



# Eastex Business Complex

*Beaumont, Texas*

## **CORPORATE OFFICE**

350 Pine Street | Suite 800  
Beaumont, TX | 77701  
**P:** (409) 892-0200  
**F:** (409) 892-0209

## **LEASING CONTACT**

Kristyn Borgobello  
Director of Leasing  
(409) 554-4377  
kborgobello@ac-us.com



**AlbaneseCormier**

*albanesecormier.com*

# Property Information

**CENTER NAME**

Eastex Business Complex

**LISTING ID**

105

**LOCATION**

8050 Eastex Freeway  
Beaumont, TX | 77708

**PROPERTY HIGHLIGHTS**

- 14,717 SF Available
- 9,848 SF Office Space
- 4,869 SF Warehouse Space
- Traffic Counts: 58,000 VPD (Hwy 69/96)
- Prominent, highly visible location
- Warehouse space available
- Easy access off Hwy 96 (Eastex Fwy)

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
POPULATION	5,349	28,306	71,552
HOUSEHOLDS	2,209	12,031	29,843
AVERAGE HH INCOME	\$67,252	\$70,685	\$73,505
BUSINESSES	144	1,215	2,950



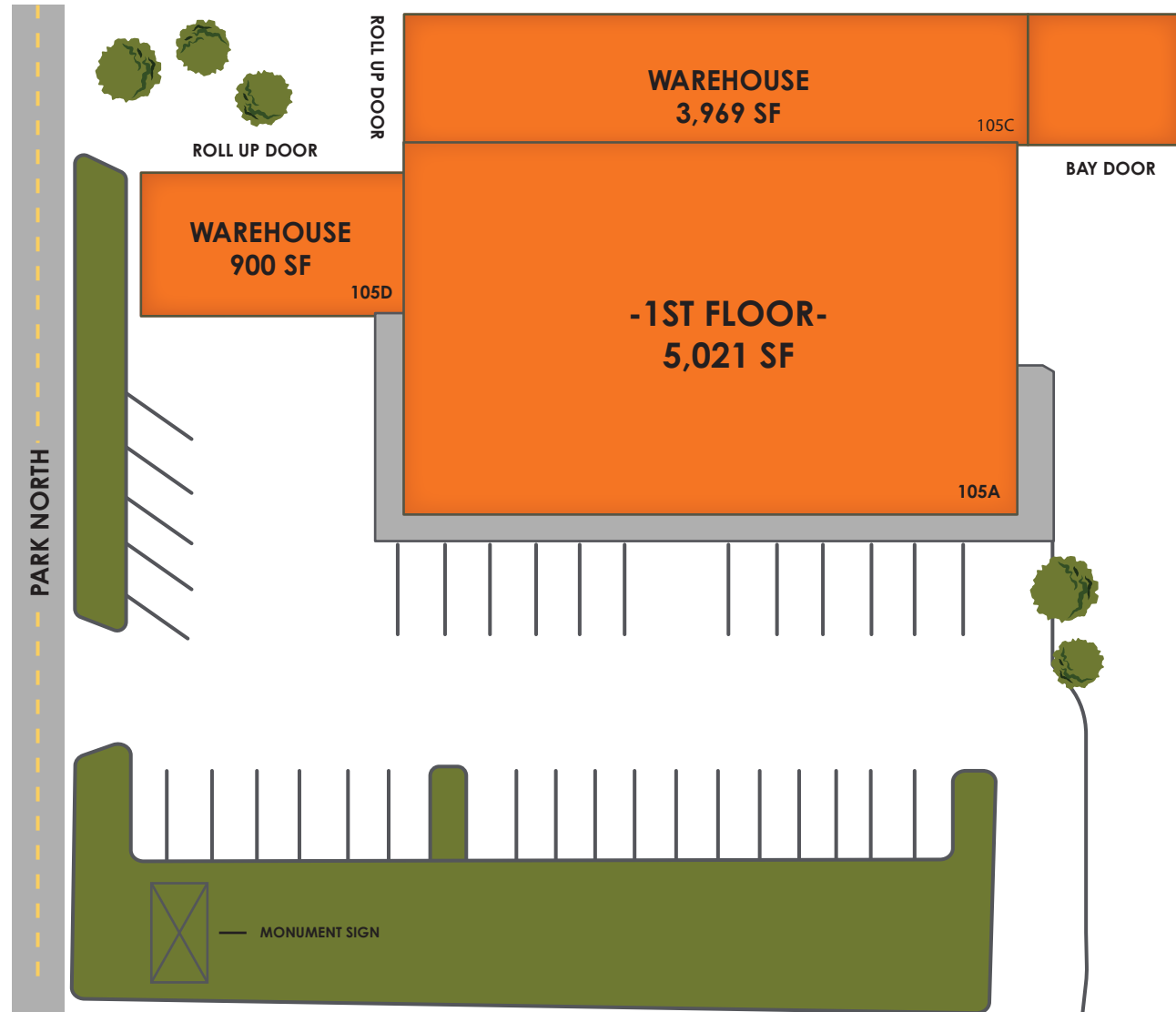
# 105 | Eastex Business Complex

8050 Eastex Freeway  
Beaumont, TX | 77708



## TENANT LIST

- 105A/B | OFFICE SPACE AVAILABLE 9,848 SF
- 105C/D | WAREHOUSE SPACE AVAILABLE 4,869 SF



## SITE LEGEND

- Available
- Leased
- Leased But Available
- Not A Part (NAP)

This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.

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96 EASTEX FWY (133,257 VPD)

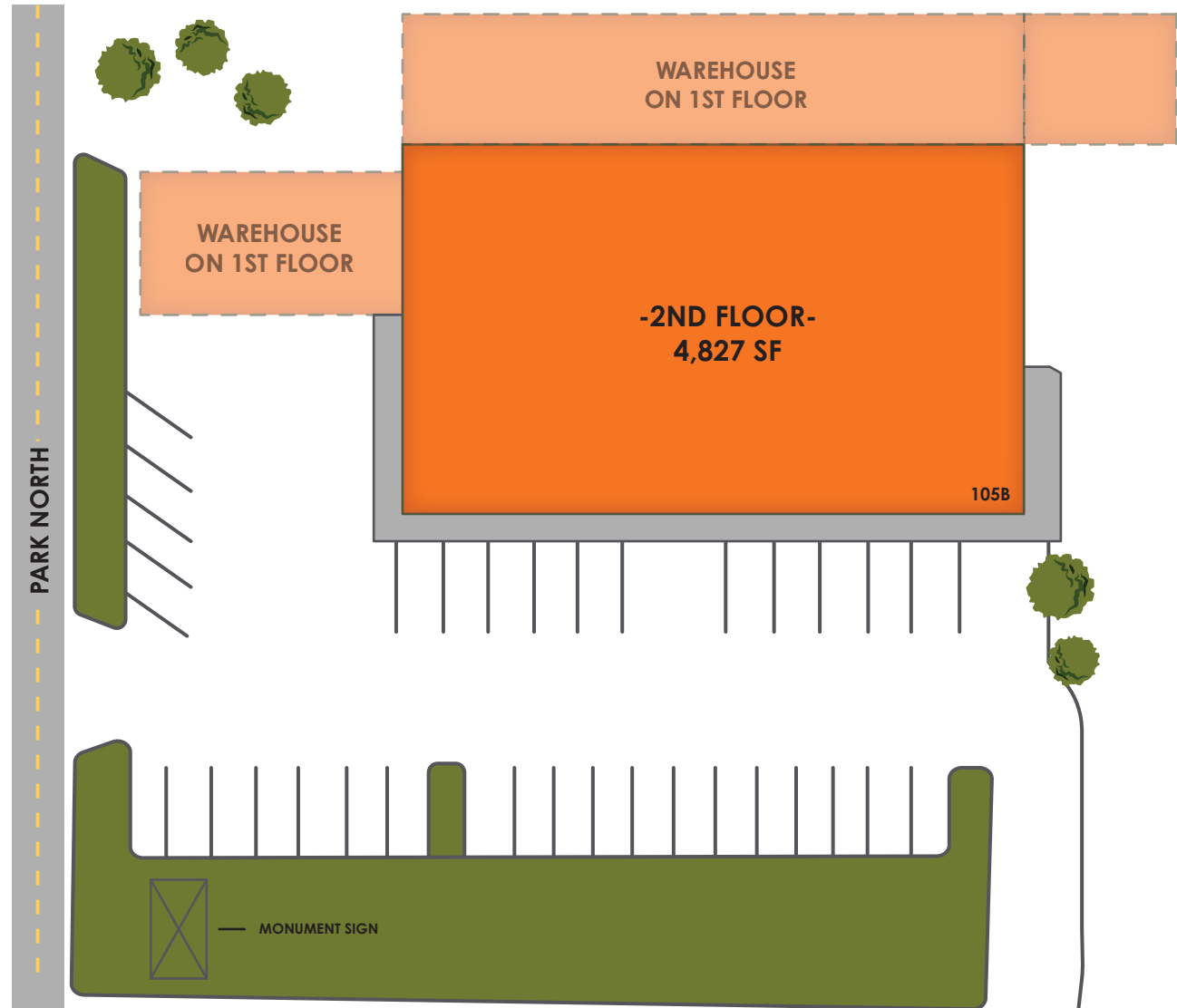
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