

7400 Hwy 105 & Major Dr., Beaumont, TX
PAD SITES AVAILABLE



RITTER AT HOME
PAD SITES AVAILABLE

PAD SITES AVAILABLE FOR SALE

LOT 2B	6005 Major Dr.	3.047 AC
LOT 3A	7416 Hwy 105	1.34 AC
LOT 4	7430 Hwy 105	2.32 AC

Roads and utilities are in place.
 Traffic counts over 28,000 vpd

General Commercial Multi Family Zoning
 (should be verified by the City)

SALES PRICE: \$10 PSF

THIS CORNER OFFERS VISIBILITY AND GREAT ACCESS

from both Hwy 105 and Major Dr. near multiple other businesses and residential housing nearby. * These thoroughfares are major arteries to housing outside the city of Beaumont as well as a connector to IH 10 and Hwy 69/96.

Medical facilities, quick serve restaurants, convenience stores, retail and service oriented businesses are located in the immediate area. Ritter Lumber is one location of a locally owned hardware and lumber chain of stores that serves as anchor to this development

FOR MORE DETAILS CONTACT:

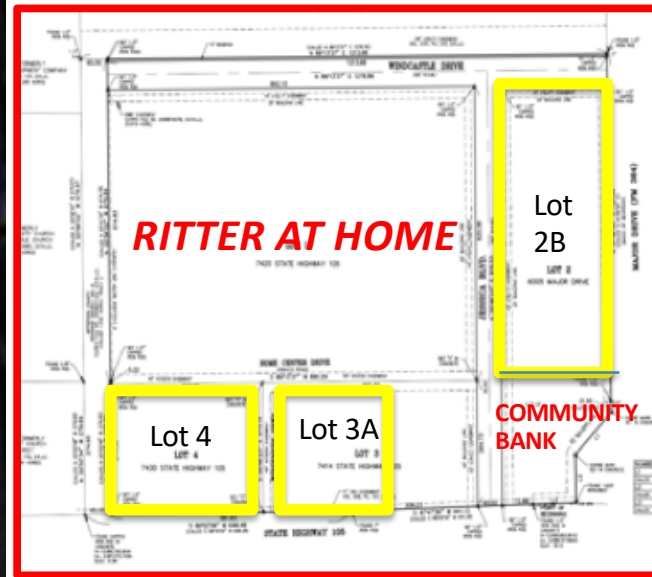
Debbie Cowart
 409 – 651 - 3559
 deb@cbcaaa.com

Tammiey Linscomb
 409 – 673 - 6057
 tammiey@cbcaaa.com

WWW.CBCAAA.COM

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Coldwell Banker Commercial
 Arnold and Associates
 1 Acadiana Court
 Beaumont, TX 77706
 409-833-5055



ABOUT BEAUMONT, TX

- 90 miles east of Houston
- Population of Jefferson County– 252,000
- Beaumont is located on the Neches River
- Has (2) large hospitals and medical campus
- Well known for its refineries and industrial opportunities
- Has one of the largest deep water ports
- Industry promotes the economy and keeps population growth steady
- Home to Lamar University

Learn more about Beaumont by visiting the city online:

<https://beaumonttexas.gov>

2019 Demographics

	Population	Households	Avg. HH Income
1 Mile	5,421	2,409	\$79,313
3 Miles	30,105	12,957	\$87,217
5 Miles	78,098	32,103	\$78,803

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