

IRON HORSE

RE/MAX
COMMERCIAL

11019 HWY 90
BEAUMONT, TX 77713

*Price
Reduced!*

ExxonMobil

VEOLIA

HWY 90

FOR SALE
\$1,100,000



PROPERTY OVERVIEW

Presenting +/-18.12 acres situated just outside the city limits, offering exceptional flexibility with no zoning restrictions. This property provides excellent visibility and features +/-604 ft of frontage along Hwy 90. The land is mostly cleared and nearly level, providing a versatile canvas for a range of uses. Strategically located directly across Hwy 90 from the ExxonMobil Polyethylene Plant, and in close proximity to Iron Horse Terminals and Veolia WTS, this site is ideal for industrial or commercial development. There is an existing +/-4,104sf single-family home on site that could be repurposed.



RYAN HARRINGTON
COMMERCIAL DIVISION

OFFICE: (409) 892-7245
CELL: (409) 673-3513
RYAN@RMXONE.COM

- +/-18.12 Acres
- Outside City Limits
- No Zoning Restrictions
- Great Visibility
- +/-604 ft of Frontage
- Mostly cleared and near level
- Across Hwy 90 from the ExxonMobil Polyethylene Plant
- Close proximity to Iron Horse Terminals and Veolia WTS
- +/-4,104 SF Single Family Home on Site could be repurposed.

Demographic and Income Profile

11019 Highway 90, Beaumont, Texas, 77713 2
 11019 Highway 90, Beaumont, Texas, 77713
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.06047
 Longitude: -94.22578

Summary	Census 2010	Census 2020	2024	2029
Population	13,254	14,195	14,119	14,195
Households	5,169	5,572	5,534	5,531
Families	3,598	3,789	3,652	3,627
Average Household Size	2.55	2.52	2.52	2.54
Owner Occupied Housing Units	3,954	3,981	4,010	4,105
Renter Occupied Housing Units	1,215	1,591	1,524	1,426
Median Age	37.1	38.3	38.7	39.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.11%	1.09%	0.38%
Households	-0.01%	1.36%	0.64%
Families	-0.14%	1.26%	0.56%
Owner HHs	0.47%	1.82%	0.97%
Median Household Income	2.67%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	573	10.4%	478	8.6%
\$15,000 - \$24,999	370	6.7%	274	5.0%
\$25,000 - \$34,999	374	6.8%	307	5.6%
\$35,000 - \$49,999	474	8.6%	394	7.1%
\$50,000 - \$74,999	930	16.8%	872	15.8%
\$75,000 - \$99,999	791	14.3%	810	14.6%
\$100,000 - \$149,999	999	18.1%	1,071	19.4%
\$150,000 - \$199,999	635	11.5%	846	15.3%
\$200,000+	388	7.0%	480	8.7%

Median Household Income	\$76,085	\$86,806
Average Household Income	\$96,773	\$112,910
Per Capita Income	\$37,676	\$43,701

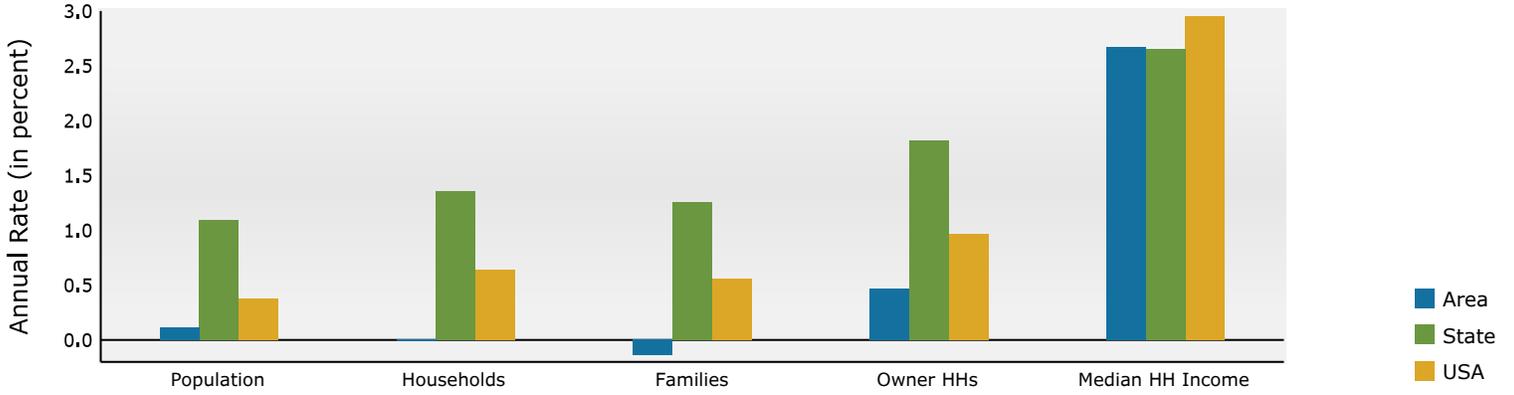
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	876	6.6%	886	6.2%	880	6.2%	868	6.1%
5 - 9	873	6.6%	914	6.4%	899	6.4%	841	5.9%
10 - 14	900	6.8%	1,017	7.2%	897	6.4%	871	6.1%
15 - 19	967	7.3%	886	6.2%	913	6.5%	823	5.8%
20 - 24	888	6.7%	911	6.4%	836	5.9%	833	5.9%
25 - 34	1,770	13.4%	1,880	13.2%	1,952	13.8%	1,909	13.4%
35 - 44	1,707	12.9%	1,760	12.4%	1,817	12.9%	1,909	13.4%
45 - 54	1,973	14.9%	1,677	11.8%	1,660	11.8%	1,677	11.8%
55 - 64	1,658	12.5%	1,850	13.0%	1,683	11.9%	1,593	11.2%
65 - 74	882	6.7%	1,432	10.1%	1,503	10.6%	1,545	10.9%
75 - 84	563	4.2%	691	4.9%	783	5.5%	988	7.0%
85+	198	1.5%	291	2.1%	296	2.1%	339	2.4%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,490	56.5%	5,875	41.4%	5,547	39.3%	5,267	37.1%
Black Alone	4,222	31.9%	5,379	37.9%	5,441	38.5%	5,553	39.1%
American Indian Alone	73	0.6%	95	0.7%	105	0.7%	106	0.7%
Asian Alone	667	5.0%	818	5.8%	830	5.9%	878	6.2%
Pacific Islander Alone	6	0.0%	3	0.0%	7	0.0%	7	0.0%
Some Other Race Alone	516	3.9%	1,137	8.0%	1,242	8.8%	1,366	9.6%
Two or More Races	281	2.1%	888	6.3%	948	6.7%	1,018	7.2%
Hispanic Origin (Any Race)	1,341	10.1%	2,104	14.8%	2,315	16.4%	2,551	18.0%

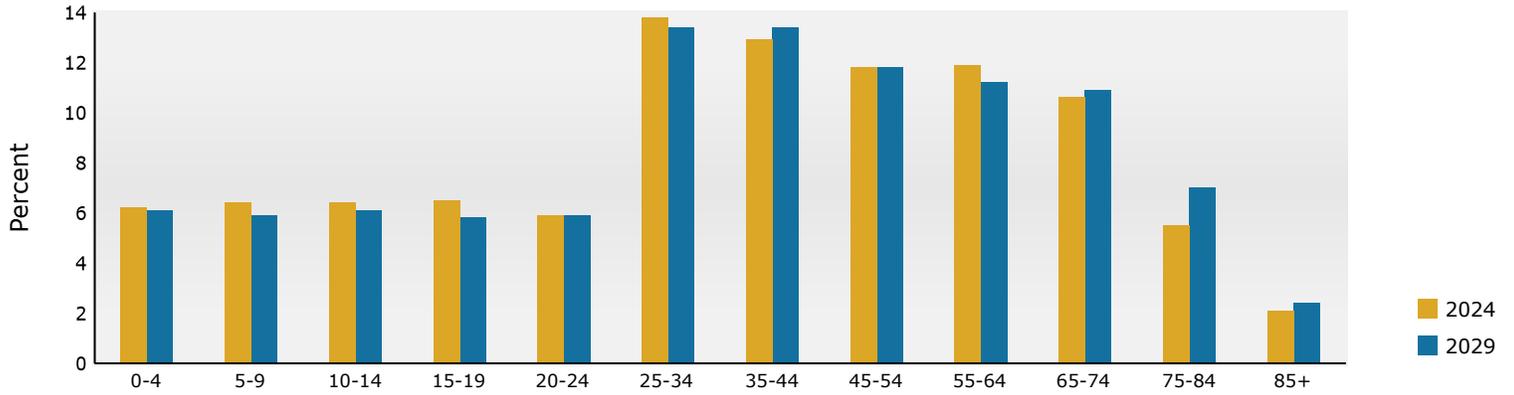
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

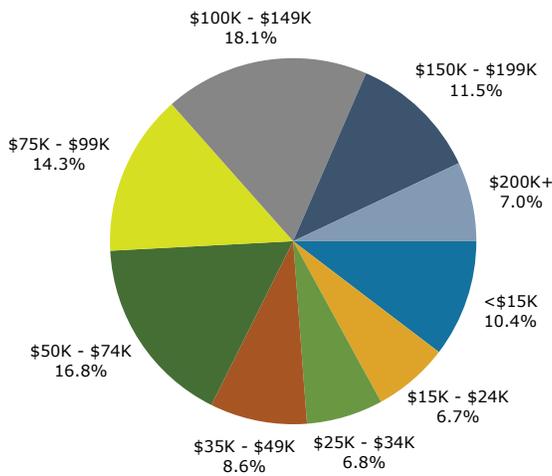
Trends 2024-2029



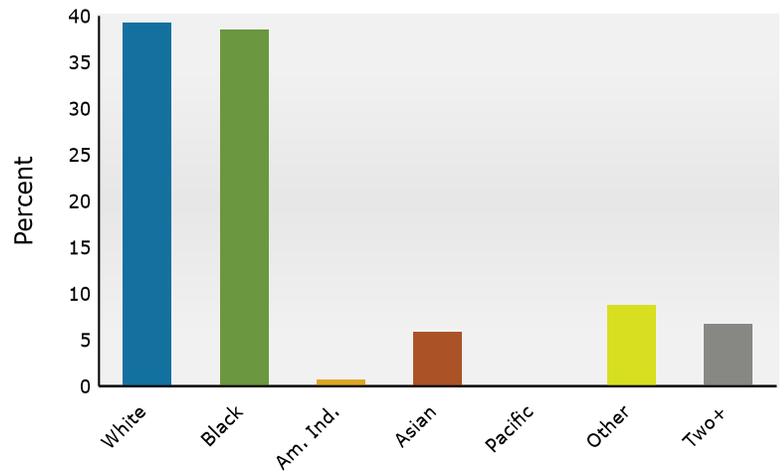
Population by Age



2024 Household Income



2024 Population by Race

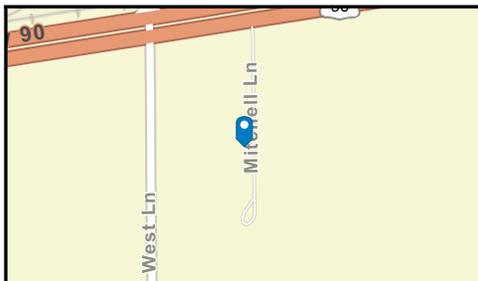
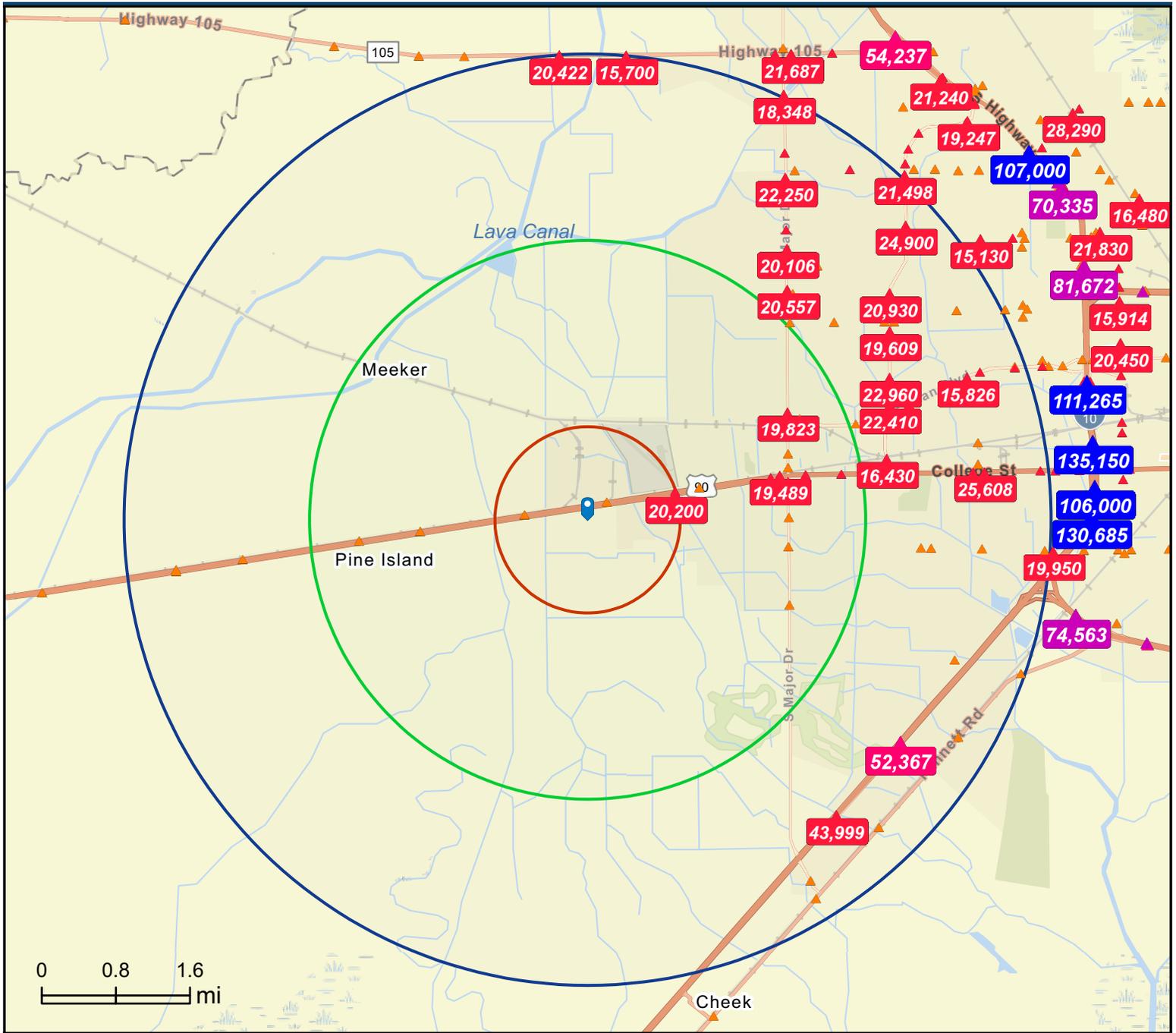


2024 Percent Hispanic Origin: 16.4%

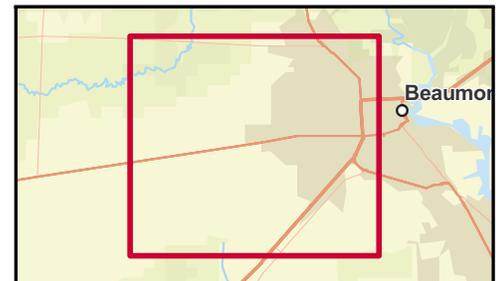
Traffic Count Map

11019 Highway 90, Beaumont, Texas, 77713 2
 11019 Highway 90, Beaumont, Texas, 77713
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 30.06047
 Longitude: -94.22578



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

May 22, 2025

Traffic Count Map - Close Up

11019 Highway 90, Beaumont, Texas, 77713 2
 11019 Highway 90, Beaumont, Texas, 77713
 Rings: 1, 3, 5 mile radii

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- Average Daily Traffic Volume**
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Source: ©2024 Kalibrate Technologies (Q4 2024).

Overview Map



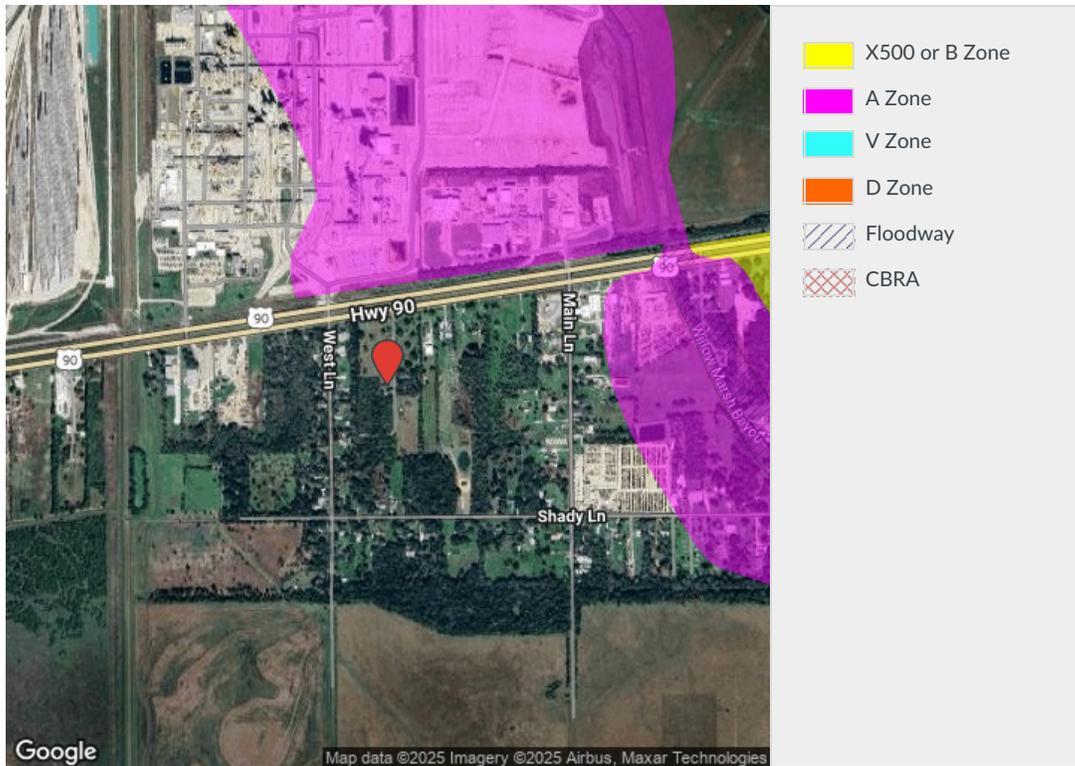
11019 HIGHWAY 90 BEAUMONT, TX 77713-3481

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	480385	PANEL	0140D
PANEL DATE	August 06, 2002	MAP NUMBER	4803850140D





Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov