



RIVERSTONE
COMMERCIAL REAL ESTATE

7595 SMITH RD
BEAUMONT, TX 77713



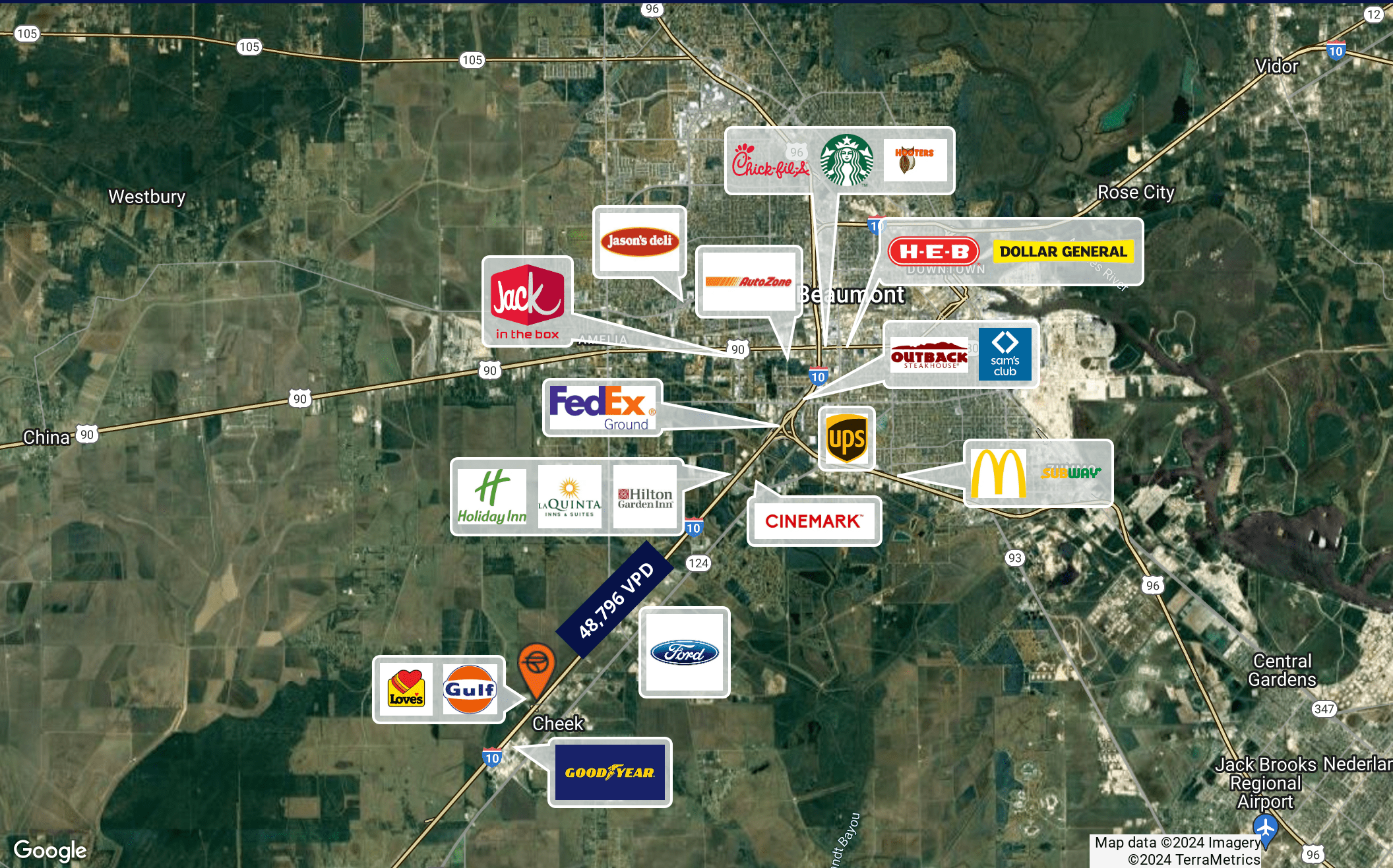
PROPERTY HIGHLIGHTS

- Shovel Ready
- Out-Parcel to LOVE'S Travel Stop
- 1,100+ Feet of Interstate-10 Frontage
- All Utilities On-Site
- Access to Lift Station
- Access Easement from Smith Road to the Site
- 3 Miles South of Ford Park Entertainment Complex
- 1.5 Miles from Beaumont City Limits
- Within Beaumont ETJ
- 1 – 2 Acres Detention Expected

OFFERING SUMMARY

Sale Price:	\$2,209,145
Price / SF:	\$4.50 / SF
Lot Size:	11.27 Acres
Zoning:	Unrestricted





Map data © 2024 Imagery
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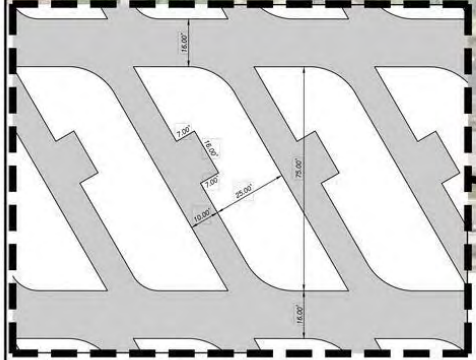
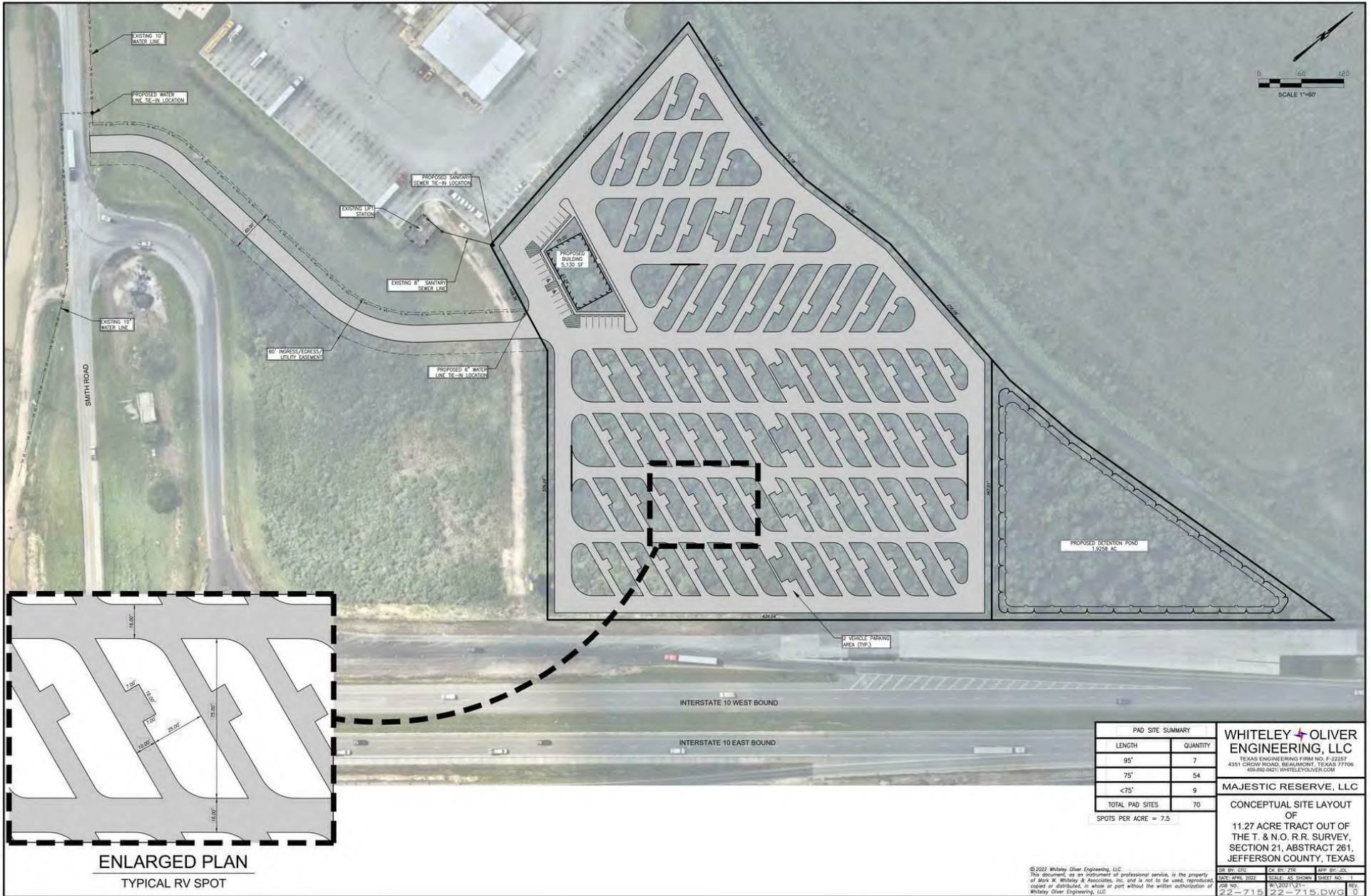
BUSINESS PARK

MONUMENT ROOFING SYSTEMS | Leaf Filter® | CommonCents credit union | Nitro-Lift® TECHNOLOGIES LLC
2S COMPANIES | I10 EQUIPMENT | TEXAS MARINE KONECRANES® | DME | CHAPARRAL



DRAINAGE IN PLACE →





ENLARGED PLAN
TYPICAL RV SPOT

PAD SITE SUMMARY	
LENGTH	QUANTITY
95'	7
75'	54
<75'	9
TOTAL PAD SITES	70

SPOTS PER ACRE = 7.5

WHITELEY OLIVER ENGINEERING, LLC
 TEXAS ENGINEERING FIRM NO. F-22257
 4351 CROW ROAD, BEAUMONT, TEXAS 77706
 409.892.9421 WHITELEYOLIVER.COM

MAJESTIC RESERVE, LLC

CONCEPTUAL SITE LAYOUT
 OF
 11.27 ACRE TRACT OUT OF
 THE T. & N.O. R.R. SURVEY,
 SECTION 21, ABSTRACT 261,
 JEFFERSON COUNTY, TEXAS

DATE: 07/2022	SCALE: AS SHOWN	PROJECT NO.: 1
DRAWN BY: JTO	CHECKED BY: JTO	DATE: 07/2022
22-715	22-715.DWG	REV: 0

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COMMERCIAL REAL ESTATE

JARRED TAYLOR
Managing Director - Partner

281.210.0018 | jarred.taylor@riverstoneecos.com

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

42.0

Median Age



3,422
Households

\$72,727

Median Disposable
Income



9,167
2023 Total Population

EDUCATION

5%

No High
School
Diploma



31%
High School
Graduate



39%
Some
College



24%
College
Graduate

INCOME



\$109,966
Average Household
Income



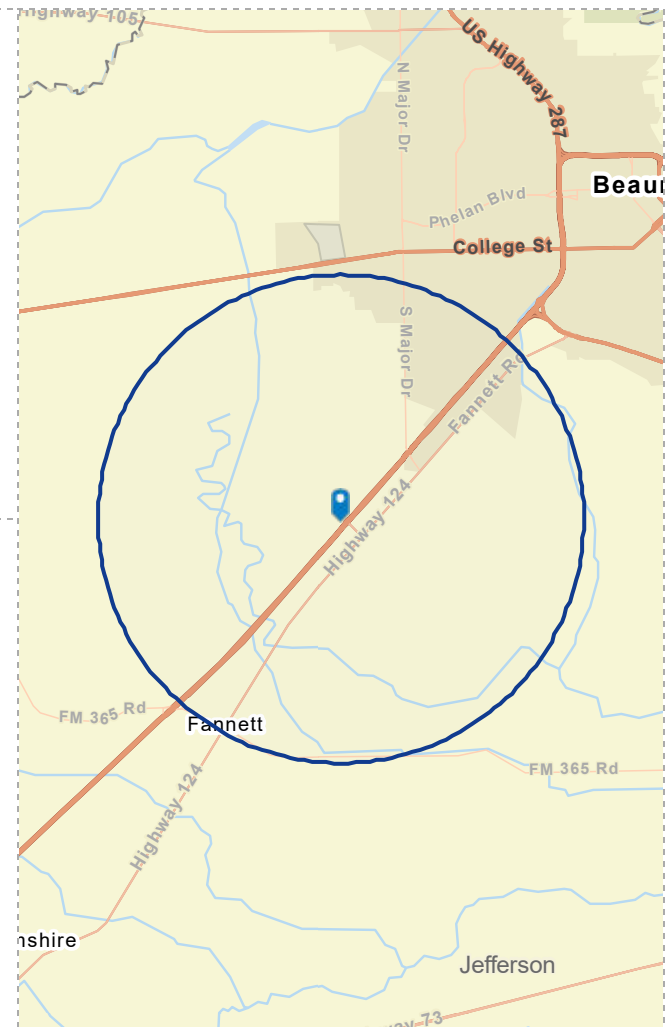
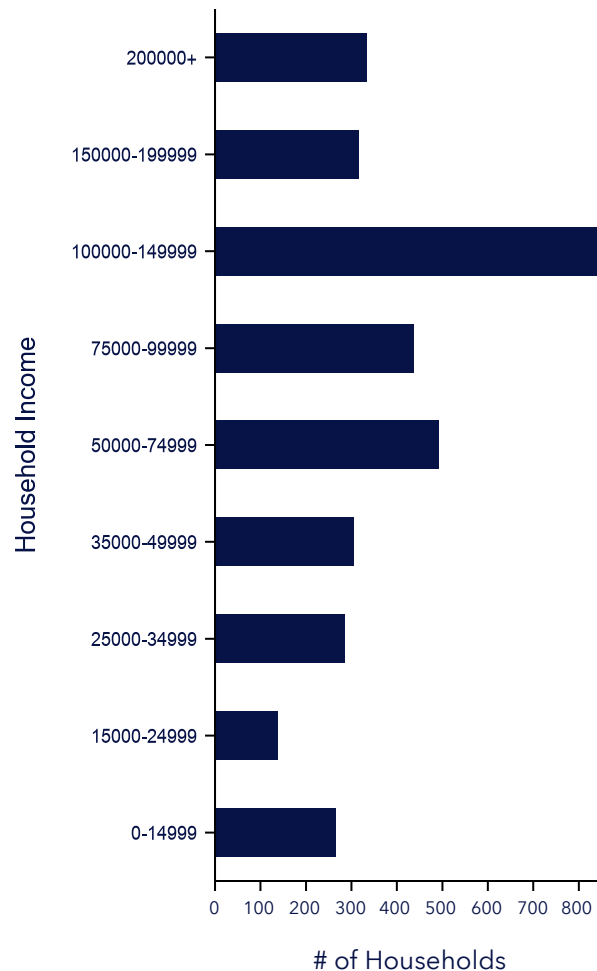
\$42,014
Per Capita Income



\$1,349,368
Average Net Worth



\$264,585
Average Home Value



EMPLOYMENT



White Collar

68%



Blue Collar

24%



Services

8%

8.0%
Unemployment
Rate

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Riverstone Companies, LLC	9008522	info@riverstonecos.com	(979) 431-4400
_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
James Jones	545598	jim@riverstonecos.com	(979) 431-4400
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Jarred Taylor	746005	jarred.taylor@riverstonecos.com	(936) 525-0069
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date