

For Sale on Market

**\$99,000**

Call 7133771022 Today!

## SINGLE-FAMILY, 3 BEDS, 2 FULL BATH(S)

Located on LeBlanc Road in Beaumont, this unique property offers a rare opportunity to create something truly special. Sitting on 1.08 acres of unrestricted land, the property provides flexibility for a wide range of possibilities—whether you're looking to renovate, rebuild, or develop to suit your needs. The existing home offers approximately 2,715 square feet and has been gutted, providing a blank slate for a complete renovation or custom redesign. With plenty of space both inside and out, this property is ideal for investors, builders, or buyers looking to design their dream home from the ground up. Enjoy the peaceful, country-style setting while still being conveniently located near the amenities of Beaumont. The spacious lot provides room for expansion, additional structures, or outdoor living areas. If you're looking for space, flexibility, and opportunity, this LeBlanc Road property is ready for your vision.

### GENERAL DESCRIPTION

**Subdivision:** H P Savert

**Property Type:** Single-Family

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

**Style:** Other Style

**Year Built:** 1978

**Building Sqft:** 2,715 / Appraisal District

**Lotsize:** 47,045 / Appraisal District

**MLS# / Area:** 15537420 / 51



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker**  
**Keller Williams Elite**

6970 Leblanc Rd, Beaumont, TX 77708

Visit <https://www.har.com/15537420> for more information