

4210 Folsom
Beaumont, TX.77706
Land for Sale



**COLDWELL BANKER
COMMERCIAL**
ARNOLD AND
ASSOCIATES

NEW PRICE!



Folsom Dr.

Lucas Dr.

- +/- .59 Acres
- Excellent location for a quick service commercial use
- < .3 miles from Eastex Fwy
- Located in a heavy commercial and residential area

\$215,000

*Currently zoned Residential

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- Parkdale Mall
- Best Buy
- Target
- Starbucks
- Chick-Fil-A
- Walmart
- Panda Express
- Kroger
- Lowe's
- Kohl's
- Salata
- Buffalo Wild Wings
- Barnes and Nobles
- Pets Smart
- Texas Roadhouse
- Cavender's
- AT&T
- Carter's
- Crunch Fitness
- Office Depot
- Enterprise
- Doggett Toyota
- Classic Chevrolet

Households

(3 Mile)
24,799



Population

(3 Mile)
60,008



Traffic Count

(Eastex & Lucas)
31,519 vpd



