

0 SMITH RD. BEAUMONT, TX 77713

JEFFERSON COUNTY

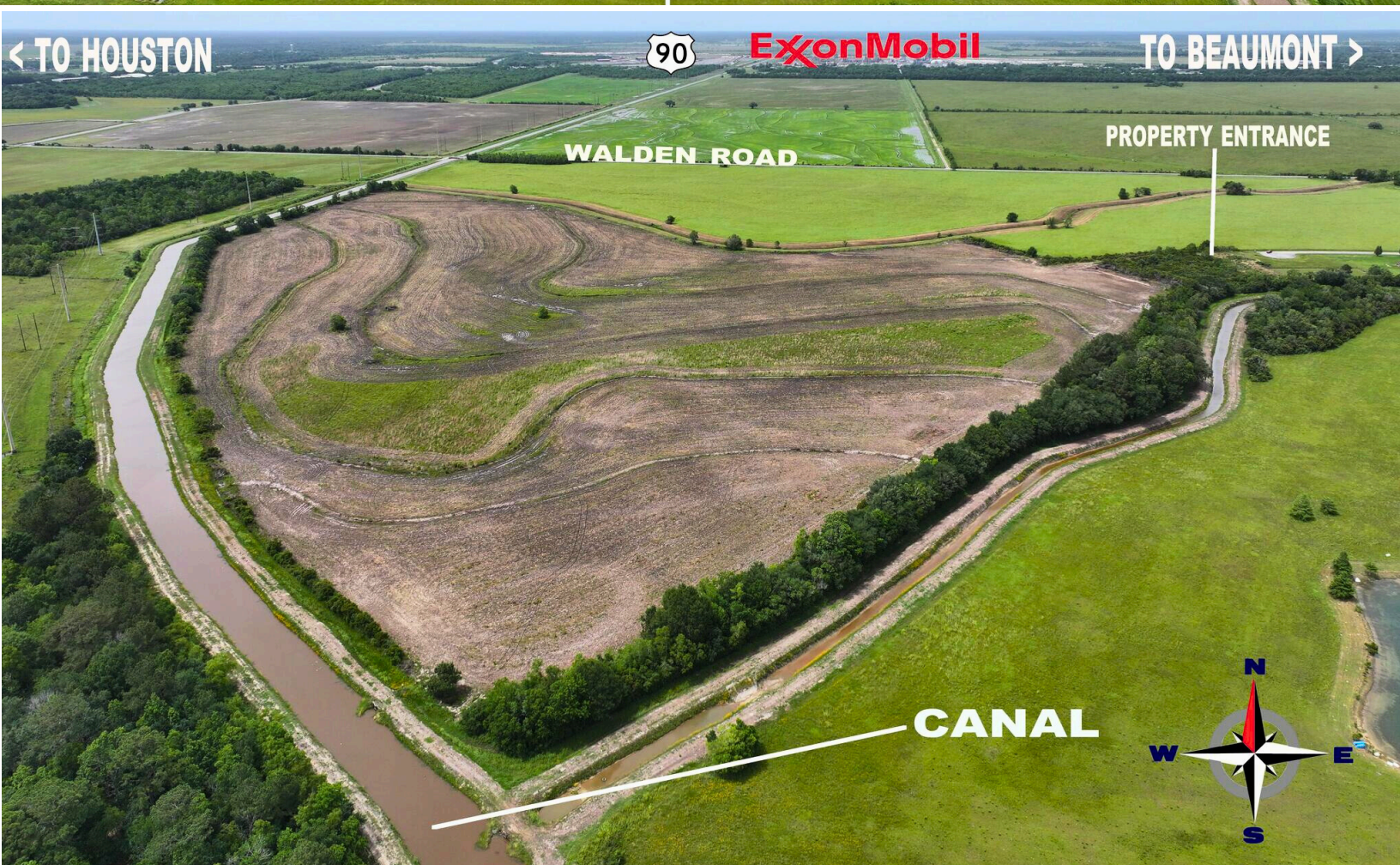
73± ACRES | \$992,250



SCAN FOR
PROPERTY
TOUR



COLDWELL BANKER
D'ANN HARPER, REALTORS®
LAND & RANCH



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PROPERTY DESCRIPTION.

Prime ± 73 -acre tract located just off Smith Road with easy access to Hwy 90 and I-10. This versatile property features level terrain, no flooding issues and canal frontage along the east boundary for irrigation potential. Ideal for continued ag use or future development, the land is currently in a rice crop rotation with a clean perimeter and well-defined access points. Situated between Houston and Beaumont, the tract benefits from nearby industry, growing residential development, and convenient proximity to major corridors. Unrestricted and outside city limits, offering flexibility for farming, ranching, or investment. Electricity nearby. Survey available.



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PROPERTY FEATURES

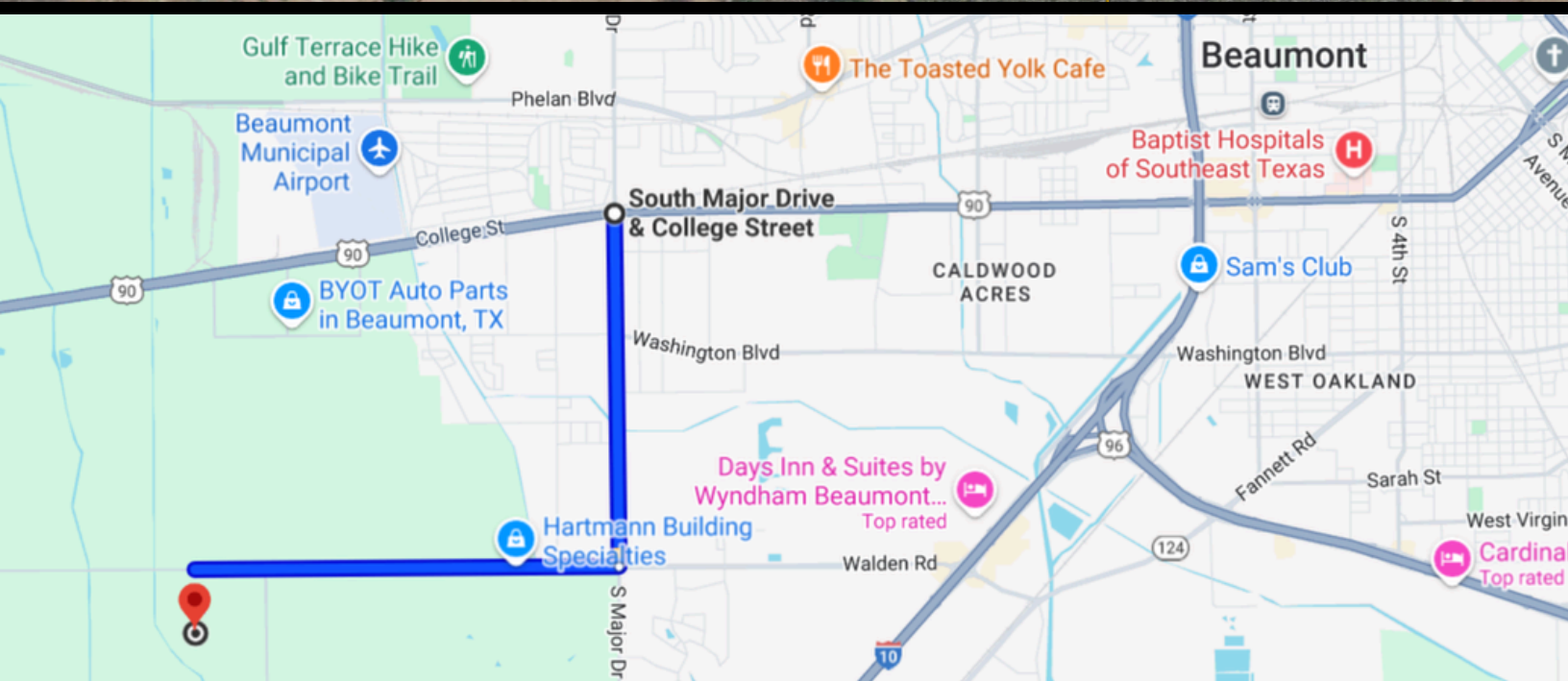
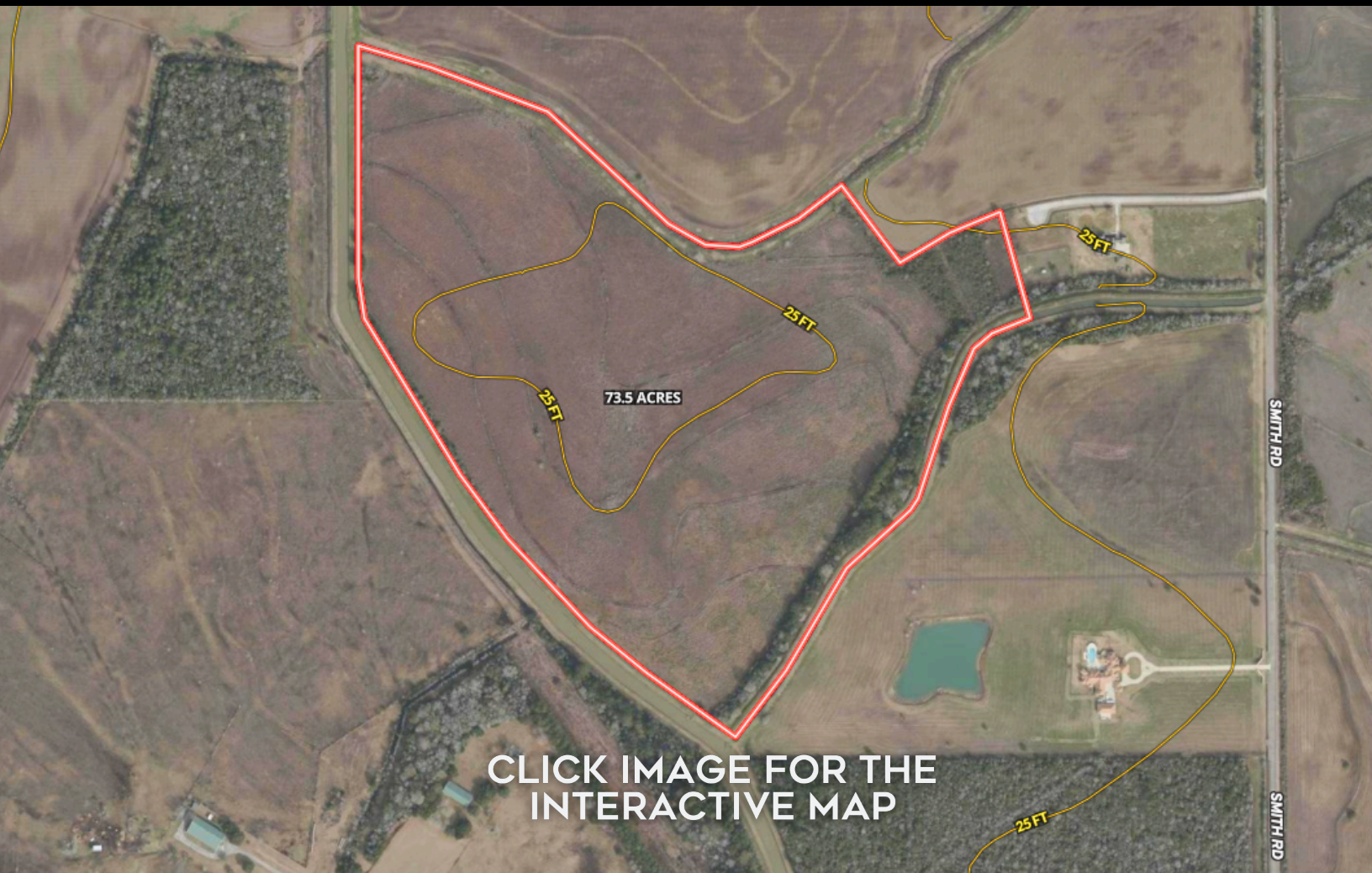
Level Topography, Cleared with Clustered Trees, Canal Frontage with Water View, County-Maintained & Private Road Frontage, Concrete Road Surface, No Flood Zone, Electricity Nearby, Ag-Exempt (1-D-1), Land Use Permitted for Agriculture, Cattle, Horses, Hunting, Leisure, Mobile Homes, or Unrestricted Development, Outside City Limits.



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NAVIGATION DIRECTIONS

From the intersection of Hwy 90 & S Major Dr.:

Head south on S Major Dr for 2 miles, turning right on Walden Rd and traveling 2 miles to Smith Rd. Turn left and travel .2 miles to 3542 Smith Rd. Property is located behind the listing sign

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