



For Sale

NEC of Beaumont Highway and Pius Rd
Crosby, TX 77532

Reserve A: ± 1.58 AC
Reserve B: ± 2.11 AC

Mark Raines

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Reserve A
 ± 1.58 AC

Reserve B
 ± 2.11 AC

Bohemian Hall Rd
Bartholomew Way
Beaumont Highway
Pius Rd



Property Overview



Property Description

- 2 Tracts of land totaling ±3.69 AC
- Located at the NEC of Beaumont Highway and Pius Rd in Crosby, TX
- Utilities are available to the sites, including master drainage/stormwater

Pricing:

- Reserve A: \$8/psf (±1.58 AC)
- Reserve B: \$10/psf (±2.11 AC)



Opportunity Highlights

Estimated Population

3-miles	5-miles	7-miles
14,644	32,148	45,073

Est. Population Growth Rate
(2024-2029)

3-miles	5-miles	7-miles
1.96%	4.38%	4.66%

Average Household Income

1-miles	3-miles	5-miles
\$116,216	\$110,397	\$106,633

Median Age

1-miles	3-miles	5-miles
34.7	35.3	35.7

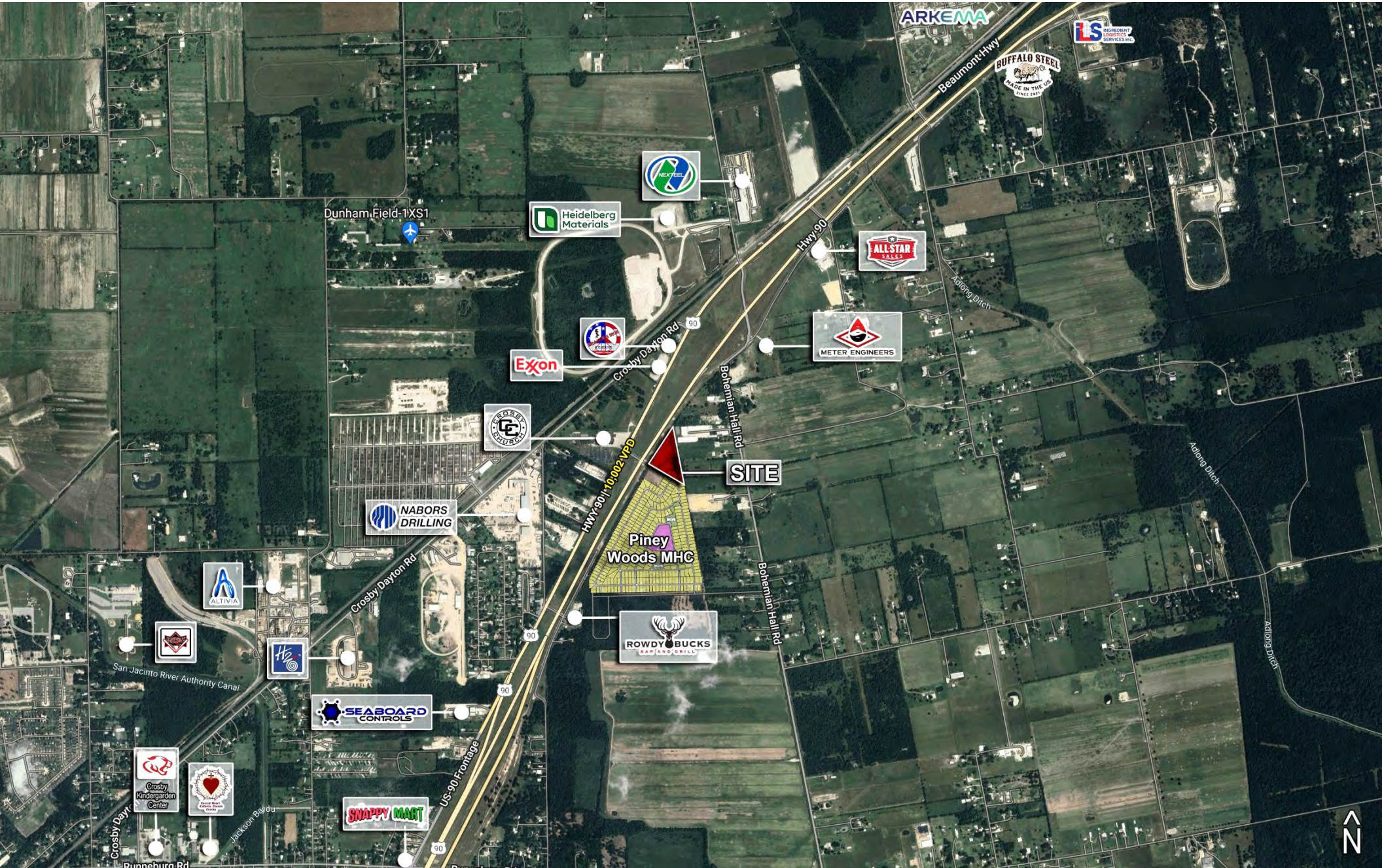
Area Traffic Counts

22,443 VPD	10,002 VPD
Hwy 90/Beaumont Hwy @ North of Property	Hwy 90/Beaumont Hwy @ Property

Aerial View



Surrounding Area



Contact

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