



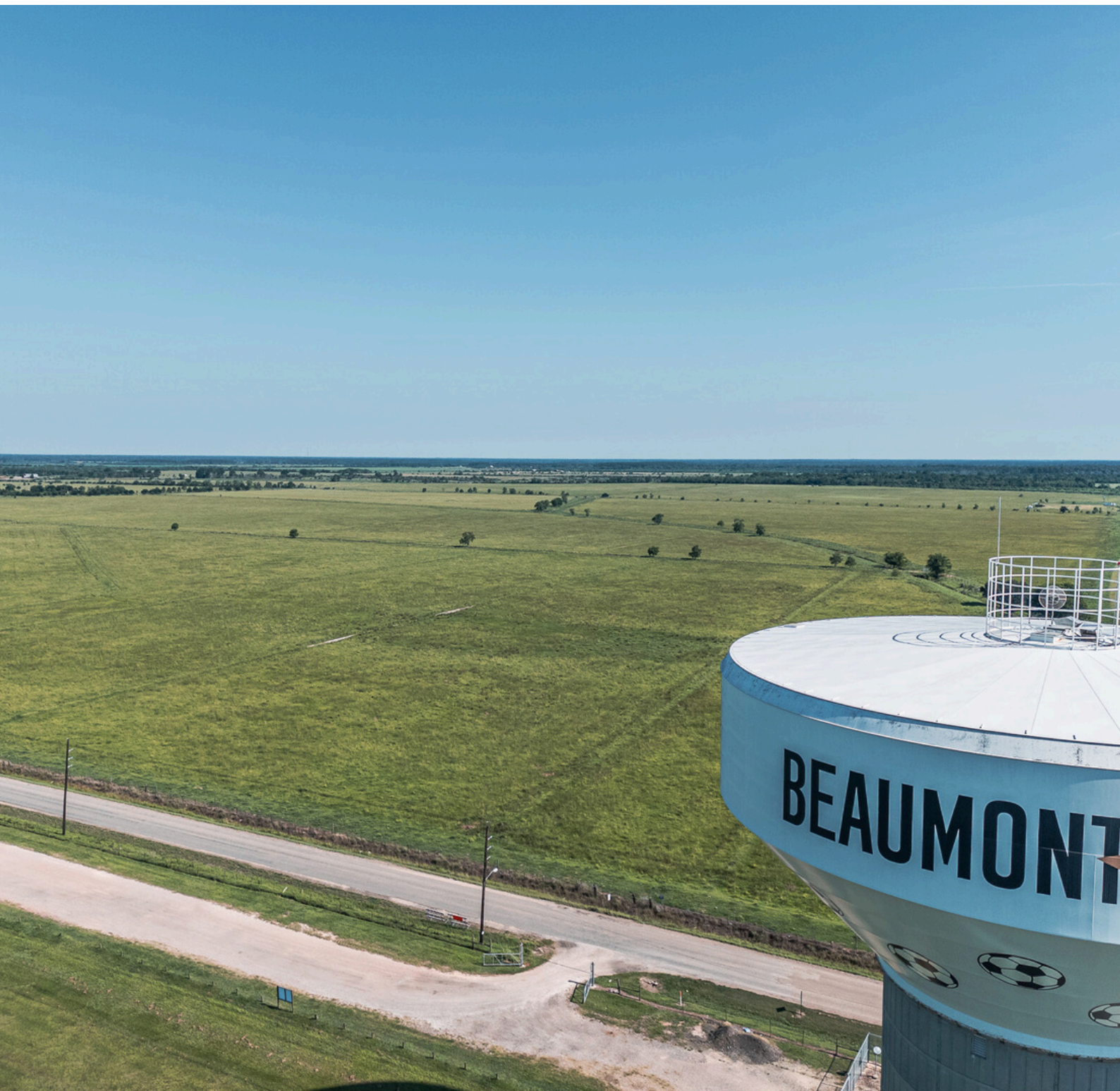
MOCK RANCHES

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HOUSTON

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

**495 ± ACRES | CONTACT FOR PRICE**



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# 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.



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

MOCK RANCHES | FOR SALE

# TBD DISHMAN RD., BEAUMONT, TX 77713

## JEFFERSON COUNTY



**PROPERTY TYPE:**

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



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MOCK RANCHES | FOR SALE

# TBD DISHMAN RD., BEAUMONT, TX 77713

## JEFFERSON COUNTY



**PROPERTY FEATURES:**

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



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# TBD DISHMAN RD., BEAUMONT, TX 77713

## JEFFERSON COUNTY

### 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**

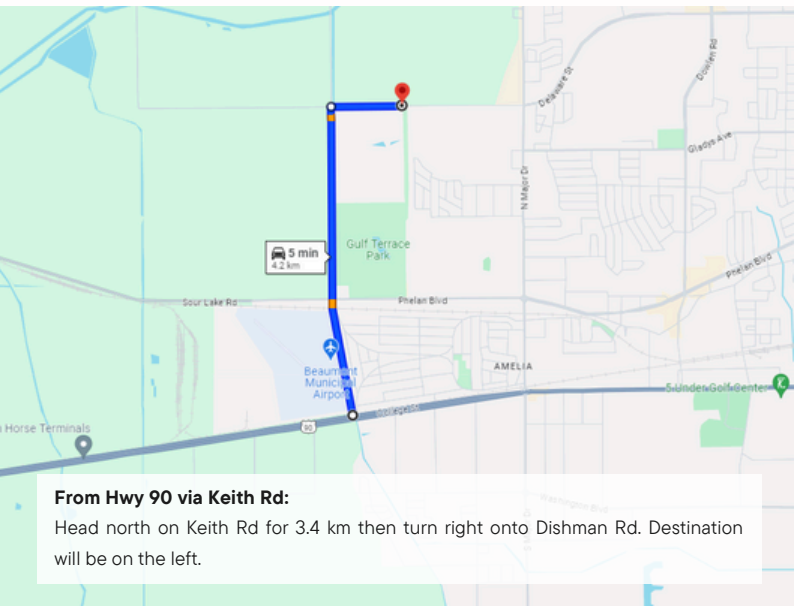
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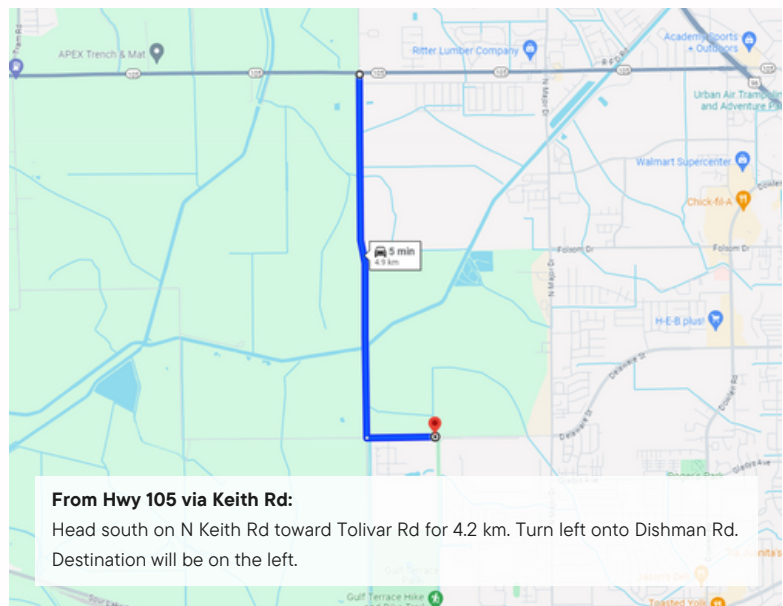
## JEFFERSON COUNTY



[CLICK IMAGE FOR THE INTERACTIVE MAP](#)



**From Hwy 90 via Keith Rd:**  
Head north on Keith Rd for 3.4 km then turn right onto Dishman Rd. Destination will be on the left.



**From Hwy 105 via Keith Rd:**  
Head south on N Keith Rd toward Tolivar Rd for 4.2 km. Turn left onto Dishman Rd. Destination will be on the left.

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# CHAD ANDRUS, ALC

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# Ranch. financing made simple



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Anthony Vaughan

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