

±771 AC LAND OPPORTUNITY FOR SALE

SEQ I-10 & FM 1442 | BEAUMONT - PORT ARTHUR - ORANGE, TX

PORT ARTHUR, TX

ORANGE, TX



BRIDGE CITY, TX



SITE

Orange County Convention and Expo Center

DOLLAR GENERAL



ExxonMobil



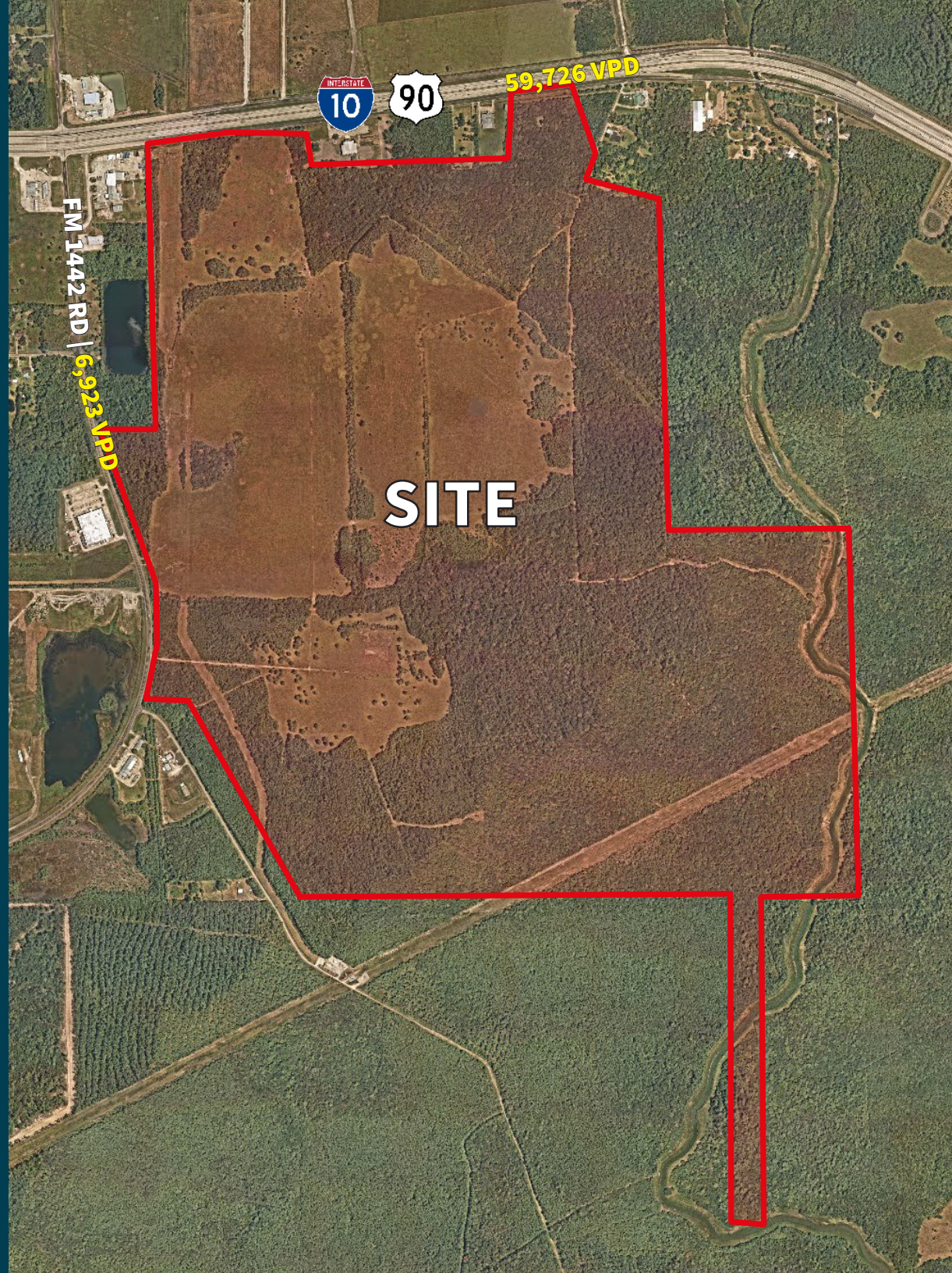
59,726 VPD

FM 1442 RD | 6,923 VPD



SITE OVERVIEW

- Up to 770 Acres of land at the junction of I10 and FM 1442
- 1900' frontage along I-10
- 2500' frontage along FM 1442
- Opportunity Zone
- Heavy power onsite
- Natural gas and CO2 pipelines
- Rail adjacent
- Minutes from Port of Port Arthur and Port of Orange
- Less than 20 minutes to Beaumont and an hour to East Houston
- Outfall to Cole Creek onsite
- Price: \$7,000/Acre



THE OPPORTUNITY

The subject is located at the junction of I-10 and FM 1442 in Orange County, TX less than 10 miles from the deep-water ports of Port Orange and Port Arthur. The I-10 corridor from Houston to Orange has long been a hub for the Gulf Coast Energy Industry.

The communities of Orange and Bridge City are home to refining, chemical and petrochemical manufacturing facilities that play a critical role in the regional economy including a soon-to-be completed plant by Chevron Phillips Chemical. These facilities provide a wide range of employment opportunities to the skilled labor force that calls the Texas Gulf Coast home. They also make a significant contribution to the local economy through increased tax revenue and community development initiatives.

The onshoring trend that began in the wake of COVID-19 continues unabated southeast Texas as companies are attracted to the area's skilled labor force, business-friendly environment, proximity to raw materials and robust infrastructure. This site is positioned to benefit from the trend thanks to its access to I-10, proximity to rail and multiple deep-water ports. Even more, the site has heavy power, multiple natural gas lines as well as a CO2 pipeline onsite.



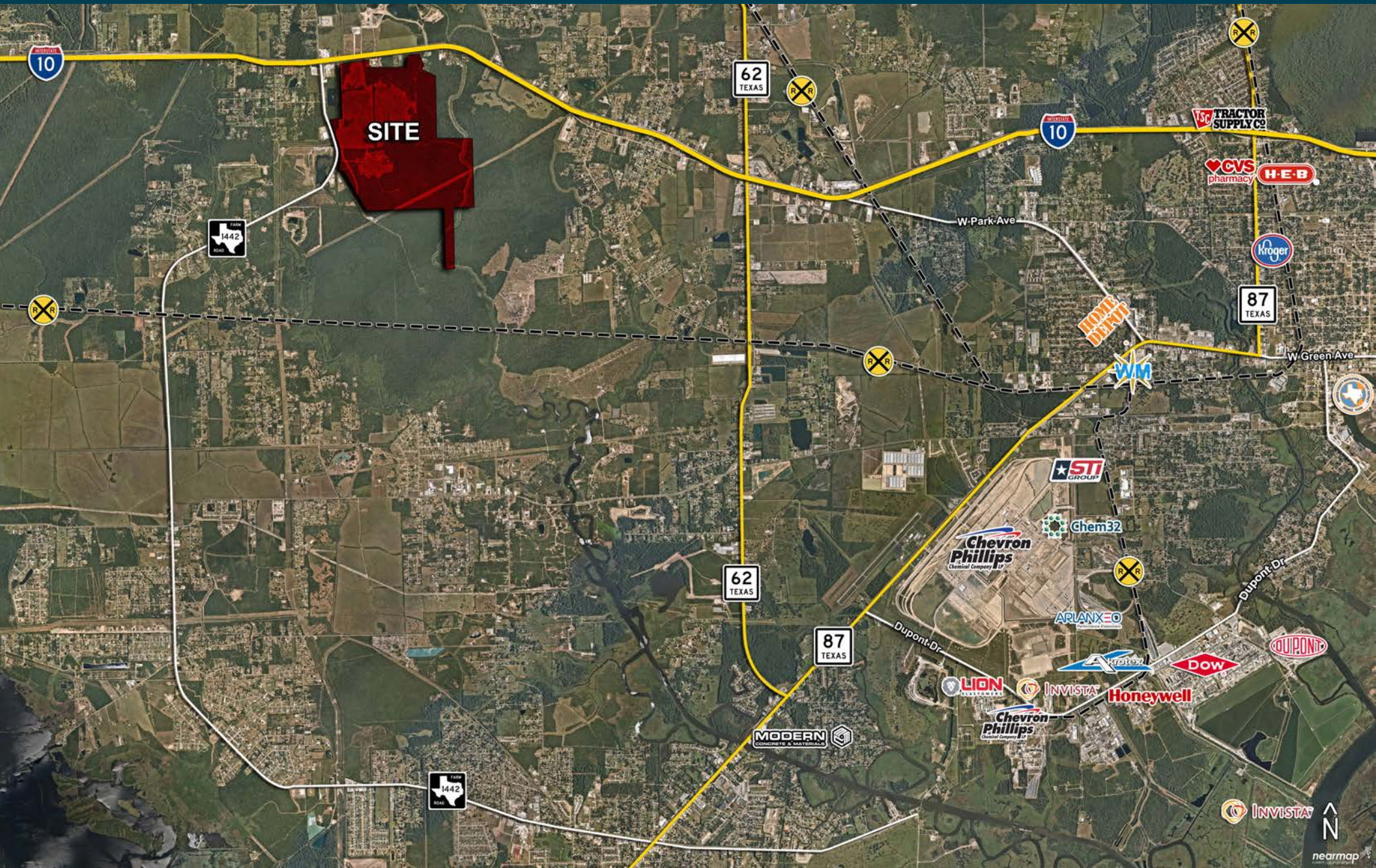
ABOUT THE AREA

Located in the southeastern part of Texas, Orange County has a rich history dating back to its establishment in 1852. Named after the orange fruit, a common crop in the area, the county grew into a hub for cotton, rice and citrus farming. The arrival of the railroad in the late 19th century, connected the region to other markets and attracted more settlers to the area. The discovery of oil in the early 1900's led to the development of the Orange Oil Field creating wealth and establishing the community as a key player in the nascent Gulf Coast energy industry.

Today, Orange County blends its historical charm with modern amenities, making it an attractive destination for large and small businesses alike. Its proximity to the Gulf of Mexico, along with a strong workforce and supportive business climate, make Orange County an ideal location for companies seeking opportunities for long term growth.

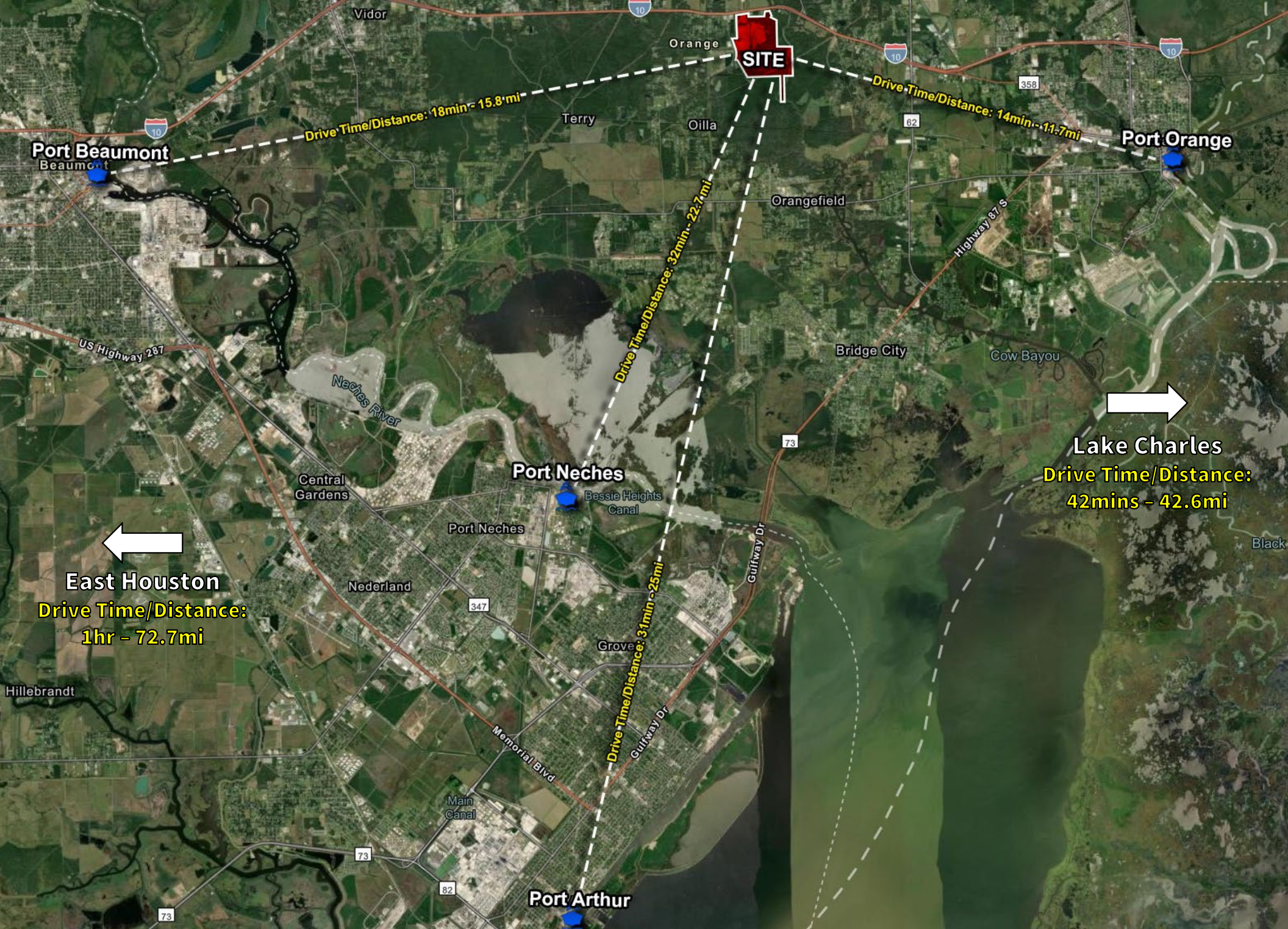


TRADE AREA



PIPELINE MAP





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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date