



MOCK RANCHES
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GLOBAL LAND MARKETING

DIAMOND D RANCH

2055 DIAMOND D DRIVE BEAUMONT, TX 77713

JEFFERSON COUNTY



2055 DIAMOND D DRIVE BEAUMONT, TX 77713

JEFFERSON COUNTY



PROPERTY DETAILS:

- Jefferson County
- Low Tax Rates
- Concrete and Guttered Streets
- 3 Acre Fishing Pond
- Meeker Water
- Hike and Bike Trails
- Aerobic Sewer System



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

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PROPERTY DESCRIPTION.

Diamond D Ranch is a Master-Planned Community with available lots for sale along Highway 90, about 10 minutes from Beaumont's West End. Lovely property possibilities ranging from 1/2-1 acre lots with larger acreage offered are available in this beautiful and vibrant neighborhood, which is situated on approximately 800 acres.

This offers families a quiet neighborhood outside the city limits for those wanting simple country living but not too far from the city. The neighborhood's entrance features First Liberty National Bank and Fuel Maxx, while the mall and other amenities are just a short drive along Highway 90.



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Rare opportunity to purchase the remainder of an existing and rapidly expanding residential subdivision that is located in the top rated school district in Southeast Texas. Diamond D Ranch is a Master-Planned Community located just outside the city limits/ETJ of Beaumont, TX. Public water available and currently homes are using aerobic systems for sewer. A permit has been approved with TCEQ for the installation of a wastewater facility which would allow for smaller size lots to be developed, and construction should begin by the end of 2023.



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3155 HWY 326 SOUR LAKE, TX 77659

Children living in Diamond D Ranch attend schools in the Hardin-Jefferson High School.



Diamond D Ranch is Growing Fast!

This quickly expanding community is undergoing a lot of development. A 20-acre recreational lake was completed last year. If you are looking for a quiet family-oriented neighborhood offering lots of great amenities like a children's park with a splash pad and a fishing pond, call Chad Andrus at 409-267-7220 for more information



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CURRENT PROJECTS IN THE AREA & MANPOWER NEEDED

1. SEMPRA LNG

LOCATION: PORT ARTHUR

AMOUNT: \$10.5 BILLION

MANPOWER: 8,000

2. GOLDEN PASS LNG

LOCATION: PORT ARTHUR

AMOUNT: \$10 BILLION

MANPOWER: 8,000

3. DRIFTWOOD LNG

LOCATION: SULPHUR, LA

AMOUNT: \$16 BILLION

MANPOWER: 10,000

4. AIR PRODUCTS

LOCATION: TX - LA (4 LOCATIONS)

AMOUNT: \$14 BILLION

MANPOWER: 6,000

5. ENERGY TRANSFER LNG

LOCATION: LAKE CHARLES, LA

AMOUNT: \$10 BILLION

MANPOWER: 8,000

6. CHEVRON

LOCATION: ORANGE

AMOUNT: \$8.5 BILLION

MANPOWER: 7,000

7. EXXON MOBIL

LOCATION: BEAUMONT

AMOUNT: \$6 BILLION

MANPOWER: 1,000

8. OCI METHANOL

LOCATION: BEAUMONT

AMOUNT: \$5 BILLION

MANPOWER: 3,000

9. VALERO

LOCATION: PORT ARTHUR

AMOUNT: \$3 BILLION

MANPOWER: 2,500

10. ARBOR BIOFUELS

LOCATION: BEAUMONT

AMOUNT: \$3 BILLION

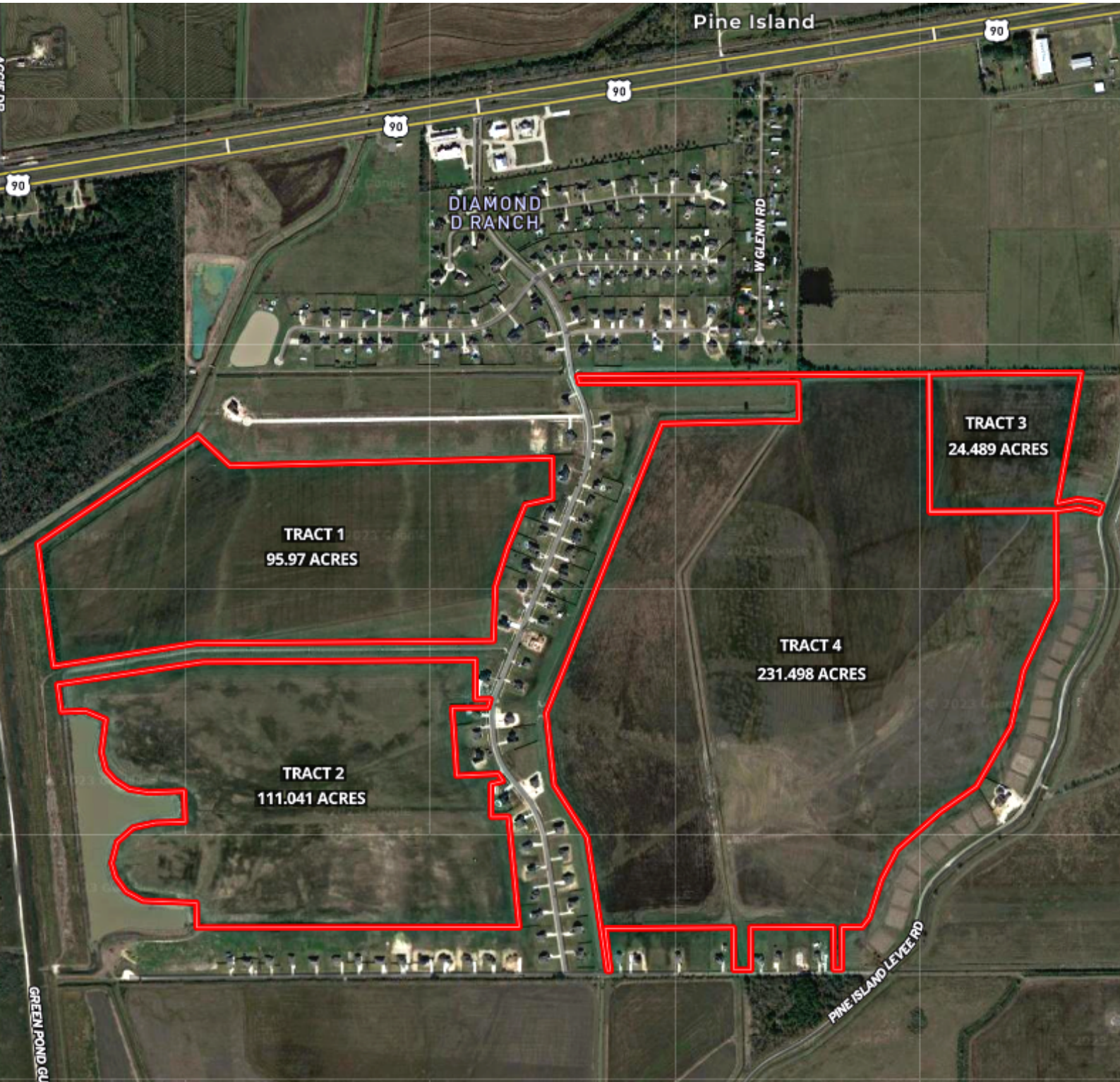
MANPOWER: 1,500

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BOUNDARY MAP



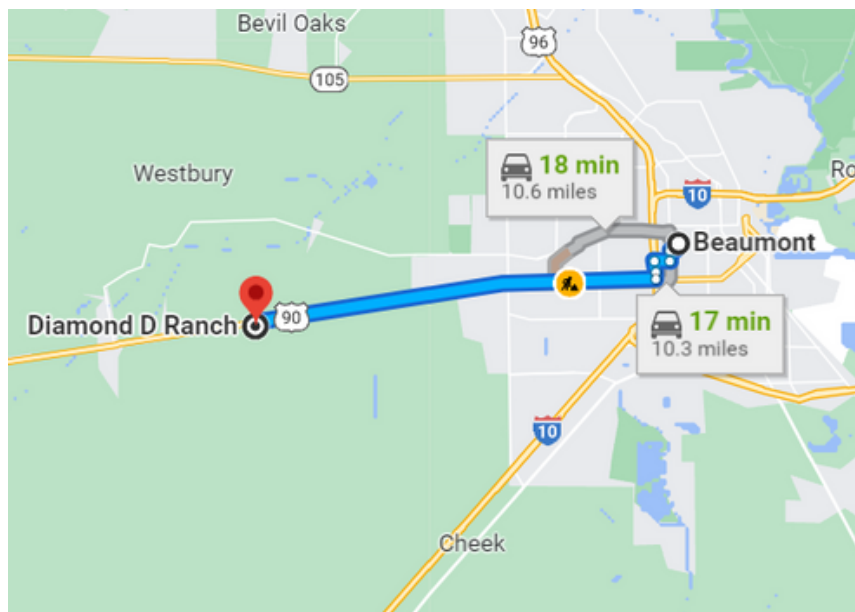
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MOCK RANCHES | FOR SALE



DRIVING DIRECTION.

Diamond D Ranch is located Off Hwy 90, going towards China, Texas from Beaumont, on the left about 10 minutes from The West End of Beaumont.



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[Click here for a video tour of Diamond D Ranch](#)



[Click here for an interactive map of Diamond D Ranch](#)



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CHAD ANDRUS

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SCAN FOR CONTACT CARD

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