

**± 132.08 Acres Available**  
**Beaumont, Texas 77713**  
*Jefferson County*

# FOR SALE OR LEASE



- Up to ± 132.08 acres available for design-build or build-to-suit distribution or manufacturing buildings
- Sites from 13.9 acres to 32.75 acres
- Buildings from 200,200 SF to 473,200 SF
- Rail available
- Direct access to Iron Horse Rail Terminals, a 1,000 acre rail terminal providing unit transit yards, rail car repair and cleaning, and direct access to polyethylene production.
- Located off US Highway 90 at the Iron Horse Rail Terminals
- Excellent access to Highway 90 and Interstate 10
- 81 miles to Downtown Houston, 7 miles to Port of Beaumont, 30 miles to Port of Port Arthur
- Close proximity to Southeast Texas refining and petrochemical complex
- Located within Jefferson County
- Deed restricted park with professional management

**CATHERINE CHAPMAN**  
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(713) 789-2529

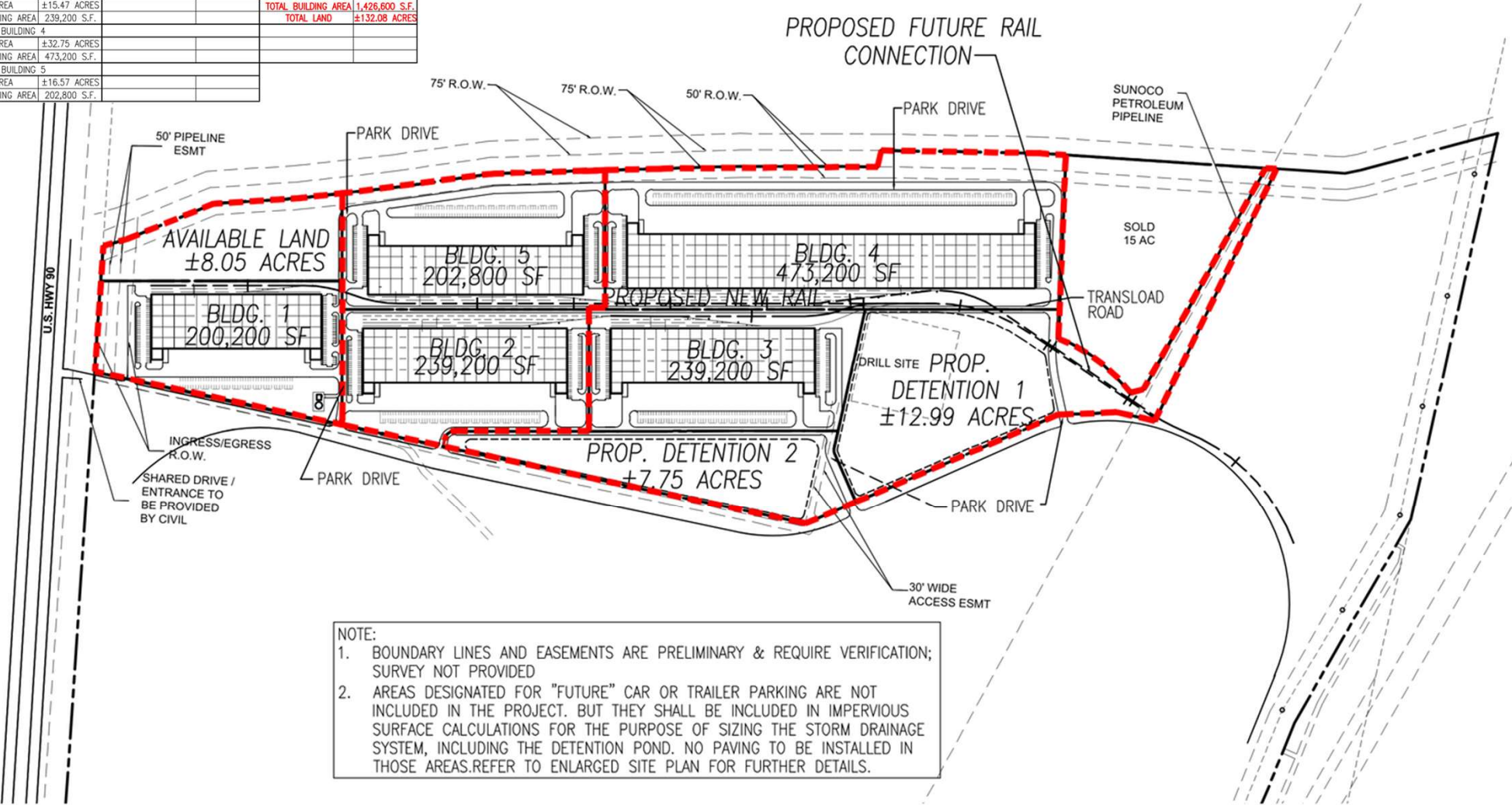
# Iron Horse Business Park



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| BUILDING 1          |              | AVAILABLE SITE 6 |             | DETENTION 1         |                |
|---------------------|--------------|------------------|-------------|---------------------|----------------|
| SITE AREA           | ±13.9 ACRES  | SITE AREA        | ±8.05 ACRES | SITE AREA           | ±19.6 ACRES    |
| TOTAL BUILDING AREA | 200,200 S.F. |                  |             | POND AREA           | ±12.99 ACRES   |
| BUILDING 2          |              |                  |             | DETENTION 2         |                |
| SITE AREA           | ±14.75 ACRES |                  |             | SITE AREA           | ±10.99 ACRES   |
| TOTAL BUILDING AREA | 239,200 S.F. |                  |             | POND AREA           | ±7.75 ACRES    |
| BUILDING 3          |              |                  |             | LAND AREA           |                |
| SITE AREA           | ±15.47 ACRES |                  |             | TOTAL BUILDING AREA | 1,426,600 S.F. |
| TOTAL BUILDING AREA | 239,200 S.F. |                  |             | TOTAL LAND          | ±132.08 ACRES  |
| BUILDING 4          |              |                  |             |                     |                |
| SITE AREA           | ±32.75 ACRES |                  |             |                     |                |
| TOTAL BUILDING AREA | 473,200 S.F. |                  |             |                     |                |
| BUILDING 5          |              |                  |             |                     |                |
| SITE AREA           | ±16.57 ACRES |                  |             |                     |                |
| TOTAL BUILDING AREA | 202,800 S.F. |                  |             |                     |                |



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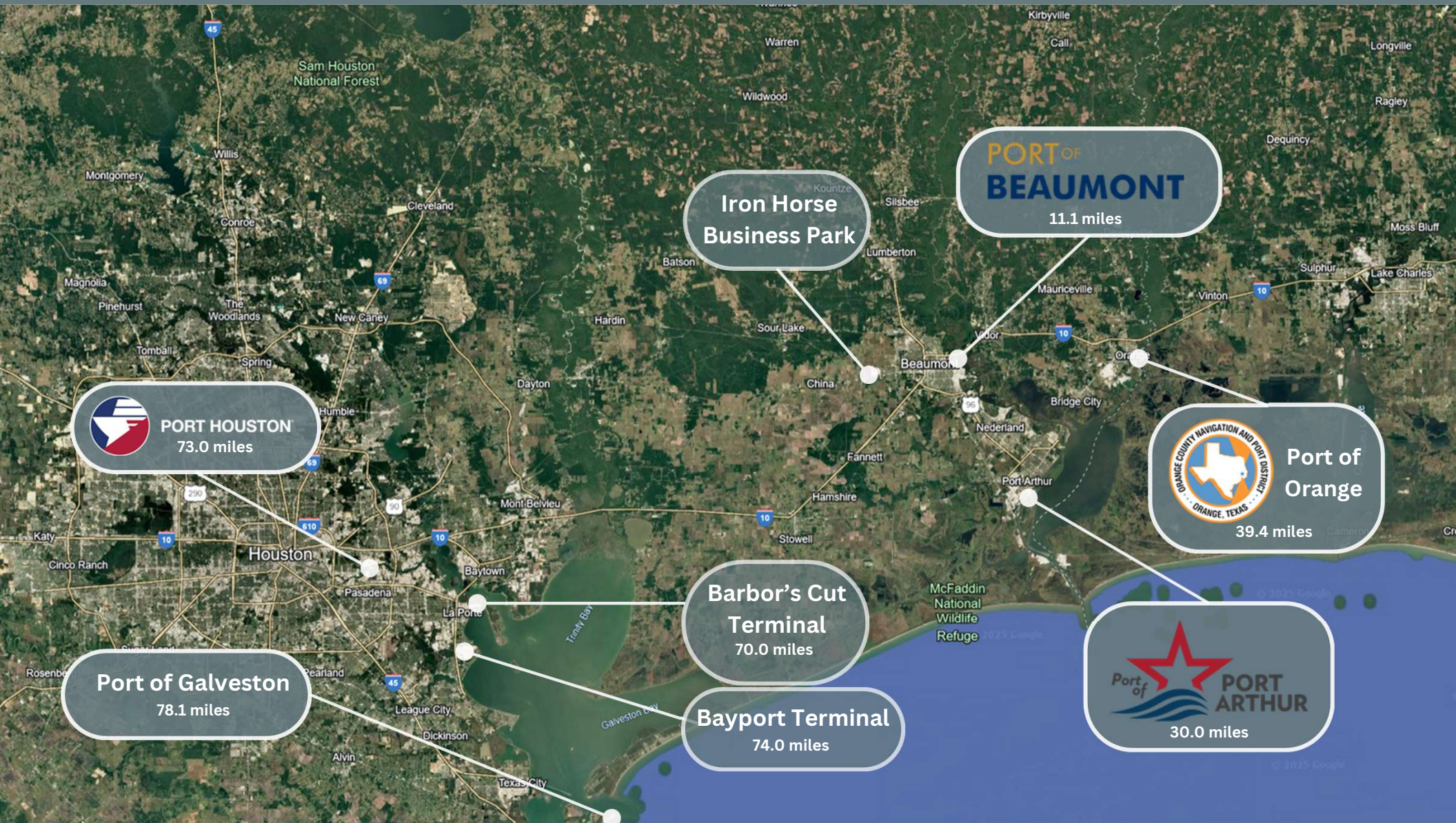
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**CLAY**  
DEVELOPMENT & CONSTRUCTION INC.  
COMMERCIAL DESIGN-BUILDERS

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