

PROPERTY AVAILABLE 2.39 ACRE OFFICE WAREHOUSE FOR SALE OR LEASE

3850 INTERSTATE 10 SOUTH
@ WALDEN ROAD, BEAUMONT
JEFFERSON COUNTY TEXAS



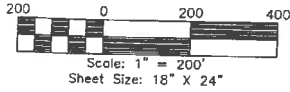
PROPERTY HIGHLIGHTS:

- NORTHEAST QUADRANT I-10 @ WALDEN ROAD
- 227 FRONTAGE FEET ON WESTBOUND I-10 SERVICE ROAD
- I-10 TRAFFIC COUNT: 146,000 CARS PER DAY
- ALL UTILITIES ON SITE
- IDEAL FOR MIXED USE COMMERCIAL RETAIL OR INDUSTRIAL WAREHOUSE
- DIRECTLY ACROSS FROM FEDEX FREIGHT, U.S. POST OFFICE, PAPADEAUX, CRACKER BARREL, TACO BELL, TINSELTOWN THEATER, AND MULTIPLE HOTELS
- FRONTAGE PAD SITES AVAILABLE

FOR INFORMATION CONTACT:

HARVEY STEINHAGEN
409-880-5781
ehs@s-3capital.net

The information contained herein has been obtained from reasonably reliable sources, however, no warranty or guaranty, either expressed or implied is made with respect to the accuracy thereof. All such information is subject to errors, omissions, or changes in conditions, prior to any sale or lease, or withdrawal from the market without notice. All information herein should be verified to the satisfaction of the persons relying thereon.



Part of the
C. WILLIAMS LEAGUE
Abstract No. 59
Beaumont, Jefferson County, Texas

LaBelle Properties, Ltd.
2,822 Acres (Tract Three)
CF 2007018295, OPRUCT

LaBelle Properties, Ltd.
Remainder of 19,566 Acres
CF 2007039701, OPRUCT

LaBelle Properties, Ltd.
Remainder of 19,566 Acres
CF 2007039701, OPRUCT

LMA Canal
V 908, Tract One
V 338, P. 165, OPRUCT
V 846, P. 231, OPRUCT
V 846, P. 486, OPRUCT

JCDD No. 6
Tract 1 - 5,787 Ac.
CF 200010732, OPRUCT

JCDD No. 6
Tract 2 - 0.325 Ac.
CF 2000010952, OPRUCT

LABELLE PARK MAIN EVENT & HOTELS

FEDEX FREIGHT

"LABELLE PARK" Subdivision
Block 2 & Block 5
CF 2010223244, OPRUCT

Phelps Blvd. (60' Roadway)
Block 2

Rezora Drive (60' Wide Roadway)
Block 1

I-10 Access Rd.
(Public Roadway)

INTERSTATE 10

40' Wide Public Right-of-Way
Dedicated in V. 1, P. 17, OPRUCT

10' Wide Easement (Port of the 78,825 Ac.)
Reserved for Street Right-of-Way

Harvey Steinhagen ...
Called 2.39 Acres
FC 101-57-1711,
RPRUCT

Holiday Square
(10' Wide Roadway)



COMMERCIAL RETAIL CENTER

HOLIDAY INN

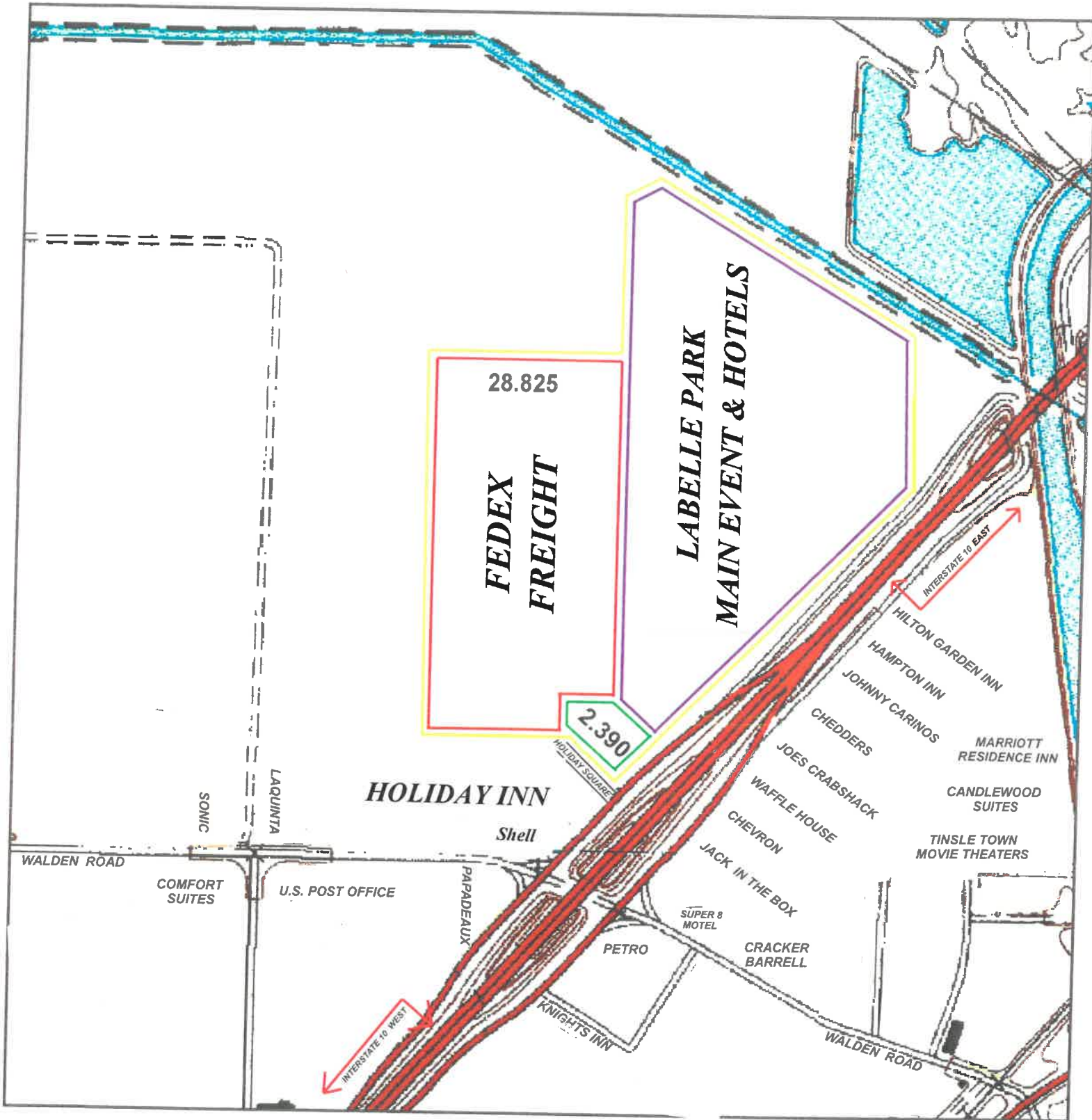
Walden Road
(Public Roadway)

2.39 ACRE TRACT

WORKING SKETCH

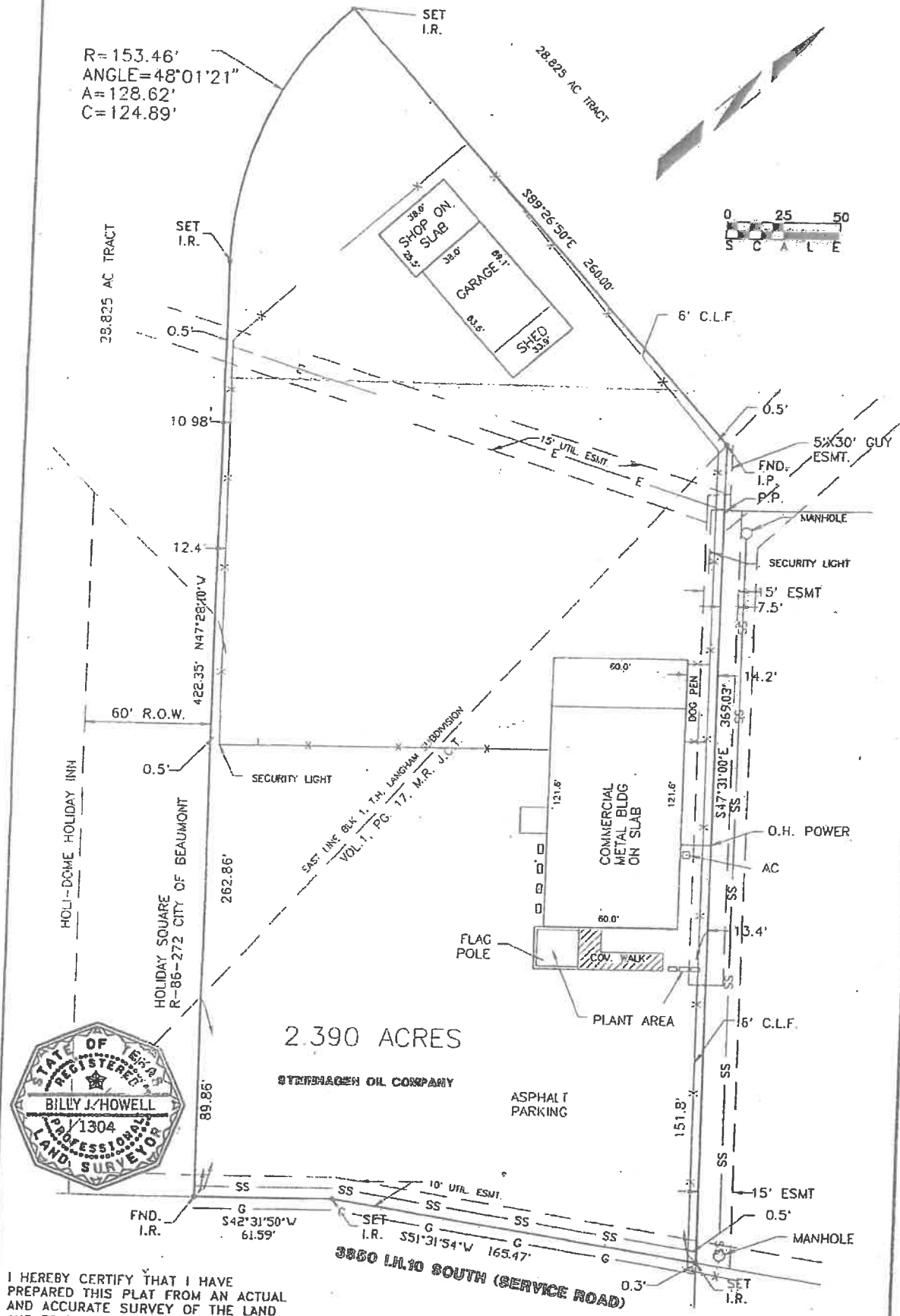
Flitz & Shipman
INC.

Consulting Engineers and Land Surveyors
1405 CORNERSTONE COURT BEAUMONT, TEXAS
(409)832-7238 FAX (409)832-7303



Beaumont, Jefferson County, Texas

R=153.46'
 ANGLE=48°01'21"
 A=128.62'
 C=124.89'



2.390 ACRES

STREIBER OIL COMPANY

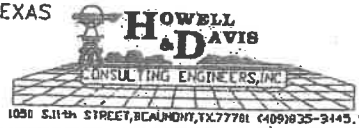
ASPHALT PARKING

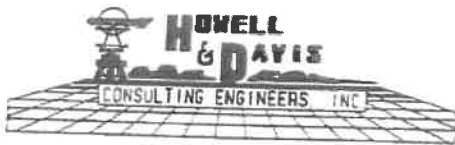


I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND IN MY PROFESSIONAL OPINION THIS PLAT IS CORRECT AND REFLECTS THAT THERE ARE NO VISIBLE ENCROACHMENTS AT THE TIME OF THIS SURVEY EXCEPT AS SHOWN.

Billy J. Howell
 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT OF PROPERTY SURVEY
 2.390 AC. TRACT OUT OF THE
 CHARLES WILLIAMS SURVEY A-59
 BEAUMONT, JEFFERSON COUNTY, TEXAS
 MAY 27, 1994





1050 South 11th Street
Beaumont, Texas 77701

Telephone: (409) 835-3445
Fax # (409) 835-3609

STEINHAGEN TRACT @ 3850 IH-10 S, BEAUMONT TEXAS 77707

BEING a 2.390 acre tract of land out of the Charles Williams Survey, Abstract 59, Beaumont, Jefferson County, Texas, and being located partially in Block 1, T.H. Langham Subdivision, plat of which is recorded in Volume 1, Page 17, Map Records, Jefferson County, Texas, and partially outside of and adjacent to the east line of said Block 1, the said 2.390 acre tract being described by metes and bounds as follows:

BEGINNING at the intersection of the east right-of-way line of Holiday Square, a City of Beaumont 60.00 feet wide street right-of-way and the north right-of-way line of Interstate Highway 10;

THENCE North $47^{\circ}28'10''$ West along the east line of Holiday Square right-of-way, at a distance of 89.86 feet cross the east line of the T.H. Langham Subdivision, at a distance of 262.86 feet pass the northeast corner of the Holiday Square right-of-way and the southerly southeast corner of the Steinhagen 28.825 acre undeveloped tract and continuing along said course for a total distance of 422.35 feet for this course to an iron rod set for the beginning of a curve to the northeast;

THENCE in a northeasterly direction along the common line with the 28.825 acre tract along the arc of a curve to the right a distance of 128.62 feet to an iron rod set for corner, the curve having a radius of 153.46 feet and a central angle of $48^{\circ}01'21''$;

THENCE South $89^{\circ}26'50''$ East continuing with the common line with the 28.825 acre tract, a distance of 260.00 feet to an iron pipe found for corner in the east line of the said Langham Addition in the west line of Southwest Plaza Addition, plat of which is recorded in Volume 9, Page 133, Map Records, Jefferson County, Texas;

THENCE South $47^{\circ}31'00''$ East along the west line of Southwest Plaza Addition, a distance of 369.03 feet to an iron rod set for corner in the north right-of-way line of Interstate Highway 10 at the southerly, southwest corner of Southwest Plaza Addition;

THENCE South $51^{\circ}31'54''$ West along the north right-of-way line of said highway, a distance of 165.47 feet to an iron rod set for angle point;

THENCE South $42^{\circ}31'50''$ West, continuing along said right-of-way line a distance of 61.59' to the place of beginning and containing in area 2.390 acres of land, more or less.



Clyde D. Hebert, Jr. et al
PID: 56801, ADJCT

Spencer Junker
PID: 56800, ADJCT

LaBelle Properties, Ltd.
Remainder of 19.566 Acres
CF 2007039701, OPRJCT



Scale: 1" = 150'
Sheet Size: 11"X17"

LaBelle Park, LP.
Remainder of 65.57 Acres
CF 2005032191, OPRJCT

WORKING SKETCH

Being Out of and Part of the
CHARLES WILLIAMS SURVEY,
Abstract Number 59
Beaumont, Jefferson County, Texas

FEDEX FREIGHT

28.825 Acres (Tract IV)
CF 1999048299, OPRJCT

FEDEX FREIGHT

**LABELLE PARK
MAIN EVENT & HOTELS**

40' Wide Public Right-of-Way
Dedicated in V 1, P 17, MRJCT

10' Wide Fee-Strip (Part of the 28.825 Ac.)
Reserved for Street Right-of-Way

2.39 ACRE
**STEINHAGEN
TRACT**

Holiday Square
(60' wide Roadway)

HOLIDAY INN

**COMMERCIAL
RETAIL
CENTER**

Shell
Easement
Area 1"

**I-10 Access Rd.
INTERSTATE 10**

Walden Road
(Public Roadway)

Fittz & Shipman INC.

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