

47 Acres in Orange IH-10 near Hwy 62

47 Acres in Orange IH-10 near Hwy 62 0000 IH-10 Near Hwy 62 Orange, TX 77630

1,500,000

Property Overview





• +/-47.65 Acres on IH-10

- Near Hwy 62
- Exit Ramp right before property
- +/-1,000ft of Frontage
- High Traffic Counts
- Front +/-4.65 Acres zoned Interstate 10 Development corridor. Remaining acreage is not zoned
- Near level and cleared
- Perimeter fencing
- Electric and phone service available to site
- City water and Sewer at Hwy 62
- Flood Zone C



Ryan Harrington Ryan@foxworthrealty.com **Charlie Foxworth CCIM SIOR** Charlie@Foxworthrealty.com **Office:** *(409) 892-7245* Fax*: (409) 860-3840* 8245 Gladys Avenue Beaumont, TX 77706

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Zoning must be confirmed with the City. Buyers and Tenants should conduct their own independent investigations and rely only on those results.