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INDUSTRIAL FLEX SPACE FOR LEASE

FlexPark at Wendelin Drive

Wendelin Drive
Beaumont, TX 77707



Developed by ITEX in partnership with MCDEV, LLC



PROPERTY DESCRIPTION

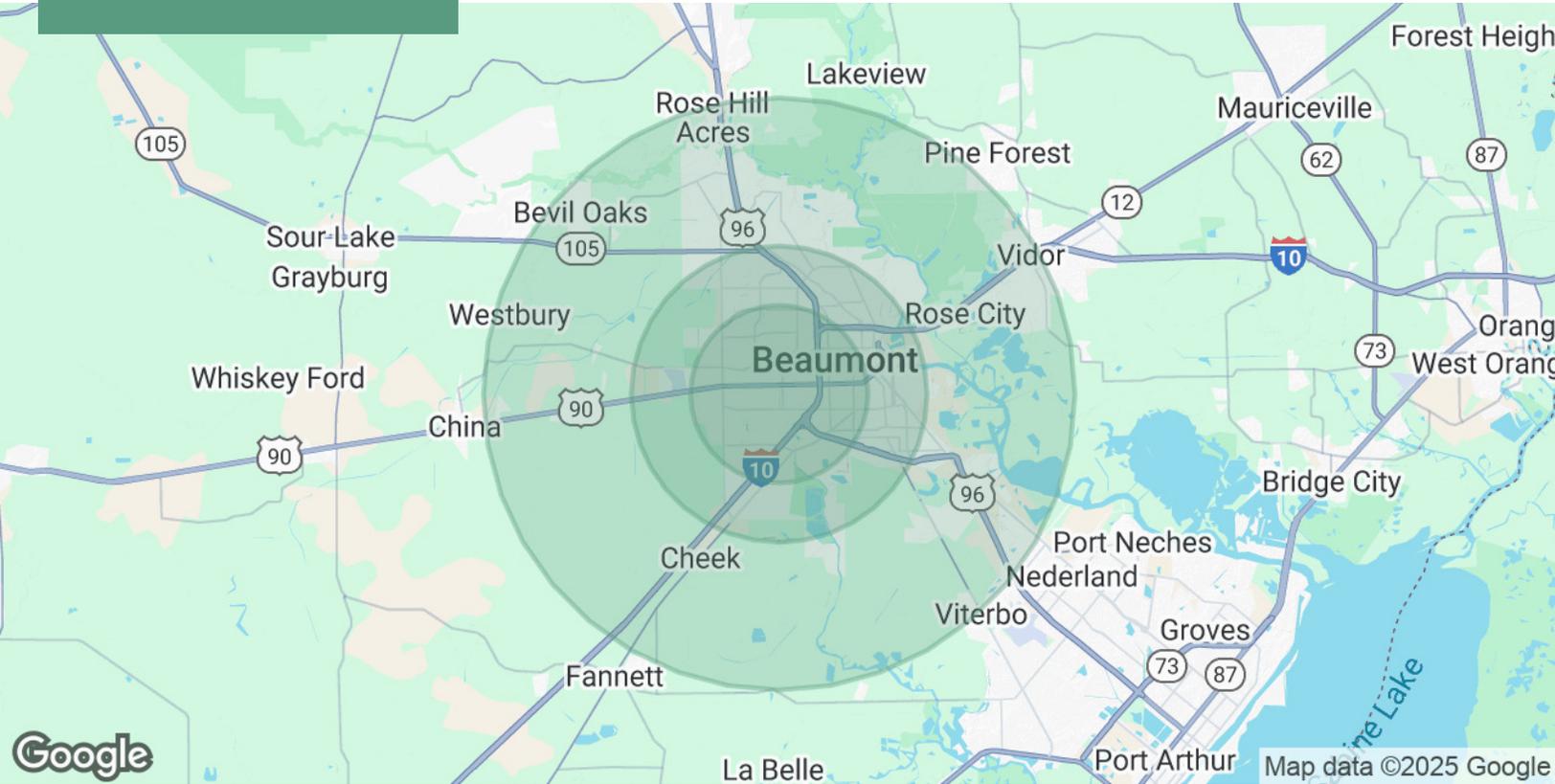
FlexPark on Wendelin Drive is a brand-new industrial flex development comprising fifteen high-quality buildings totaling 105,000 square feet.

This flex park features a mix of 6,000 SF and 9,000 SF buildings, each divisible into smaller suites to accommodate a wide range of tenant needs. With private entries, storefront glass, office build-outs, and roll-up doors, each unit supports both office and warehouse uses.

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	15
Unit Available SF:	3,000 - 9,000 SF
Lot Size:	10.3 Acres
Total SF:	105,000 SF

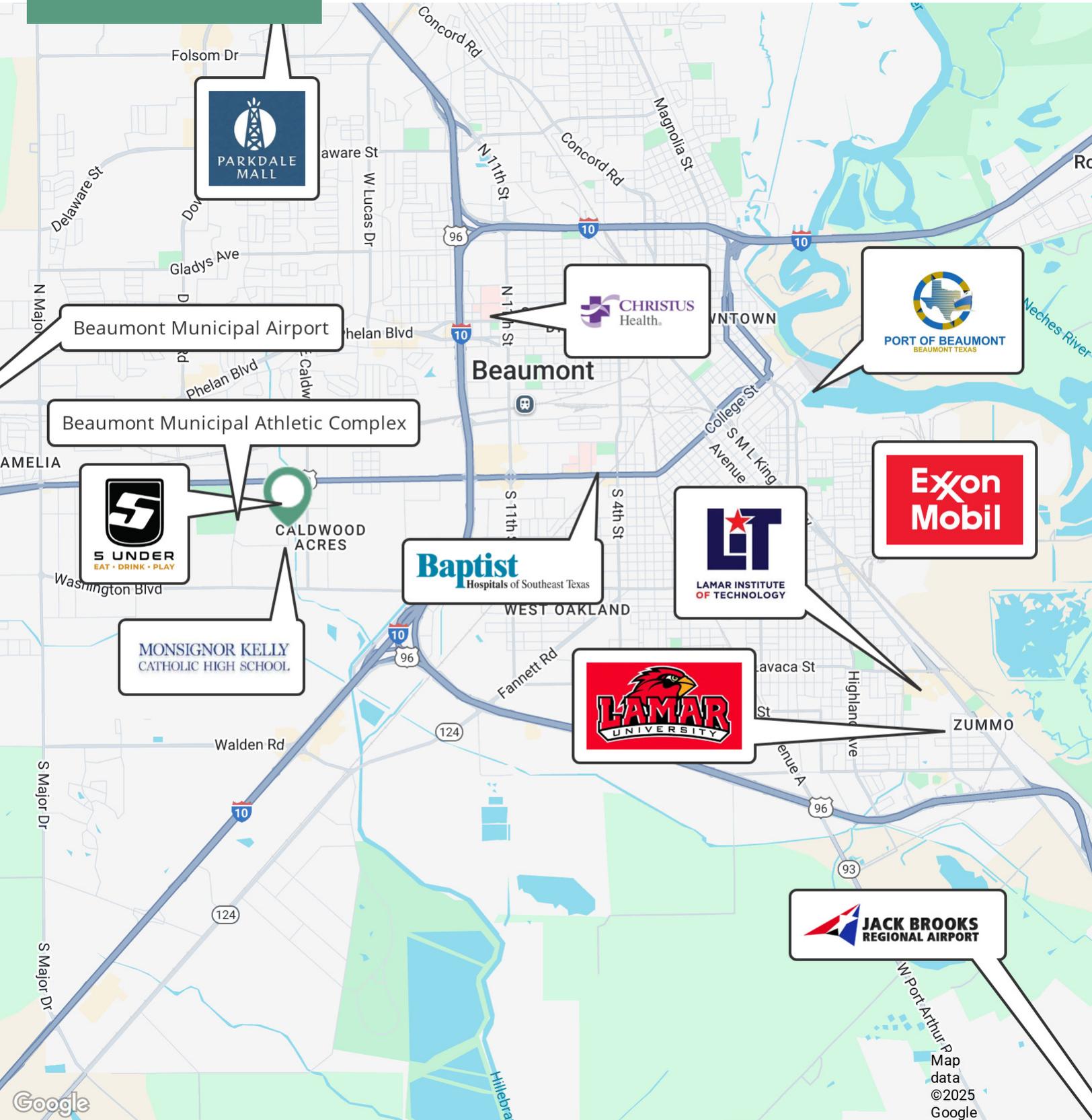
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	18,314	38,369	53,161
Total Population	45,897	95,873	144,532
Average HH Income	\$93,289	\$84,844	\$81,070

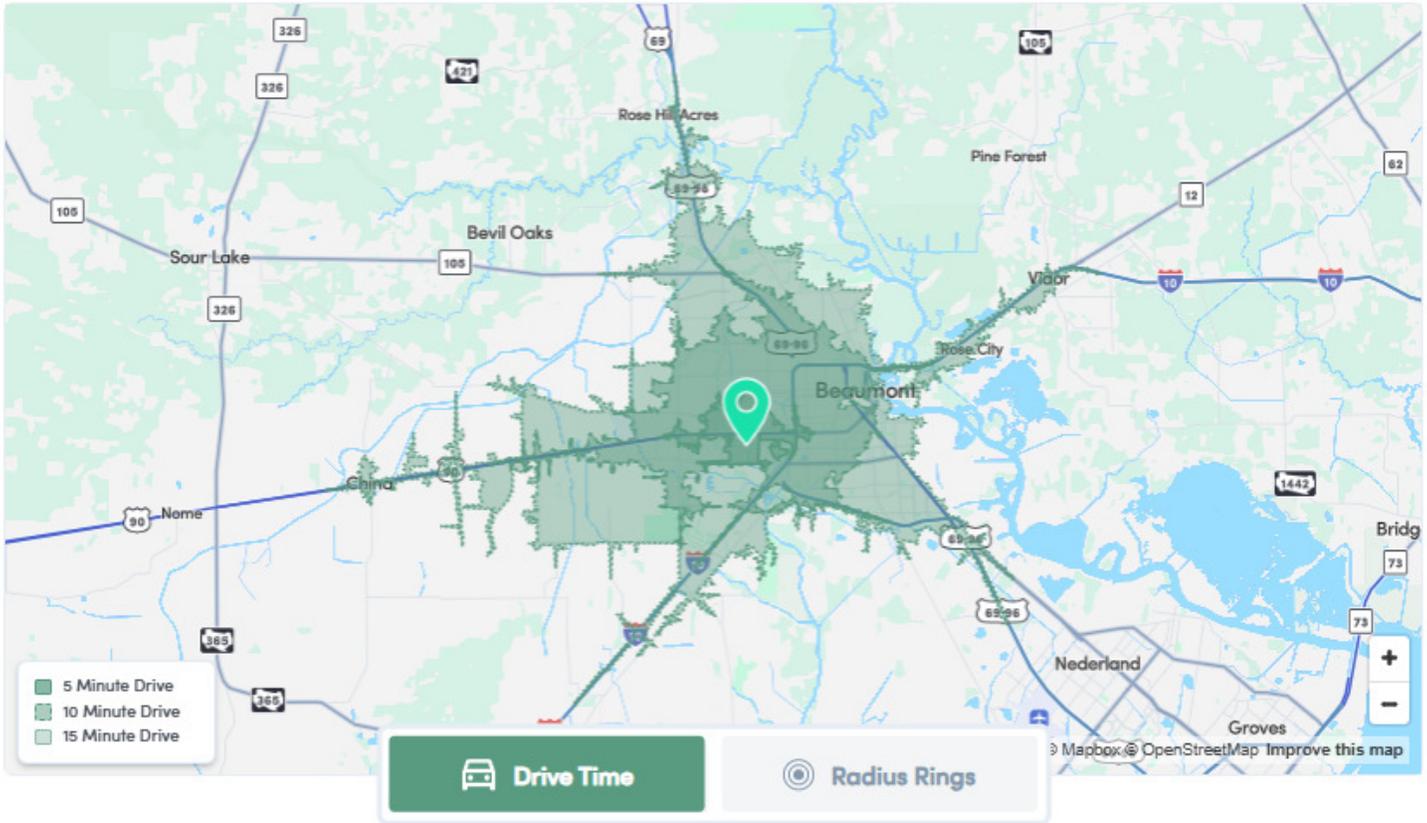


POPULATION	3 MILES	5 MILES	10 MILES
Total Population	45,897	95,873	144,532
Average Age	41	40	40
Average Age (Male)	39	38	39
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,314	38,369	53,161
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$93,289	\$84,844	\$81,070
Average House Value	\$210,250	\$195,541	\$186,356

Demographics data derived from AlphaMap











Wendelin FlexPark on Wendelin Drive is designed for tenants who require a space that suits their needs. This project offers:

- Mix of building sizes to meet tenant needs
- High ceilings for flexible use
- Ample Parking for staff and visitors
- Individual utility metering to control costs
- Easy site circulation for trucks and vehicles.



Move-in is targeted for 2026, allowing tenants to secure brand-new space in a market where quality flex product is in short supply.

Tenants will gain access to a brand-new space located near major highways and fast-growing communities.

This park is ideal for trades, logistics, light manufacturing, or local services.



Lease Rate	\$14.00 SF/YR
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Total Gross SF	105,000 SF
Site Area	10.3 Acres
Construction Date	2026
	30,260

LOCATION INFORMATION

Name	FlexPark at Wendelin Drive
Street Address	Wendelin Drive
City, State, Zip	Beaumont, TX 77707
County	Jefferson

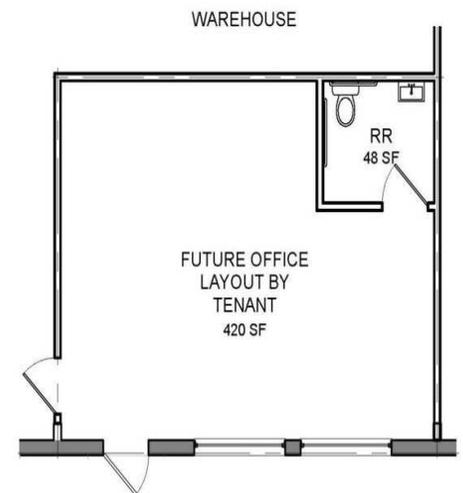
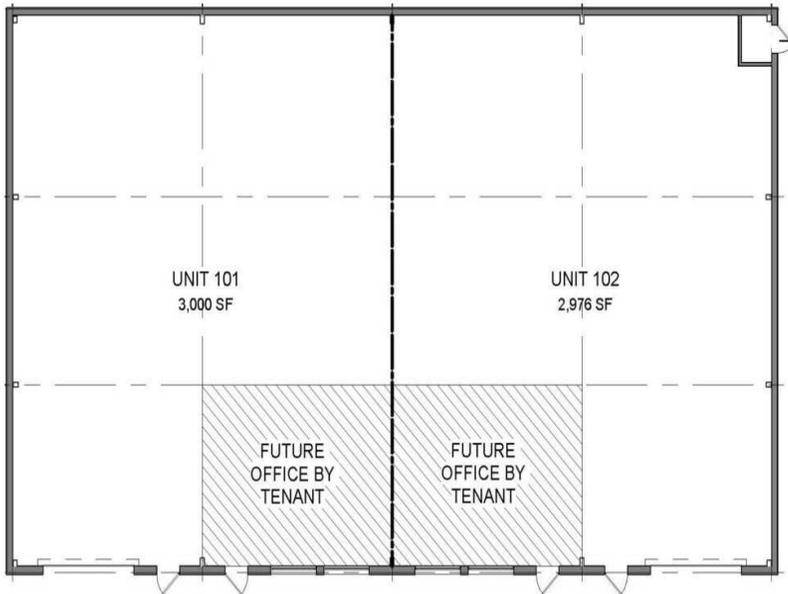
BUILDING INFORMATION

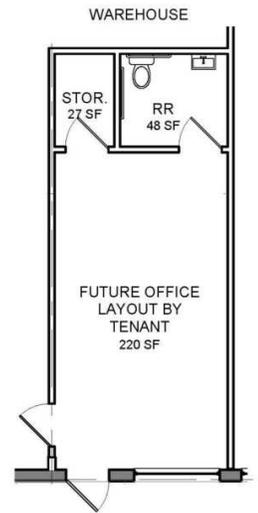
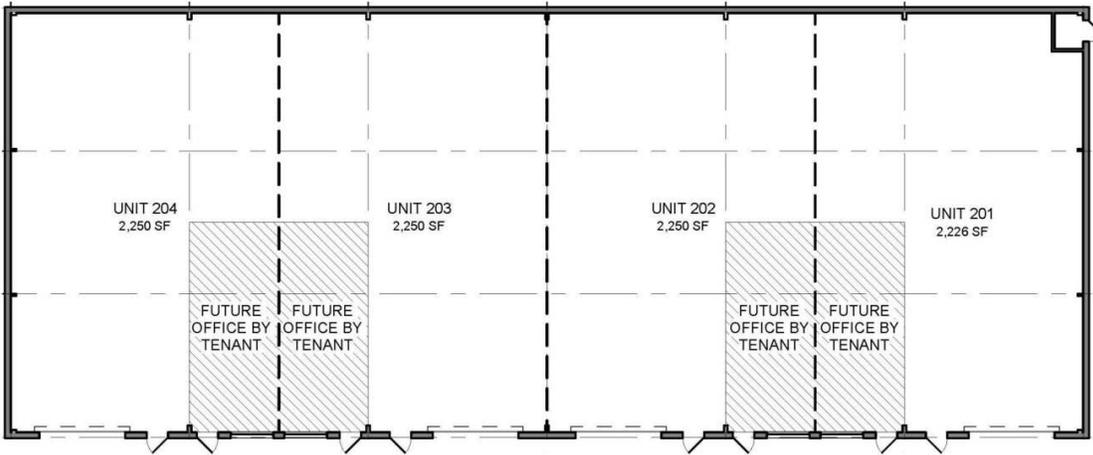
Building Type I	6000 SF / 10 Buildings
Building Type II	9000 SF / 5 Buildings

PARKING

Total Parking over 3 Phases	180 Spaces
Phase 1 Parking	86 Spaces
Phase 2 Parking	86 Spaces
Phase 3 Parking	24 Spaces









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