

# DIAMOND D RANCH

2055 DIAMOND D DRIVE BEAUMONT, TX 77713

JEFFERSON COUNTY





# 2055 DIAMOND D DRIVE BEAUMONT, TX 77713

## JEFFERSON COUNTY



### PROPERTY DETAILS:

- Jefferson County
- Low Tax Rates
- Concrete and Guttered Streets
- 3 Acre Fishing Pond
- Meeker Water
- Hike and Bike Trails
- Aerobic Sewer System



All information is deemed reliable, but is not warranted by MOCK RANCHES GROUP. All information is subject to change without prior notice.



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## JEFFERSON COUNTY

### PROPERTY DESCRIPTION.

Diamond D Ranch is a Master-Planned Community with available lots for sale along Highway 90, about 10 minutes from Beaumont's West End. Lovely property possibilities ranging from 1/2-1 acre lots with larger acreage offered are available in this beautiful and vibrant neighborhood, which is situated on approximately 800 acres.

This offers families a quiet neighborhood outside the city limits for those wanting simple country living but not too far from the city. The neighborhood's entrance features First Liberty National Bank and Fuel Maxx, while the mall and other amenities are just a short drive along Highway 90.



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## JEFFERSON COUNTY

3155 HWY 326 SOUR LAKE, TX 77659

Children living in Diamond D Ranch attend schools in the Hardin-Jefferson High School.



### Diamond D Ranch is Growing Fast!

This quickly expanding community is undergoing a lot of development. A 20-acre recreational lake was completed last year. If you are looking for a quiet family-oriented neighborhood offering lots of great amenities like a children's park with a splash pad and a fishing pond, call Chad Andrus at 409-267-7220 for more information



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## CURRENT PROJECTS IN THE AREA & MANPOWER NEEDED

### 1. SEMPRA LNG

**LOCATION:** PORT ARTHUR

**AMOUNT:** \$10.5 BILLION

**MANPOWER:** 8,000

### 2. GOLDEN PASS LNG

**LOCATION:** PORT ARTHUR

**AMOUNT:** \$10 BILLION

**MANPOWER:** 8,000

### 3. DRIFTWOOD LNG

**LOCATION:** SULPHUR, LA

**AMOUNT:** \$16 BILLION

**MANPOWER:** 10,000

### 4. AIR PRODUCTS

**LOCATION:** TX - LA (4 LOCATIONS)

**AMOUNT:** \$14 BILLION

**MANPOWER:** 6,000

### 5. ENERGY TRANSFER LNG

**LOCATION:** LAKE CHARLES, LA

**AMOUNT:** \$10 BILLION

**MANPOWER:** 8,000

### 6. CHEVRON

**LOCATION:** ORANGE

**AMOUNT:** \$8.5 BILLION

**MANPOWER:** 7,000

### 7. EXXON MOBIL

**LOCATION:** BEAUMONT

**AMOUNT:** \$6 BILLION

**MANPOWER:** 1,000

### 8. OCI METHANOL

**LOCATION:** BEAUMONT

**AMOUNT:** \$5 BILLION

**MANPOWER:** 3,000

### 9. VALERO

**LOCATION:** PORT ARTHUR

**AMOUNT:** \$3 BILLION

**MANPOWER:** 2,500

### 10. ARBOR BIOFUELS

**LOCATION:** BEAUMONT

**AMOUNT:** \$3 BILLION

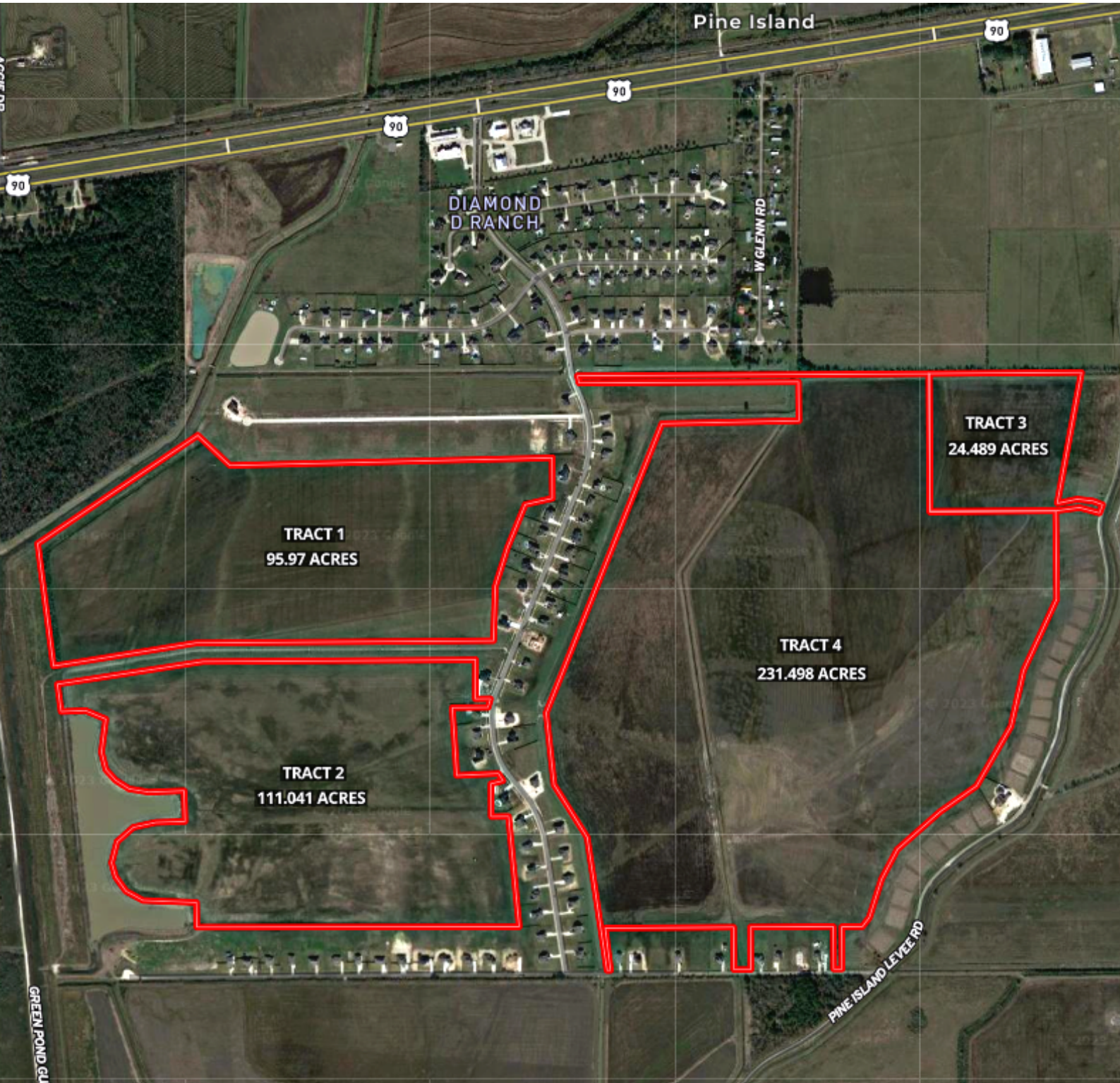
**MANPOWER:** 1,500

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# BOUNDARY MAP



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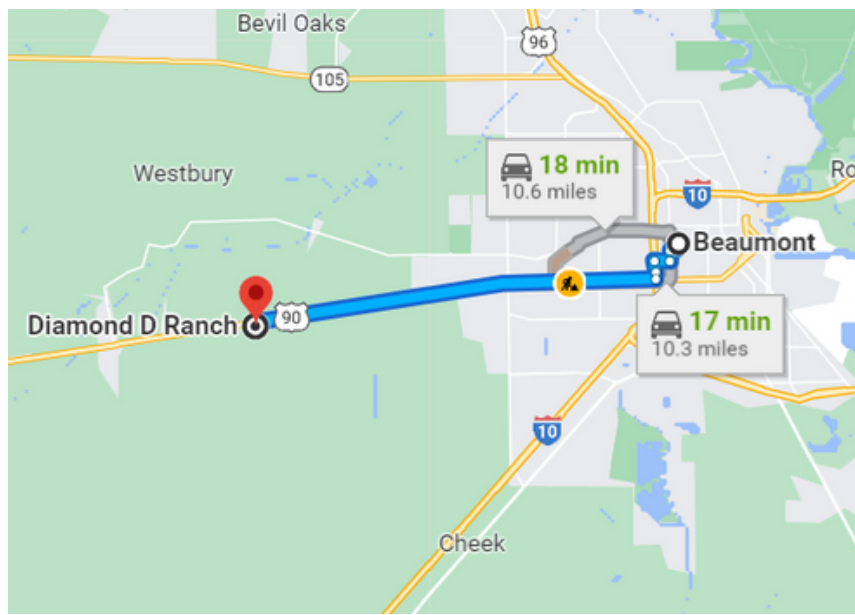


# MOCK RANCHES | FOR SALE



## DRIVING DIRECTION.

Diamond D Ranch is located Off Hwy 90, going towards China, Texas from Beaumont, on the left about 10 minutes from The West End of Beaumont.



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# CHAD ANDRUS

## Land Specialist

(409) 267-7220

chadandrus@mockranches.com



SCAN FOR CONTACT CARD

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**Anthony Vaughan**

NMLS 1988136

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