

BAYOU BRANDT COMMERCIAL SUBDIVISION FOLSOM DRIVE @ BAYOU BRANDT



Property Information:

- (4) Unimproved Lots ready for development
- Located within Bayou Brandt Commercial Subdivision
- Located in a well established area – surrounded by residential neighborhoods and one block away from the regional retail corridor (Dowlen Rd)
- Lot is utility ready - shared common area which include concrete drives (curbed and guttered) and underground fed street lighting
- Access from Folsom and Dowlen
- Zoned GC-MD – should be verified with the City of Beaumont

Lot 1: 15,194.1 sf \$121,552

Lot 2: 13043.2 sf \$104,345

Lot 3: 13021.4 sf \$104,171

Lot 5: 10,985.5 sf \$87,884

SALES PRICE: \$8 PSF

See attached site plan for lot location

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WWW.CBCAAA.COM

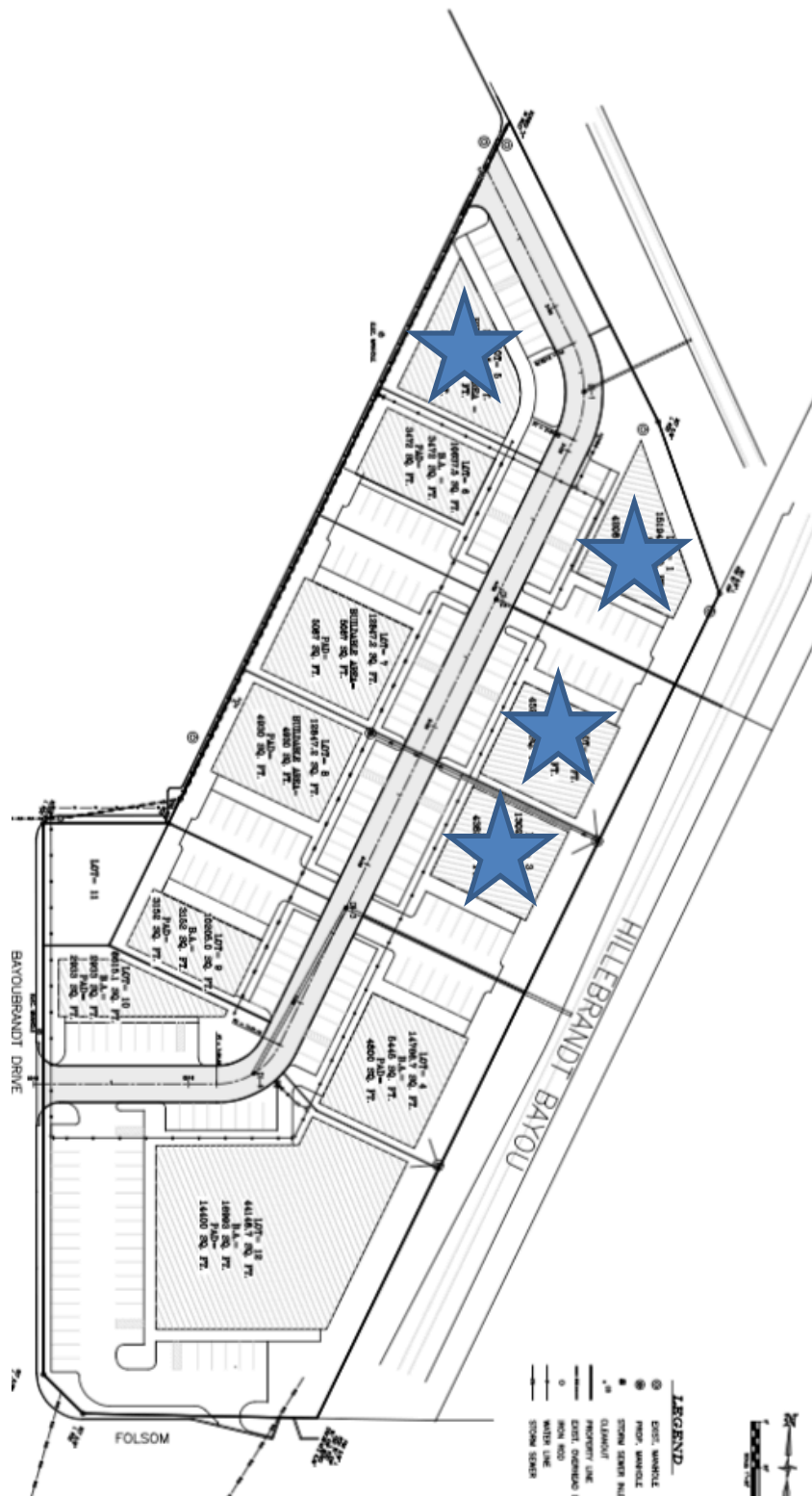
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Beaumont, TX 77706
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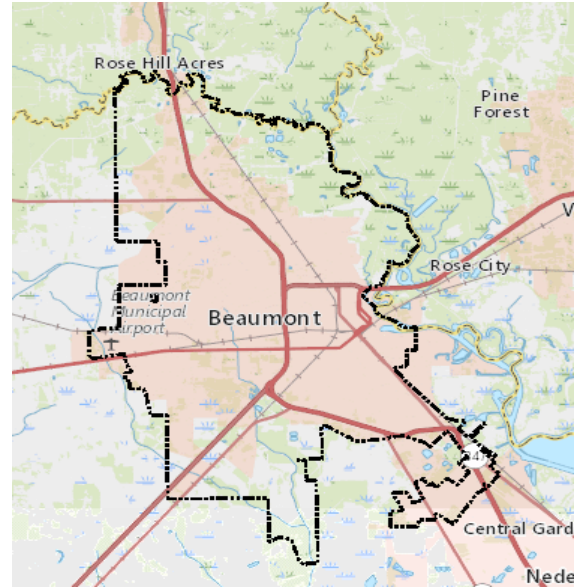
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ABOUT BEAUMONT, TX

- 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>

2017 Demographics

	Population	Households	Avg. HH Income
1 Mile			
2 Miles			
3 Miles			

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