



# For Sale

NEC of Beaumont Highway and Pius Rd  
Crosby, TX 77532

Reserve A:  $\pm 1.58$  AC  
Reserve B:  $\pm 2.11$  AC

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# Property Overview



## Property Description

- 2 Tracts of land totaling  $\pm 3.69$  AC
- Located at the NEC of Beaumont Highway and Pius Rd in Crosby, TX
- Utilities are available to the sites, including master drainage/stormwater

## Pricing:

- Reserve A: \$8/psf ( $\pm 1.58$  AC)
- Reserve B: \$10/psf ( $\pm 2.11$  AC)



## Opportunity Highlights

**Estimated Population**

3-miles	5-miles	7-miles
14,644	32,148	45,073

**Est. Population Growth Rate**  
(2024-2029)

3-miles	5-miles	7-miles
1.96%	4.38%	4.66%

**Average Household Income**

1-miles	3-miles	5-miles
\$116,216	\$110,397	\$106,633

**Median Age**

1-miles	3-miles	5-miles
34.7	35.3	35.7

**Area Traffic Counts**

<b>22,443 VPD</b>	<b>10,002 VPD</b>
Hwy 90/Beaumont Hwy @ North of Property	Hwy 90/Beaumont Hwy @ Property



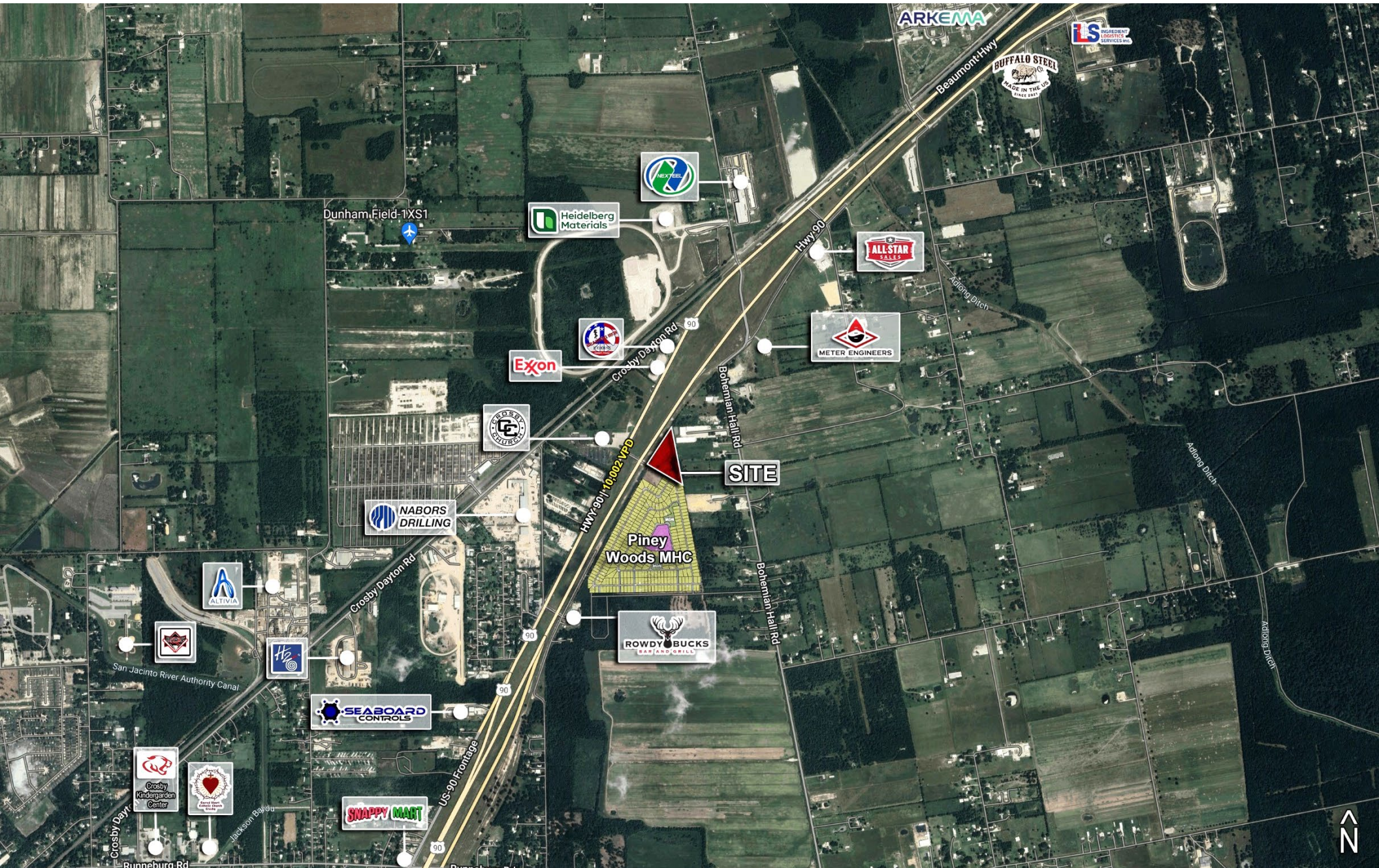
# Aerial View



**Reserve B**  
**±2.11 AC**

**Reserve A**  
**±1.58 AC**

# Surrounding Area



# Contact

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