

**TBD DISHMAN RD., BEAUMONT, TX 77713**

**JEFFERSON COUNTY**

**495± ACRES | CONTACT FOR PRICE**





# TBD DISHMAN RD., BEAUMONT, TX 77713

## JEFFERSON COUNTY

### PROPERTY DESCRIPTION.

#### Expansive 495-Acre Property – Versatile Purchase Options Available.

Discover the limitless possibilities with this stunning 495-acre property, now available for purchase either as a whole or in two separate configurations of 290 acres and 205 acres. Whether you're seeking a buy & hold, ready to go development opportunities, or a savvy investment, this vast expanse of land offers unmatched potential.

### KEY FEATURES:

- **Total Area:** 495 acres of prime real estate.
- **Flexible Purchase Options:** Available as a complete 495-acre tract or in two separate parcels of 290 acres and 205 acres.
- **Frontage:** 4,130 feet of Dishman Rd frontage
- **Floodplain:** No floodplain issues.
- **Location:** Situated just outside the city limits of Beaumont, TX.
- **Development Potential:** Perfect location for residential development.
- **Accessibility:** Located within 10 minutes of major retail and dining options.
- **Economic Growth:** The Southeast Texas & Southwest Louisiana regions are undergoing \$220 billion in expansion projects, with an estimated 85,800 workers needed.
- **Tax Benefits:** Currently taxed under a 1-d-1 Open Space Valuation (Agriculture)
- **Utilities:** Essential utilities are available.
- **Ready for Development:** All essential utilities are available, making this property ready for immediate development.



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**PROPERTY TYPE:**

Acreage, Cattle Ranch, Commercial Acreage, Equestrian Property, Farm



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### PROPERTY FEATURES:

Barn, Corrals, Development Potential, Electricity, Fishing, Hwy-County Rd Frontage, Irrigated



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### CURRENT PROJECTS AND MANPOWER NEEDED

#### **1. BEAUMONT, TX**

**AMOUNT:** \$41 BILLION

**MANPOWER:** 11,500

#### **2. PORT ARTHUR, TX**

**AMOUNT:** \$36 BILLION

**MANPOWER:** 11,800

#### **3. NEDERLAND, TX**

**AMOUNT:** \$3.7 BILLION

**MANPOWER:** 4,000

#### **4. SABINE PASS, TX**

**AMOUNT:** \$6 BILLION

**MANPOWER:** 4,000

#### **5. ORANGE, TX**

**AMOUNT:** \$8.5 BILLION

**MANPOWER:** 7,000

#### **6. VIDOR, TX**

**AMOUNT:** \$6 BILLION

**MANPOWER:** 3,000

#### **7. BRIDGE CITY, TX**

**AMOUNT:** \$1.7 BILLION

**MANPOWER:** 1,500

#### **8. AREA WIDE TEXAS PROJECTS**

**AMOUNT:** \$52 BILLION

**MANPOWER:** 9,000

#### **9. SOUTHWEST LOUISIANA PROJECTS**

**AMOUNT:** \$65 BILLION

**MANPOWER:** 38,000

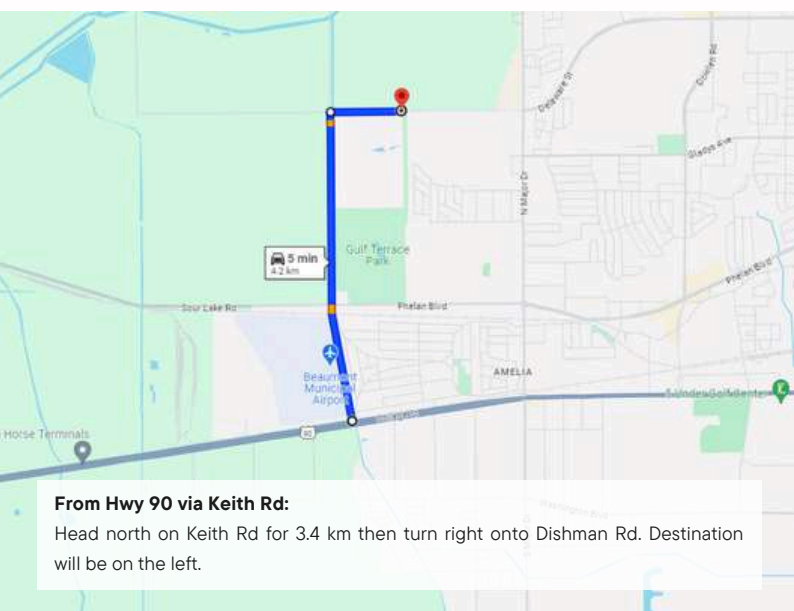
**TOTAL AMOUNT: \$220 BILLION**  
**TOTAL MANPOWER: 85,800**

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