



Labelle Park

3840 Interstate 10, Beaumont, TX 77707



Drew Polk

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Sat Image

Labelle Park

\$878,652 - \$1,935,600

Frontage lot 4 in Blk 1 of Labelle Park a planned retail development site. Other lots available for sale in Labelle Park are various acreage lots although can be modified in shape and size for specific requirement per end user. Price varies between \$10 and \$12 per square foot.

Price:	\$878,652 - \$1,935,600
Property Type:	Land
Property Sub-type:	Retail (land)
Property Use Type:	Vacant/Owner-User
Lot Size:	57 AC
Features:	Electricity/Power, Irrigation, Water, Telephone, Cable, Gas/Propane

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KW COMMERCIAL
REAL ESTATE

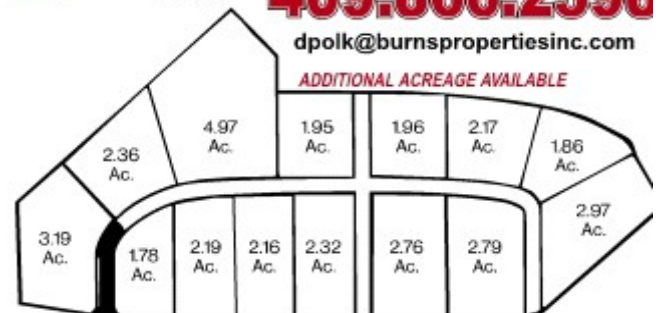
For Information Contact:

DREW POLK

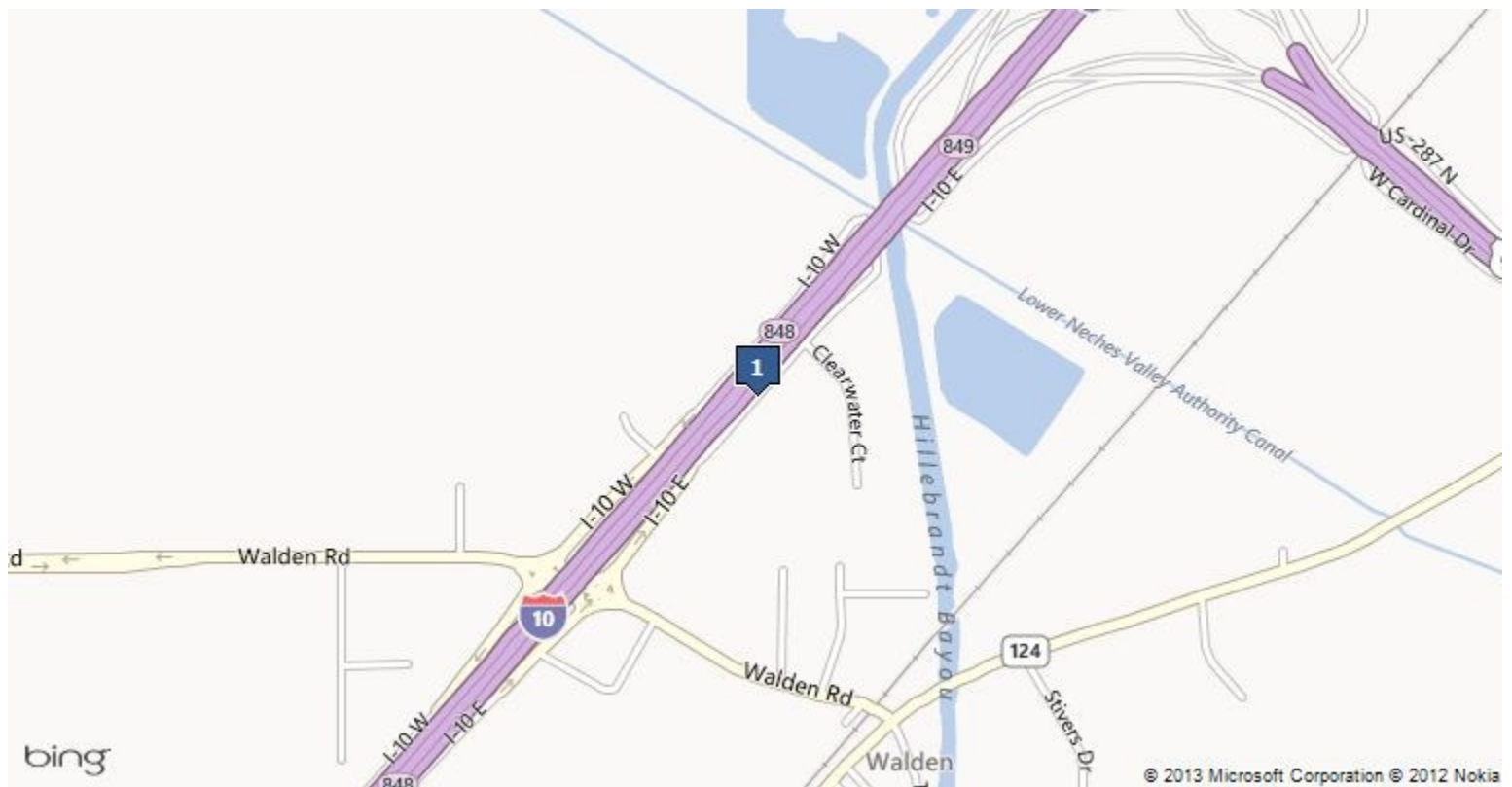
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ADDITIONAL ACREAGE AVAILABLE



1	Lot 1		SE Corner of Rexora Drive at Feeder Road nearest exit ramp from I10 to Walden Road referred to as Lot #1. Infrastructure in place for new development.
	Price	\$878,652	
	Lot Size	73,221 SF	
	Price/SF	\$12	
	Lot Type	Retail (land)	
2	Lot 2		Lot #2 is adjoining Lot #1 on east border. frontage on IH-10 Feeder Road is 242 feet + or -
	Price	\$931,896	
	Lot Size	77,658 SF	
	Price/SF	\$12	
	Lot Type	Retail (land)	
3	Lot 3		Lot # 3 has 181 frontage feet + or - and adjoins Lot # 2 on the east property line of lot # 2
	Price	\$889,536	
	Lot Size	74,128 SF	
	Price/SF	\$12	
	Lot Type	Retail (land)	
4	Lot 4		Lot # 4 has 201 Frontage Feet + or - and adjoins Lot # 3 on its east property line.
	Price	\$952,200	
	Lot Size	79,350 SF	
	Price/SF	\$12	
	Lot Type	Retail (land)	
5	Lot 1		Lot 1 is in another phase for development of frontage feet and is located on the SW corner of Rexora lane at I-10 Feeder Road and accessible from the exit ramp traffic traveling west on IH-10 and exiting Walden Road Ramp. Currently occupied month to
	Price	\$1,935,600	
	Lot Size	161,300 SF	
	Price/SF	\$12	
	Lot Type	Retail (land)	



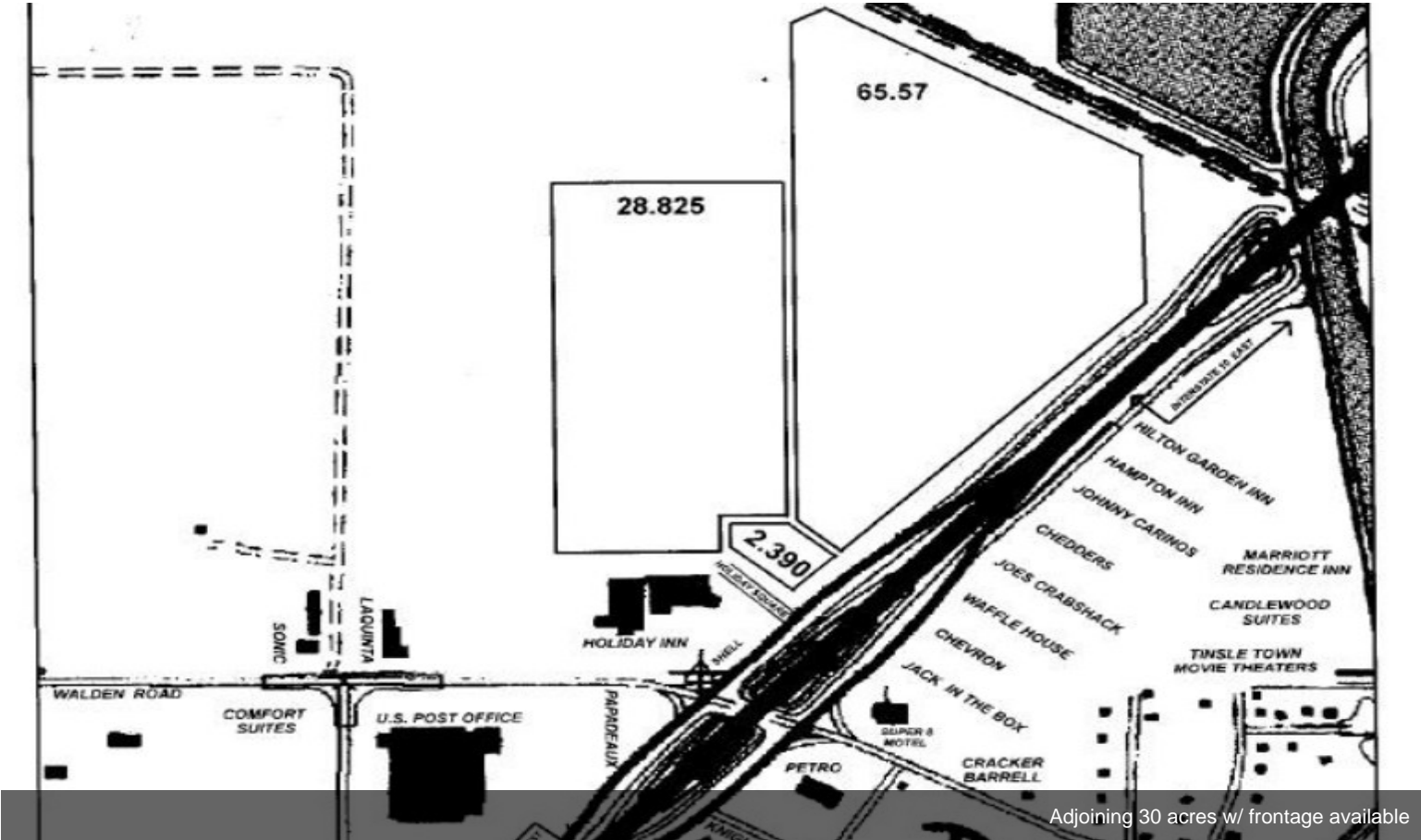
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Located on west side of Beaumont near and to east of intersection of Walden Road and Feeder Road to Interstate 10. Walden Road exit ramp allows entrance into this development and is slow enough to accomodate traffic flow into each Lot. Plat is available for research.

Property Photos



Drainage District 6 plans completed Nov. '12



Adjoining 30 acres w/ frontage available