

ROOTED IN RESILIENCE

CHAPTER 3

DRAFT



BEAUMONT
Comprehensive Plan

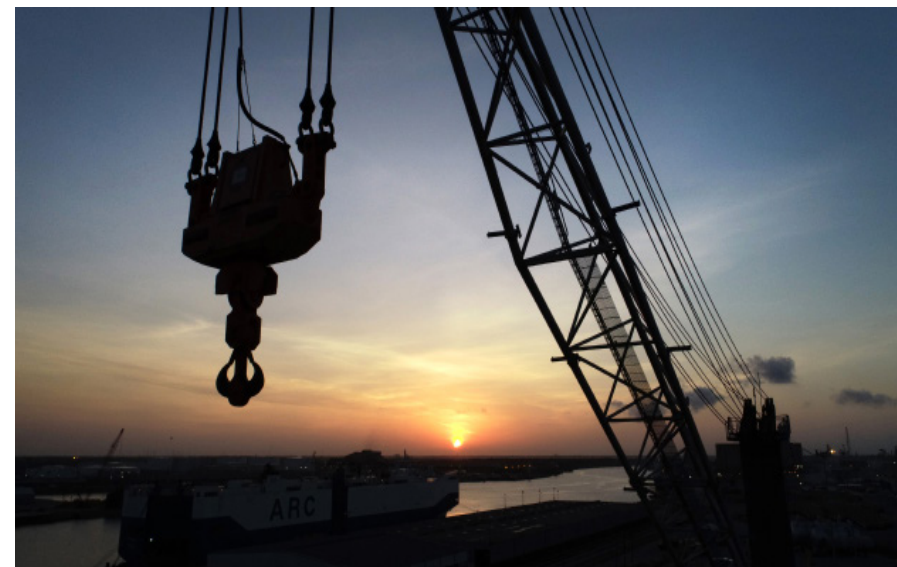
ECONOMIC DEVELOPMENT

INTRODUCTION

Beaumont, Texas, serves as a critical node in the global supply chain, fueled by its deepwater port and its historical role in the Spindletop oil boom that gave rise to the modern petroleum industry. Situated in Jefferson County as a primary anchor of the “Golden Triangle”, the region represents a compelling intersection of traditional heavy industrial prowess and an aggressive transition toward next-generation energy production and carbon management.

As a result, the city’s long-term economic resilience will depend on its ability to align workforce development, infrastructure investment, and redevelopment efforts with emerging industry needs.¹ Successfully leveraging current investment trends to support a more diversified and inclusive economy will be critical to ensuring that future growth translates into improved outcomes for residents and a more balanced local economy.

¹ <https://decarbonfuse.com/posts/blue-hydrogen-just-won-2025-10x-more-than-green>



Liebherr at dawn, image courtesy from the Port of Beaumont. pobtx.com

Regional Context

To understand Beaumont’s local economy, one must also contextualize it into the broader trajectory of the Texas state economy, which has recently become the eighth-largest economy in the world. Texas has consistently outpaced the national average in job growth and overall economic expansion, driven by a business-friendly environment characterized by the absence of a corporate income tax and a robust regulatory framework designed to facilitate industrial expansion. Nationally, the United States saw a 3.8 percent annual increase in real Gross Domestic Product (GDP) the nondurable-goods manufacturing sector (including the petrochemical and refining industries) was a primary driver of GDP growth.

Within this state context, the Southeast region of Texas, which includes the Beaumont-Port Arthur Metropolitan Statistical Area (MSA), produced a GDP of \$48.7 billion in 2023, representing approximately 1.9 percent of the total Texas GDP. This regional output is supported by an employment base of approximately 274,000 people as of 2024, with an average annual wage of \$62,000.²

² <https://comptroller.texas.gov/economy/economic-data/regions/2025/southeast.php>

Southeast Texas Region Economic Overview		
Metric	Value	Reference Yr
Gross Domestic Product	\$48.7 Billion	2023
% Share GDP of Texas Economy	1.9%	2024
Total Employment	274,000	2024
Average Annual Wage	\$62,000	2024

Table 3.1: Southeast Texas Region Economic Overview

The economic growth in Texas in late 2025 showed signs of narrowing the gap with national averages as some sectors experienced a cooling of the post-pandemic boom. Beaumont³, specifically, has navigated an unusual economic state where industrial trade values have surged while employment growth has remained relatively flat, a pattern often linked to heightened productivity and the integration of advanced technologies like artificial intelligence in industrial workflows.¹

³ <https://trerc.tamu.edu/reports/texas-economic-outlook-december-2025/>

EXISTING CONDITIONS

DEMOGRAPHIC & COMMUNITY HEADWINDS

Beaumont's long-term economic outlook is shaped in part by ongoing demographic and socioeconomic challenges. In contrast to broader statewide growth trends, the city is experiencing a modest but persistent population decline. This downward trend is driven by net out-migration and relatively low birth rates, resulting in a gradual contraction of the local labor force.

Socioeconomic conditions further present constraints to inclusive economic growth. The city's poverty rate significantly exceeds national levels, and pronounced income disparities exist across racial and ethnic groups, reflecting longstanding inequities and differences in access to economic opportunity. These disparities are closely linked to variations in educational attainment, which remains a key factor influencing workforce outcomes.

While a majority of residents have attained a high school diploma, a comparatively small share holds a bachelor's degree or higher. This gap presents challenges in meeting the workforce demands of emerging and higher-skill industries, potentially limiting Beaumont's ability to diversify its economy over the long term.



Image courtesy of Beaumont Convention & Visitors Bureau of event of Downtown event

EDUCATION AND WORKFORCE TRAINING ALIGNMENT

To bridge the gap between its declining population and its booming industrial sector, Beaumont relies heavily on its higher education institutions: Lamar University and Lamar Institute of Technology (LIT). These institutions have tailored their programs to align with the needs of the petrochemical, maritime, and emerging blue hydrogen sectors. LIT's Strategic Workforce Advancement Pathways (SWAP) program is specifically designed to recognize the training and work experience of adult learners, allowing them to earn associate degrees in as little as one year. In early 2026, LIT announced a partnership with the Texas Manufacturing Assistance Center (TMAC) to expand advanced workforce training and technical assistance for manufacturers across Southeast Texas. This partnership is crucial for supporting small and medium-sized manufacturers as they adapt to new technological requirements, such as those found in the new energy transition. Additionally, LIT's Professional Driving Academy provides CDL training to address the ongoing shortage in the logistics and trucking sectors.



Image courtesy of Lamar Institute of Technology (LIT)

Demographic and Economic Indicators			
Indicator	Beaumont	Texas	United States
Median Household Income	\$56,997	\$79,721	\$81,604
Poverty Rate	21.2%	13.4%	12.2%
Bachelor's Degree or Higher	24.9%	35.2%	36.9%
Population Growth (Annual)	-.44%	+1.63%	+.69%
Median Age	35.3 yrs	35.9 yrs	39.2 yrs

Table 3.2: Demographic and Economic Indicators

BEAUMONT'S ECONOMY: INDUSTRIAL SPECIALIZATION, PETROCHEMICALS, AND THE MARITIME ENGINE.

As of late 2025, the Beaumont–Port Arthur economy is defined by a highly specialized industrial base that is undergoing significant reinvestment and transformation, particularly within the energy and petrochemical sectors. Anchored by the Port of Beaumont and supported by major global energy firms, the region is emerging as a key hub in the evolving energy economy, with substantial capital investment expected to drive continued industrial growth through the remainder of the decade.

THE PORT OF BEAUMONT

The Port of Beaumont¹ is arguably the most significant driver of the local economy, functioning as a gateway for international trade and a key component of national defense infrastructure. In 2024, the port generated an estimated \$23 billion in trade, a 182 percent increase from 2015 levels. The economic impact of the port is not limited to direct trade value; it is responsible, directly or indirectly, for approximately 157,000 net jobs and contributes \$23.4 billion to the state's GDP. The port's growth has been fueled primarily by exports, which surpassed imports in value in 2014 and increased by 117 percent between 2020 and 2024.

The importance of the port is highlighted by its role as the number one "Strategic Military Outload Port" (a designated commercial or military seaport equipped to rapidly deploy U.S. military forces, heavy equipment, and munitions globally during contingencies) in the nation and its ranking among the top ten U.S. ports by volume. The port specializes in a diverse array of cargoes, including breakbulk, project cargo, dry bulk, liquid bulk, and roll-on/roll-off shipments. Mineral fuels dominate the export value, accounting for \$17.4 billion in 2024, followed by organic chemicals at \$3.3 billion. This concentration in energy-related commodities highlights Beaumont's role as a vital outlet for the U.S.

¹ <https://comptroller.texas.gov/economy/economic-data/ports/2024/beaumont.php>

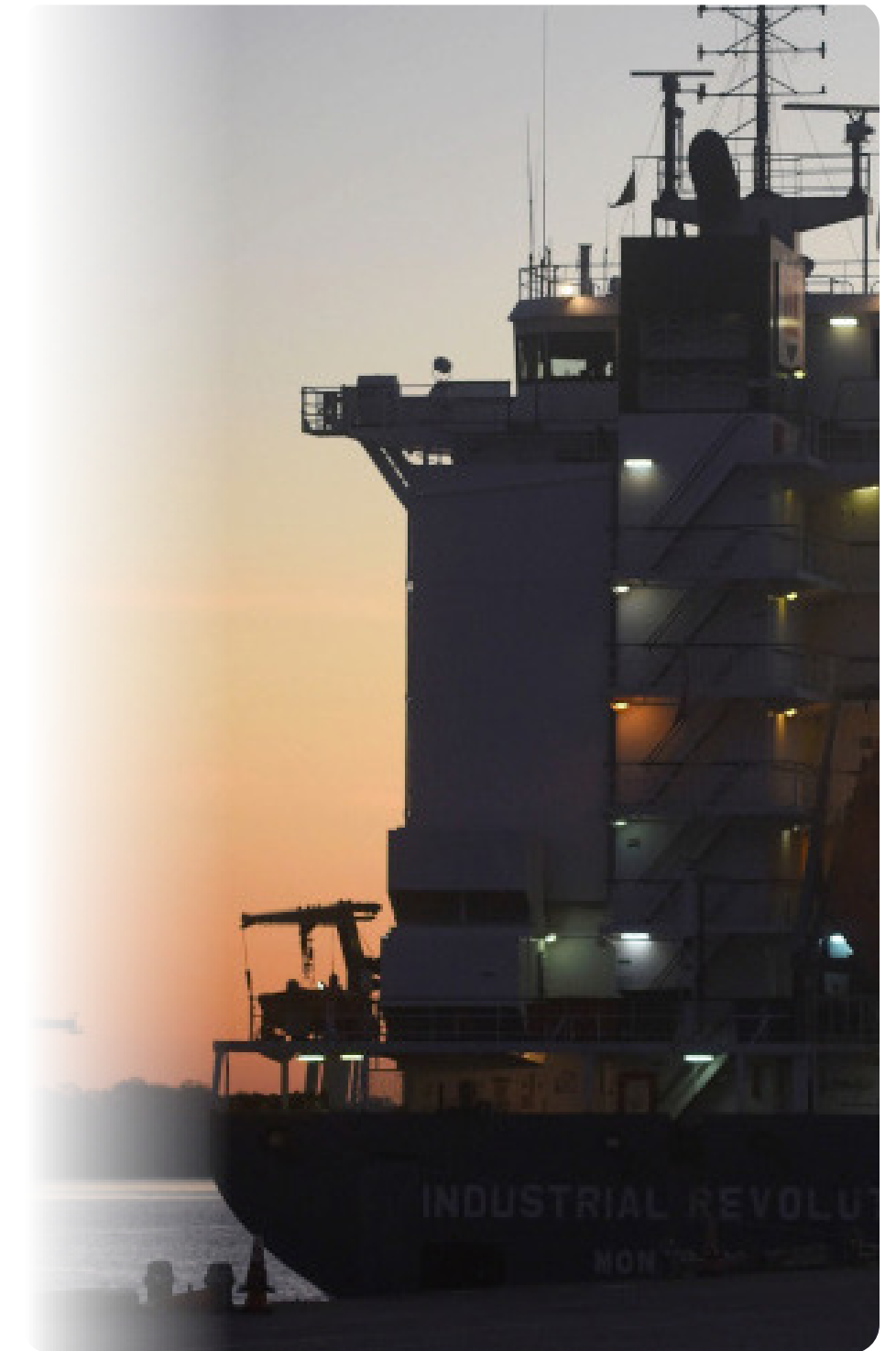
petrochemical sector.

Port of Beaumont Trade Statistics and Economic Impact (2024)	
Category	Value / Amount
Direct Trade	\$23 Billion
Gross Domestic Product	\$23.4 Billion
Total Employment	157,098

Table 3.3: Port of Beaumont Trade Statistics and Economic Impact (2024)

Top Commodities - Port of Beaumont	
Commodity	Value (in millions)
Mineral Fuels	\$17,369.8
Organic Chemicals	\$3,318.2
Salt; Sulfur; Earths and Stone; Plastering Materials, Lime and Cement	\$44.8
Salt; Sulfur; Earths and Stone; Plastering Materials, Lime and Cement	\$42.9
Vehicles and Parts and Accessories	\$2.9

Table 3.4: Top Commodities - Port of Beaumont



Port of Beaumont Image courtesy of Breakbulk.com

Figure 3.1 Destination Country - All Exports

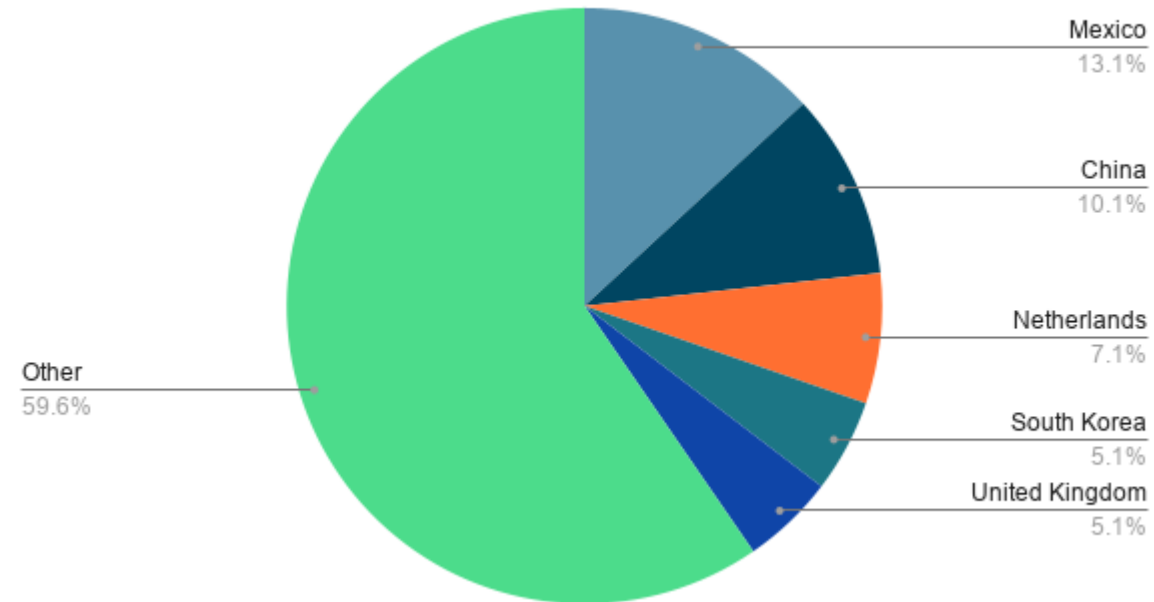


Figure 3.1: Destination Country - All Imports

Figure 3.2 Origin Country - All Imports

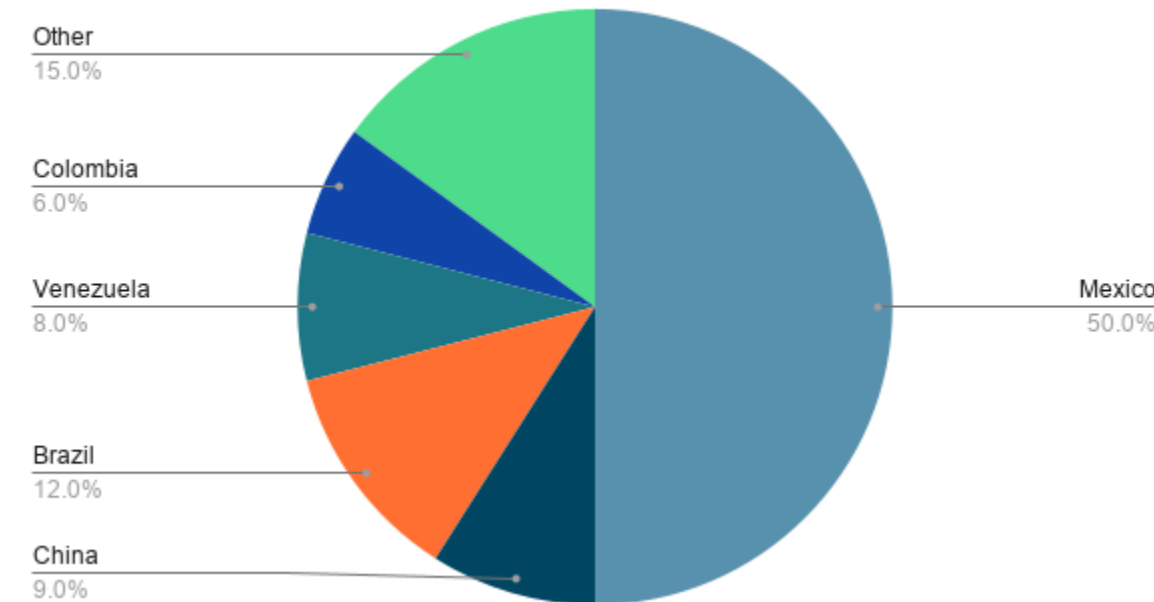


Figure 3.2: Origin Country - All Imports

Imports	
Commodity	Value (in millions)
Mineral Fuels	\$1,665.7
Wood Pulp	\$182.2
Animal or Vegetable Fats and Oils	\$172.6
Machinery and Mechanical Appliances	\$122.4
Iron and Steel	\$15.3

Figure 3.1: Destination Country - All Exports

The Port of Beaumont has been reinvesting in facilities and operations through a capital improvement program. In 2025, major construction projects reached a total cost of \$410.4 million. These improvements are expected to boost general cargo handling capacity by over 15 percent. The port's expansion is essential to accommodate larger modern vessels and to compete with other Gulf Coast facilities, requiring significant investments in bridges and shoreline rail connectivity.¹

¹ <https://comptroller.texas.gov/about/media-center/news/20251203-acting-texas-comptroller-kelly-hancock-announces-economic-impact-study-of-port-of-beaumont-1764711280117>

Occupations & Industry Clusters

OCCUPATIONS

Beaumont's economy functions largely through its intense specialization in the chemicals and energy sectors. The region boasts a Location Quotient (LQ) significantly greater than 1.0 for these industries, indicating a concentration that far exceeds the national average.

A Location Quotient (LQ) is a statistical ratio that measures group concentration in an industry, occupation, or demographics for a specific region compared to a larger, benchmark area (such as the nation). It highlights specialization: an LQ > 1 indicates higher concentration and potential exportation, while an LQ < 1 suggests less concentration.

Table 3.5 shows **Major Occupations Groups** from the Bureau of Labor Statistics and the LQ for the Beaumont-Port Arthur MSA. The top occupations point to a regional economy highly specialized in heavy industrial and construction-related sectors. The top major occupation groups in Table 3.5 are Construction and Extraction, Architecture and Engineering, Production, Installation/Maintenance/Repair.

While major occupation groups are broad, high-level categories, Detailed Occupation Groups are specific, granular job titles (e.g., Financial Managers) within those fields. Major groups provide broad overviews, whereas detailed groups classify specific duties and training. Drilling down into the Detailed Occupation Groups data in Table 3.6 reveals further concentrations and exceptionally high location quotients in certain sectors.

Top 10 Major Occupation Groups and Location Quotients (Beaumont-Port Arthur MSA)	
Occupation	Location Quotient(LQ)
Construction and Extraction	2.12
Architecture and Engineering Occupations	1.46
Installation, Maintenance, and Repair Occupations	1.43
Production Occupations	1.39
Life, Physical, and Social Science Occupations	1.30
Protective Service Occupations	1.28
Management Occupations	1.05
Educational Instruction and Library Occupations	1.05
Food Preparation and Serving Related Occupations	1.03

Table 3.5: Top 10 Major Occupation Groups and Location Quotients (Beaumont-Port Arthur MSA)

Table 3.6 Occupation Groups and Location Quotients (Beaumont-Port Arthur MSA)		
Major Occupation Group	Detailed Occupation Group	Location Quotient(LQ)
Management Occupations	Emergency Management Directors	5.16
Architecture and Engineering Occupations	Chemical Engineers	7.48
	Health and Safety Engineers, Except Mining Safety Engineers and Inspectors	5.78
	Petroleum Engineers	7.95
	Calibration Technologists and Technicians	4.74
Life, Physical, and Social Science Occupations	Chemical Technicians	7.68
Construction and Extraction	Boilermakers	38.07
	Insulation Workers, Mechanical	8.37
	Helpers-Carpenters	8.38
	Helpers, Construction Trades, All Other	9.39

Table 3.6: Occupation Groups and Location Quotients (Beaumont-Port Arthur MSA)

Table 3.6 Occupation Groups and Location Quotients (Beaumont-Port Arthur MSA)		
Major Occupation Group	Detailed Occupation Group	Location Quotient(LQ)
Installation, Maintenance, and Repair Occupations	Electrical and Electronics Repairers, Commercial and Industrial Equipment	4.79
	Rail Car Repairers	7.84
	Control and Valve Installers and Repairers, Except Mechanical Door	4.92
	Maintenance Workers, Machinery	6.45
Production Occupations	Petroleum Pump System Operators, Refinery Operators, and Gaugers	44.63
	Chemical Equipment Operators and Tenders	7.64
Transportation and Material Moving Occupations	Captains, Mates, and Pilots of Water Vessels	5.59
	Ship Engineers	6.18
	Pump Operators, Except Wellhead Pumpers	10.79
	Tank Car, Truck, and Ship Loaders	11.68

Table 3.6: Occupation Groups and Location Quotients (Beaumont-Port Arthur MSA)

The analysis of both major and detailed occupation groups reveals an economy with a focused specialization. While the Major Occupation Groups (Table 3.6) indicate a broad regional strength in Construction, Engineering, and Production (with LQs up to 2.12), the Detailed Occupations Groups (Table 3.6) expose that this specialization is driven by a small number of highly niche, technical industrial occupations. The top two detailed occupations, Petroleum Pump System Operators, Refinery Operators, and Gaugers (LQ 44.63) and Boilermakers (LQ 38.07), are dramatically more concentrated than any other group. This suggests that the region's economic identity is not just in manufacturing or construction generally, but specifically in the petrochemical and industrial maintenance/infrastructure sectors.

Figure 3.3 Occupation Groups and Location Quotients

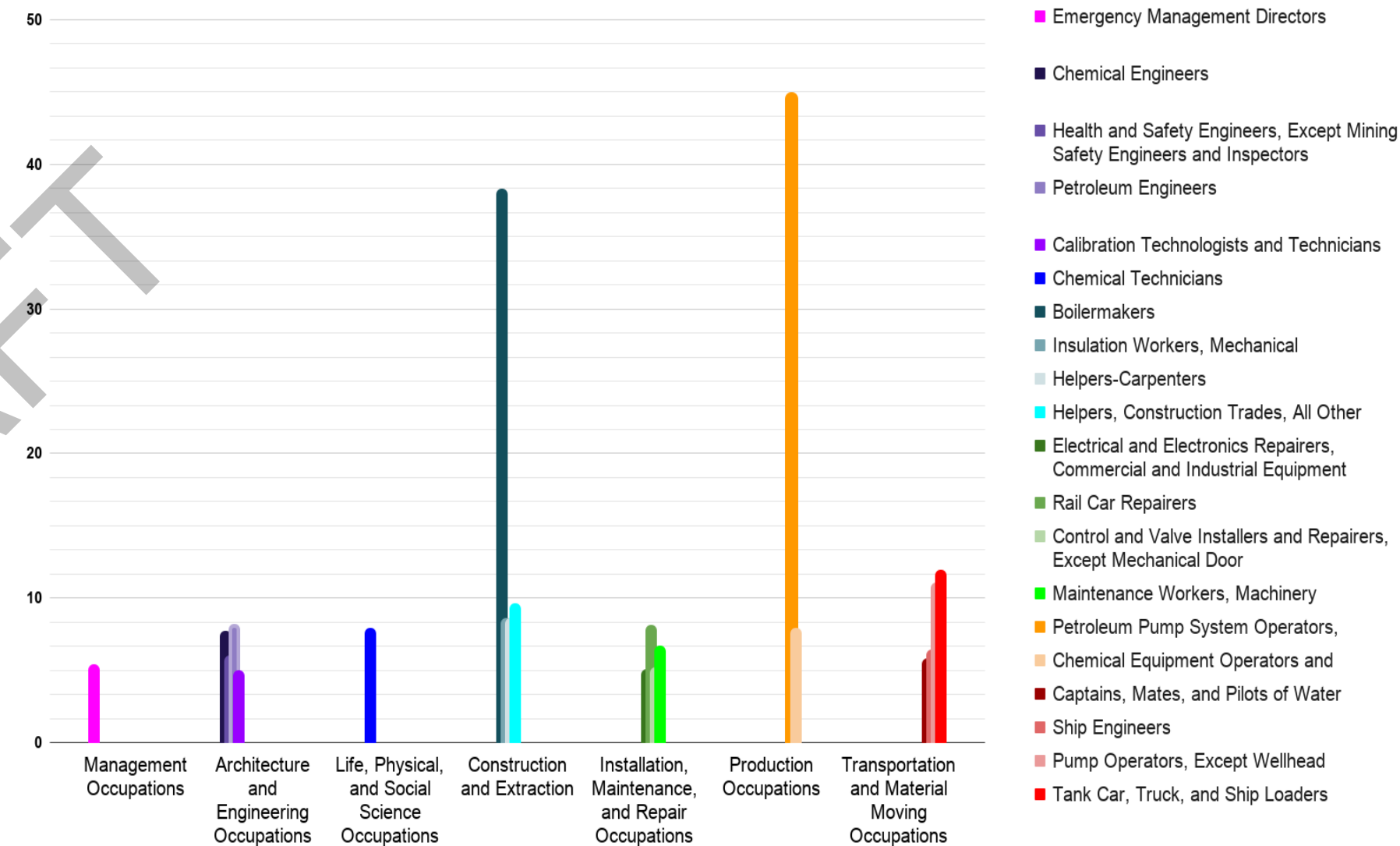


Figure 3.3: Occupation Groups and Location Quotients

LABOR MARKET TRENDS

The Beaumont-Port Arthur MSA has experienced a modest, yet discernible, expansion of its labor force over the past decade representing a 2.59% growth for the period.

Furthermore, the data indicates a clear seasonal pattern in the labor market. The labor force consistently reaches its highest levels, on average, in February, while typically experiencing a trough in August. These seasonal movements, which may be tied to annual cycles in key regional industries or educational calendars, are an important consideration for economic planning and labor pool management.

The Beaumont-Port Arthur MSA labor market exhibits a bifurcated wage structure, with high-paying industrial occupations coexisting alongside lower-wage service sector employment. While average weekly wages in the region trail the national average, earnings within specialized industry clusters remain significantly higher, reflecting the region's concentration of high-skill, high-wage industrial jobs.¹

¹ Bureau of Labor Statistics https://www.bls.gov/eag/eag.tx_beaumont_msa.htm

Figure 3.4 Unemployment Rate 2015 - 2025 (Sep)

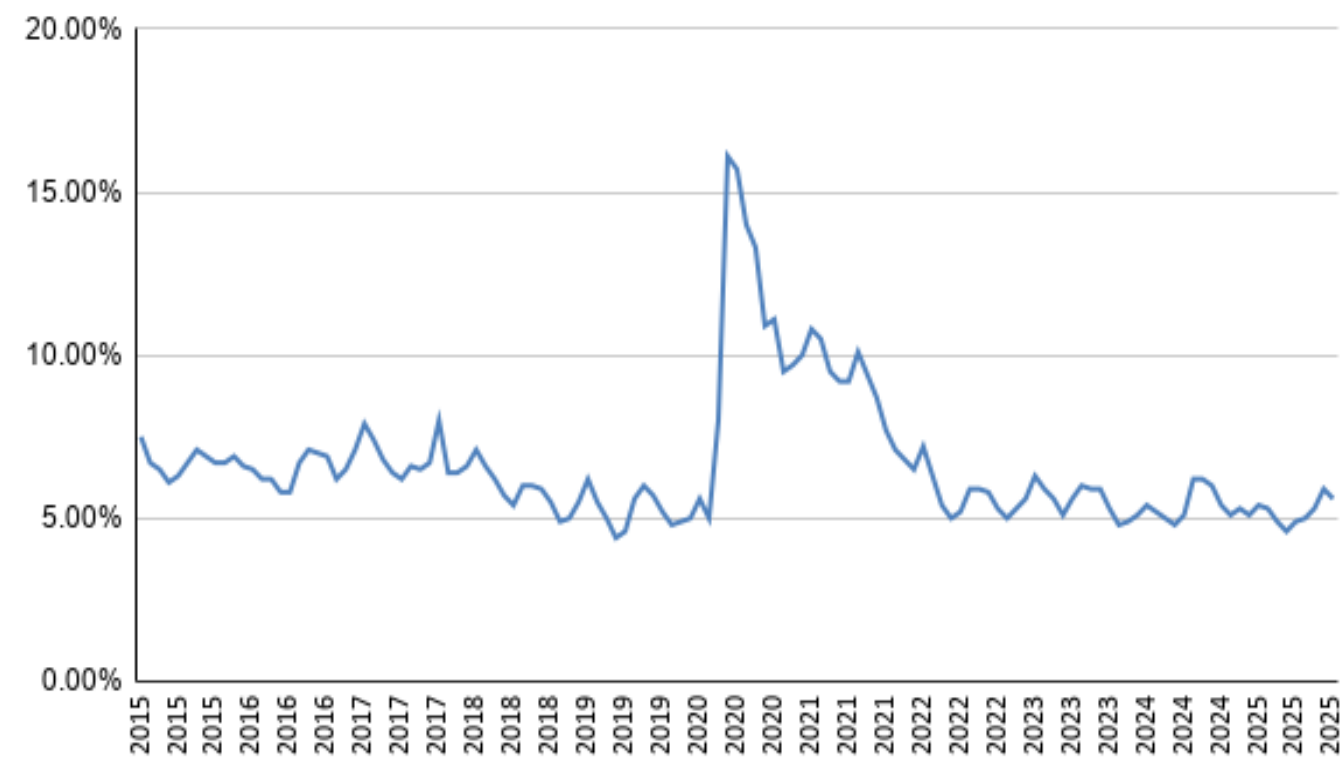


Figure 3.4: Unemployment Rate 2015-2025 (Sep)

Figure 3.5 Total Labor Force and Employment 2015 - 2025 (Sep)

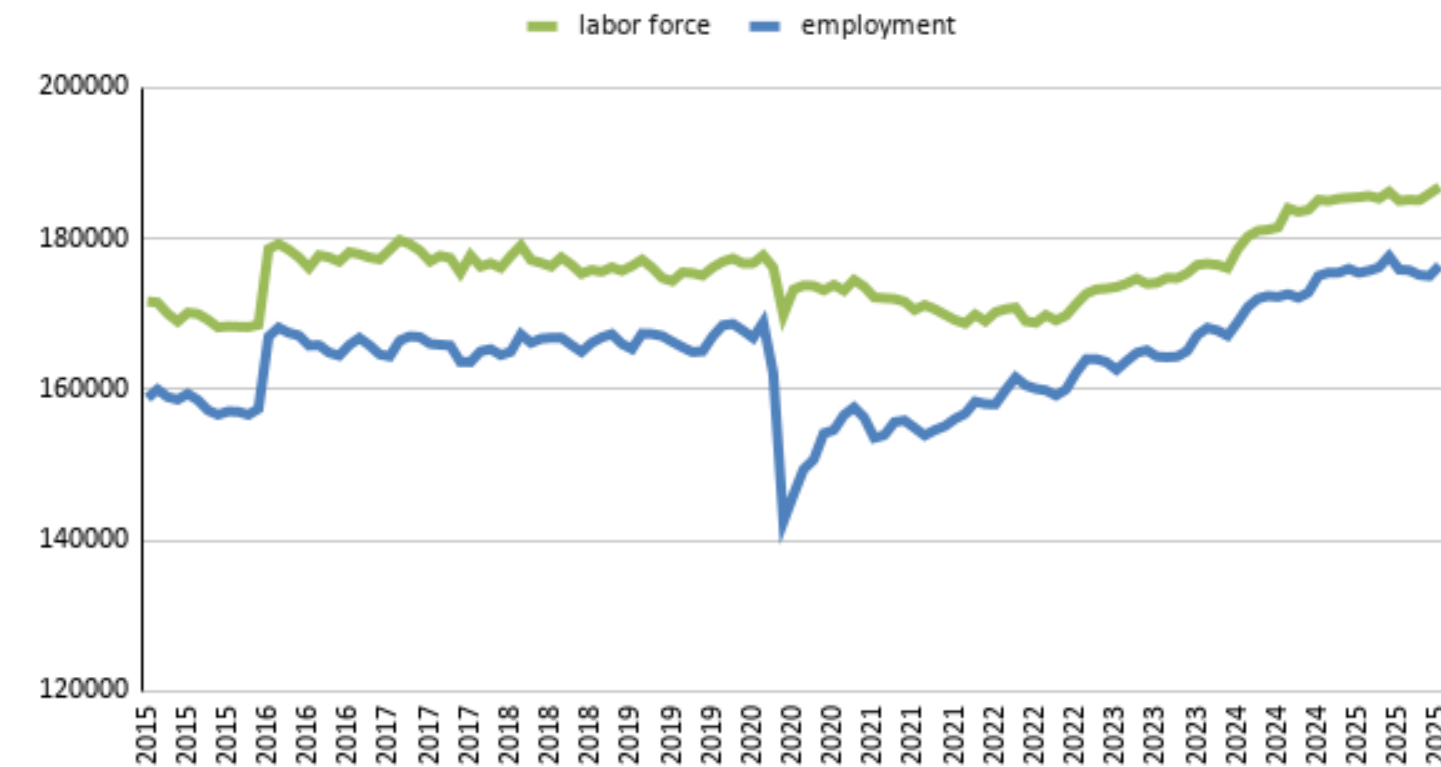


Figure 3.5: total Labor Force and Employment 2015-2025 (Sep)

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At the same time, overall labor costs remain below national levels, providing a competitive advantage for industrial employers. Despite these strengths, the labor market demonstrates signs of volatility, with job gains and losses occurring at nearly equal rates, indicating ongoing workforce churn. Recent employment trends further reflect mixed performance across sectors, with growth in leisure and hospitality and trade-related industries, contrasted by declines in mining, construction, and professional services. These patterns suggest a regional economy that remains anchored by its industrial base but is subject to cyclical fluctuations and uneven growth across sectors.

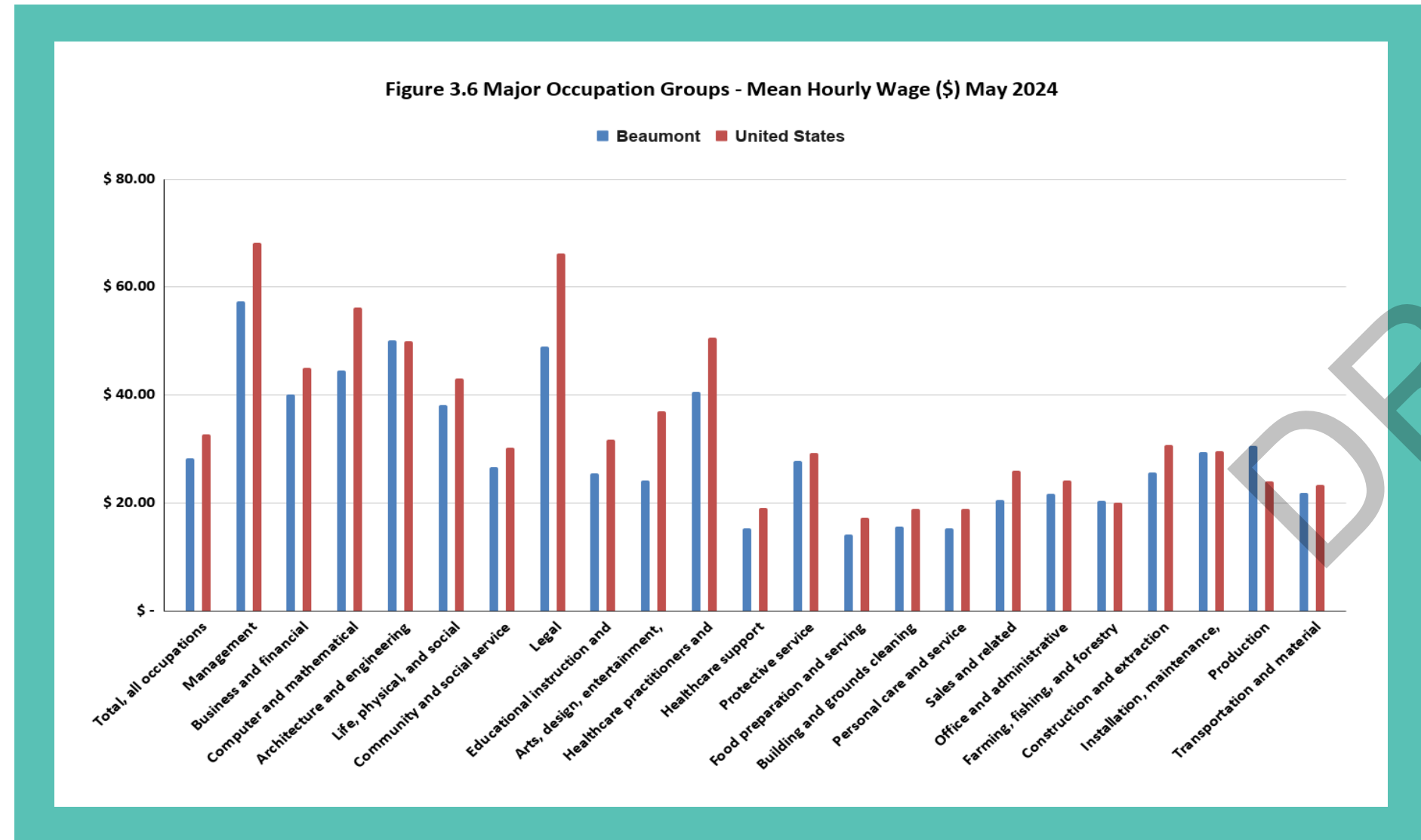


Figure 3.6: Major occupation Groups - Mean Hourly Wages May 2024

Industry Clusters

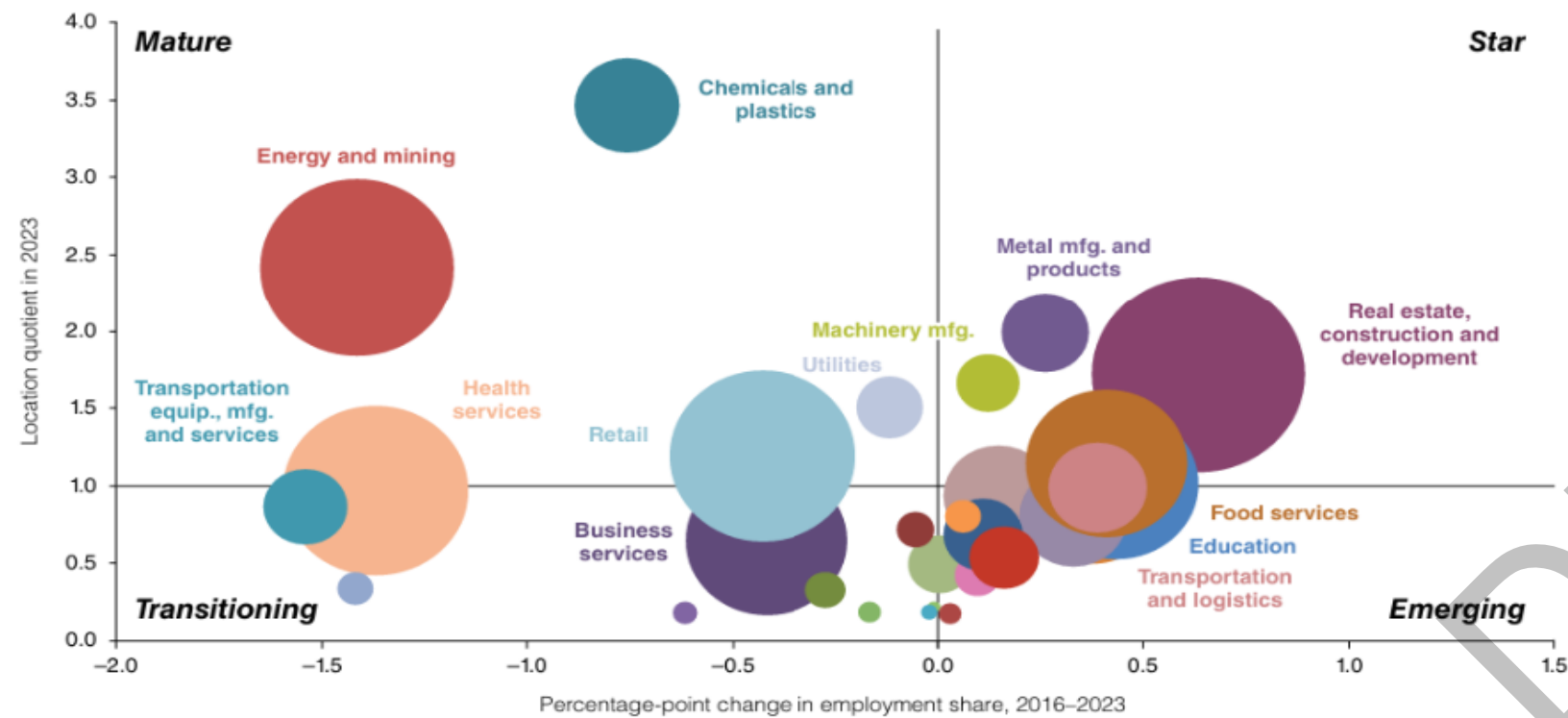
Understanding the distinction between occupation groups and industry clusters is essential for aligning workforce development with economic growth. Occupation groups classify the types of work performed by individuals (such as healthcare practitioners, construction trades, or business professionals) based on shared skills, education, and job functions, regardless of the industry in which they are employed. In contrast, industry clusters represent groupings of related businesses and economic activities, such as tourism, advanced manufacturing, or life sciences, that are connected through supply chains, markets, or technologies. While occupation groups describe the composition of the labor force, industry clusters reflect the structure of the local economy. Together, they provide a comprehensive understanding of how people and businesses interact, enabling more strategic decisions related to land use, economic development, and workforce training.

Figure 3.7 shows analysis done by the Federal Reserve Bank of Dallas regarding industry cluster growth in the Beaumont-Port Arthur MSA. This analysis is measured by the percentage-point change in its share of local employment between 2016 and 2023. Clusters falling higher in the graph have a larger share of employment relative to the nation with Location Quotients (LQ) greater than 1. Clusters are organized left to right based on growing or losing share of local employment.

In Figure 3.7, these industry clusters are grouped into four quadrants.

- Mature - Cluster that are vital to the area's economy and showing slow growth
- Star - Clusters that are vital to the area's economy and expanding relatively rapidly
- Transitioning - Clusters that are those growing slowly or declining
- Emerging - Clusters that are fast growing and not having a traditionally large share of employment

Figure 3.7 Industry Clusters by the percentage-point change in its share of local employment between 2016 and 2023



NOTES: Bubble size represents the cluster share of metropolitan statistical area employment.

Figure 3.7 Industry Clusters by percentage - point change in its share of local employment between 2016 and 2023

Source: Federal Reserve Bank of Dallas; Texas Workforce Commission; Bureau of Labor Statistics.

Energy and mining, including both upstream and downstream activities, represent the second-largest industry cluster in the Beaumont–Port Arthur region, accounting for 11.2 percent of employment and exhibiting a concentration more than twice the national average. The chemical and plastics manufacturing cluster is similarly prominent, with a location quotient 3.5 times that of the U.S., driven in part by access to low-cost natural

gas and related byproducts that have supported petrochemical production and industrial expansion along the Gulf Coast. Despite these strengths, the regional economy has experienced volatility tied to fluctuations in global energy markets, including downturns in 2014–15, 2018, and 2020. Employment recovery in key industrial clusters has been slow, reflecting both automation / efficiency improvements and the compounded impacts of economic shocks

While smaller clusters such as food processing, insurance, and transportation and logistics have seen relative growth, overall employment has declined, and sectors like retail and business services have yet to fully rebound. The region’s economy remains anchored by its port system, with the Ports of Beaumont and Port Arthur ranking among the nation’s top 25 by tonnage, largely driven by petroleum and refined products. Wages in highly concentrated clusters continue to outpace the regional average, though overall earnings growth has remained relatively flat in recent years.

Major Employers

Key industrial players include ExxonMobil, Linde, as well as GoodYear Tire & Rubber, and major refining operations in nearby Port Arthur like Motiva Enterprises (owned by Aramco) and Valero. The Motiva refinery is the largest in North America, processing over 720,000 barrels of oil per day. The presence of the world’s largest steam cracker, operated by BASF Corp and Total Petrochemicals and Refining USA, highlights the region’s dominance in transforming crude oil and natural gas into basic chemicals for consumer goods.

Complementing this industrial and logistics base are large institutional employers such as Lamar University, Beaumont Independent School District, and major healthcare providers including CHRISTUS St. Elizabeth Hospital. These major employers provide employment stability and support workforce development. While the economy benefits from strong industrial anchors, this concentration also underscores the importance of continued diversification to enhance long-term economic resilience.

However, traditional industries such as energy, petrochemical manufacturing, and refining are currently undergoing a structural transformation toward more efficient and environmentally conscious production methods, driven by both market demand and regulatory pressures.¹ This shift coincides with the emergence of a “new energy” sector focused on blue hydrogen and carbon capture and sequestration (CCS)². Leveraging existing pipeline infrastructure and favorable geology along the Gulf Coast, the region is becoming a hub for these technologies. These investments position Beaumont to remain competitive in a transitioning energy economy.

¹ <https://ghanaupstream.com/exxonmobil-halts-us-blue-hydrogen-project-on-weak-demand/#~:text=The%20company's%20plans%20include%20%20Producing%2028.3,the%20project%20once%20market%20demand%20picks%20up.>
² <https://decarbonfuse.com/posts/blue-hydrogen-just-won-2025-10x-more-than-green>

Major New Energy and Carbon Capture Projects (2025-2030) Outside of Beaumont			
Project Name	Technology	Investment	Est. Delivery
Woodside Beaumont ¹	Ammonia / CCS	\$2.35 Billion	Late 2025
Linde	Blue Hydrogen	\$1.8 Billion	2025
Rose Carbon Hub	Carbon Storage	~\$3 Billion	2026
ExxonMobil Baytown	Blue Hydrogen	\$7-\$10 Billion	Paused
Lake Charles Methanol II	Blue Hydrogen	\$5 Billion	2027

¹ <https://www.morningstar.com/news/dow-jones/202603259477/woodside-takes-control-of-beaumont-plant-signals-delay-to-lower-carbon-ammonia-output>

Table 3.7: Major New Energy and Carbon Capture Projects (2025-2030)

EDUCATION AND WORKFORCE TRAINING ALIGNMENT

To bridge the gap between its declining population and its booming industrial sector, Beaumont relies heavily on its higher education institutions: Lamar University and Lamar Institute of Technology (LIT). These institutions have tailored their programs to align with the needs of the petrochemical, maritime, and emerging blue hydrogen sectors. LIT's Strategic Workforce Advancement Pathways (SWAP) program is specifically designed to recognize the training and work experience of adult learners, allowing them to earn associate degrees in as little as one year.

Figure 3.8 Technology Degrees Awarded by Semester (LIT)

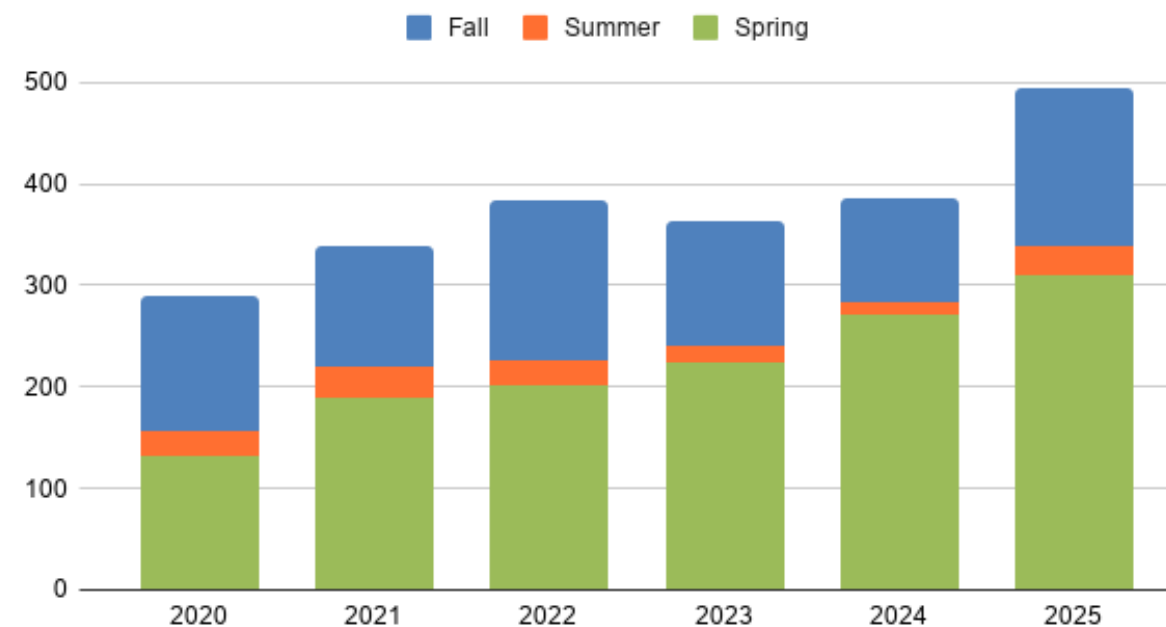
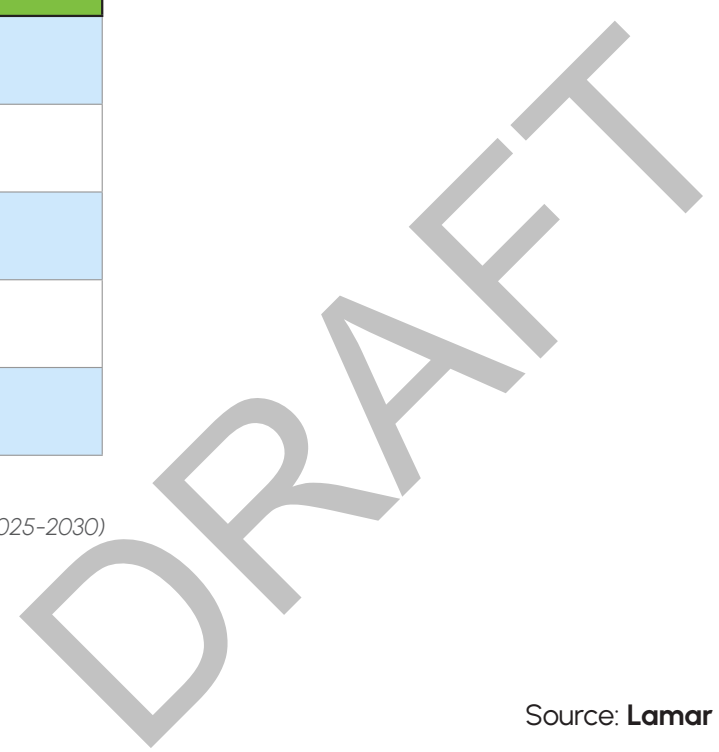


Figure 3.8: Technology Degrees Awarded by Semester (LIT)

Source: Lamar Institute of Technology

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The alignment between education and industry is one of Beaumont's primary strengths and opportunities. If the city can successfully increase its percentage of bachelor's degree holders (currently at 24.9 percent) and align its associate-level training with the high-wage requirements of future industries, it can mitigate the constraints of its aging and declining population.

Workforce Alignment Programs		
Institution	Program / Initiative	Target Industry
LIT	SWAP Program	General Industrial / Leadership
LIT	TMAC	Advanced Manufacturing
LIT	Process Technology	Chemical / Refining
LIT	Driving Academy	Transportation / Logistics
Lamar University	College of Engineering	Petrochemical / Technical

Table 3.8: Workforce Alignment Programs

Comprehensive Economic Development Strategy (CEDS)

In March 2024, the City of Beaumont and the Greater Beaumont Chamber of Commerce completed a Comprehensive Economic Development Strategy (CEDS) to coordinate and prioritize economic development tools and projects. The strategy was developed through a four-phase process involving extensive stakeholder engagement, a market assessment of the region's youthfully dynamic and diverse population, and a rigorous analysis of the local business climate. The CEDS established a vision to ensure future prosperity through economic diversification while building upon Beaumont's existing high quality of life.

The market assessment identified Beaumont as a resilient industrial powerhouse with unique competitive advantages (as identified in this report). However, the analysis also highlighted critical challenges, such as a lack of niche skilled workers, negative public perceptions regarding crime and schools, and a need for downtown revitalization. To address these, the CEDS pinpointed four specific target industries for recruitment and expansion:

- Advanced Manufacturing
- Knowledge Intensive Business Services (KIBS)
- Logistics & Warehousing
- Entrepreneurship



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- Advanced Manufacturing
- Knowledge Intensive Business Services (KIBS)
- Logistics & Warehousing
- Entrepreneurship

The strategy concludes with four overarching goals that serve as the foundation for the city's future policy work:

- **Marketing job and investment attraction**
- **Strengthening business retention and entrepreneurship**
- **Becoming a premier destination for skilled talent**
- **Creating a more vibrant local culture**

By building upon these industrial targets and strategic milestones, this Comprehensive Plan seeks to align and build upon land use, infrastructure, and community services to foster a more inclusive and sustainable economic ecosystem.

CURRENT ECONOMIC DEVELOPMENT INCENTIVES

The City of Beaumont utilizes a sophisticated array of incentives to mitigate the high costs of industrial development and stimulate urban renewal. These incentives are governed by the City of Beaumont's Economic Development Division and structured to attract both multi-billion-dollar industrial projects and local small businesses.

Chapter 312 Property Tax Abatements

The primary tool for industrial expansion is the Chapter 312 abatement program, which offers property tax relief for up to 10 years in designated "Reinvestment Zones." The City uses a tiered eligibility system based on the capital cost of the project and job creation:

\$0 – \$500,000 Investment: 100% abatement for 2 years after project completion.

\$500,001 – \$2,000,000: 100% abatement for 3 years (requires 20–30

new jobs).

\$2,000,001 – \$3,500,000: 100% abatement for 4 years (requires 31–40 new jobs).

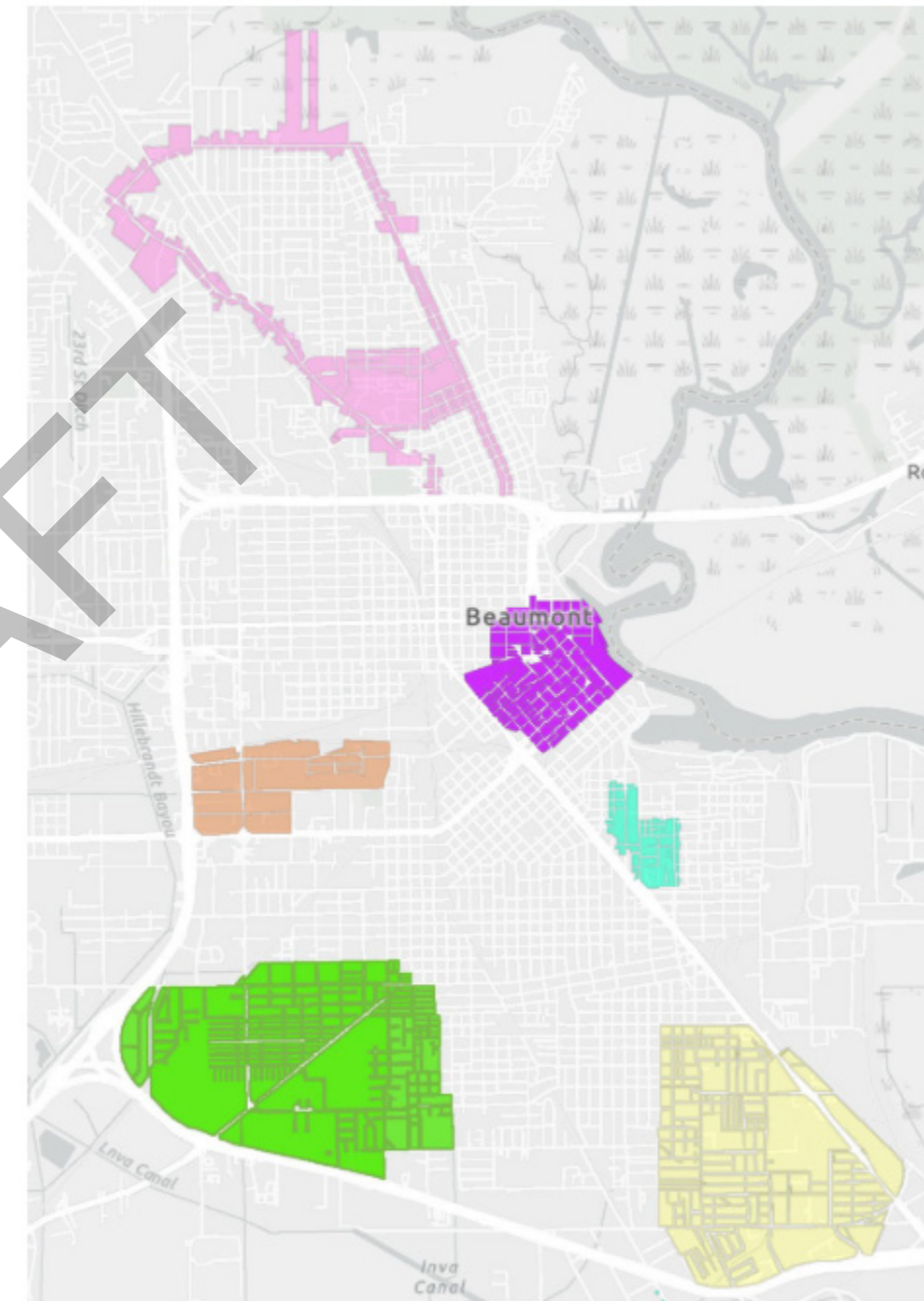
\$3,500,001 – \$5,000,000: Individual case basis (requires 41–50 new jobs).

\$5,000,001 or more: Reviewed on merit; typically 100% abatement during construction and individual negotiation for the following 5 years.

Neighborhood Empowerment Zones (NEZ)

A Neighborhood Empowerment Zone (NEZ) is a locally designated area to encourage investment, redevelopment, and revitalization in targeted neighborhoods through regulatory flexibility and financial incentives. An NEZ is a policy tool for place-based economic development. It gives Beaumont the ability to reduce barriers and offer incentives in areas that need reinvestment. To promote revitalization in distressed areas, the city has approved six Neighborhood Empowerment Zones. Projects within these zones are eligible for:

- *Fee Waivers:* Exemption from planning and building fees for new construction or renovation.
- *Expedited Permitting:* Assistance to move through the plan review process as quickly as possible.
- *Lien Waivers:* Release of city-attached liens related to previous demolitions or grass-cutting if coupled with new development.
- *Construction Tax Abatements:* Municipal tax abatements on increased value for up to 7 years (standard is 3 years unless "Substantial Investment" of \$5M+ is met).



City of Beaumont Neighborhood Empowerment Zones (NEZ)	
	Program / Initiative
	Neighborhood Empowerment Zone #1
	Neighborhood Empowerment Zone #2
	Neighborhood Empowerment Zone #3
	Neighborhood Empowerment Zone #4
	Neighborhood Empowerment Zone #5
	Neighborhood Empowerment Zone #6

Table 3.9: Occupation Groups and Location Quotients

CHAPTER 380 AGREEMENTS AND SMALL BUSINESS SUPPORT

Under Chapter 380 of the Texas Local Government Code, Beaumont can provide grants, loans, and sales tax rebates. For small businesses, the program offers forgivable loans of \$20,000 per full-time job created. These interest-free loans are 100% forgiven if the position remains in effect for at least one year.

BIG IDEAS

The following five Big Ideas represent the core community values distilled from the extensive community engagement conducted during the comprehensive planning process for Beaumont. These ideas serve as the guiding strategic pillars for promoting community well-being in the city.

- Protect and restore the Downtown.
- Create mobility options that are safe, connected, and beautiful.
- Increase access to parks and nature.
- Plan a prosperous city for everyone.
- Leverage Heritage and Institutions as an Engine for Innovation



Restuarant in Downtown Beaumont on Bowie Street

KEY FINDINGS

The following section is the Key Findings from the comprehensive planning process. These findings are distilled from research, past planning efforts, and the extensive community engagement conducted throughout this process. These findings are not intended to capture all of the issues and/or needs of the community, but some of the most impactful and overarching issues that the policy vision and goals of this plan can help address.

KEY FINDING #1 BEAUMONT'S ECONOMY IS A PARDOX

PLAN A PROSPEROUS CITY FOR EVERYONE.

Beaumont's economy has long been anchored by the petrochemical and refining sectors, which have provided stable employment and regional significance. Additionally, the recent push towards new technologies has seen over \$5 billion in commitments to blue hydrogen, carbon capture (CCS), and maritime infrastructure. However, stakeholders note a disconnect between investment and employment; highly automated modern refineries can cost billions yet generate relatively few permanent jobs. This creates a paradox where industrial output is at record highs, while the local population continues to decline.

Q8: What are the biggest challenges to Beaumont's future? (Select three)

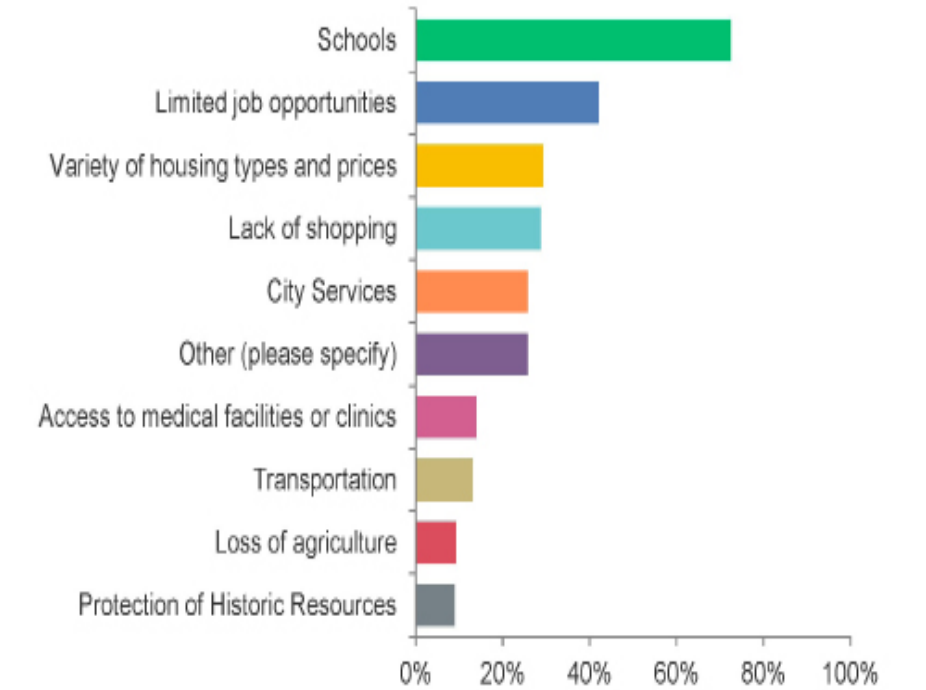


Figure 3.9: Question No.8 of the Community Survey

Excerpts from: Other (please specify)

- **Crime & education related comments are mentioned the most.**
- **“Limited growth of city. People love the small town feel, but it seems citizens are unwilling to grow the city while other surrounding cities are getting attractions that Beaumont should have.”**
- **“abandonment, I feel like businesses moved to the west end and left downtown vacant, now those west end businesses are either thriving or vacant and there just seems to be alot of “lets go to Houston” instead of “whats there to do in Beaumont”**
- **“The reason to stay, what’s the culture and life like outside of work”**

Excerpts from “other” option within Question No. 8 of the Community Survey

KEY FINDING #2**QUALITY OF LIFE IS THE PRIMARY CONSTRAINT**

- **Protect and restore the Downtown.**
- **Create mobility options that are safe, connected, and beautiful.**
- **Increase access to parks and nature.**
- **Plan a prosperous city for everyone.**
- **Leverage Heritage and Institutions as an Engine for Innovation**

Economic growth is currently constrained by social and infrastructure deficiencies that act as a deterrent to talent retention. Residents identify schools, lack of amenities, and lack of job offerings as the biggest challenges. Furthermore, the crime rate is a concern and the city's infrastructure (such as sidewalks) is perceived poorly. These factors risk stranding high-value industrial assets in a community where the high-wage workforce chooses not to live.

Economic growth is currently constrained by social and infrastructure deficiencies that act as a deterrent to talent retention. Residents identify schools, lack of amenities, and lack of job offerings as the biggest challenges. Furthermore, the crime rate is a concern and the city's infrastructure (such as sidewalks) is perceived poorly. These factors risk stranding high-value industrial assets in a community where the high-wage workforce chooses not to live.

“Quality of life is what determines whether students graduate and leave or stay and contribute to the city’s future.” -Charrette Participant

Excerpts from “other” option within Question No. 8 of the Community Survey

KEY FINDING #3

ECONOMIC DIVERSIFICATION WITH A SMALL-BUSINESS-FIRST MODEL

- Protect and restore the Downtown.
- Create mobility options that are safe, connected, and beautiful.
- Increase access to parks and nature.
- Plan a prosperous city for everyone.
- Leverage Heritage and Institutions as an Engine for Innovation

Residents and focus group participants expressed a clear desire to shift from a reliance on “*industrial wins*” to a sustainable, small-business-led model. 50.14% of community survey respondents believe future growth should be driven by local business development, compared to only 20.58% who prioritize leveraging existing heavy industry. Stakeholders view “a whole lot of little” businesses as a more effective engine for generating both diverse jobs and a stable, non-incentivized tax base.

To remain competitive and resilient, Beaumont must broaden its economic base by cultivating a more diverse mix of industries that can complement its existing strengths while reducing dependence on a single sector. Strategic diversification will help stabilize local revenues, expand job opportunities across skill levels, and position the city to adapt to changing economic conditions.

Beaumont Comprehensive Plan Survey 2025-2026

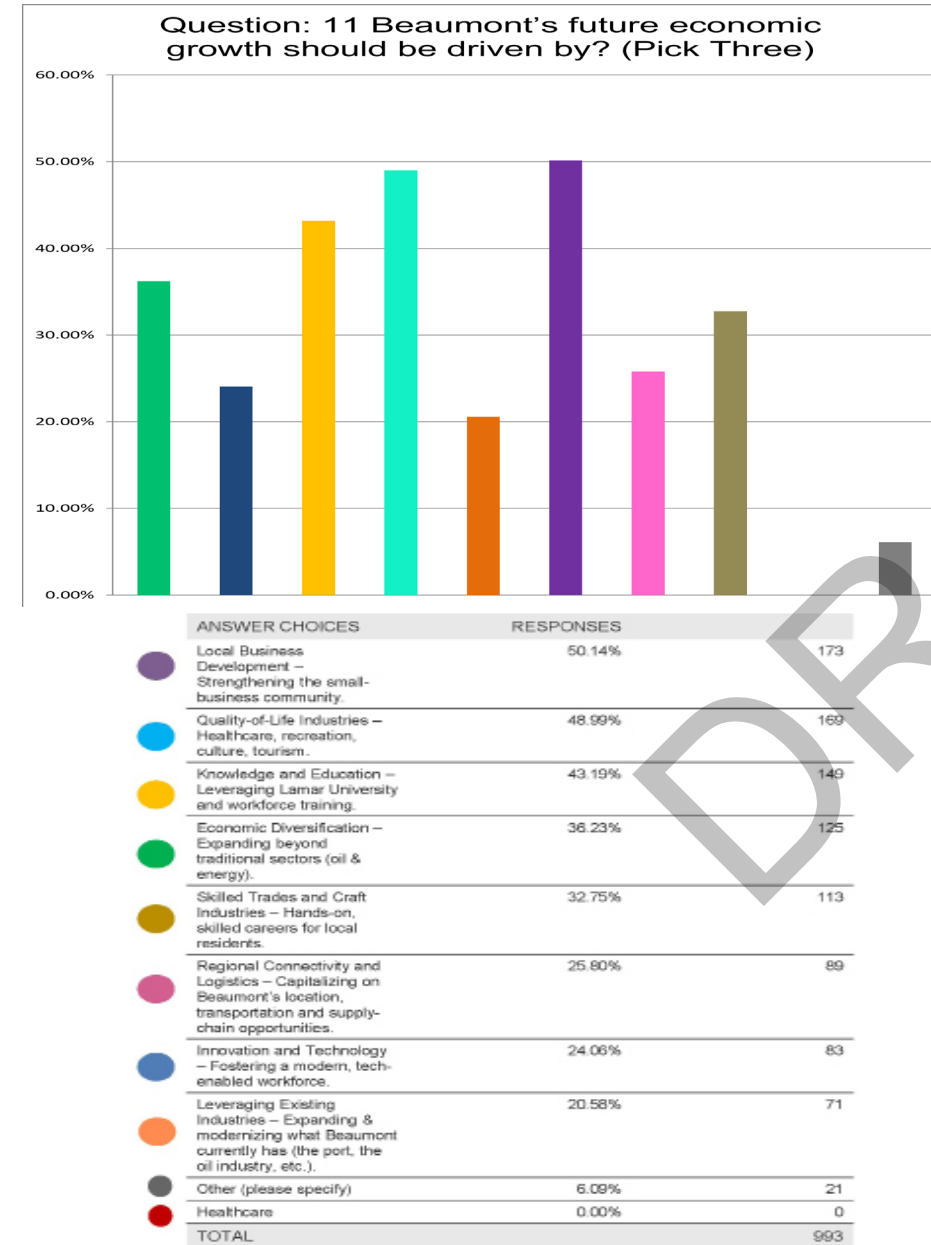


Figure 3.10: Question No.11 of the Community Survey

Excerpts from: Other (please specify)

- “Feeling safe/decrease in violence/violent crime”
- “Improving the BISD Schools, this is HUGE.”
- “We should focus on enhancing the overall experience of living in Beaumont by expanding recreational offerings, investing in sports tourism and birding tourism, and creating new meeting spaces for our oil and business travelers. Updating or renovating our hotels and business districts, improving the amenities we currently have, beautifying key areas of the city, and elevating overall quality will benefit residents while also making Beaumont more appealing to visitors.”
- “In an era where more people work from home, creating high-density housing is the one of the best ways to achieve growth inside the city.”

Excerpts from “other” option within Question No. 11 of the Community Survey

KEY FINDING #4

DEMAND FOR DOWNTOWN REVITALIZATION IS HIGH

- Protect and restore the Downtown.
- Create mobility options that are safe, connected, and beautiful.
- Leverage Heritage and Institutions as an Engine for Innovation

Downtown revitalization has moved from a strategic goal to a public mandate. Over 51% of residents want future development efforts focused on the downtown core. Stakeholders suggest tactical shifts to accelerate this, including creating “rehab-ready” drawing sets for historic buildings to lower developer entry costs and implementing event zoning to support a vibrant nighttime economy.

“We’ve got to have a downtown character.”
-Charrette Participant

“The Downtown needs interesting shopping streets which blend the indoors and outdoors with a variety of spaces for a variety of tenants.” -Charrette Participant

Beaumont Comprehensive Plan Survey 2025-2026

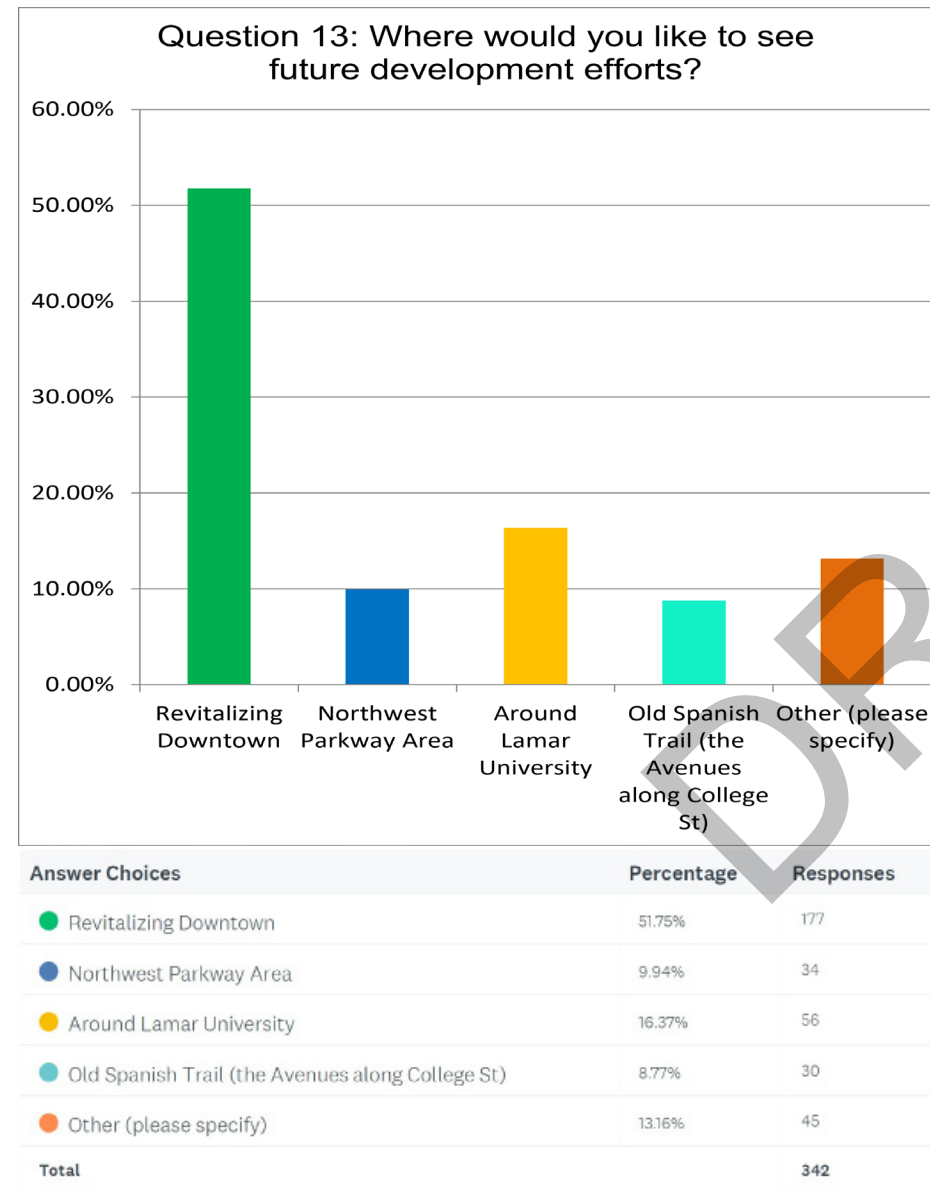


Figure 3.11: Question No.13 of the Community Survey

Excerpts from: Other (please specify)

- “The square area between I-10, Washington, Major and Walden. There too much already in the Parkdale area.”
- “Not sure what kind of development y’all have in mind. Would love to see buildings downtown repaired. It would be nice to make the areas around Lamar and the Avenues prettier, but I wouldn’t want to see the character of those neighborhoods changed.”
- “Pick one and only one.”
- “I think we have a natural main artery which is Calder, a bike and walk in that direction would connect to a of schools, cafes, kid activities, and it would be great to have Lamar tied in as well. Tram?”

Excerpts from “other” option within Question No. 13 of the Community Survey

KEY FINDING #5

EXISTING INSTITUTIONS ARE ASSETS TO THE COMMUNITY

- **Plan a prosperous city for everyone.**
- **Leverage Heritage and Institutions as an Engine for Innovation**

Beaumont's existing institutions are vital assets that contribute significantly to the community's economic stability and quality of life. These institutions provide reliable employment, deliver essential services, and attract people and investment from across the region. Their continued presence reinforces Beaumont's role as a regional hub and provides a strong foundation for sustained economic activity.

By more intentionally leveraging these assets, Beaumont can expand their impact beyond their core functions. Strengthening partnerships between institutions, local businesses, and workforce providers can improve talent pipelines, support small business growth, and foster innovation. Aligning institutional investment with broader community goals (such as downtown revitalization, neighborhood stability, and economic diversification) will help ensure that these assets continue to drive inclusive and long-term prosperity.



Image of Lamar University Campus from Lamar University's website lamar.edu

"I would love to see a Lamar satellite campus downtown."

-Charrette Participant

GOALS

The following overarching goals serve as the strategic foundation for the City of Beaumont's economic future. To ensure that record industrial output translates into broad, inclusive prosperity, this plan shifts the focus from securing isolated industrial wins to building a resilient, diversified economy geared towards quality of life improvements. The four comprehensive goals outlined below establish a coordinated framework to align human capital development, physical revitalization, and entrepreneurial growth, thereby transforming Beaumont into a premier destination for high-skill talent and a stable economic hub.

- **Goal #1** Forge a Cohesive Talent Ecosystem to Sustain the Workforce
- **Goal #2** Activate Downtown by Leveraging Assets and Historic Character for Community-Driven Renewal
- **Goal #3** Establish a Premier Place to Retain and Attract Talent
- **Goal #4** Cultivate a Resilient Entrepreneurial Economy in Tandem with Industrial Growth



GOAL #1 FORGE A COHESIVE TALENT ECOSYSTEM TO SUSTAIN THE WORKFORCE

Beaumont's existing institutions are vital assets that must be leveraged more intentionally to close the critical educational attainment gap. This goal is focused on building a comprehensive human capital strategy that aligns K-12, associate, and university programs with the high-wage, specialized demands of future industries, ensuring a continuous, credentialed talent pipeline while also strategically collaborating with anchor institutions to align their capital projects with broader community prosperity goals.

RECOMMENDED POLICIES



Image from the Industrial and Engineering Technology program at Lamar Institute of Technology (LIT), courtesy from Lit.edu

Policy 1.1: Implement an initiative with Lamar University to increase the percentage of residents attaining a bachelor's degree or higher.

Action Items:

- 1.1.1 Design and launch a last-dollar scholarship targeting residents with financial gaps after aid.
- 1.1.2 Provide wraparound services for adult learners (childcare stipends, transportation, academic coaching).
- 1.1.3 Create seamless transfer pathways from LIT to Lamar University
- 1.1.4 Incentivize or structure a local residency or post-graduation work commitment to retain talent.
- 1.1.5 Prioritize high-demand degree fields and establish an employer-sponsored tuition reimbursement.

Policy 1.2: Fully integrate LIT's SWAP and TMAC partnership into workforce services to rapidly credential adult learners for specialized industrial careers.

Action Items:

- 1.2.1 Offer stipends, tuition assistance, and supportive services (transportation, childcare) for learners.
- 1.2.2 Embed SWAP/TMAC staff within workforce centers and community hubs

- 1.2.3 Coordinate with major employers to identify upcoming hiring waves or shutdown cycles and Schedule training programs to feed directly into job openings.
- 1.2.4 Share data across LIT, workforce boards, and employers
- 1.2.5 Develop a single, standardized digital entry point for all workforce programs

Policy 1.3: Establish a partnership with anchor institutions to align investments and capital projects with local community revitalization goals.

Action Items:

- 1.3.1 Form a formal "Council" of hospitals, Lamar University, LIT, BISD, major nonprofits, and public agencies led by City Staff to meet regularly and coordinate efforts.
- 1.3.2 Map and align planned expansions, land holdings, facility upgrades and other institutional capital investments.
- 1.3.3 Adopt a standardized Community Benefit Agreement (CBA) framework (local hiring, small business contracting, or housing contributions).
- 1.3.4 Launch a local procurement and vendor development initiative.

Policy 1.4: Partner with major employers to create formal apprenticeship programs for highly specialized occupations.

Action Items:

- 1.4.1 Work with employers and use labor market data to identify priority occupations and define apprenticeship standards
- 1.4.1.a Register programs with the U.S. Department of Labor to

access funding, ensure standardized high-quality training, and results in a nationally recognized credential that strengthens workforce alignment and employer participation.

- 1.4.2 Use workforce grants, EDC funds, or tax incentives to secure & bundle funding for program launch.
- 1.4.3 Establish a city or regional office to manage recruitment, marketing, program oversight, and track outcomes

Policy 1.5: Collaborate with the Beaumont Independent School District (BISD) to introduce K-12 career and technical pathways aligned with high-demand local sectors.

Action Items:

- 1.5.1 Conduct a comprehensive CTE alignment study
- 1.5.2 Establish industry-led advisory boards for each pathway
- 1.5.3 Provide career counseling and job placement support
- 1.5.4 Develop structured career academies and pathway models (Energy Academy, Logistics Academy) and integrate work-based learning opportunities such as internships and job shadowing.
- 1.5.5 Expand dual credit and credentialing opportunities to give students the opportunity for a diploma and a credential.

GOAL #2 ACTIVATE DOWNTOWN BY LEVERAGING ASSETS AND HISTORIC CHARACTER FOR COMMUNITY-DRIVEN RENEWAL.

Downtown revitalization has moved from a strategic goal to a public mandate. This goal leverages place-based strategies to accelerate redevelopment, attract consumer spending, and create vibrant, walkable centers of commerce and community activity. Success depends on reducing developer barriers without compromising the general public safety, leveraging historic assets through incentives, and aligning public infrastructure investment with designated revitalization areas.

RECOMMENDED POLICIES



Image of a downtown render with complete streets and revitalization of existing historic buildings

Policy 2.1: Partner with property owners to create rehab-ready drawing sets for key downtown historic buildings.

Action Items:

- 2.1.1 Conduct a targeted building inventory and prioritization process.
- 2.1.2 Secure participation agreements with property owners
- 2.1.3 Issue RFP/RFQs to procure architectural and engineering teams to produce drawings.
- 2.1.4 Identify code issues early to reduce developer uncertainty
- 2.1.5 Package and market "developer-ready" building profiles

Policy 2.2: Implement flexible regulations and streamlined permits in the Downtown core to encourage a vibrant economy and varied events.

Action Items:

- 2.2.1 Conduct a regulatory audit focused on Downtown (review zoning, parking requirements, use restrictions, and event permitting processes).
- 2.2.2 Simplify and standardize event permitting by pre-approving certain locations and event types, and publishing clear guidelines and timelines to encourage regular programming.
- 2.2.3 Adopt a Downtown overlay district or form based code.

- 2.2.4 Reduce or eliminate minimum parking requirements.
- 2.2.5 Create a dedicated review team for downtown development.

Policy 2.3: Guide and assist developers to fully leverage and stack available programs, incentives, and benefits related to historic preservation.

Action Items:

- 2.3.1 Create a comprehensive incentives guide specific to Downtown projects.
- 2.3.2 Offer pre-development assistance for complex projects.
- 2.3.3 Facilitate coordination with state and federal agencies.

Policy 2.4: Partner with Lamar University to catalyze Downtown.

Action Items:

- 2.4.1 Establish a formal partnership agreement between the City and Lamar University.
- 2.4.2 Conduct a joint feasibility study for a Downtown presence.
- 2.4.3 Define a strategic program focus for Downtown activities to ensure programs complement / supplement the main campus instead of duplicate it.
- 2.4.4 Encourage faculty offices or research centers in the area.
- 2.4.5 Incentivize student presence Downtown, by supporting development of student housing.

- 2.4.6 Improve connectivity between the main campus and downtown.
- 2.4.7 Develop an innovation and entrepreneurship hub tied to the university.

Policy 2.5: Prioritize public realm capital improvements in downtown streetscapes to enhance the pedestrian experience and create appealing environments.

Action Items:

- 2.5.1 Establish design standards for sidewalks, lighting, landscaping, street furniture, and signage.
- 2.5.2 Enhance wayfinding, placemaking, and district identity.
- 2.5.3 Implement complete streets improvements on priority corridors.
- 2.5.4 Create flexible and programmable public spaces.



Figure 3.12: Conceptual example of flexible and programmable public spaces adapted into existing downtown urban environment.



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GOAL #3 ESTABLISH A PREMIER PLACE TO RETAIN AND ATTRACT TALENT

Economic growth is fundamentally constrained by social and physical geography. These realities can not only stifle economic diversification, but also put high-value industrial assets at risk by being in a community where the high-wage workforce chooses not to live. This goal fosters a sustained, strategic municipal investment in public safety, core utility systems, amenity creation, and housing stability to improve the city's overall competitiveness and counteract persistent demographic headwinds..

RECOMMENDED POLICIES



Policy 3.1: Integrate public safety and crime reduction strategies directly into economic development planning to mitigate negative factors

Action Items:

- 3.1.1 Identify “high-impact zones” where safety improvements would unlock private investment
- 3.1.2 Embed Crime Prevention Through Environmental Design (CPTED) into development standards
- 3.1.3 Coordinate targeted safety interventions, and supportive services in priority redevelopment areas

Policy 3.2: Establish a Type B Economic Development Corporation to invest in local projects.

Action Items:

- 3.2.1 Develop governance structure and operating framework.
- 3.2.2 Prepare and execute a voter approval strategy.
- 3.2.3 Create a prioritized project pipeline for initial funding.
- 3.2.4 Establish transparent performance tracking and reporting systems.

Policy 3.3: Incentivize Quality of Life projects such as walkable mixed-use, entertainment, and green space amenities.

Action Items:

- 3.3.1 Offer tools such as grants, tax abatements, fee waivers, or gap financing.
- 3.3.2 Create a streamlined approval pathway for qualifying projects.
- 3.3.3 Leverage public-private partnerships to deliver amenities.
 - 3.3.3.a Use city-owned land strategically to catalyze development.
- 3.3.4 Coordinate events, markets, and cultural programming to ensure sustained use and activate completed spaces.

Policy 3.4: Establish additional Tax Increment Reinvestment Zones around Beaumont.

Action Items:

- 3.4.1 Identify and evaluate candidate areas for TIRZ designation and develop project and reinvestment plans for each selected area.
- 3.4.2 Conduct financial feasibility and infrastructure needs analysis.
- 3.4.3 Establish governance and administrative structure.
- 3.4.4 Promote opportunities to developers and investors.

Policy 3.5: Establish a General Bond Cycle that will dedicate a multi-year capital program to overhaul aging core infrastructure and expand capacity to support and enable future development opportunities.

Action Items:

- 3.5.1 Develop a multi-year Capital Improvement Plan (CIP).
- 3.5.2 Structure bond program and funding strategy
- 3.5.3 Engage the public and stakeholders in project prioritization
- 3.5.4 Establish project delivery and performance management systems

Policy 3.6: Create a municipal marketing campaign that promotes Beaumont's affordability, improving quality-of-life, high-wage job opportunities, and natural beauty.

Action Items:

- 3.6.1 Develop a unified brand identity and messaging platform.
- 3.6.2 Segment target audiences and tailor outreach strategies.
- 3.6.3 Partner with employers and institutions for talent attraction and launch a coordinated digital and media campaign.
- 3.6.4 Track performance and continuously refine the campaign.

GOAL #4 CULTIVATE A RESILIENT ENTREPRENEURIAL ECONOMY IN TANDEM WITH INDUSTRIAL GROWTH

Beaumont's economy is defined by capital investment generating record industrial output but failing to translate into broad-based community benefit, resulting in low permanent job creation and persistent population decline. A more balanced approach can be achieved by ensuring that high-value economic activity generates durable wealth, stabilizes local revenues, and leverages the region's intense specialization.

To achieve long-term economic resilience, the city must also dedicate focus to fostering a sustainable, small-business-led ecosystem. This goal is focused on aggressively cultivating the "whole lot of little" businesses in the CEDS-identified clusters of Knowledge Intensive Business Services (KIBS) and Entrepreneurship. By reducing regulatory barriers, providing integrated support, and steering city spending locally, Beaumont can drive diversification, generate a stable, non-incentivized tax base, and expand job opportunities across various skill levels to stabilize the economy against industrial volatility.

RECOMMENDED POLICIES



Policy 4.1: Establish an Entrepreneurial Growth Hub integrating Chapter 380 loans, mentorship, and technical assistance for entrepreneurship clusters.

Action Items:

- 4.1.1 Define the hub model, governance, and target sectors.
- 4.1.2 Identify a centrally located site and program space for co-working, training rooms, meeting areas, and incubation offices
- 4.1.3 Integrate Chapter 380 financing into a structured capital pipeline
 - 4.1.3.a Create standardized or tied loan or grant products for startups and small businesses at various stages (idea-stage, startup, growth-stage).
 - 4.1.3.b Define eligibility criteria tied to target sectors and growth potential
 - 4.1.3.c Align financing with technical assistance to improve business success rates
- 4.1.4 Develop a mentorship and technical assistance network.

Policy 4.2: Institute permitting efficiency to simplify and expedite regulatory and permitting processes for new local businesses.

Action Items:

- 4.2.1 Identify bottlenecks, redundancies, and unclear requirements.
- 4.2.2 Publish permit review timelines publicly to create transparency and accountability.
- 4.2.3 Provide proactive guidance and pre-development support.

Policy 4.3: Target recruitment efforts toward advantageous Industry Clusters to build upon a robust industrial base.

Action Items:

- 4.3.1 Develop cluster-specific recruitment strategies and materials.
- 4.3.2 Conduct proactive outreach to target firms
- 4.3.3 Align incentives and site readiness with cluster needs
- 4.3.4 Encourage co-location of suppliers, service providers, and anchor firms

Policy 4.4: Condition industrial tax abatements on measurable, non-job community investments (such as workforce housing, or infrastructure funding).

Action Items:

- 4.4.1 Define eligible contributions and establish minimum thresholds tied to project size.
- 4.4.2 Develop standardized evaluation criteria and scoring system.
- 4.4.3 Incorporate requirements into formal agreements with clear timelines.

- 4.4.4 Establish penalties or clawback provisions for non-compliance
- 4.4.5 Publicly communicate outcomes and benefits

Policy 4.5: Direct industrial development incentives toward low-income areas to ensure economic benefits extend to more of the community.

Action Items:

- 4.5.1 Identify and designate priority investment areas.
- 4.5.2 Create enhanced incentive packages for targeted areas.
- 4.5.3 Connect incentives with local hiring requirements and training programs.

Policy 4.6: Strategically facilitate new energy sector growth by recruiting complementary service and supply chain companies.

Action Items:

- 4.6.1 Conduct a supply chain gap analysis for emerging energy sectors
- 4.6.2 Target recruitment of complementary engineering, maintenance, logistics, and support services firms.
- 4.6.3 Develop training programs with LIT tailored to emerging technologies.
- 4.6.4 Coordinate with regional efforts to ensure availability of industrial land with appropriate utilities and access.

Policy 4.7: Prioritize public capital projects that simultaneously

enhance Port capacity and mitigate industrial impacts on surrounding neighborhoods.

Action Items:

- 4.7.1 Identify key conflict points between industrial activity and neighborhoods.
- 4.7.2 Coordinate planning between port authorities and the City
- 4.7.3 Prioritize infrastructure investments that improve and separate freight movement from local traffic.
- 4.7.4 Implement mitigation strategies for surrounding neighborhoods.

Policy 4.8: Develop a focused strategy to attract private venture capital and angel investors to fill the local financing gap for early-stage businesses.

Action Items:

- 4.8.1 Identify early-stage companies or trends within target clusters.
- 4.8.2 Provide pitch training, financial modeling, and mentorship.
- 4.8.3 Host networking events and investor roundtables.

