

Prime TOD Development Site - 100+ Permitted Uses

1120

E. 1st Street

BEAUMONT, CA.



10 Freeway

Pennsylvania Ave.

E. 1st Street

P R E S E N T E D B Y



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EXECUTIVE SUMMARY



PROPERTY SUMMARY

Price:	\$1,496,000
Lot Size:	4.50 ac.
Price/SF:	\$7.63 PSF
Price/AC:	\$332,444.44
APNs:	418-250-007 & 418-250-010
Zoning:	Community Commercial / Transit Oriented District Overlay

INVESTMENT HIGHLIGHTS

- +/-4.50 Acre Signalized Corner Lot
- TOD Zoning: 100+ Permitted Uses
- 1/3 Mile to future I-10 (Pennsylvania Exit)
- Walking distance to major Beaumont Shopping center.
- Level, Pad-Ready

IDEAL DEVELOPMENT

- Retail Center or Big Box Store
- Medical Office Complex
- Restaurant with Drive-Through
- Gas Station (Conditional Use Permit)
- Self-Storage (Conditional Use Permit)
- Mixed-Use Development
- Multi-Family Housing
- Senior Living Facility

FLEXIBLE TERMS AVAILABLE

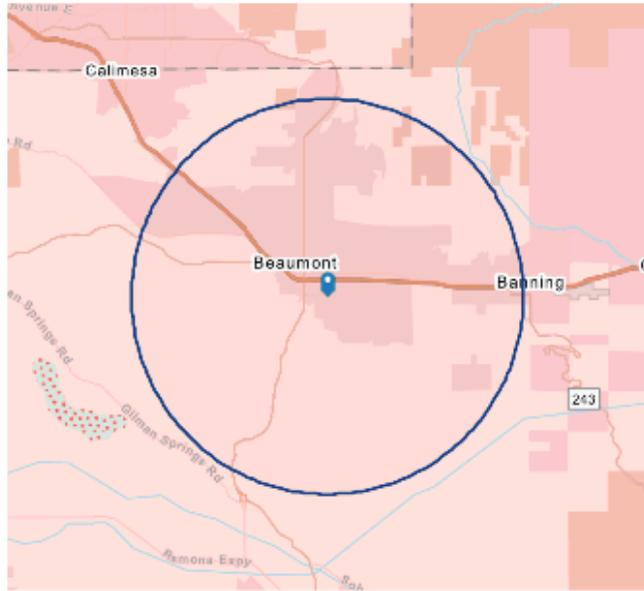
Owner may consider creative financing

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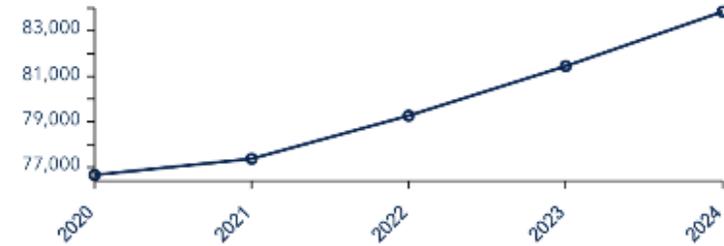
Population Trends and Key Indicators

83,843	29,704	2.80	42.0	\$85,307	\$523,442	105	64	85
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

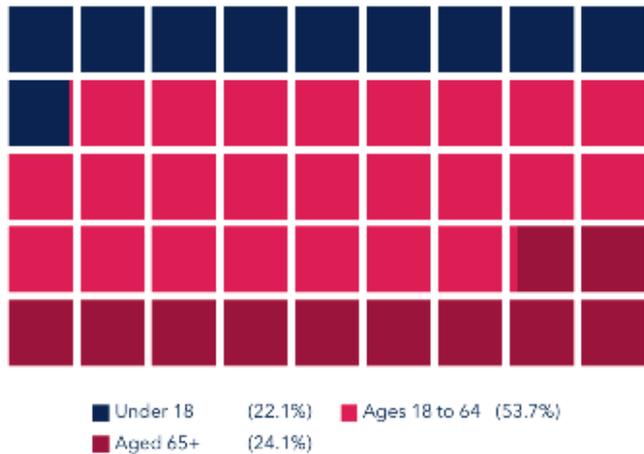
MORTGAGE INDICATORS



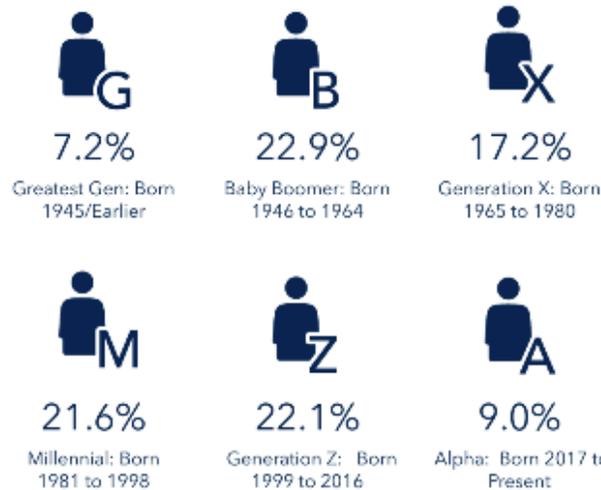
Historical Trends: Population



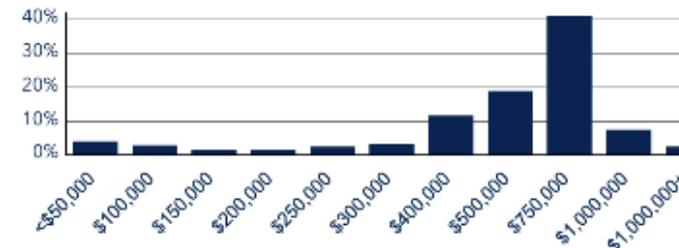
POPULATION BY AGE



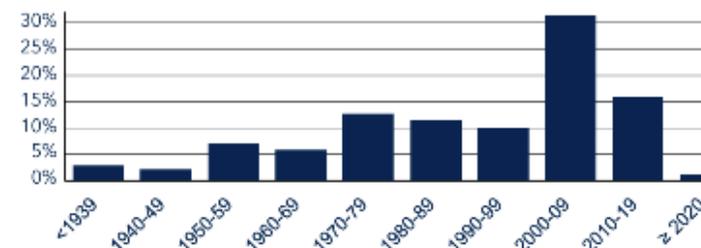
POPULATION BY GENERATION



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

AREA DEVELOPMENT & GROWTH CATALYSTS



\$79.3M Potrero Boulevard Interchange

Construction: Fall 2025

- New freeway access to ease congestion
- Improves regional connectivity
- Fully Funded

Pennsylvania Ave Widening & Grade Separation

\$50.4M Project

- Eliminates dangerous rail crossing near I-10
- Four-lane roadway with pedestrian safety improvements
- Reduces traffic delays from train blockages

Beaumont Pointe Industrial Development

622-Acre Master-Planned Business Park

- 5.3 million sq ft of Class A industrial/logistics space
- \$1.5 billion total development value
- 5,400+ new jobs created

Downtown Revitalization Initiative

- Walkable, pedestrian-friendly downtown
- Enhanced streetscaping and lighting
- Park improvements and public spaces

Infrastructure Upgrades

- Street rehabilitation program citywide
- Traffic signal modernization
- Utility improvements and expansions

BEAUMONT: A GROWING CITY

Major infrastructure investments supporting commercial and industrial growth

TRANSIT ORIENTED DISTRICT (TOD) OVERLAY ZONING



PERMITTED BY RIGHT (100+ Uses)

RESIDENTIAL

- Apartments & Condominiums
- Townhouses & Row Houses
- Senior Housing & Assisted Living
- Live-Work Units
- Student Housing

COMMERCIAL

- Retail Stores & Shopping Centers
- Restaurants & Food Service
- Banks & Financial Institutions
- Hotels & Lodging
- Professional & Business Offices
- Personal Services (Salons, Spas, etc.)
- Entertainment

MEDICAL & HEALTH

- Medical Offices & Clinics
- Urgent Care Centers
- Dental & Orthodontic Offices

WITH CONDITIONAL USE PERMIT (30+ Uses)

SPECIALIZED MEDICAL

- Hospitals & Medical Centers
- Surgical Centers
- Skilled Nursing Facilities
- Convalescent Homes

SPECIALIZED RESIDENTIAL

- Group Homes & Residential Care
- Emergency Shelters
- Transitional Housing

HIGH-IMPACT USES

- Drive-Through Facilities
- Gasoline Service Stations
- Car Washes
- Outdoor Sales & Display
- Large-Scale Entertainment Venues

CONTACT INFORMATION



FOR FURTHER INQUIRIES, PLEASE CONTACT

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OR SCAN THE QR CODE BELOW



**WE LOOK FORWARD TO BUILDING BETTER
COMMUNITIES WITH YOU.**



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