

# NVST

REAL ESTATE SOLUTIONS

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# CBRE

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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

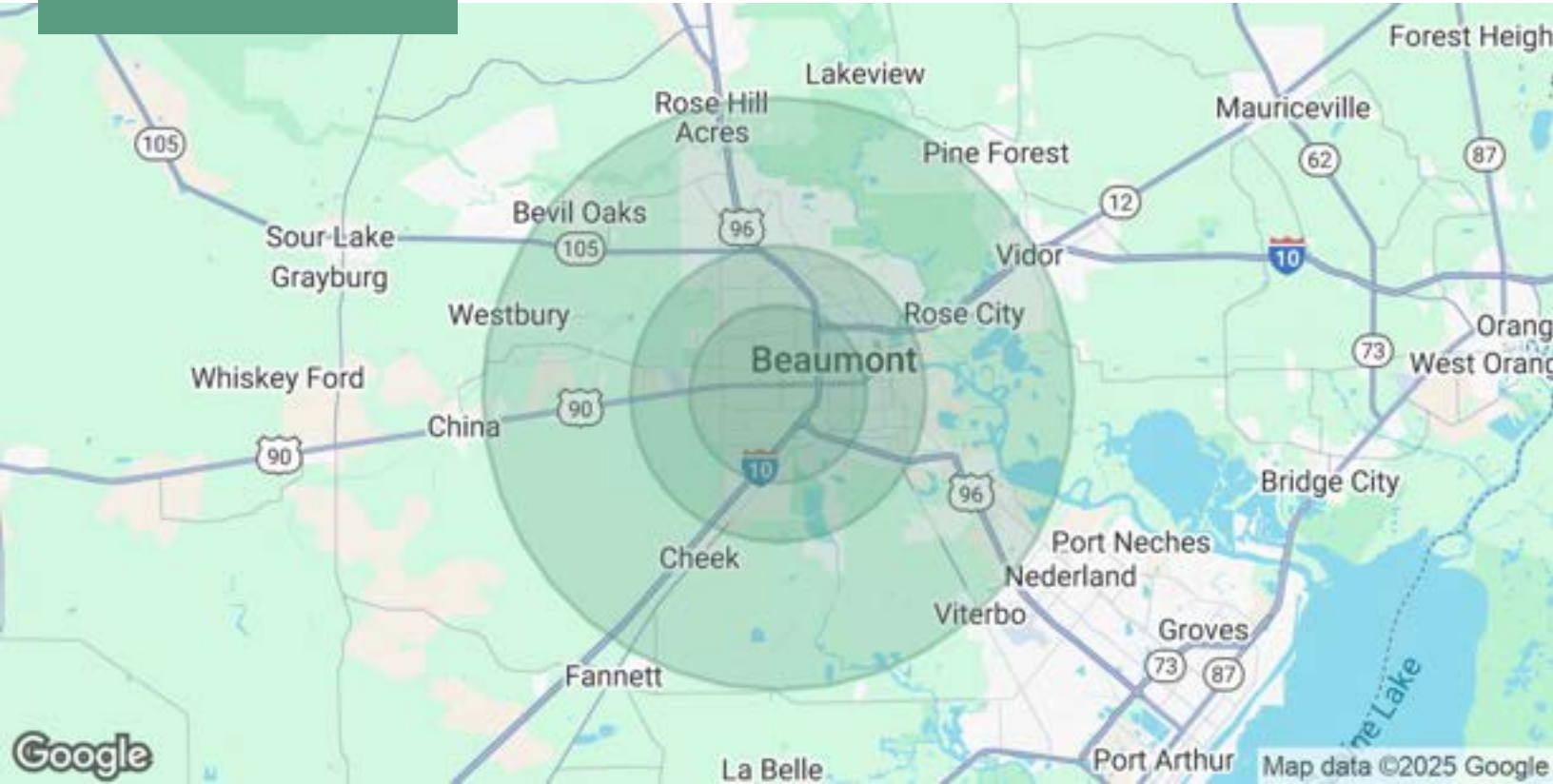
FlexPark on Wendelin Drive is a brand-new industrial flex development comprising fifteen high-quality buildings totaling 105,000 square feet.

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          |

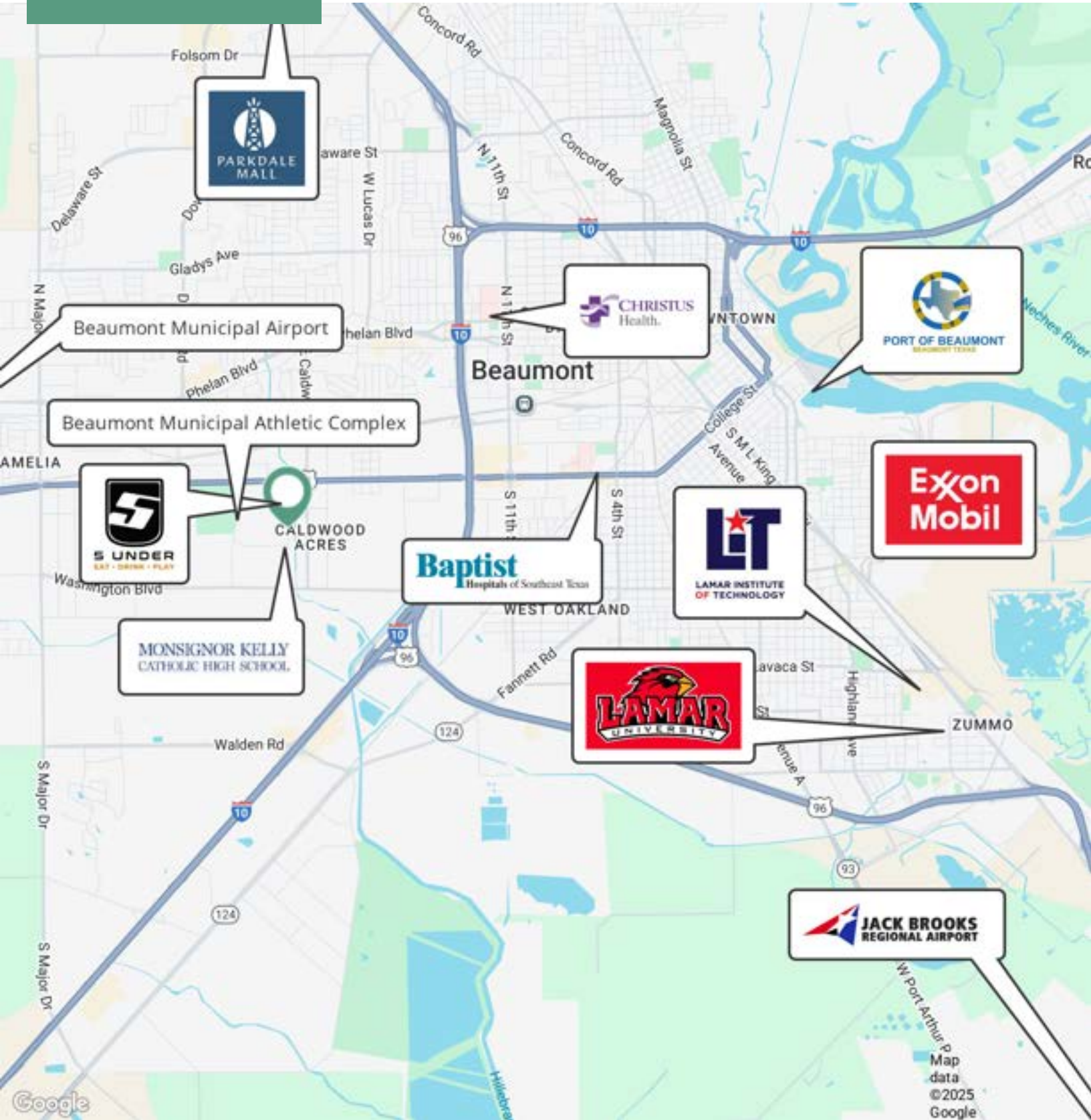
| DEMOGRAPHICS      | 3 MILES  | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 18,314   | 38,369   | 53,161   |
| Total Population  | 45,897   | 95,873   | 144,532  |
| Average HH Income | \$93,289 | \$84,844 | \$81,070 |

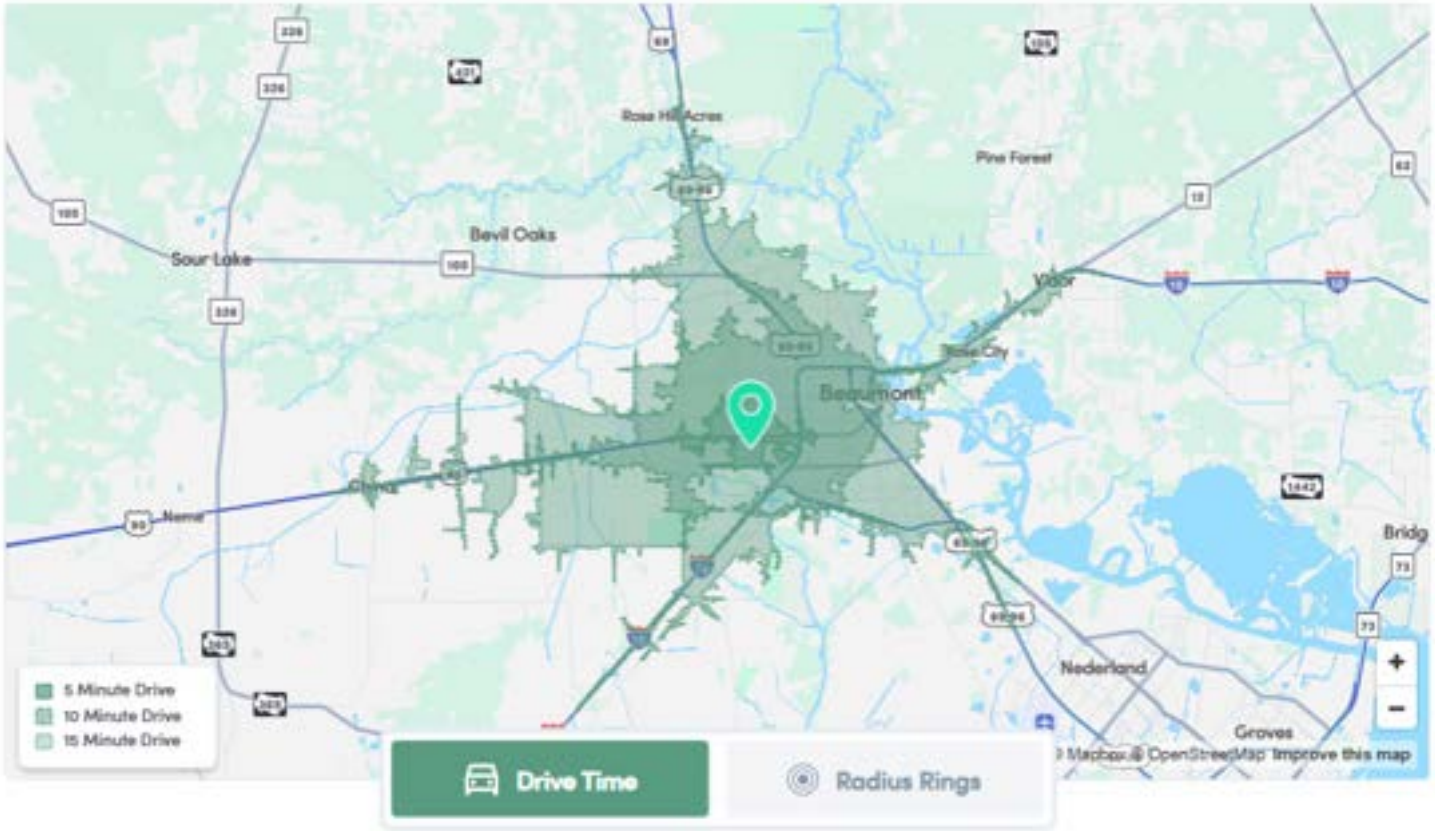


| POPULATION           | 3 MILES   | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 45,897    | 95,873    | 144,532   |
| Average Age          | 41        | 40        | 40        |
| Average Age (Male)   | 39        | 38        | 39        |
| 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 | <b>\$14.00 SF/YR</b> |
|------------|----------------------|

### 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                  |

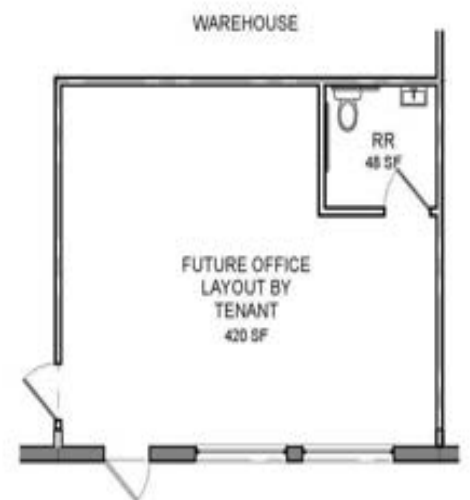
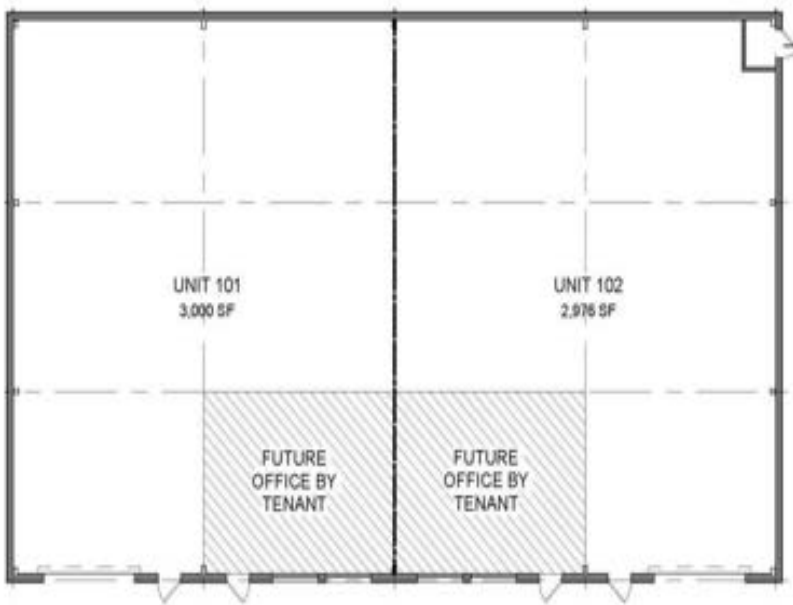
### BUILDING INFORMATION

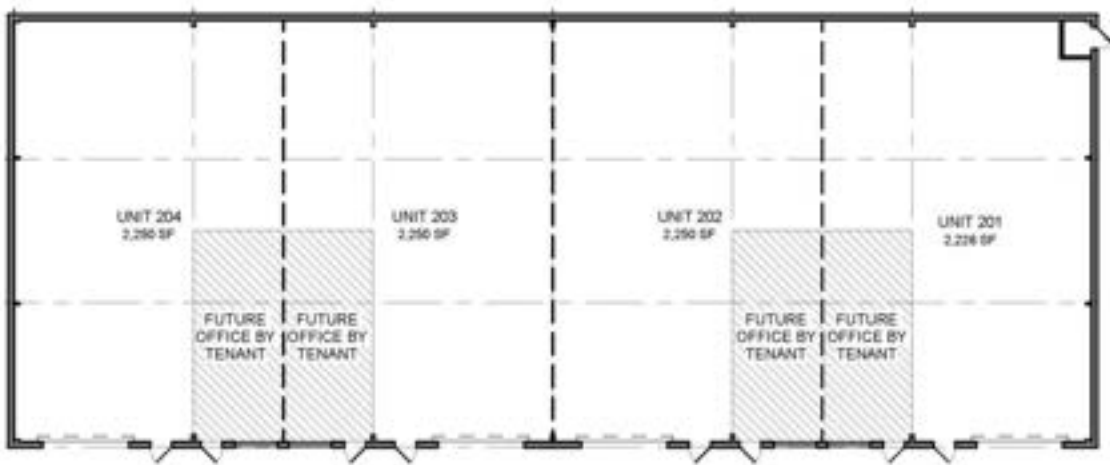
|                  |                        |
|------------------|------------------------|
| Building Type I  | 6000 SF / 10 Buildings |
| Building Type II | 9000 SF / 5 Buildings  |

### 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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