



21 Acre Site with I-10 Frontage

Full Utilities Available
Freeway Visible
Single Ownership

6th Street & Xenia Avenue

20 acres of developable land in the heart of Beaumont and good accessibility from Beaumont, Banning, San Jacinto, Yucaipa, and Redlands

Discover 21 acres of prime development opportunity in the heart of Beaumont. Strategically located with excellent access to transportation, this site offers unparalleled potential for innovation and growth.



.6mi
to Interstate I-10



139k
daily traffic counts



88mi
to Port of Los Angeles/
Long Beach



112k
within 15 minutes



39k
with 15 minutes



\$121k
average HH Income