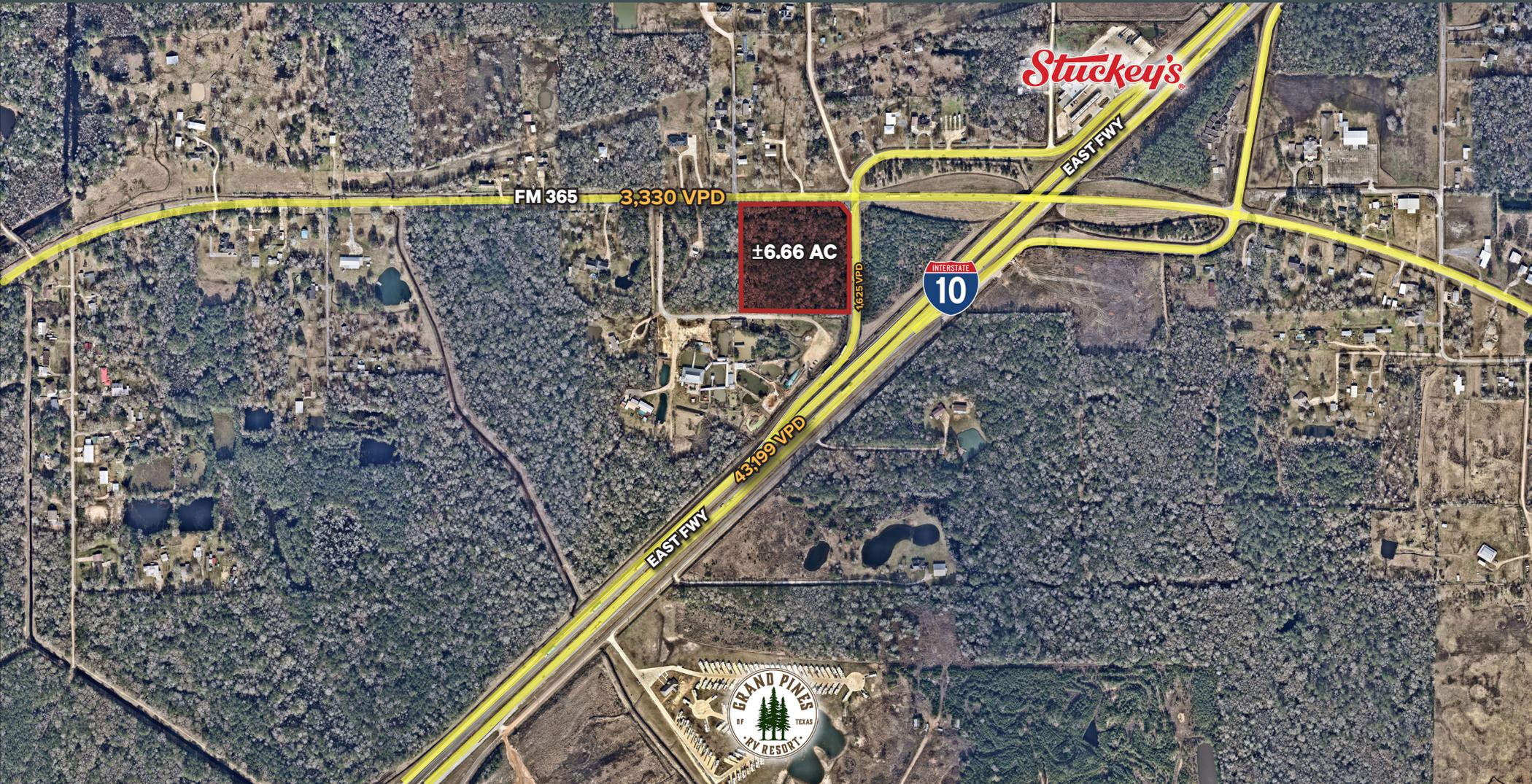


# For Sale 21025 FM 365 Rd

±6.66 acres

Beaumont, TX 77705

EXECUTE CONFIDENTIALITY AGREEMENT



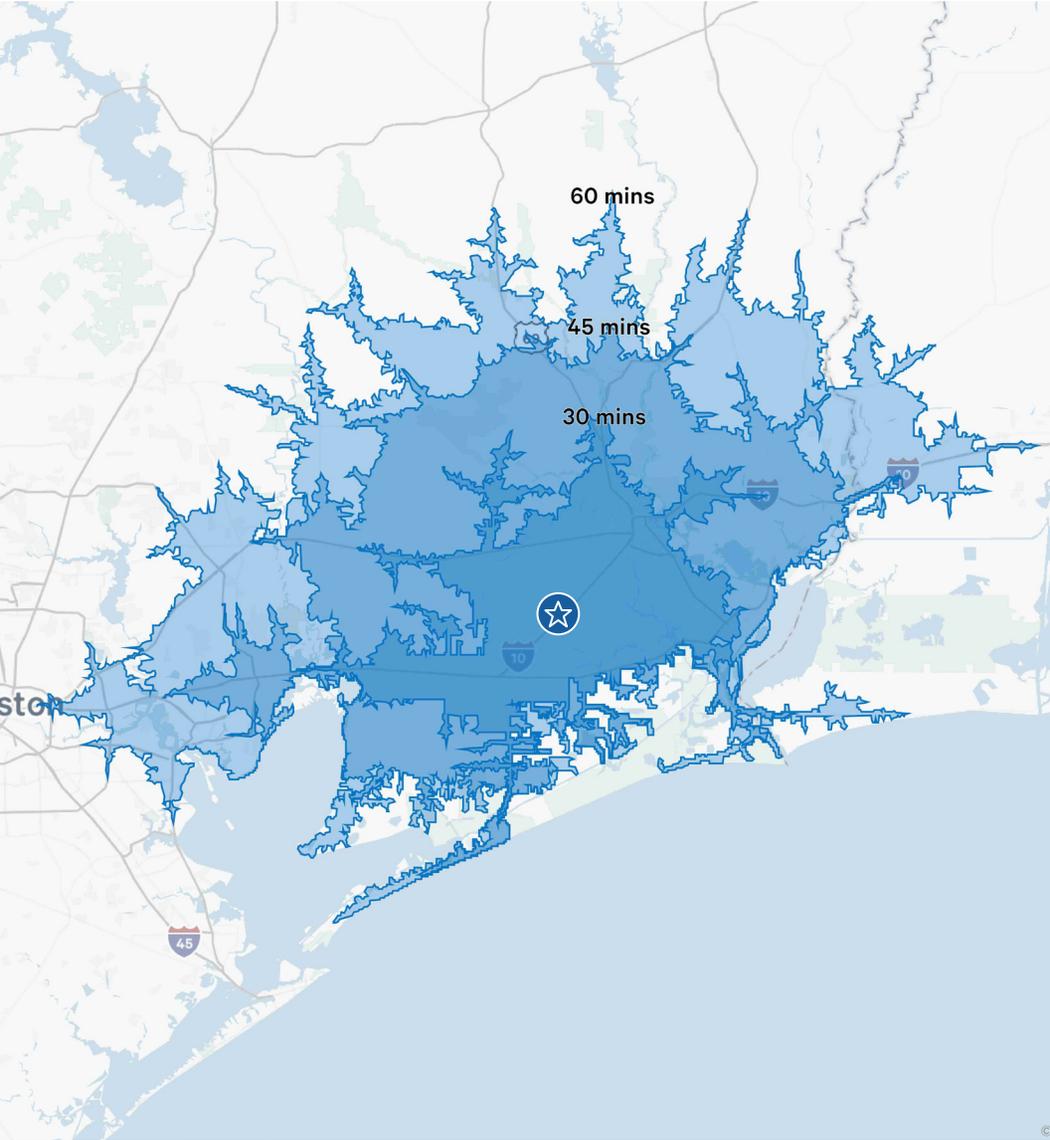
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# Commute & Demographics



Drive Times	Minutes
Houston	1 hr 4 min
Beaumont	21
Lake Charles LA	1 hr 14 min

## Property Information

### Location

- 21025 FM 365 Beaumont, TX 77705

### Property Information

- ±6.66 acres
- Utilities via West Jefferson County Municipal Water District
- Outside of floodplain per FEMA
- No pipelines traverse through the property per TXRRC
- Total tax rate: \$1.748309 (2024)

### Price

Call Broker for Pricing



## Commute

Traffic Counts	Vehicles Per Day
FM 365	3,330
TX 124	9,139
I-10	43,199



## 2024 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	453	2,805	4,883
Median Age	42.6	42.0	42.3
Average Household Income	\$98,943	\$97,686	\$102,120
Average Home Value	\$275,791	\$301,898	\$298,204
College Degree or Higher	18.9%	19.6%	17.9%

# Property Aerial





# For Sale

# 21025 FM 365 Beaumont, TX 77705

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[www.cbre.com](http://www.cbre.com)

## Contact Us

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CAPITAL MARKETS | LAND SERVICES

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