

# ±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**



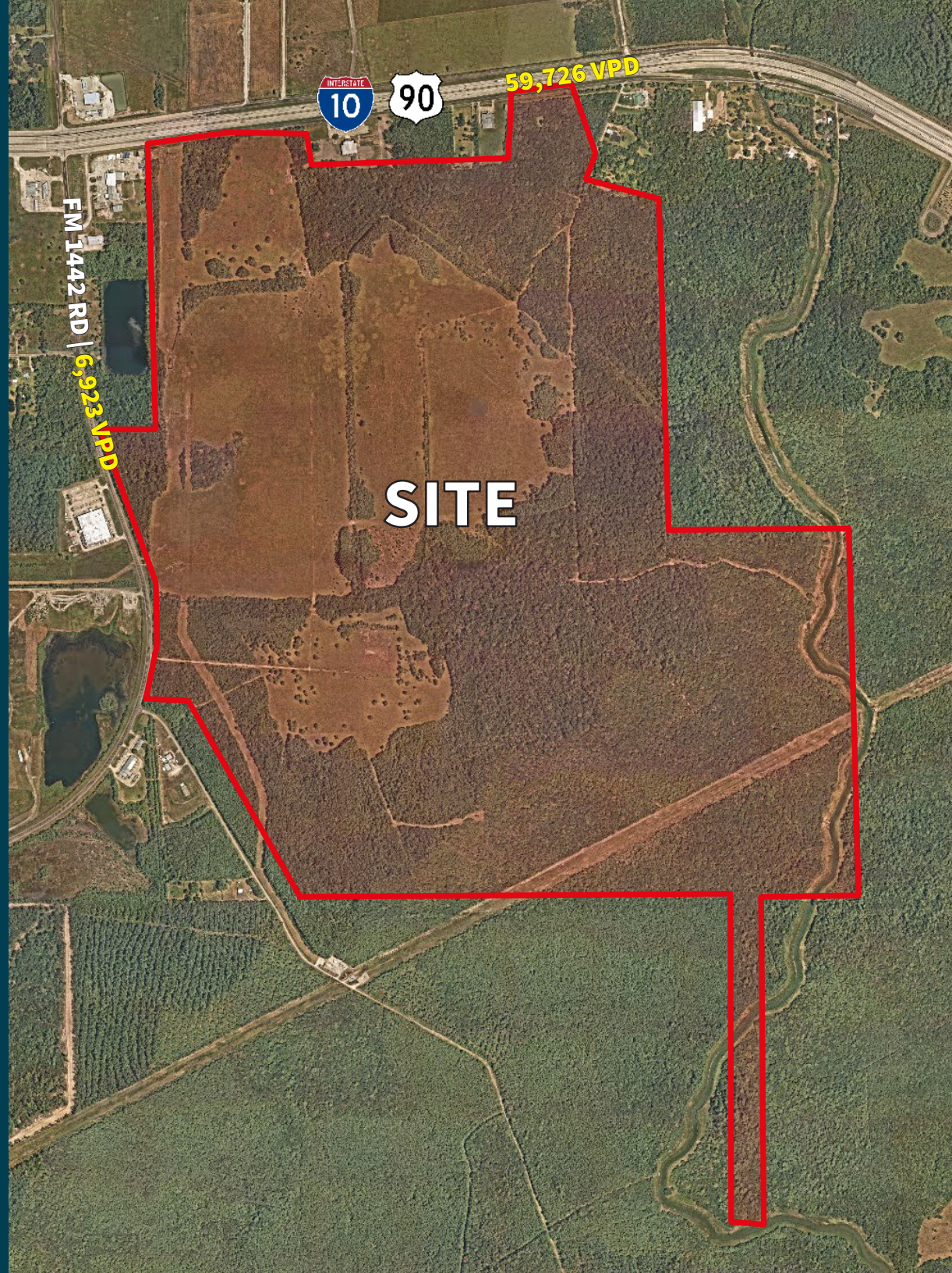
59,726 VPD

FM 1442 RD | 6,923 VPD



# SITE OVERVIEW

- Up to 770 Acres of land at the junction of I-10 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
- Call Broker for Pricing



# 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.

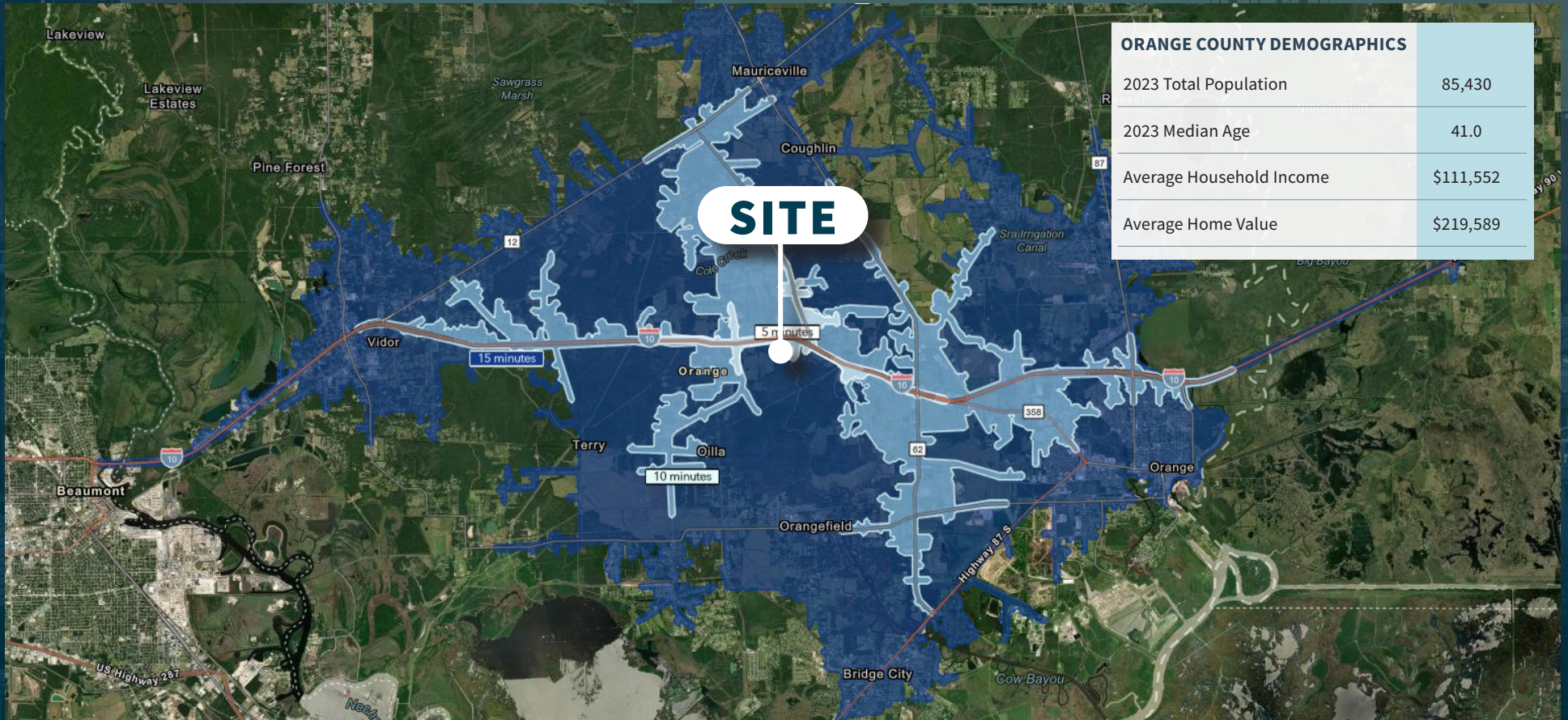
The onshoring trend that began in the wake of COVID-19 continues unabated southeast Texas as companies are attracted to the area's skilled labor force, business-friendly environment, proximity to raw materials and robust infrastructure. This site is positioned to benefit from the trend thanks to its 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.



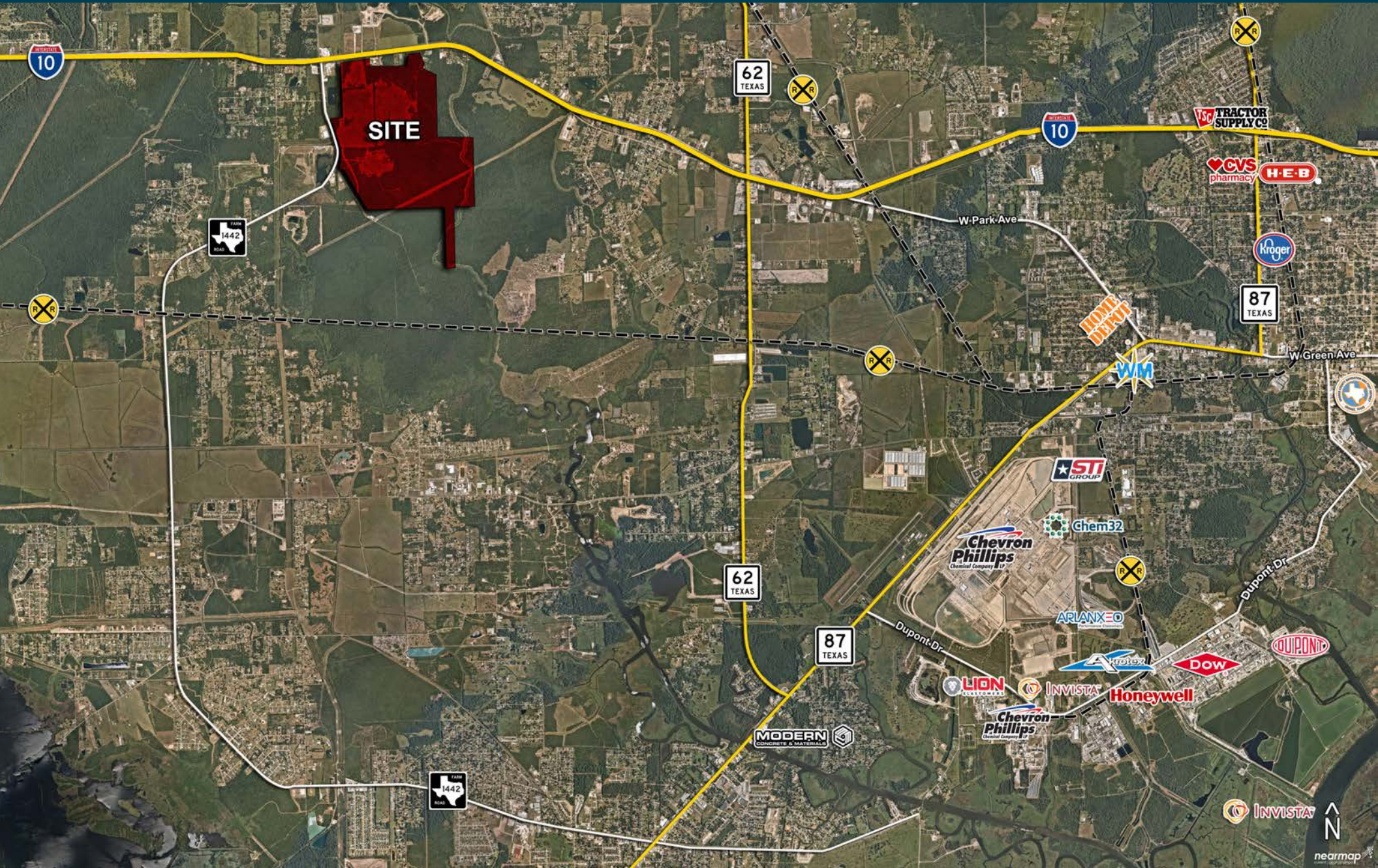
# ABOUT THE AREA

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 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.

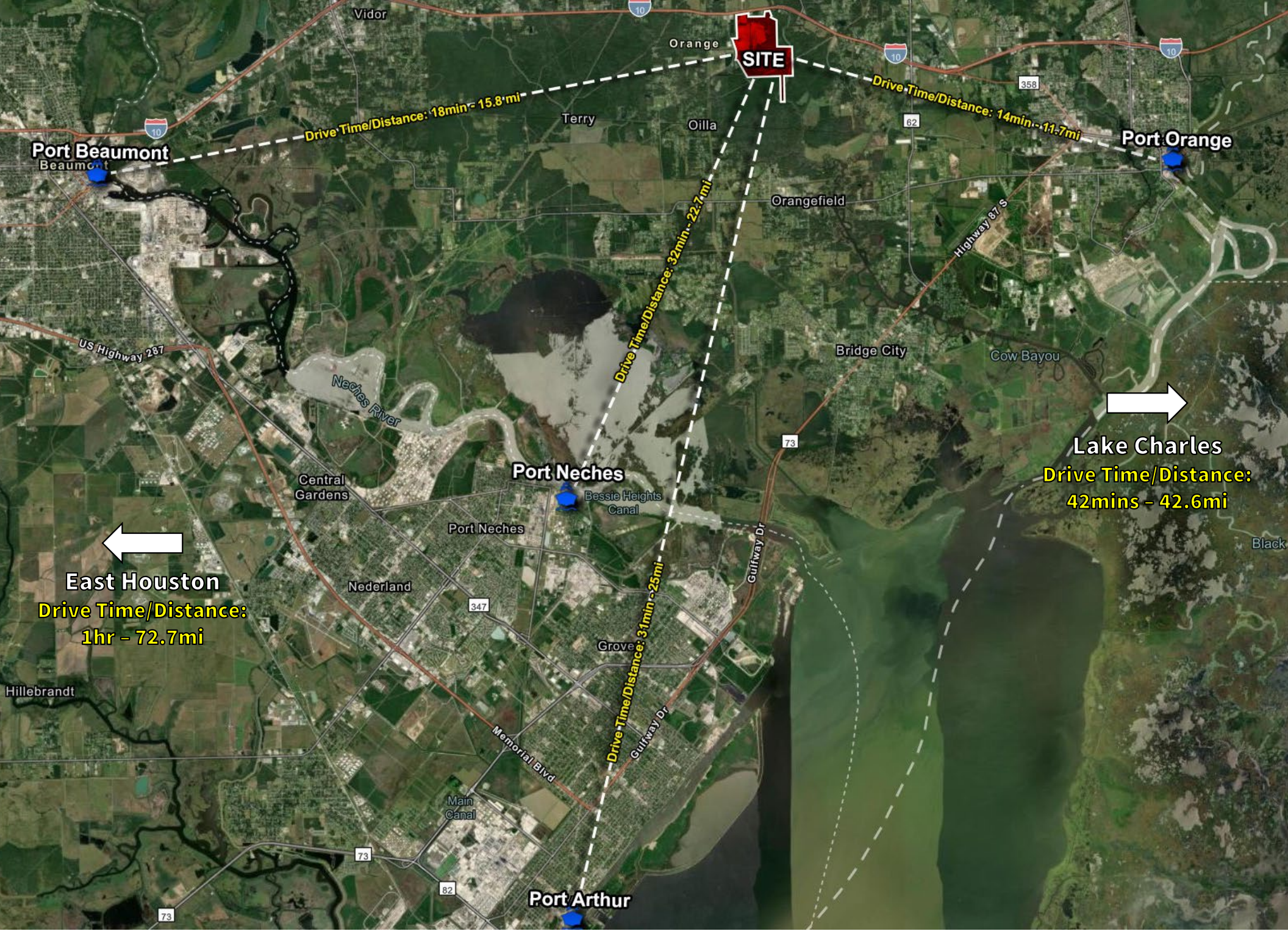


# TRADE AREA



# PIPELINE MAP





**SITE**

**Port Beaumont**  
Beaumont

**Port Orange**

**Port Neches**  
Bessie Heights Canal

**Lake Charles**

**East Houston**

**Port Arthur**

Drive Time/Distance: 18min - 15.8mi

Drive Time/Distance: 14min - 11.7mi

Drive Time/Distance: 32min - 22.7mi

Drive Time/Distance: 42mins - 42.6mi

Drive Time/Distance: 1hr - 72.7mi

Drive Time/Distance: 31min - 25mi

Vidor

Orange

Terry

Oilla

Orangefield

Bridge City

Cow Bayou

Central Gardens

Port Neches

Nederland

Grove

Main Canal

Memorial Blvd

Gulfway Dr

Highway 87 S

10

10

10

358

62

73

347

73

82

73

Hillebrandt

Black

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