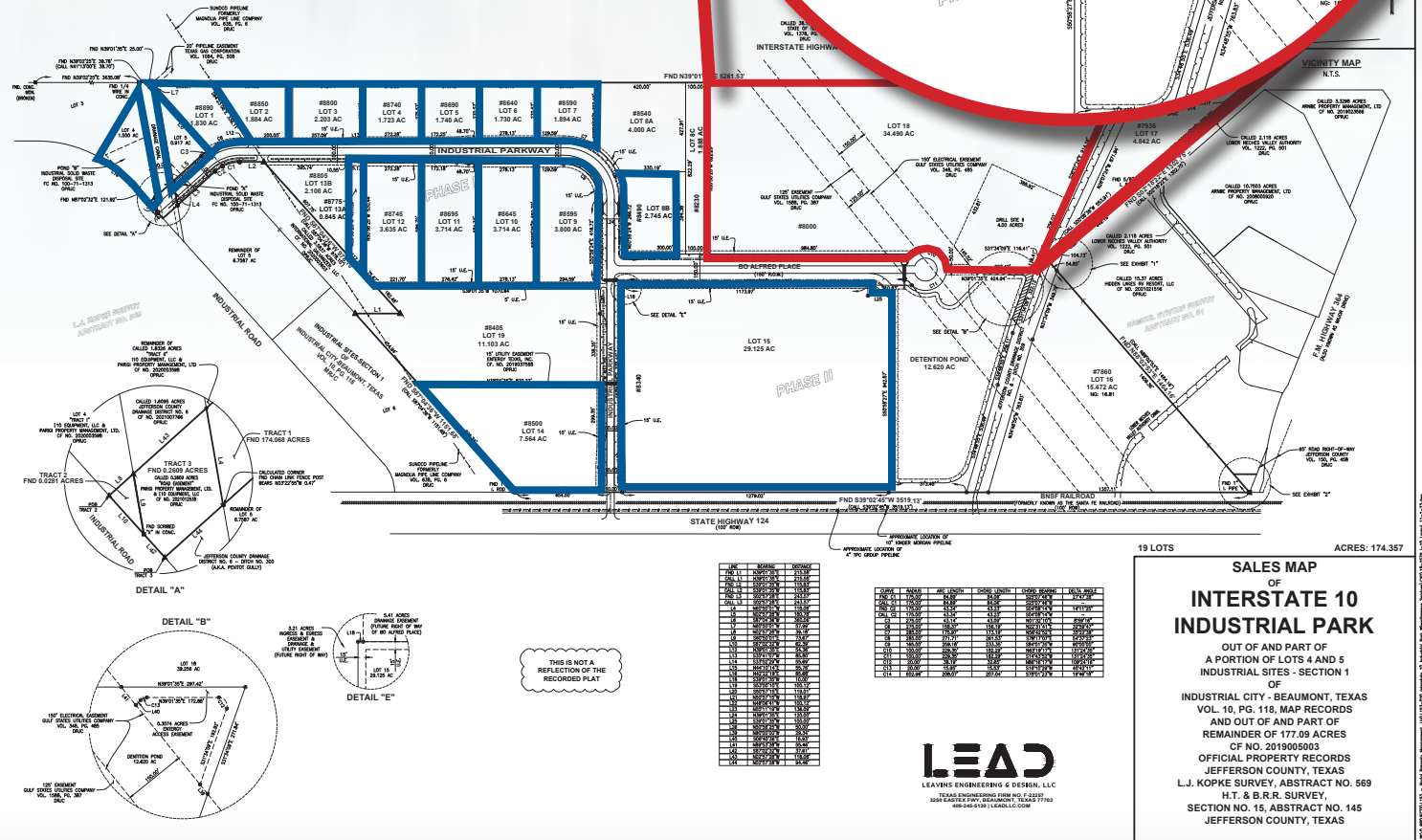
**2,622 ft Frontage on Interstate 10**

- **Visible from Interstate 10**
- **Not Accessible from Interstate 10**

**Accessible from Bo Alfred Parkway**

**Accessible from Highway 124  
(Upon completion of Industrial Parkway Extension)**

### ADDITIONAL LOTS AVAILABLE



LOT	ACRES	OWNER	DATE
1	4.000	...	...
2	1.384	...	...
3	2.203	...	...
4	1.723	...	...
5	1.740	...	...
6	1.730	...	...
7	1.894	...	...
8	4.000	...	...
9	3.800	...	...
10	3.714	...	...
11	3.635	...	...
12	2.245	...	...
13	2.745	...	...
14	7.364	...	...
15	29.125	...	...
16	16.472	...	...
17	12.620	...	...
18	34.490	...	...
19	11.103	...	...
20	15.472	...	...

**SALES MAP**  
OF  
**INTERSTATE 10 INDUSTRIAL PARK**  
OUT OF AND PART OF  
A PORTION OF LOTS 4 AND 5  
INDUSTRIAL SITES - SECTION 1  
OF  
INDUSTRIAL CITY - BEAUMONT, TEXAS  
VOL. 10, PG. 118, MAP RECORDS  
AND OUT OF AND PART OF  
REMAINDER OF 177.09 ACRES  
OF NO. 2019005003  
OFFICIAL PROPERTY RECORDS  
JEFFERSON COUNTY, TEXAS  
L.J. KOPKE SURVEY, ABSTRACT NO. 569  
H.T. & B.R.R. SURVEY,  
SECTION NO. 15, ABSTRACT NO. 145  
JEFFERSON COUNTY, TEXAS

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# LOT #19 11.103 ACRES

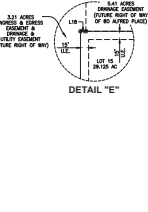
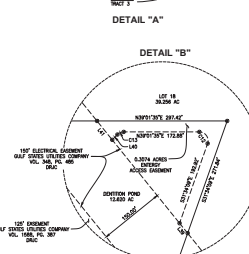
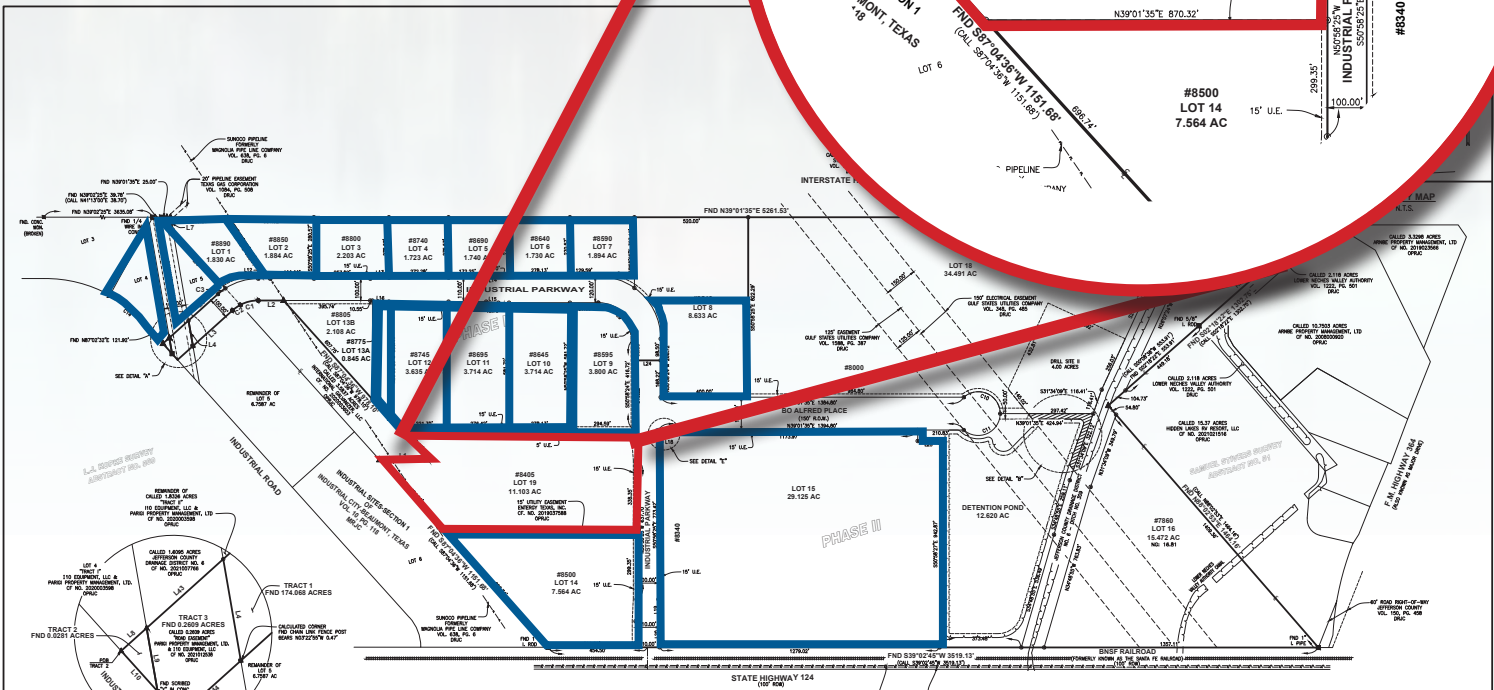
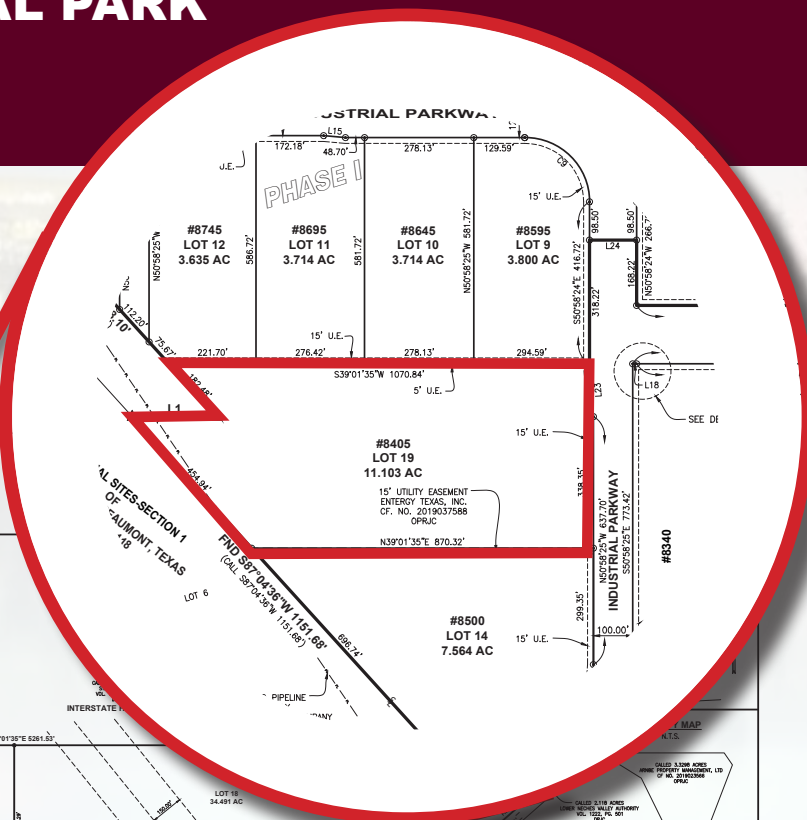
## INTERSTATE 10 INDUSTRIAL PARK GATEWAY TO THE WORLD BEAUMONT, TEXAS

**PRICE: \$6.50 psf**

**Accessible from Industrial Parkway**

**Accessible from Highway 124  
(Upon completion of Industrial Parkway  
Extension)**

**ADDITIONAL LOTS AVAILABLE**



LOT	ACRES	STATUS
1	3.635	Sold
2	1.884	Sold
3	2.203	Sold
4	1.884	Sold
5	1.730	Sold
6	1.884	Sold
7	1.730	Sold
8	1.884	Sold
9	3.800	Sold
10	3.714	Sold
11	3.714	Sold
12	3.635	Sold
13	2.108	Sold
14	7.564	Sold
15	11.103	Available
16	25.108	Sold
17	8.833	Sold
18	15.472	Sold
19	11.103	Available

DATE	BOOK	ACRES	BOOK/LOT	BOOK/LOT	BOOK/LOT
01/11/2013	158	11.103	158/19	158/19	158/19
01/11/2013	158	3.635	158/12	158/12	158/12
01/11/2013	158	1.884	158/2	158/2	158/2
01/11/2013	158	2.203	158/3	158/3	158/3
01/11/2013	158	1.884	158/4	158/4	158/4
01/11/2013	158	1.730	158/7	158/7	158/7
01/11/2013	158	1.884	158/8	158/8	158/8
01/11/2013	158	3.800	158/9	158/9	158/9
01/11/2013	158	3.714	158/10	158/10	158/10
01/11/2013	158	3.714	158/11	158/11	158/11
01/11/2013	158	3.635	158/12	158/12	158/12
01/11/2013	158	2.108	158/13	158/13	158/13
01/11/2013	158	7.564	158/14	158/14	158/14
01/11/2013	158	25.108	158/15	158/15	158/15
01/11/2013	158	8.833	158/16	158/16	158/16
01/11/2013	158	15.472	158/17	158/17	158/17
01/11/2013	158	11.103	158/19	158/19	158/19



**SALES MAP**  
OF  
**INTERSTATE 10 INDUSTRIAL PARK**  
OUT OF AND PART OF  
A PORTION OF LOTS 4 AND 5  
INDUSTRIAL SITES - SECTION 1  
OF  
INDUSTRIAL CITY - BEAUMONT, TEXAS  
VOL. 10, PG. 118, MAP RECORDS  
AND OUT OF AND PART OF  
REMAINDER OF 177.09 ACRES  
OF NO. 2019005003  
OFFICIAL PROPERTY RECORDS  
JEFFERSON COUNTY, TEXAS  
L.J. KOPKE SURVEY, ABSTRACT NO. 569  
H.T. & B.R. SURVEY.  
SECTION NO. 15, ABSTRACT NO. 145  
JEFFERSON COUNTY, TEXAS  
MARCH 2023 JOB NO. 18-1579

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# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>J.M. Prewitt Company</u>	<u>0492087</u>	<u>milt@jmprewitt.com</u>	<u>(409)892-3000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>J. Milton Prewitt</u>	<u>0391133</u>	<u>milt@jmprewitt.com</u>	<u>(409)892-3000</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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