

Price Reduced



SITE

Doggett
Family
Stadium

DOLLAR
GENERAL

Fannett Rd

1,890 AADT '23

53,879 AADT '23

376 AADT '23

For Sale

NEC I-10 & Bayou Willow Parkway | Beaumont, TX 77705

Homburg
Municipal
Golf Course

±11.88 AC Available for Development



For Sale - Price Reduced Available For Development

NEC I-10 & Bayou Willow Pkwy
Beaumont, TX 77705

Property Specifications

LAND SIZE	±11.88 AC
ZONING	L1 - LIGHT INDUSTRIAL
PRICE	\$3.3M



About the Property

- ±11.88 acre parcel prominently located on I-10 directly across from Doggett Family Football Stadium
- Over 1,500 feet of frontage along I-10 with easy access and visibility
- Prime industrial or highway commercial development site
- Zoned LI - Light Industrial
- RV Dealerships will be Deed Restricted

Traffic Counts

Interstate 10
Year: 2023 | Source: TxDOT
53,879 VPD

Join These Retailers



RYAN JOHNSON TX License No. 525292-B
214.560.3285 | ryan.johnson@srsre.com

MARK REEDER TX License No. 318755-B
214.560.3251 | mark.reeder@srsre.com

JONATHAN PROBST TX License No. 564184-SA
281.657.9340 | jonathan.probst@srsre.com

EDWARD HEAP TX License No. 626392-B
281.661.3227 | edward.heap@srsre.com

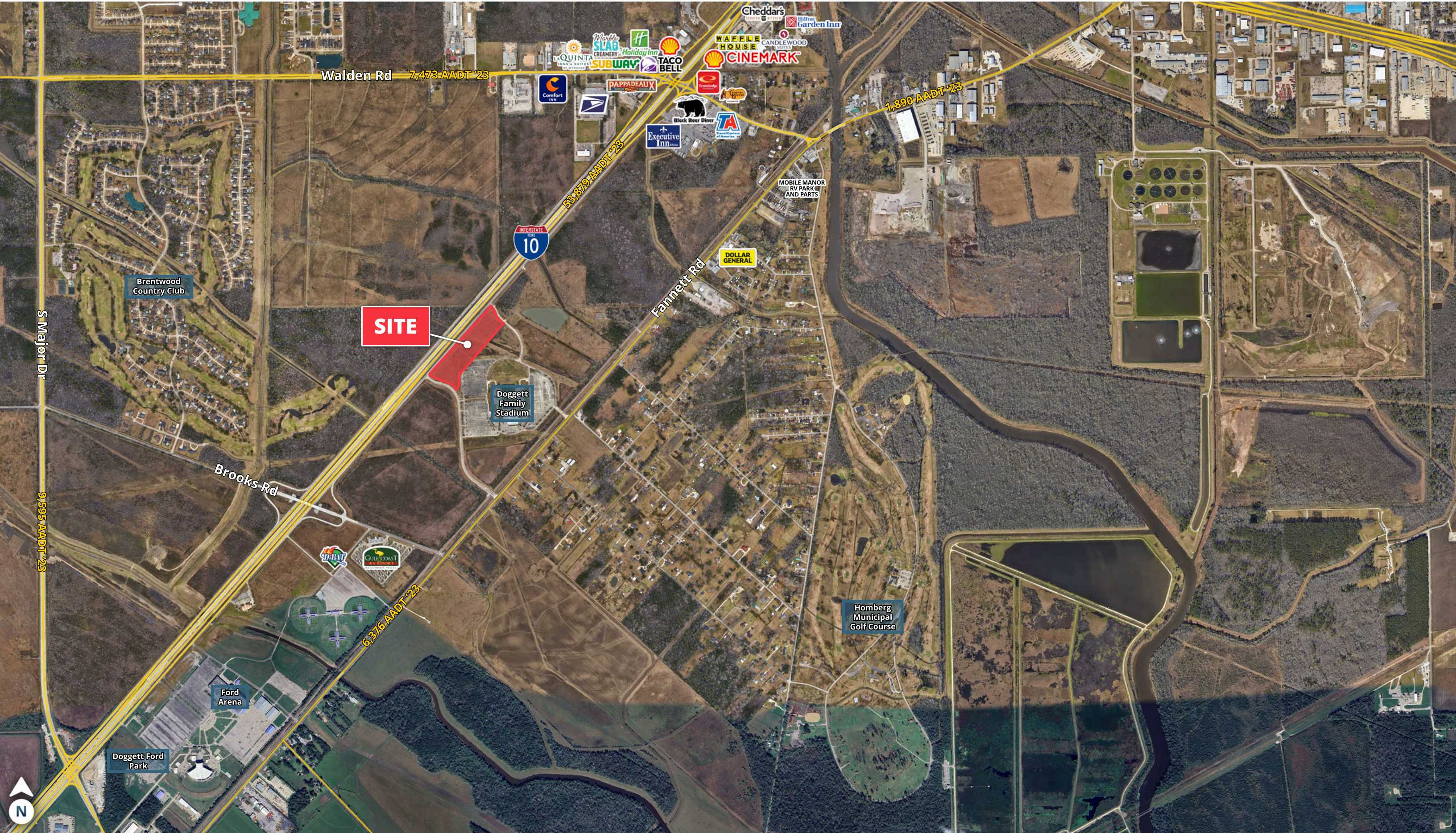
Beaumont, TX

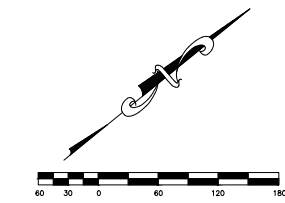




NEC I-10 & Bayou Willow Pkwy

Beaumont, TX





METES AND BOUNDS DESCRIPTION
11.3287 ACRES
LOCATED IN THE
SAMUEL STIVERS LEAGUE, A-51,
JEFFERSON COUNTY, TEXAS

Being a tract or parcel of land containing 11.3287 acres of land or 493,480 square feet, located in the Samuel Stivers League, A-51, Jefferson County, Texas, said 11.3287 acres being out of and a part of a called 185.72 acre tract of record in the name of Willow Creek Industrial Park Section 8, LLC, in the Jefferson County Clerk's File (J.C.C.F.) Number 2006047840. Said 11.3287 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone (NAD83)):

BEGINNING at a 5/8 inch iron rod with 'Guller' cap set for the southwest corner of the herein described tract and being the northeast intersection of the northeast Right-of-Way (R.O.W.) line of Bayou Willow Parkway (60 feet wide) and the southwest R.O.W. line of Interstate Highway 10 (I.H. 10) (width varies);

THENCE, coincident the northwest line of the herein described tract and the southwest R.O.W. line of aforesaid I.H. 10, North 39 degrees 06 minutes 47 seconds East, a distance of 1468.68 feet to a 5/8 inch iron rod with 'Guller' cap set for the north corner of the herein described tract and being the south intersection of the southwest R.O.W. line of said I.H. 10 and the southwest R.O.W. line of Lakeway Drive (60 feet wide);

THENCE, coincident the southwest R.O.W. line of aforesaid Lakeway Drive, the following four (4) courses:

1. South 51 degrees 02 minutes 40 seconds East, a distance of 9.62 feet to a 5/8 inch iron rod with 'Guller' cap set for the beginning of a curve to the right;
2. Coincident aforesaid curve to the right, an arc length of 121.16 feet, having a radius of 267.50 feet, a central angle of 25 degrees 57 minutes 07 seconds and a chord bearing of South 38 degrees 04 minutes 06 seconds East, a distance of 120.13 feet to a 5/8 inch iron rod with 'Guller' cap set for the point of reverse curvature;
3. Coincident aforesaid curve to the left, an arc length of 148.34 feet, having a radius of 327.50 feet, a central angle of 25 degrees 57 minutes 07 seconds and a chord bearing of South 38 degrees 04 minutes 06 seconds East, a distance of 147.08 feet to a 5/8 inch iron rod with 'Guller' cap set;
4. South 51 degrees 02 minutes 40 seconds East, a distance of 89.94 feet to a 5/8 inch iron rod with 'Guller' cap set for the northeast corner of the herein described tract;

THENCE, coincident the southwest line of the herein described tract, the following three (3) courses:

1. South 41 degrees 04 minutes 04 seconds West, a distance of 1,026.68 feet to a 5/8 inch iron rod with 'Guller' cap set for the beginning of a curve to the left;
2. Coincident aforesaid curve to the left, an arc length of 170.96 feet, having a radius of 200.00 feet, a central angle of 48 degrees 08 minutes 32 seconds and a chord bearing of South 16 degrees 34 minutes 46 seconds West, a distance of 165.80 feet to a 5/8 inch iron rod with 'Guller' cap set for the point of reverse curvature;
3. Coincident aforesaid curve to the right, an arc length of 161.60 feet, having a radius of 210.00 feet, a central angle of 44 degrees 02 minutes 26 seconds and a chord bearing of South 14 degrees 08 minutes 11 seconds West, a distance of 157.64 feet to a 5/8 inch iron rod with 'Guller' cap set for the southeast corner of the herein described tract and being on the northeast R.O.W. line of aforesaid Bayou Willow Parkway;

THENCE, coincident the southwest line of the herein described tract and the northeast R.O.W. line of aforesaid Bayou Willow Parkway, the following two (2) courses:

1. Coincident a curve to the left, an arc length of 278.68 feet, having a radius of 404.00 feet, a central angle of 39 degrees 31 minutes 21 seconds and a chord bearing of North 63 degrees 08 minutes 02 seconds West, a distance of 273.19 feet to a 5/8 inch iron rod with 'Guller' cap set for the point of reverse curvature;
2. Coincident aforesaid curve to the right, an arc length of 196.61 feet, having a radius of 328.00 feet, a central angle of 34 degrees 20 minutes 40 seconds and a chord bearing of North 65 degrees 43 minutes 22 seconds West, a distance of 193.68 feet to the POINT OF BEGINNING and containing 11.3287 acres of land.

THENCE, coincident the southwest line of the herein described tract and the northeast R.O.W. line of aforesaid Bayou Willow Parkway, the following two (2) courses:

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LEGEND

- IRON ROD SET/FIND
- POWER POLE
- GUY ANCHOR
- MANHOLE
- MONITOR WELL
- SAMPLE WELL
- CLEANOUT
- GATE VALVE & BOX
- WATER METER
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- TELEPHONE PEDESTAL
- CABLE EQUIPMENT
- ELECTRIC BOX
- LIGHT STANDARD
- LIGHT
- AREA INLET
- PIPE BELLAND
- TRAFFIC SIGN
- HANDICAPPED SIGN
- TREE
- FIBER OPTIC CABLE
- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- WATERLINE
- SEWAGE LINE
- TELEPHONE LINE
- CORNER OF BLOCK
- TOP OF BANK

Course	Bearing	Distance
L1	S 51°02'40" E	9.62'
L2	S 51°02'40" E	89.94'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	267.50'	121.16'	25°57'07"	120.13'	S 38°04'06" E
C2	327.50'	148.34'	25°57'10"	147.08'	S 38°04'06" E
C3	200.00'	170.96'	48°58'32"	165.80'	S 16°34'46" W
C4	210.00'	161.60'	44°05'26"	157.64'	S 14°08'11" W
C5	404.00'	278.68'	39°31'21"	273.19'	N 63°08'02" W
C6	328.00'	196.61'	34°20'40"	193.68'	N 65°43'22" W

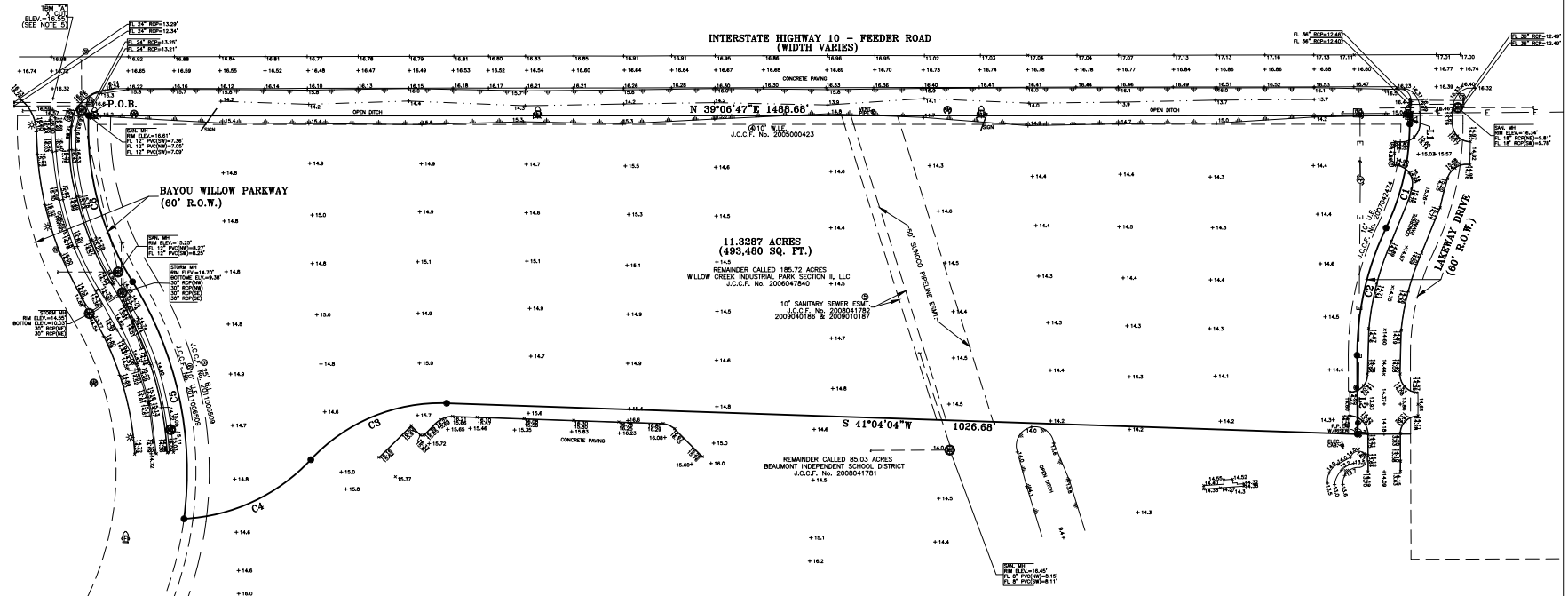
SCHEDULE B

1. Easement originally in favor of Gulf States Utilities Company as recorded under Film Code No. 103-10-1057 Official Public Records, Jefferson County, Texas. (Does not affect subject tract)
2. Right-Of-Way instrument originally in favor of Entergy Gulf States, Inc. as recorded under Clerk's File No. 2001022347 Official Public Records, Jefferson County, Texas. (Does not affect subject tract)
3. Right-Of-Way instrument originally in favor of Entergy Gulf States, Inc. as recorded under Clerk's File No. 2001022348 Official Public Records, Jefferson County, Texas. (Does not affect subject tract)
4. Water Line Easement originally in favor of the City of Beaumont as recorded under Clerk's File No. 2005000423 Official Public Records, Jefferson County, Texas. (Shown hereon)
5. Entry Road Corridor, Utility Easement and Restriction Agreement recorded under Clerk's File No. 2008041782, together with Supplementary Sanitary Sewer Easement recorded in Clerk's File No. 2009040186 and Clerk's File No. 2009010187, Official Public Records, Jefferson County, Texas. (Shown hereon)
6. Easements and building setback areas as shown on the plat recorded in Clerk's File No. 2011006509, Map Records, Jefferson County, Texas. (Shown hereon)
7. Limitations, if any, on access arising from the land I.H. 10 being a controlled access highway. (not plottable)

NOTES:

1. The surveyor has abstracted the subject property.
2. This survey was created with a title commitment prepared by Old Republic National Title Insurance Company under GP No. 2232711-COM, dated 07-11-2022.
3. Basis of Bearings for the survey is the Texas State Plane Coordinate System, South Central Zone NAD83.
4. By graphic plotting only, the subject property lies in Zone "X" and "Y" shaded areas determined to be outside of the 0.2% annual chance flood and inside of the 0.2% annual chance flood, as shown on Federal Emergency Management Agency Flood Insurance rate map number 4854570050, dated 08-06-2002 and 4854570040, dated 08-06-2002.
5. Elevations hereon are based on NAVD83 Geoid 99.

TBM "X" is cut on concrete located at the Northwest corner of subject tract, as shown hereon, Elev=16.55'.



To: RV Relator Texas II Real Estate, LLC, a Texas limited liability company, Willow Creek Industrial Park II, LLC, a Texas limited liability company and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA and NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 8, 9, 11, 13, 14, 16, 17, 19 & 20 of Table A thereto. The field work was completed on 06-30-2022.

Date of Plat or Map: 06-30-2022

[Signature]
Matthew A. Guller
Texas Registered Professional Land Surveyor No. 5476

PLAT OF SURVEY

ALTA/NSPS LAND TITLE SURVEY OF A
11.3287 ACRE TRACT
OUT OF AND A PART OF A CALLED
185.72 ACRE TRACT
J.C.C.F. No. 2006047840
LOCATED IN THE
SAMUEL STIVERS LEAGUE, A-51,
JEFFERSON COUNTY, TEXAS

Guller Surveying, L.L.C.

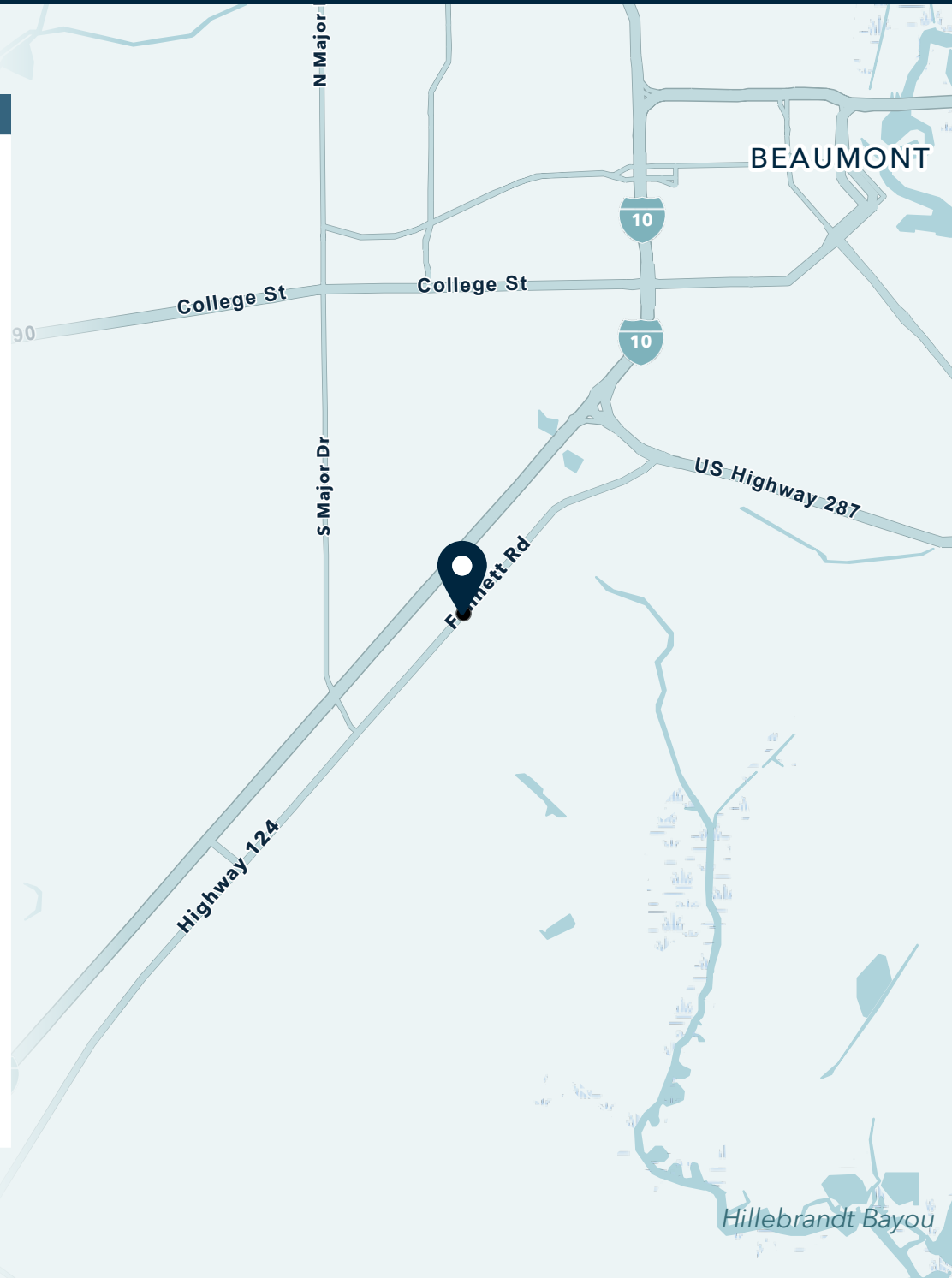
PROFESSIONAL LAND SURVEYING
1844 N. POST OAK, STE. 1480,
HOUSTON, TEXAS 77005
www.gullersurveying.com

SCALE: 1"=60' FIELD BOOK: 2022-6 DATE: 06-30-2022
G.F. No. 2232711-COM
PHONE: (713) 333-1466 FAX: (713) 782-3755 LISC: NO. 45-2298 G.P.T. C.K.G.



Area Snapshot

Population	3 MILES	5 MILES	10 MILES
2025 Estimated Population	8,387	54,154	144,854
2030 Projected Population	8,483	54,345	146,043
Proj. Annual Growth 2025 to 2030	0.23%	0.07%	0.16%
Daytime Population			
2025 Daytime Population	14,066	72,055	164,283
Workers	9,562	43,195	92,534
Residents	4,504	28,860	71,749
Income			
2025 Est. Average Household Income	\$96,698	\$84,981	\$84,075
2025 Est. Median Household Income	\$70,139	\$64,697	\$62,806
Households & Growth			
2025 Estimated Households	3,391	21,028	52,310
2030 Estimated Households	3,402	20,967	52,478
Proj. Annual Growth 2025 to 2030	0.06%	-0.06%	0.06%
Race & Ethnicity			
2025 Est. White	35%	33%	36%
2025 Est. Black or African American	46%	44%	42%
2025 Est. Asian or Pacific Islander	6%	4%	4%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	14%	18%	18%
2025 Est. Hispanic (Any Race)	14%	19%	20%





Ring of 10 Miles

Key Facts

144,854

Total
Population

164K

Total Daytime
Population

0.16%

Population
Annual Growth
Rate

38.5

Median Age

52,310

2025 Total
Households

\$62,806

2025 Median
Household
Income

22.4K

Population 12
Years & Younger

68.1K

Female
Population

Annual Household Spending



\$1,836

Apparel &
Services



\$169

Computers &
Hardware



\$3,036

Eating Out



\$5,690

Groceries



\$5,938

Health Care

Restaurants & Housing Growth



6,521

Total Businesses



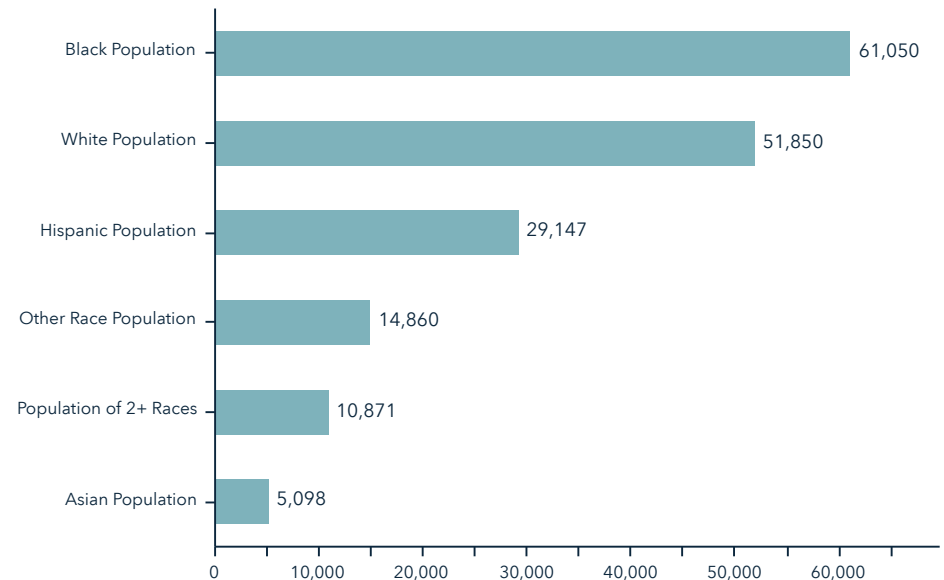
84,664

Total Employees



820

HHUs/Year Built:
2020/Later





8144 Walnut Hill Ln, Suite 1200
Dallas, TX 75231
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however SRS does not guarantee its completeness or accuracy.