



0 KEITH RD. BEAUMONT, TX 77713
JEFFERSON COUNTY

139± ACRES | \$2,228,880





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PROPERTY DESCRIPTION.

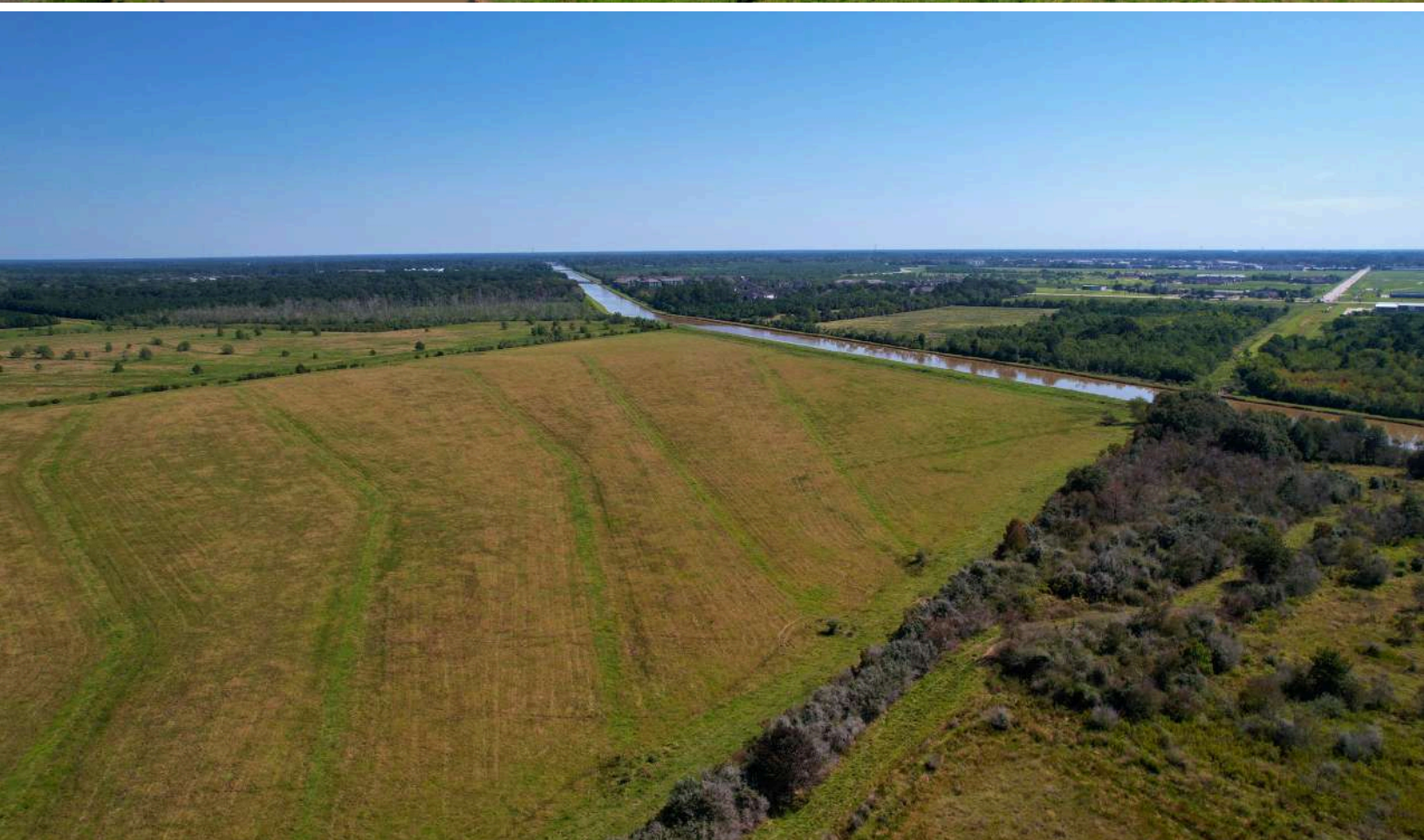
If you're looking for a property with healthy long-term returns, look no further than this property in Beaumont's rapidly expanding West End. This 139-acre property has 1450' of road frontage and would be ideal for a new subdivision, buy/hold investment, or someone looking for lots of room to start a business. Located directly across from the proposed 1100ac West Beaumont Reservoir, this property is completely unrestricted with no flood zones, has city water and sewer available, and a current Ag Exemption on file. There are plenty of restaurants, shopping, and entertainment located within a 10-minute drive. Give us a call for more information or to schedule an appointment to view. **ADDITIONAL ACREAGE AVAILABLE IN THE AREA!**

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PROPERTY FEATURES

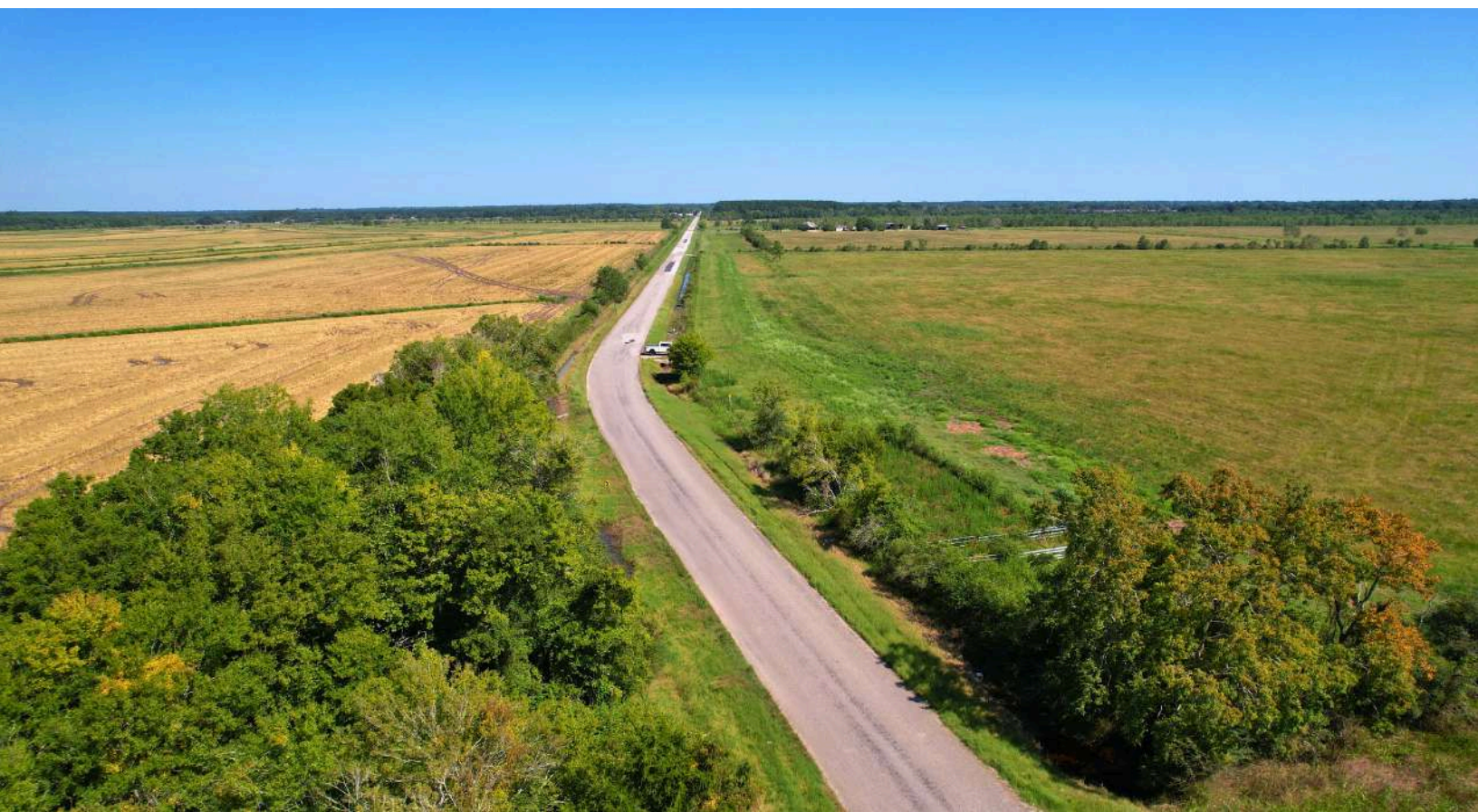
1,450± Ft of County-Maintained Road Frontage, Level Topography, No Flood Zones, Public Water & Sewer Available, Ag Exemption in Place, Asphalt Road Surface, Suitable for Ranching or Development, Uses Include Cattle, Horses, Hunting, Mobile Homes, Leisure or Commercial Use, Located Across from Proposed 1,100± Acre West Beaumont Reservoir



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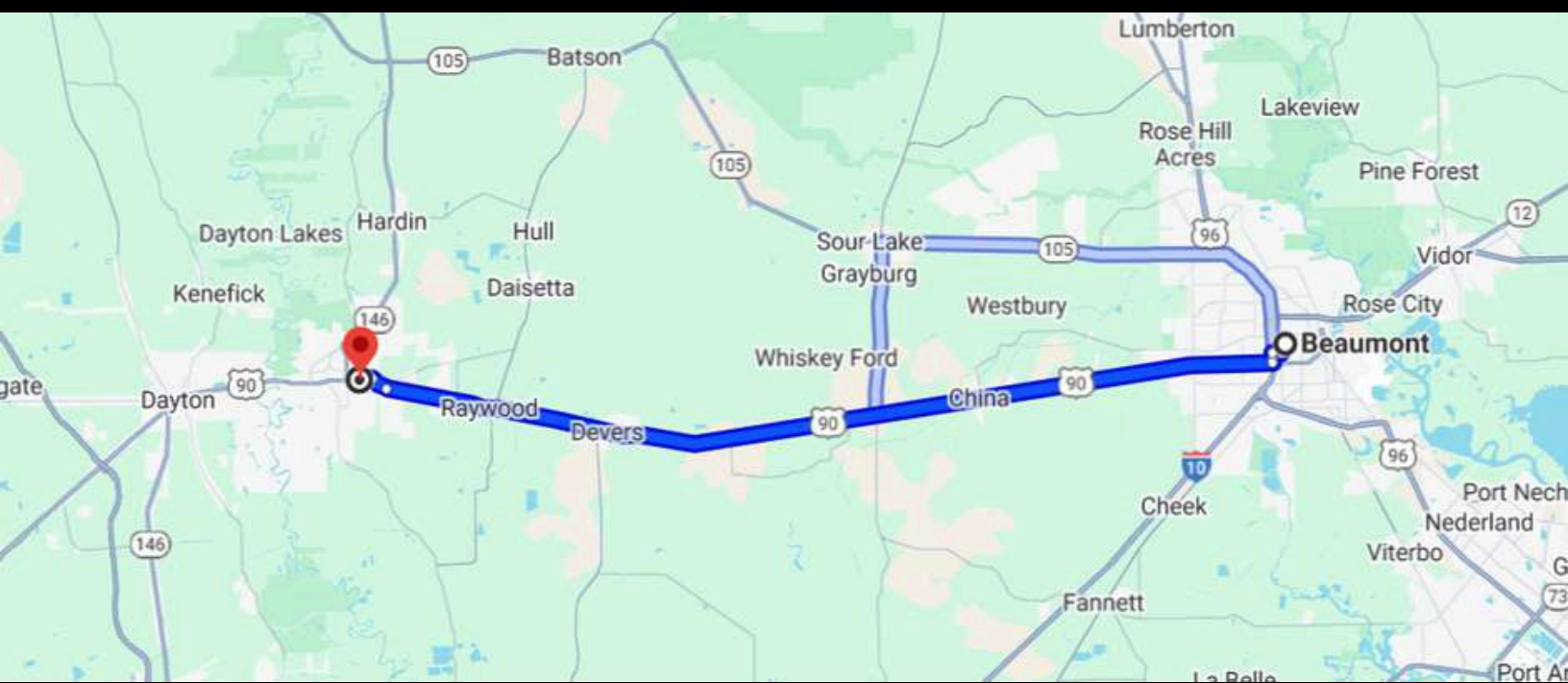
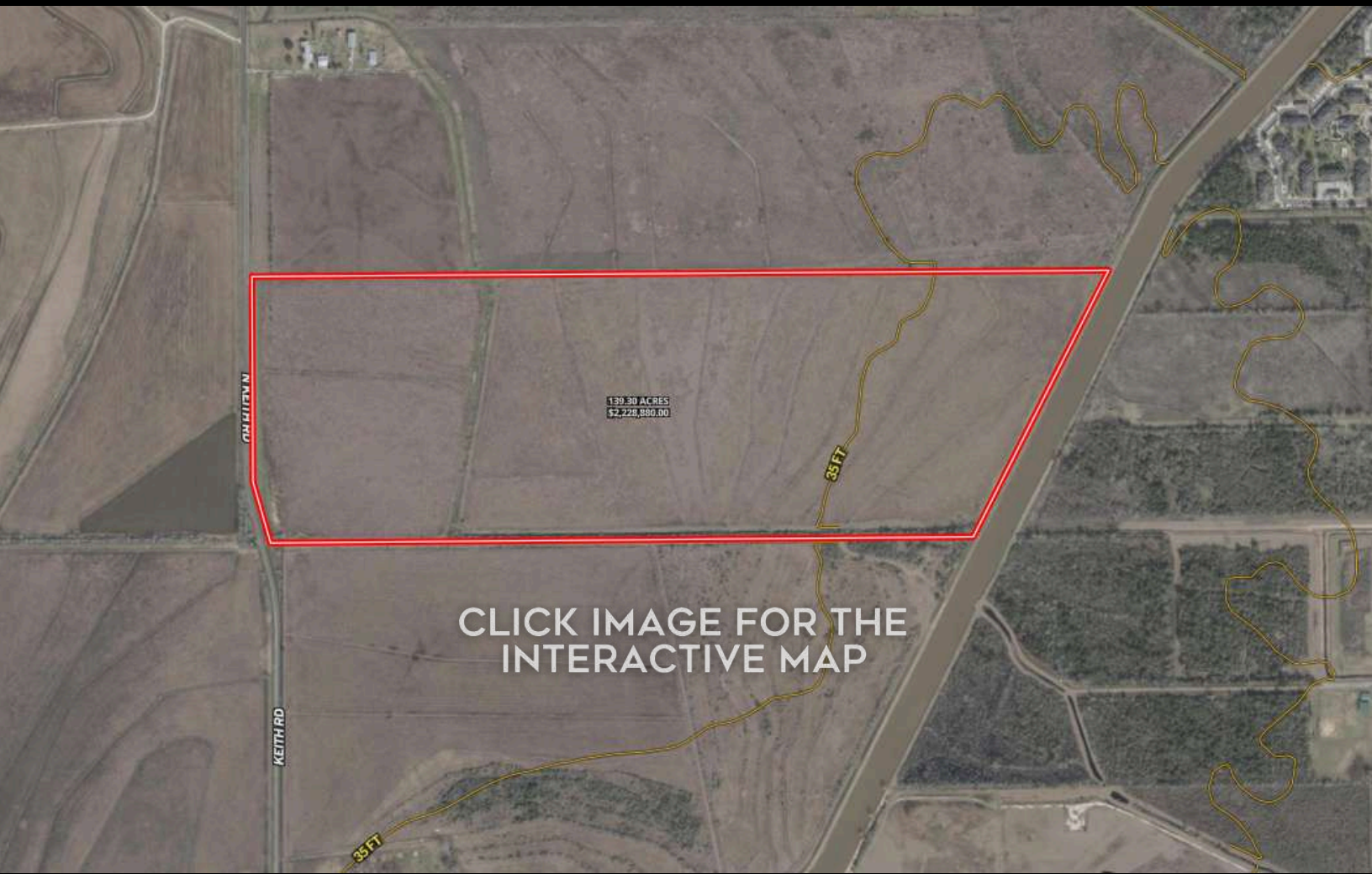


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1070 MUEHR ROAD, WEIMAR, TEXAS, 78962

FAYETTE COUNTY





NAVIGATION DIRECTIONS

From Hwy 90:

Take Keith Rd north for 3.7 miles, property on right.

From Hwy 105

Take Keith Rd south for 1 mile, property on left.

CHAD ANDRUS, ALC ACCREDITED LAND CONSULTANT

chad@andruslandgroup.com

832-402-9211

www.andruslandgroup.com



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