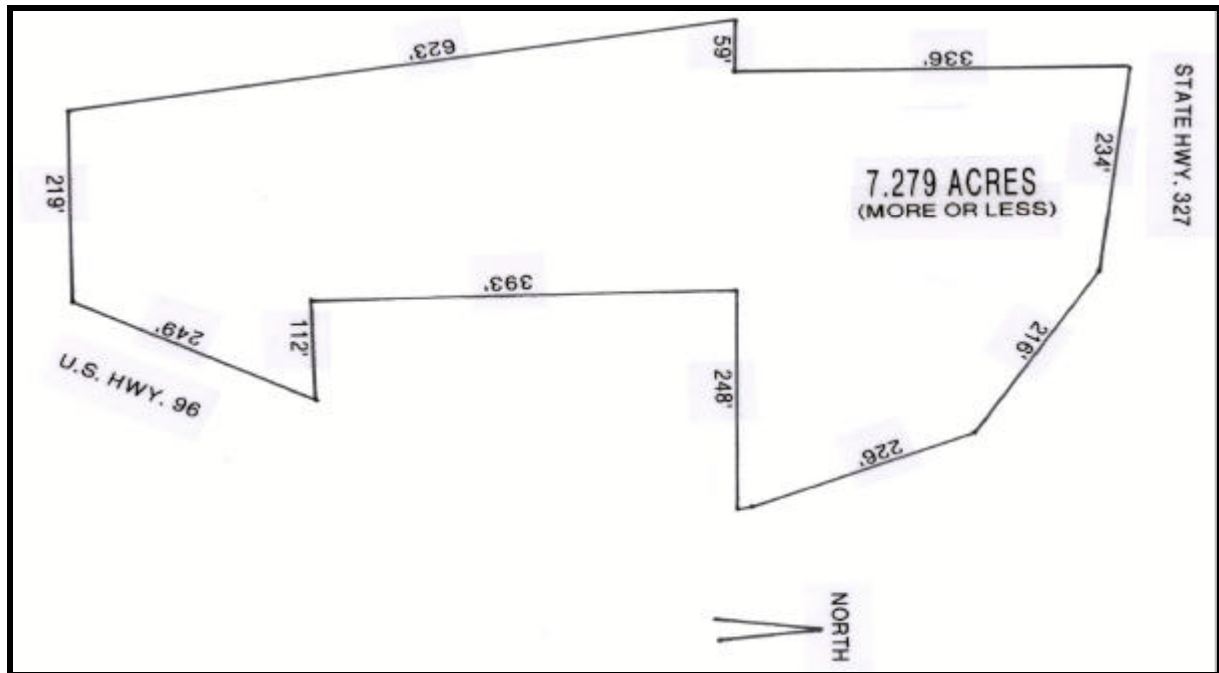


FOR SALE



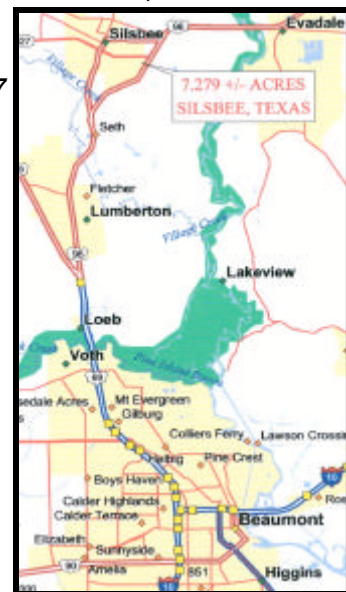
7.279+/- ACRES

U.S. HIGHWAY 96 & STATE HWY. 327

SILSBEE, TEXAS

PROPERTY INFORMATION

- ◆ Located at the Southwest Corner of U.S. Hwy. 96 and Hwy. 327
- ◆ 925+/- Feet of Frontage
- ◆ Situated Across Hwy. 327 from Silsbee High School and the Silsbee Ford-Lincoln-Mercury-Toyota Dealership
- ◆ Near Major Retail Centers
- ◆ Approximately 15 Miles North of Beaumont
- ◆ Traffic Counts (TX DOT, 1998)
 - U.S. Hwy. 96 South of Hwy. 327 8,100 vpd
 - U.S. Hwy. 96 North of Hwy. 327 9,700 vpd
 - Hwy 327 West of U.S. Hwy. 96 4,800 vpd
- ◆ Excellent Visibility
- ◆ Excellent Site for Retail, Hotels, & Restaurants
- ◆ Additional Land May Be Available
- ◆ Zoned C-2 & R-1



SALES PRICE: \$3.00 per square foot

CONTACT: J. Milton Prewitt, SIOR
(409) 892-3000
(409) 892-3044 FAX

J.M. PREWITT COMPANY
750 North Eleventh Street
Beaumont, Texas 77702

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