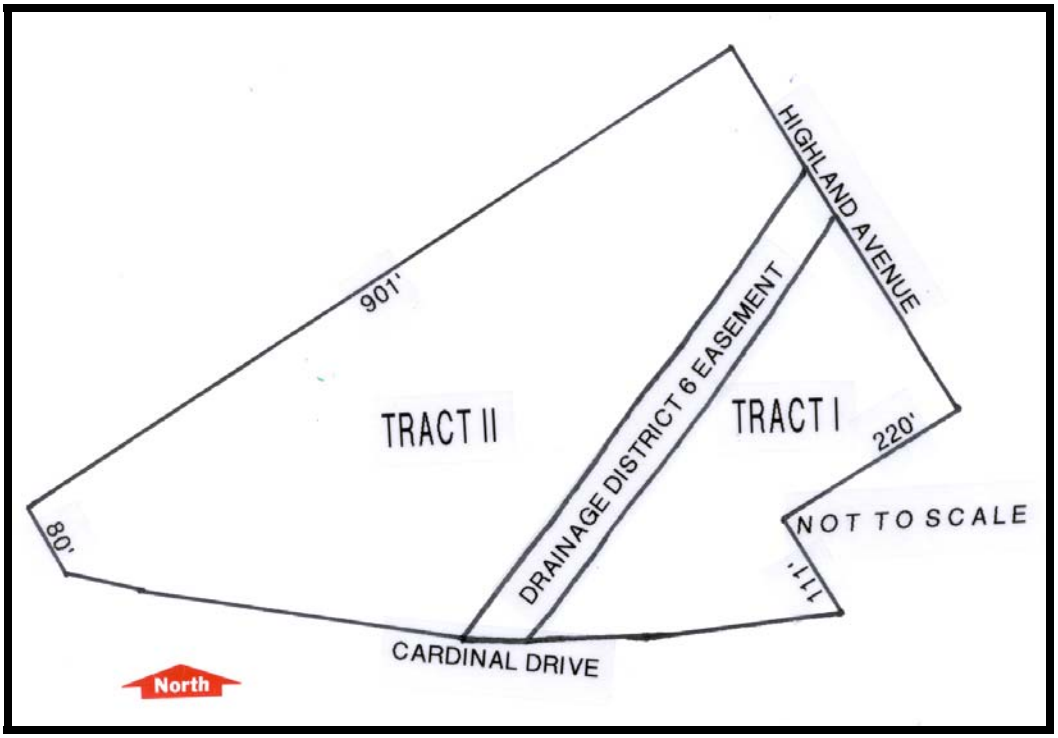
FOR SALE



CARDINAL DRIVE CORRIDOR
LAND TRACTS

U.S. HIGHWAY 69 (CARDINAL DRIVE) & HIGHLAND AVENUE
BEAUMONT, TEXAS

PROPERTY INFORMATION

- *Tract I – 1.8817+/- Acres*
- *Tract II – 5.9831+/- Acres (Includes 0.8158+/- Acre Drainage Easement)*

FEATURES

- *Both Tracts Have Frontage on Cardinal Drive & Highland Avenue*
- *Near Lamar University, Light Industrial / Service, and Residential Developments*
- *Great Visibility*
- *Easy Access*
- *Zoned GC-MD for Tract I & GC-MD & RS for Tract II (Buyer should verify with City of Beaumont)*

SALES PRICE: **TRACT I - $86,000.00**
TRACT II - $168,270.00

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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