



SITE

Doggett
Family
Stadium

FOR SALE

11.88± AC Available for Development

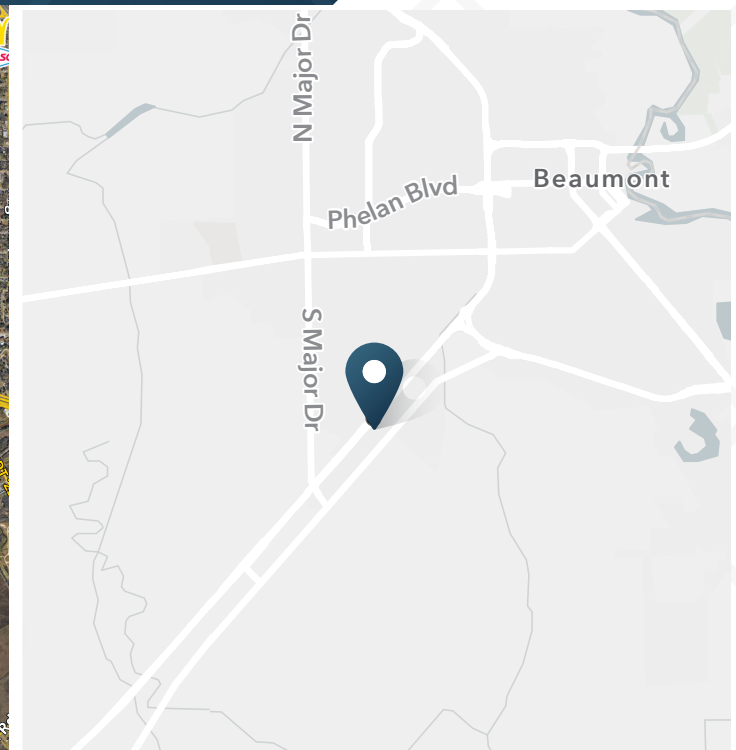
NEC I-10 & Bayou Willow Parkway | Beaumont, TX 77705

Homberg
Municipal
Golf Course



11.88± AC Available for Development

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



11.88± AC

Land Size

LI

Zoning

\$3,500,000

Price

ABOUT THE PROPERTY

- 11.88± acre parcel prominently located on I-10 in front of the 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

RETAILERS IN THE AREA



TRAFFIC COUNTS

Interstate 10

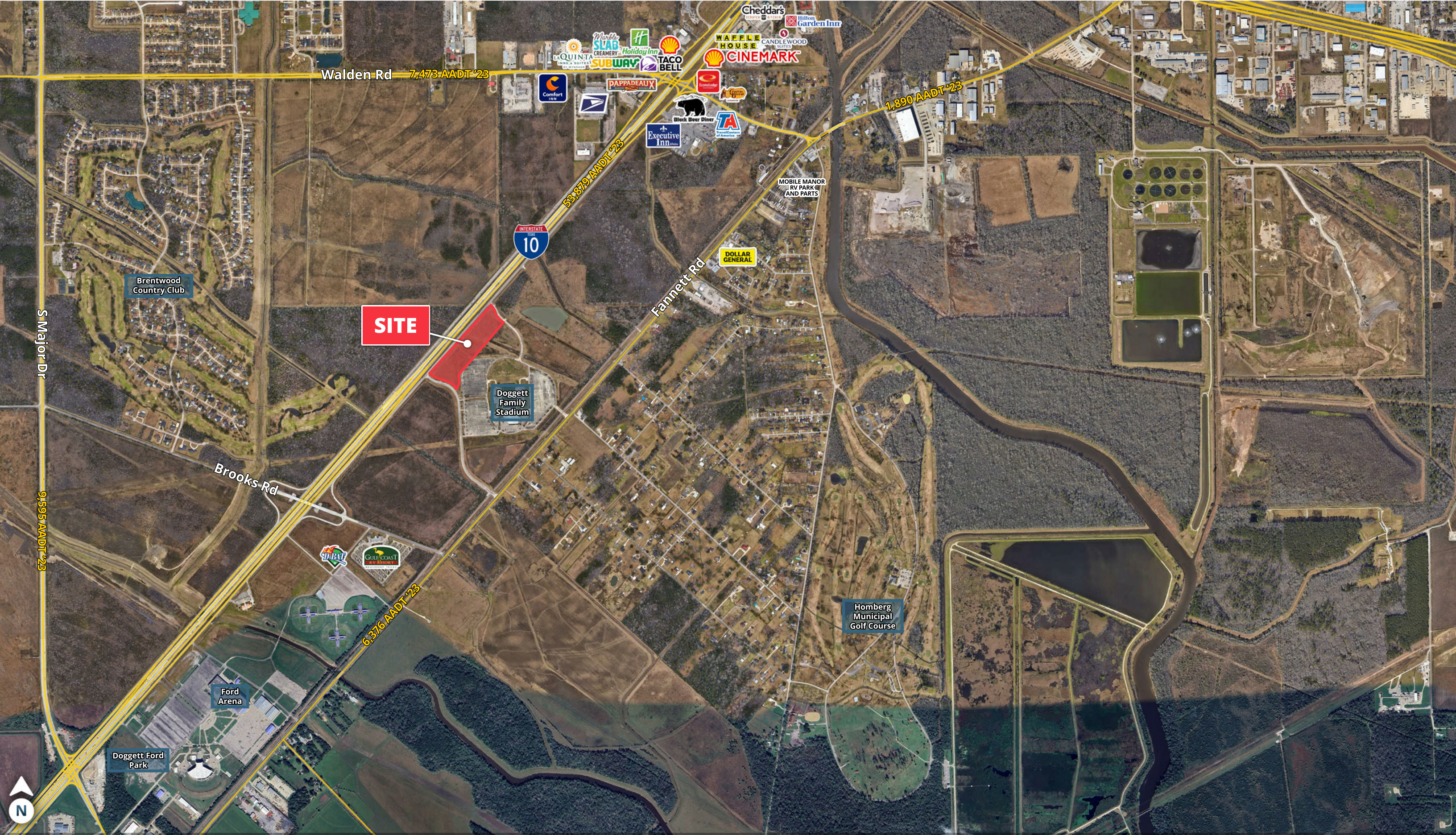
Year: 2023 | Source: TxDOT

53,879 AADT

Beaumont, TX

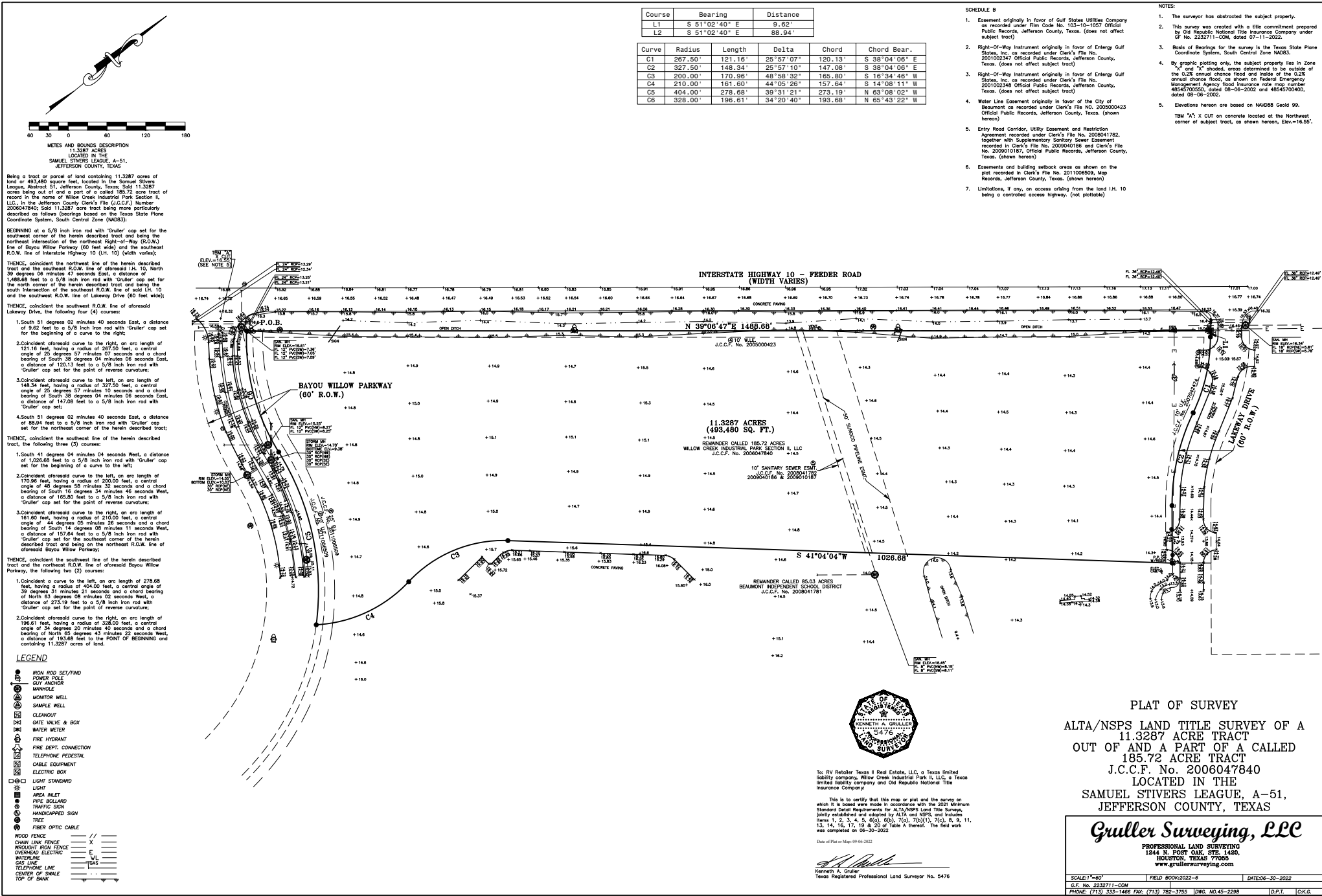






Survey

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



Demographics

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



DEMOGRAPHIC HIGHLIGHTS

Population

	3 miles	5 miles	10 miles
2024 Estimated Population	7,760	54,206	144,603
2029 Projected Population	7,818	54,221	145,443
Proj. Annual Growth 2024 to 2029	0.15%	0.01%	0.12%

Daytime Population

2024 Daytime Population	14,100	71,907	163,246
Workers	9,796	42,278	89,554
Residents	4,304	29,629	73,692

Income

2024 Est. Average Household Income	\$95,321	\$84,537	\$85,015
2024 Est. Median Household Income	\$67,435	\$59,517	\$58,319

Households & Growth

2024 Estimated Households	3,163	21,117	52,630
2029 Estimated Households	3,161	20,970	52,652
Proj. Annual Growth 2024 to 2029	-0.01%	-0.14%	0.01%

Race & Ethnicity

2024 Est. White	35%	33%	36%
2024 Est. Black or African American	46%	44%	42%
2024 Est. Asian or Pacific Islander	6%	4%	4%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	13%	18%	18%
2024 Est. Hispanic (Any Race)	14%	19%	20%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Pinewood Estates

Bevil Oaks

69

N Major Dr

Phelan Blvd

Beaumont

S Major Dr

Vidor

S Main St

Central Gardens

Nederla

Fannett

FM 365 Rd

Hamshire

Jefferson

73

73

73



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