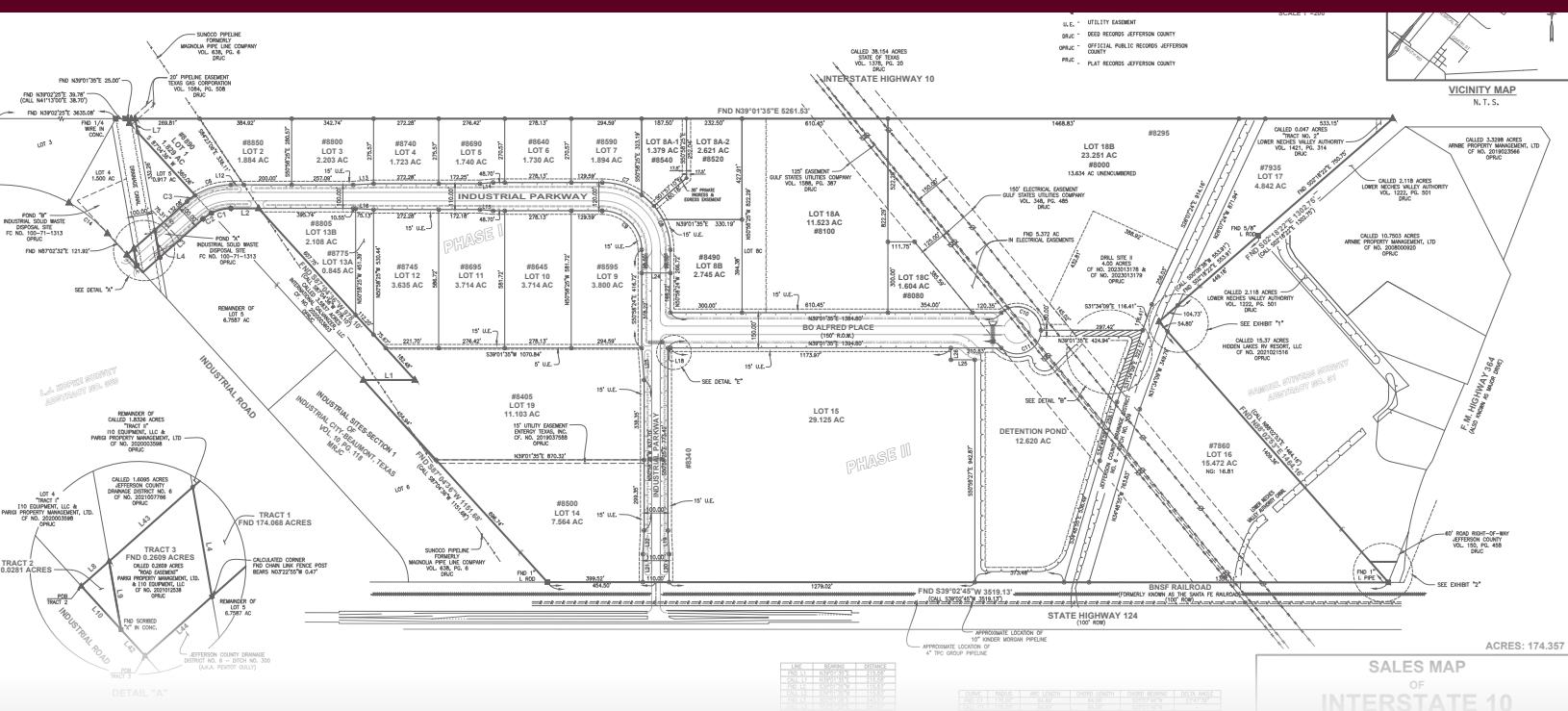


INTERSTATE 10 INDUSTRIAL PARK

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

Real Estate. Real Opportunities. **Real Solutions.**



The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.

INTERSTATE 10 INDUSTRIAL PARK

GATEWAY TO THE WORLD

BEAUMONT, TEXAS



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



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

J.M. PREWITT COMPANY

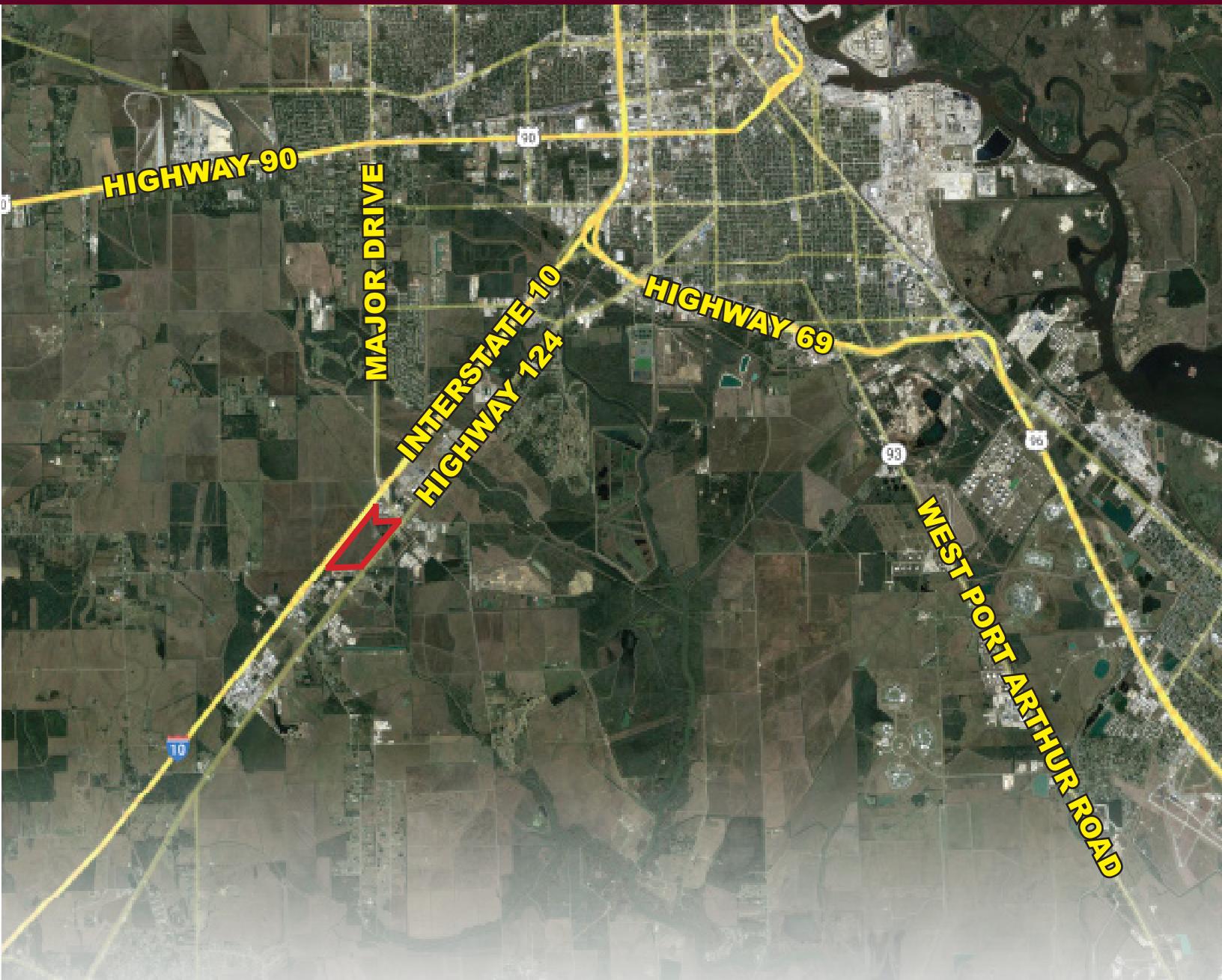
Commercial & Industrial Real Estate Services

Real Estate. Real Opportunities. Real Solutions.

INTERSTATE 10 INDUSTRIAL PARK

GATEWAY TO THE WORLD

BEAUMONT, TEXAS



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



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

J.M. PREWITT COMPANY

Commercial & Industrial Real Estate Services

Real Estate. Real Opportunities. Real Solutions.

INTERSTATE 10 INDUSTRIAL PARK

GATEWAY TO THE WORLD

BEAUMONT, TEXAS



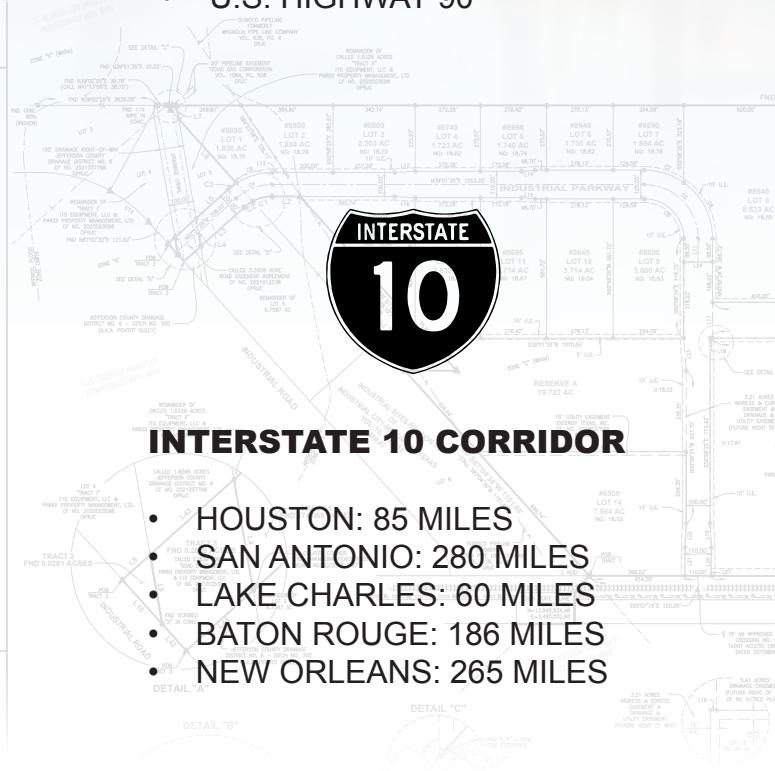
EASY ACCESS TO MAJOR THOROUGHFARES

- INTERSTATE 10
- STATE HIGHWAY 124
- U.S. HIGHWAY 69 / 96 / 287
- U.S. HIGHWAY 90



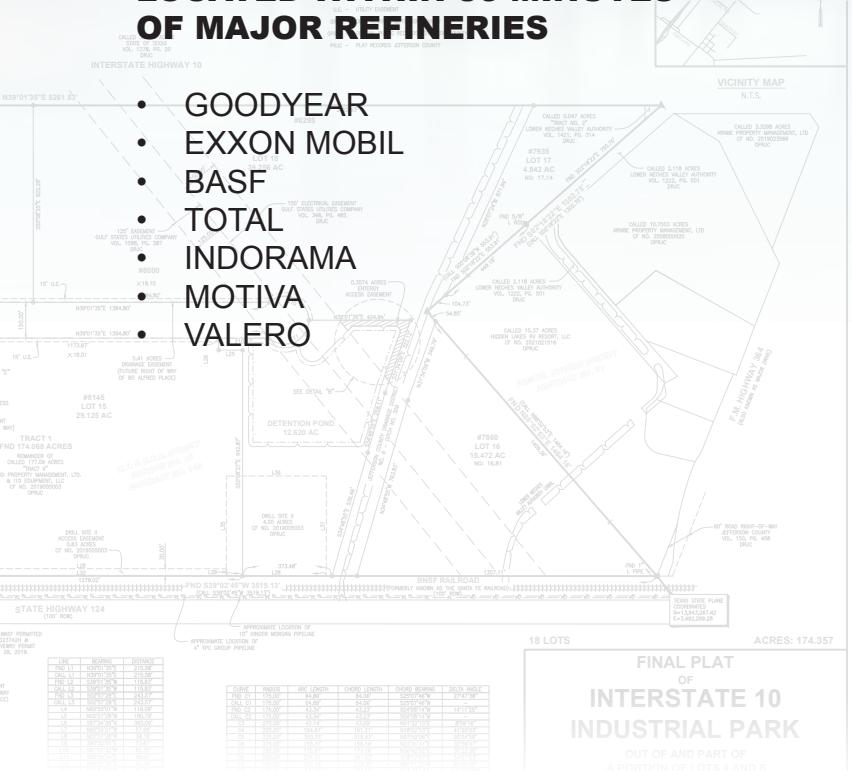
LOCATED WITHIN 30 MINUTES OF MAJOR REFINERIES

- GOODYEAR
- EXXON MOBIL
- BASF
- TOTAL
- INDRAMINA
- MOTIVA
- VALERO



INTERSTATE 10 CORRIDOR

- HOUSTON: 85 MILES
- SAN ANTONIO: 280 MILES
- LAKE CHARLES: 60 MILES
- BATON ROUGE: 186 MILES
- NEW ORLEANS: 265 MILES



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

J.M. PREWITT COMPANY

Commercial & Industrial Real Estate Services

Real Estate. Real Opportunities. **Real Solutions.**



The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.

INTERSTATE 10 INDUSTRIAL PARK

GATEWAY TO THE WORLD

BEAUMONT, TEXAS

DEVELOPMENT PROJECTS



H. B. NEILD CONSTRUCTION



ANDREWS TRANSPORT



**SPEC
OFFICE-SERVICE-
WAREHOUSE
FOR LEASE**



The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.

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

J.M. PREWITT COMPANY

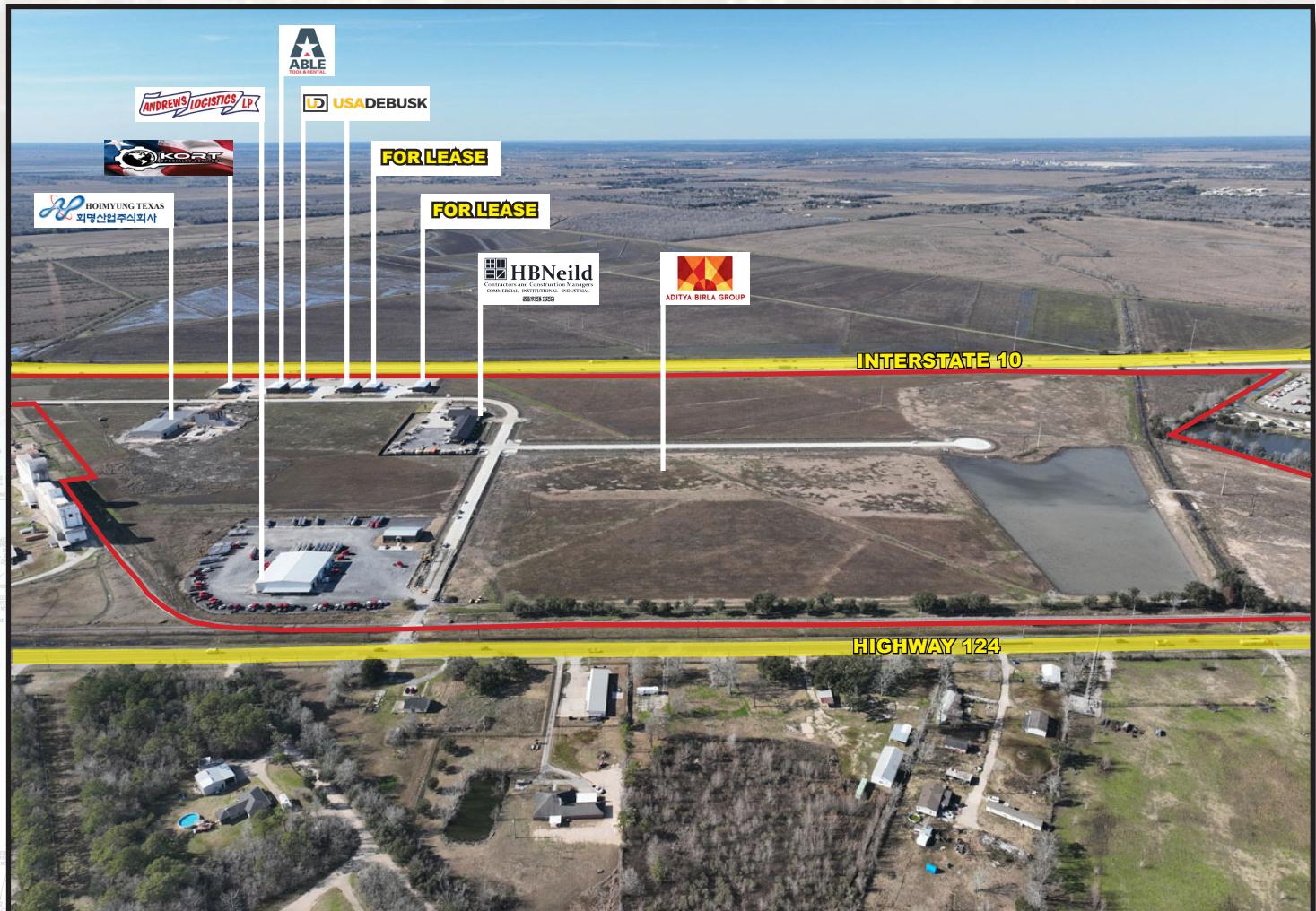
Commercial & Industrial Real Estate Services

Real Estate. Real Opportunities. **Real Solutions.**

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

Real Estate. Real Opportunities. **Real Solutions.**



The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.

INTERSTATE 10 INDUSTRIAL PARK

GATEWAY TO THE WORLD

BEAUMONT, TEXAS



1996-1997: *Journal of the American Academy of Child and Adolescent Psychiatry*

卷之三

1990-1991

10

100

FINALLY, AT
THE
END
OF
INTERSTATE 10
INDUSTRIAL PARK

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

J.M. PREWITT COMPANY

Commercial & Industrial Real Estate Services

Real Estate. Real Opportunities. **Real Solutions.**

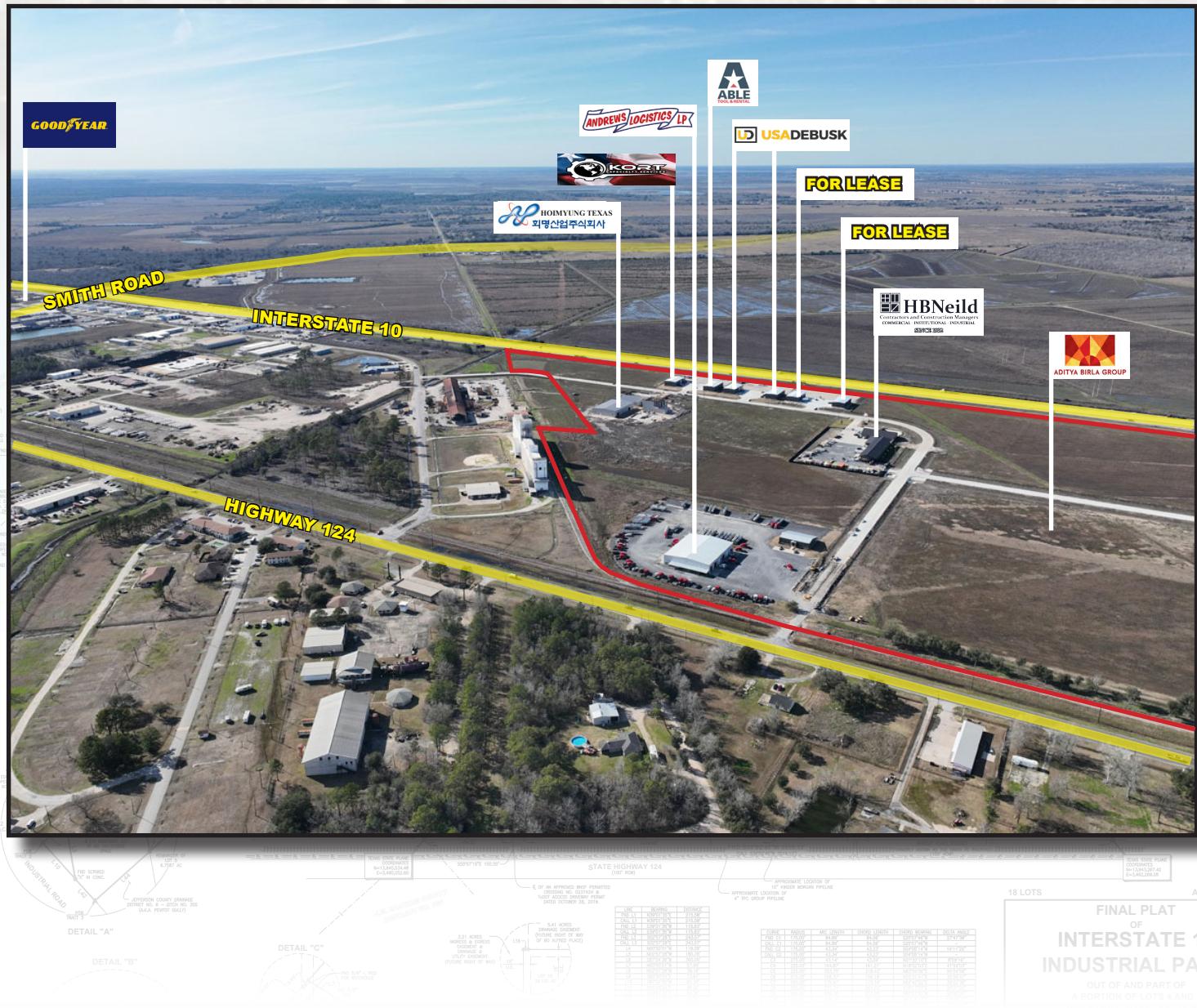


The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.

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

Real Estate. Real Opportunities. **Real Solutions.**



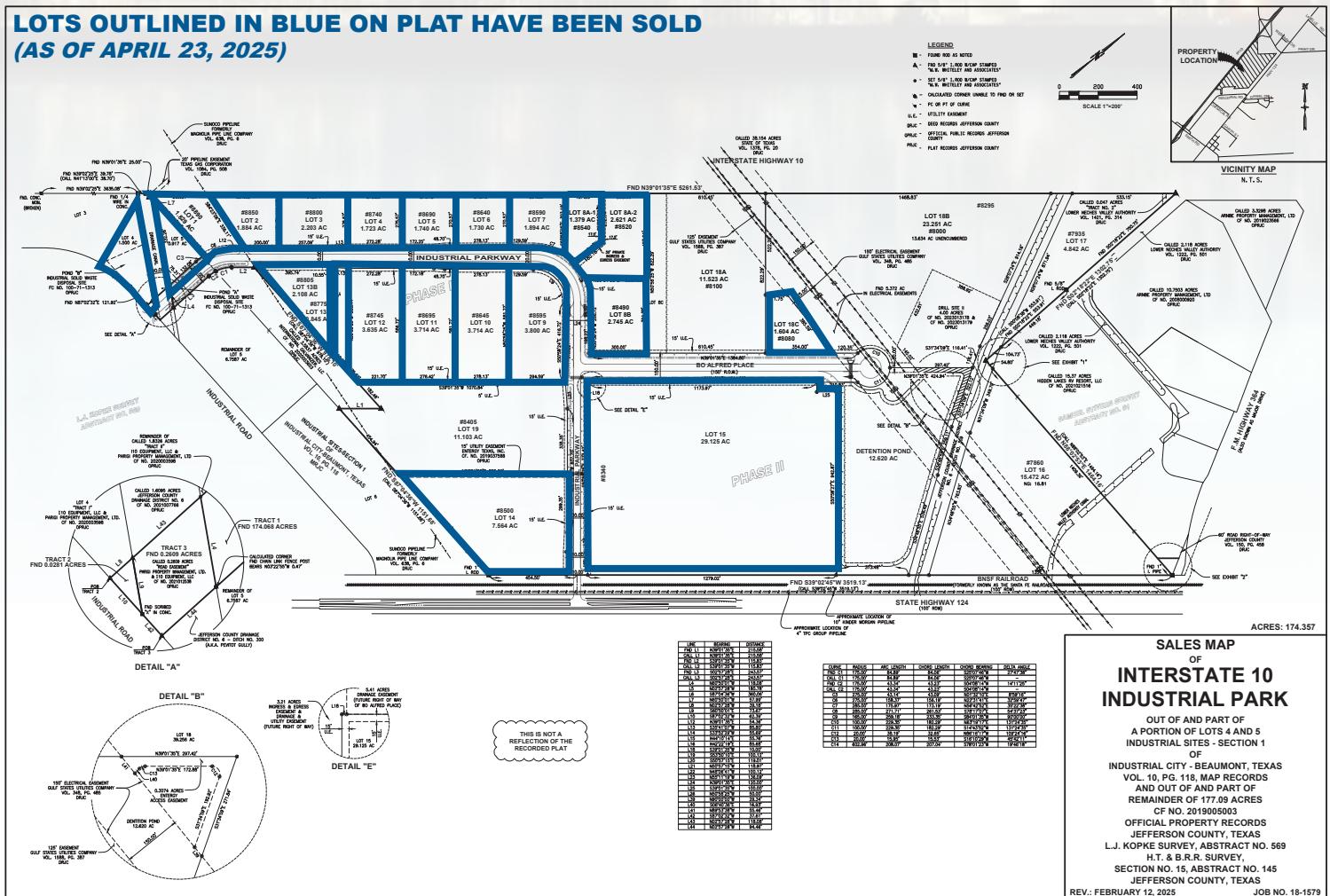
The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.

INTERSTATE 10 INDUSTRIAL PARK

GATEWAY TO THE WORLD

BEAUMONT, TEXAS

**LOTS OUTLINED IN BLUE ON PLAT HAVE BEEN SOLD
(AS OF APRIL 23, 2025)**



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

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

J.M. PREWITT COMPANY

Commercial & Industrial Real Estate Services

Real Estate. Real Opportunities. **Real Solutions.**

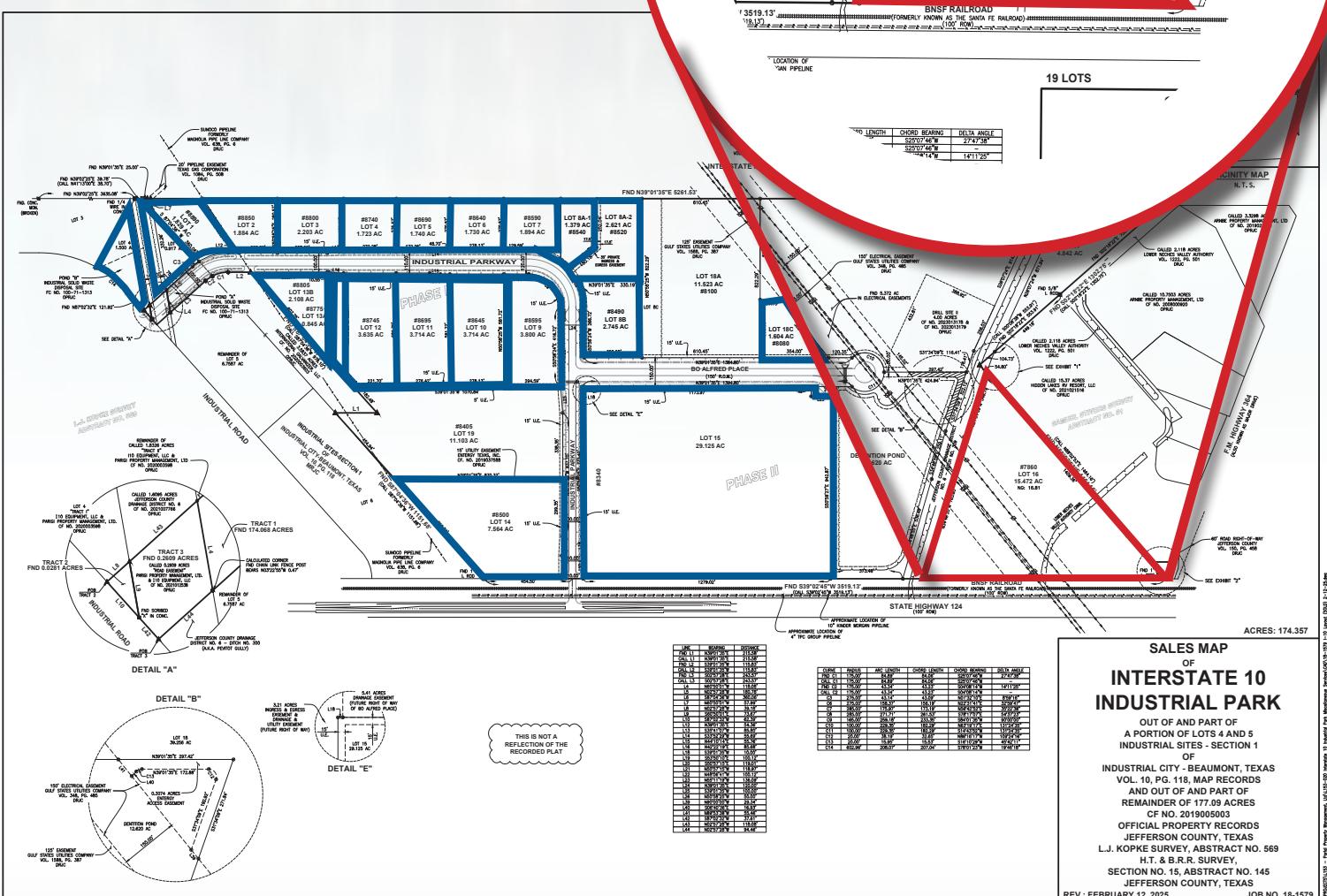
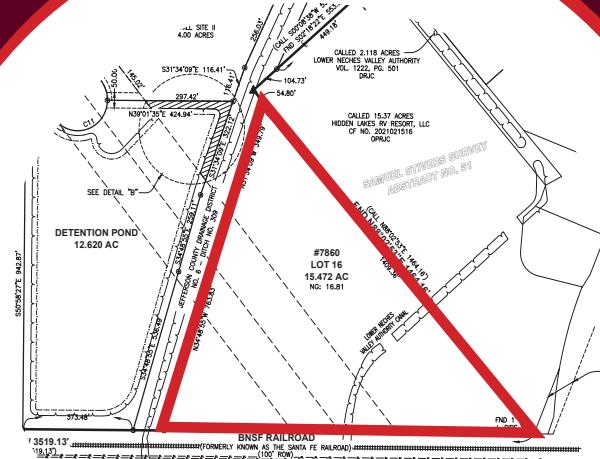
The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.

LOT #16 15.472 ACRES

INTERSTATE 10 INDUSTRIAL PARK GATEWAY TO THE WORLD BEAUMONT, TEXAS

PRICE: \$6.50 psf

ADDITIONAL LOTS AVAILABLE



LOTS OUTLINED IN BLUE ON PLAT HAVE BEEN SOLD

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



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

J.M. PREWITT COMPANY

Commercial & Industrial Real Estate Services

Real Estate. Real Opportunities. **Real Solutions.**

The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.

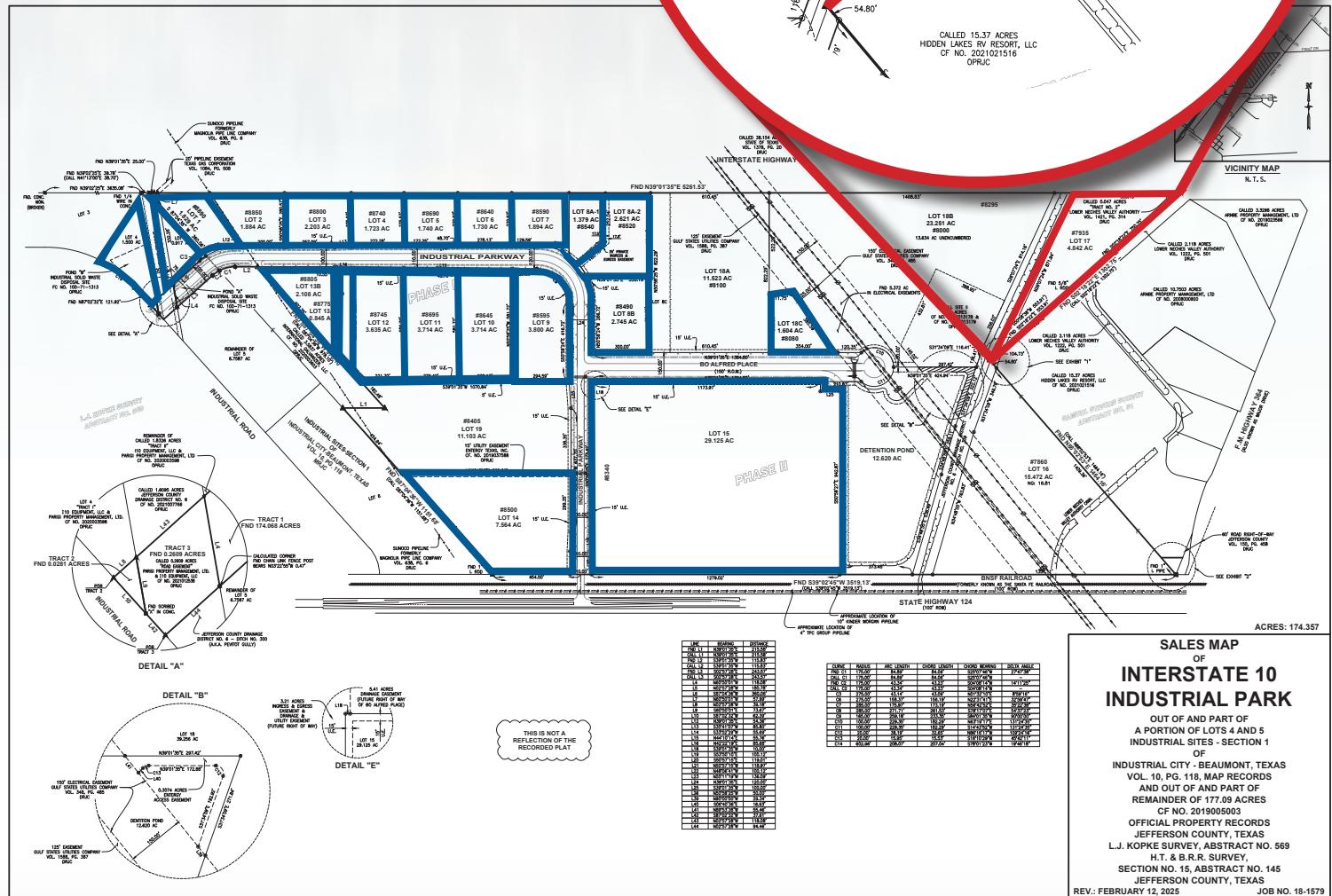
LOT #17 4.842 ACRES

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



LOTS OUTLINED IN BLUE ON PLAT HAVE BEEN SOLD

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



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

J.M. PREWITT COMPANY

Commercial & Industrial Real Estate Services

Real Estate. Real Opportunities. **Real Solutions.**

The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.

LOT #18-A 11.523 ACRES

INTERSTATE 10 INDUSTRIAL PARK GATEWAY TO THE WORLD BEAUMONT, TEXAS

PRICE: \$6.50 psf

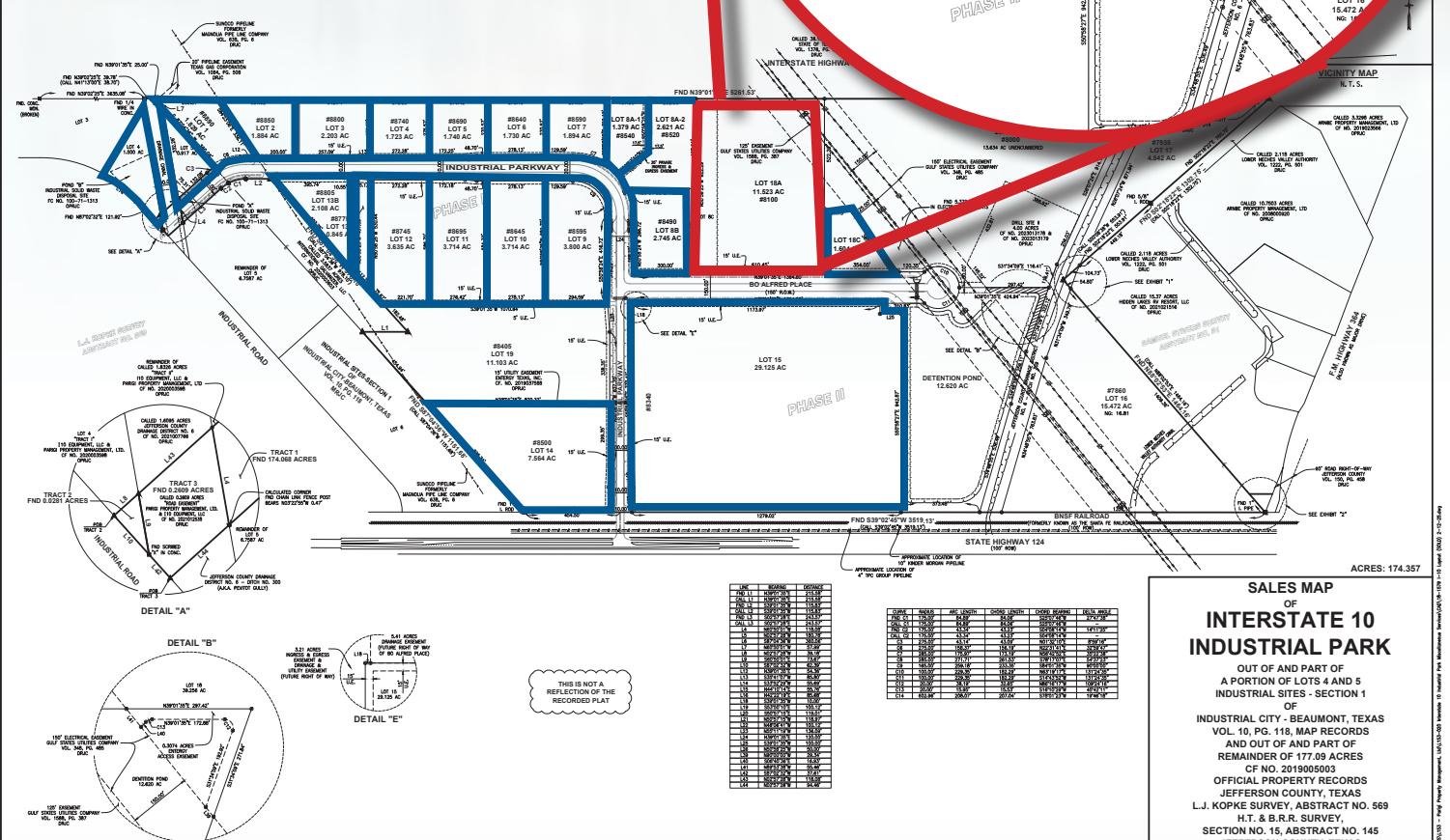
610 ft Frontage on Interstate 10

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

Accessible from Bo Alfred Parkway

**Accessible from Highway 124
(Via Industrial Parkway
Extension)**

ADDITIONAL LOTS AVAILABLE



LOTS OUTLINED IN BLUE ON PLAT HAVE BEEN SOLD

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



Contact:
J. Milton Prewitt, SIOR
409.892.3000
mailto:jmprewitt.com

J.M. PREWITT COMPANY

Commercial & Industrial Real Estate Services

Real Estate. Real Opportunities. **Real Solutions.**

REV.: FEBRUARY 12, 2025 JOB NO. 18-1579
 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
 CT NO. 201905003
 OFFICIAL PROPERTY RECORDS
 JEFFERSON COUNTY, TEXAS
 L.J. KOPKE SURVEY, ABSTRACT NO. 569
 H.L. COOPER, P.R. SURVEY
 SECTION NO. 15, ABSTRACT NO. 145
 JEFFERSON COUNTY, TEXAS

The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.

LOT #18-B 23.251 ACRES

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

PRICE: \$6.50 psf

1,468 ft Frontage on Interstate 10

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

Accessible from Bo Alfred Parkway

Accessible from Highway 124 (Via Industrial Parkway)

Extension)

ADDITIONAL LOTS AVAILABLE

LOTS OUTLINED IN BLUE ON PLAT HAVE BEEN SOLD

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



The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.

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

J.M. PREWITT COMPANY

Commercial & Industrial Real Estate Services

*Real Estate. Real Opportunities. **Real Solutions.***

LOT #19 11.103 ACRES

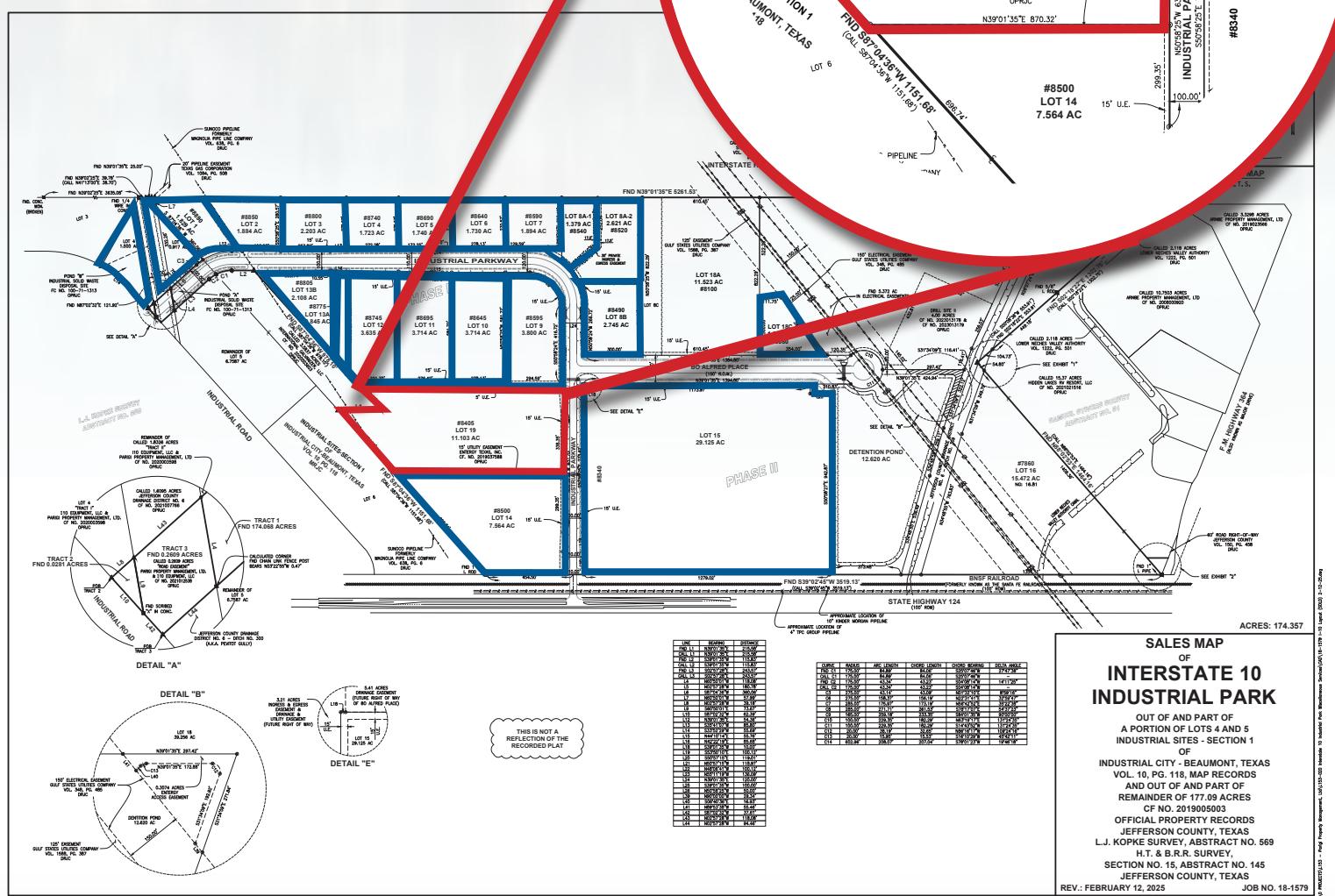
INTERSTATE 10 INDUSTRIAL PARK GATEWAY TO THE WORLD BEAUMONT, TEXAS

PRICE: \$6.50 psf

Accessible from Industrial Parkway

**Accessible from Highway 124
(Via Industrial Parkway
Extension)**

ADDITIONAL LOTS AVAILABLE



LOTS OUTLINED IN BLUE ON PLAT HAVE BEEN SOLD

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



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

J.M. PREWITT COMPANY

Commercial & Industrial Real Estate Services

Real Estate. Real Opportunities. **Real Solutions.**

The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions, or changes in condition prior to sale, leases or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made, and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or other conditions that may affect the value or the suitability of the property.



Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

J.M. Prewitt Company	492087	milt@jmprewitt.com	(409)892-3000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J. Milton Prewitt, SIOR	391133	milt@jmprewitt.com	(409)892-3000
Designated Broker of Firm	License No.	Email	Phone
J. Milton Prewitt, SIOR	391133	milt@jmprewitt.com	(409)892-3000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
J. Milton Prewitt, SIOR	391133	milt@jmprewitt.com	(409)892-3000
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

IABS 1-1

TXR 2501

P & P to Caliche -