

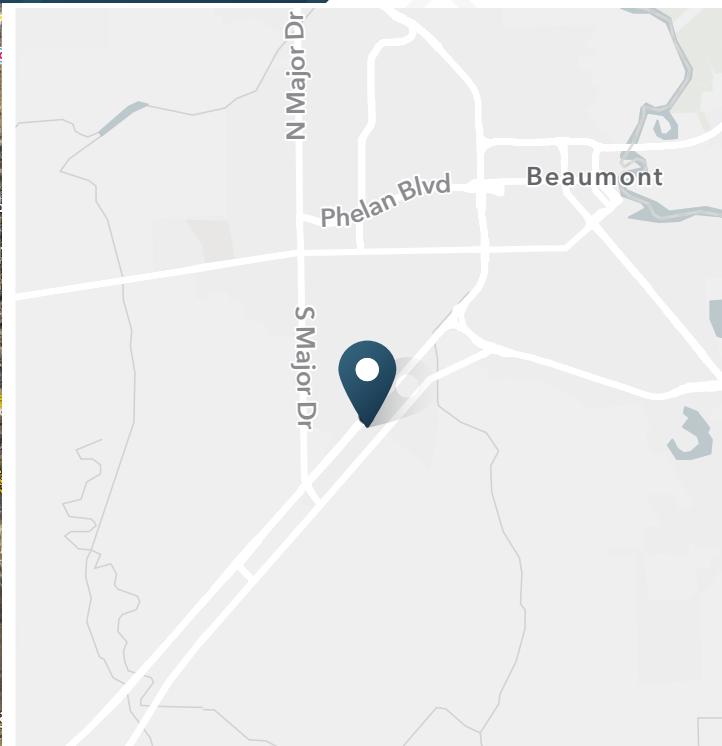
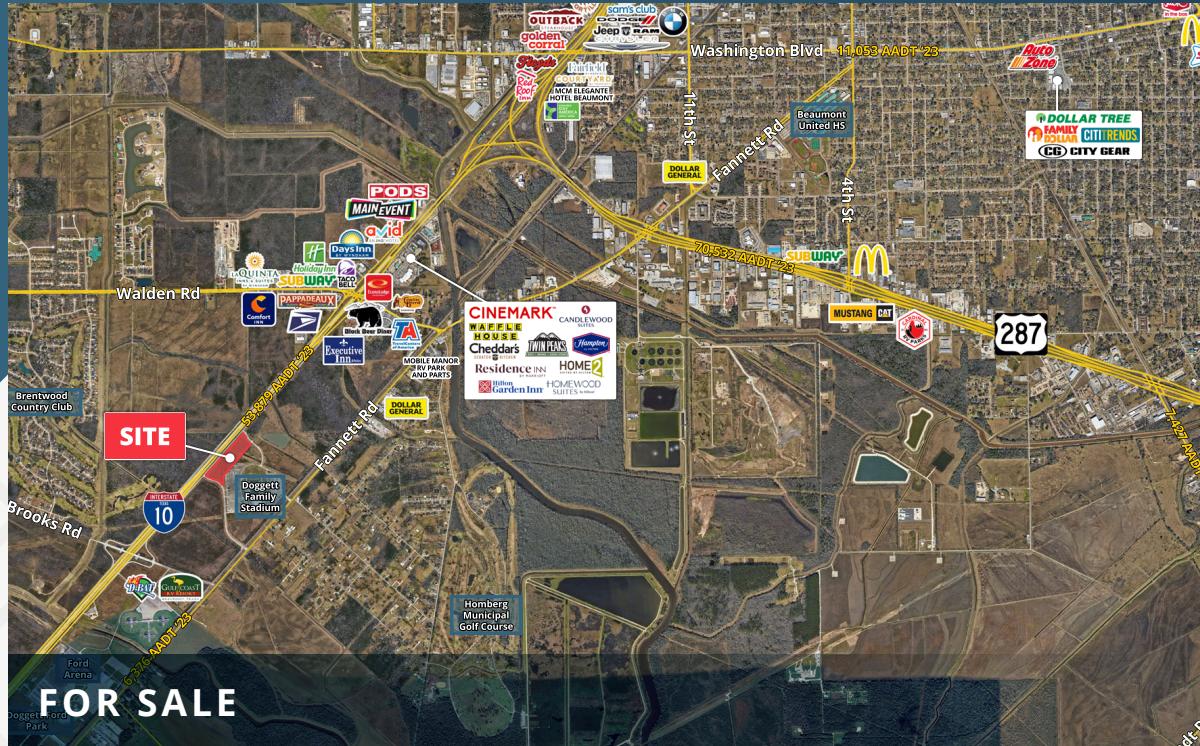
11.88± AC Available for Development

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



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

Overview

Beaumont, TX



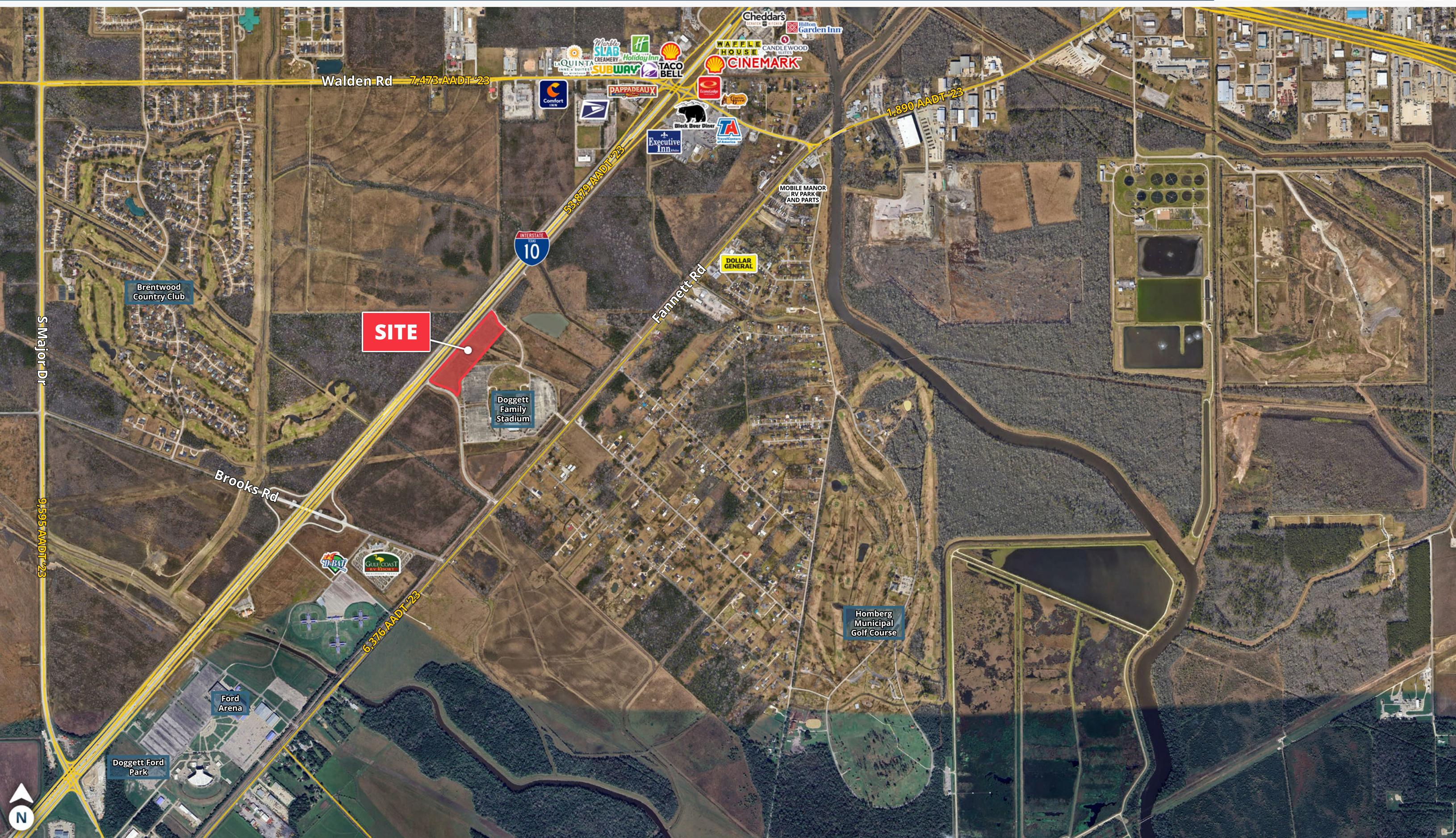
SW Overview

Beaumont, TX



NEC I-10 & Bayou Willow Pkwy

Beaumont, TX



Demographics

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

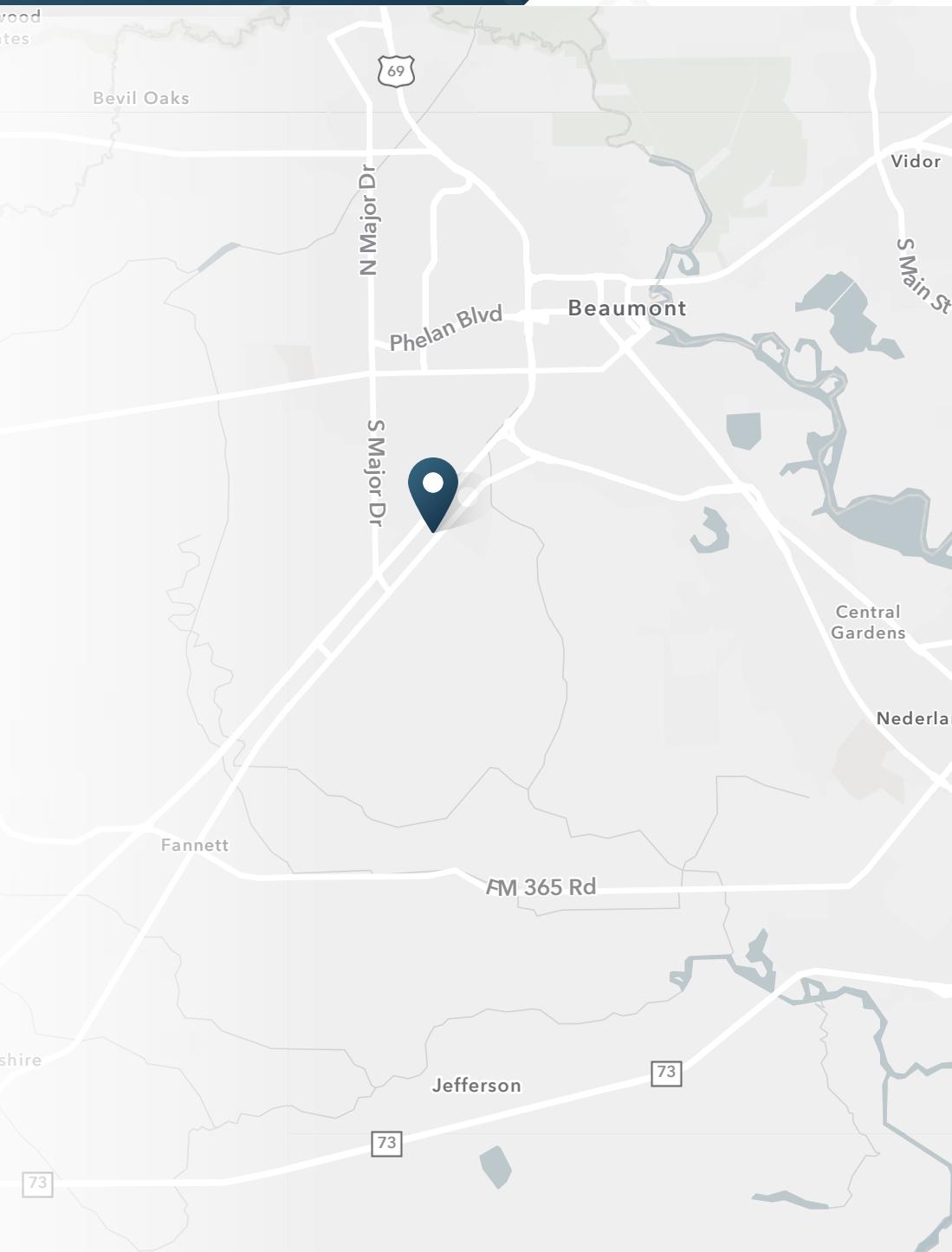


DEMOGRAPHIC HIGHLIGHTS

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 ^{na}
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





SRS Real Estate Partners
8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Ryan Johnson
214.560.3285
ryan.johnson@srsre.com

Mark Reeder
214.560.3251
mark.reeder@srsre.com

Preston Enloe
214.560.3250
preston.enloe@srsre.com

Jonathan Probst
281.657.9340
jonathan.probst@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.