

PORT ARTHUR DEVELOPMENT OPPORTUNITY

±152.58 ACRES
PORT ARTHUR, TX



SABINE LAKE

Valero
Port Arthur Refinery

PORT ARTHUR MOTIVA REFINERY

PORT ARTHUR
RESERVOIR

73
TEXAS

82
TEXAS



PORT ARTHUR CANAL

AVAILABLE: ±152.58 ACRES

PORT ARTHUR CANAL

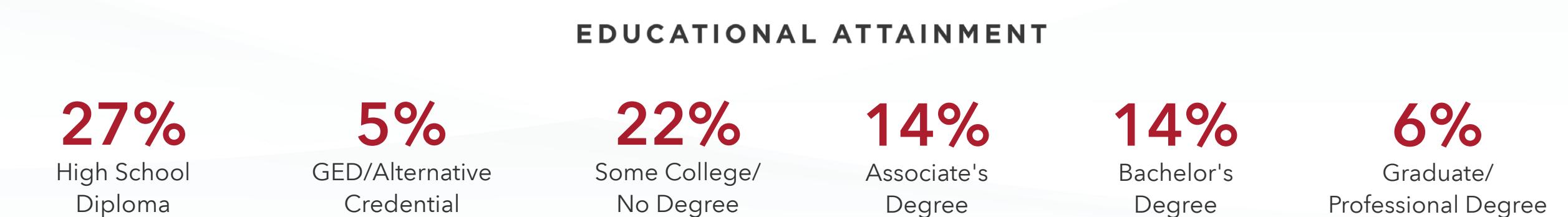
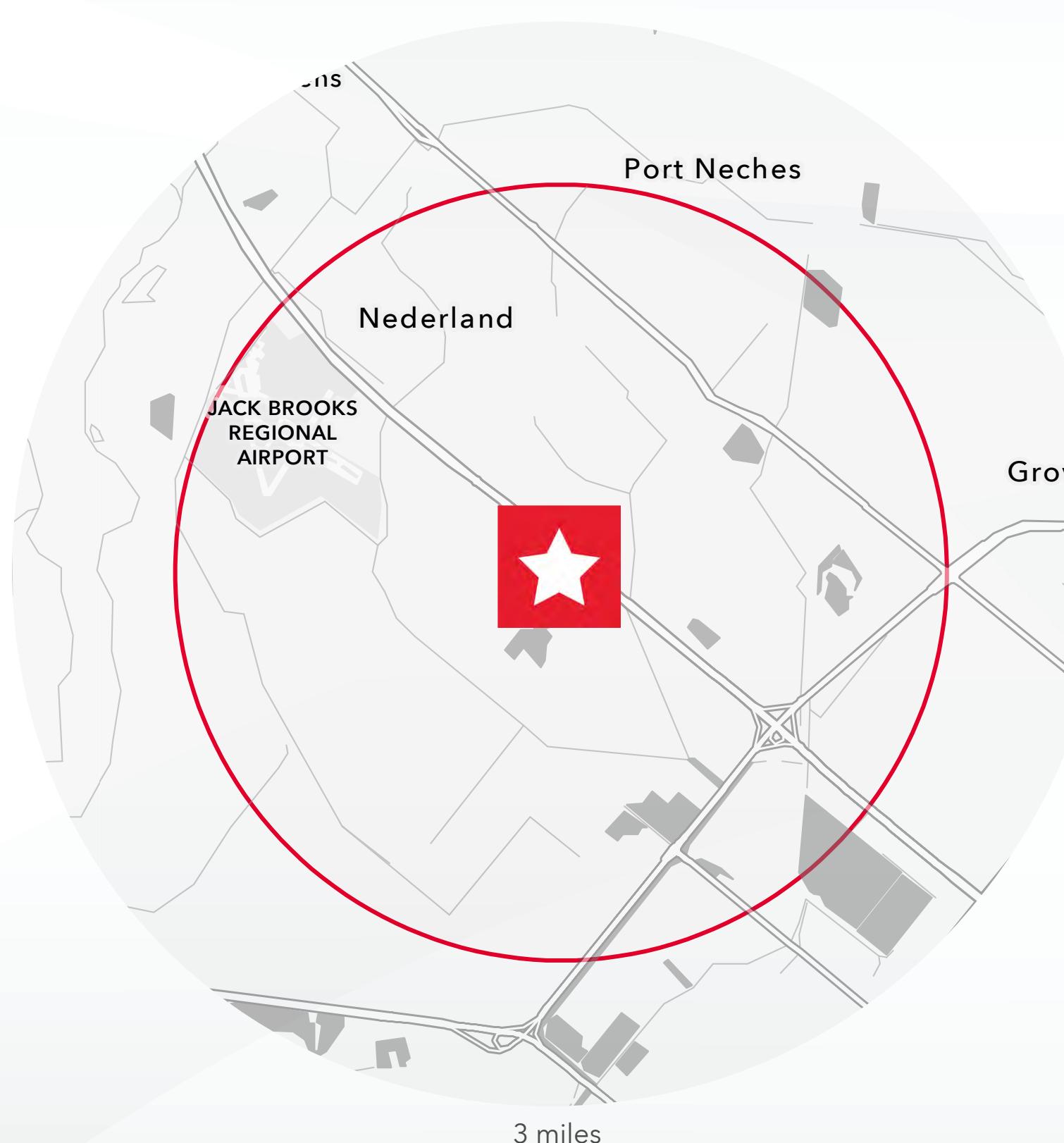
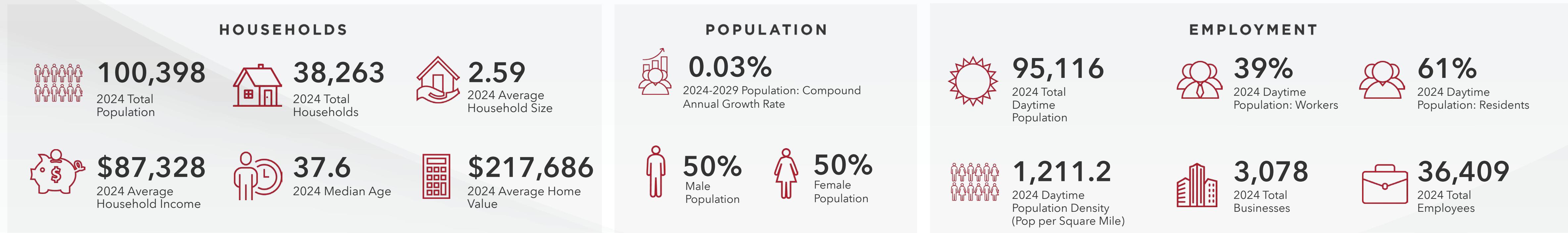
KRISTEN MCDADE
Managing Director
T: +1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS
Senior Director
T: +1 713 331 1798
matthew.davis@cushwake.com

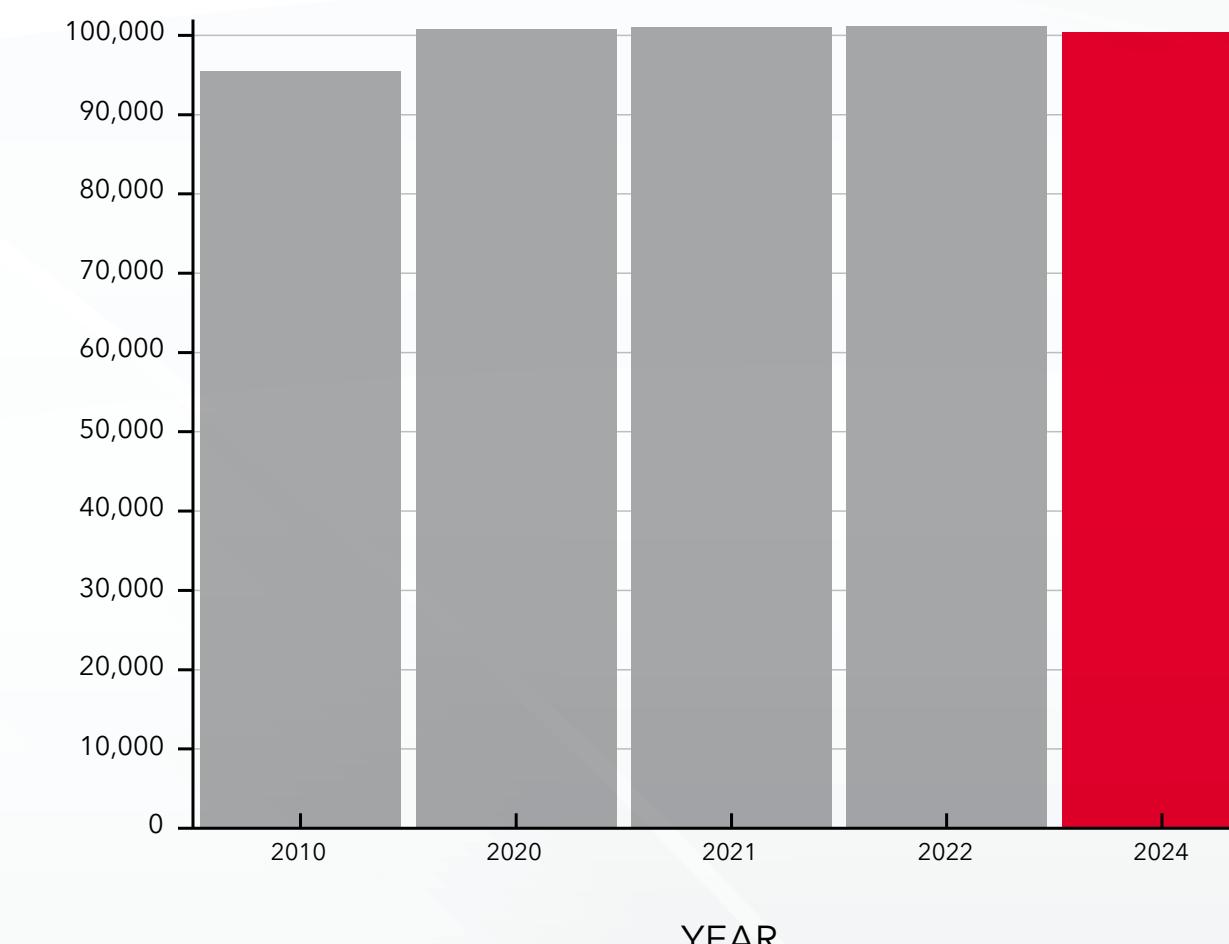
MELISSA ELIZONDO
Brokerage Specialist
T: +1 346 396 4008
melissa.elizondo@cushwake.com

DEMOGRAPHIC OVERVIEW

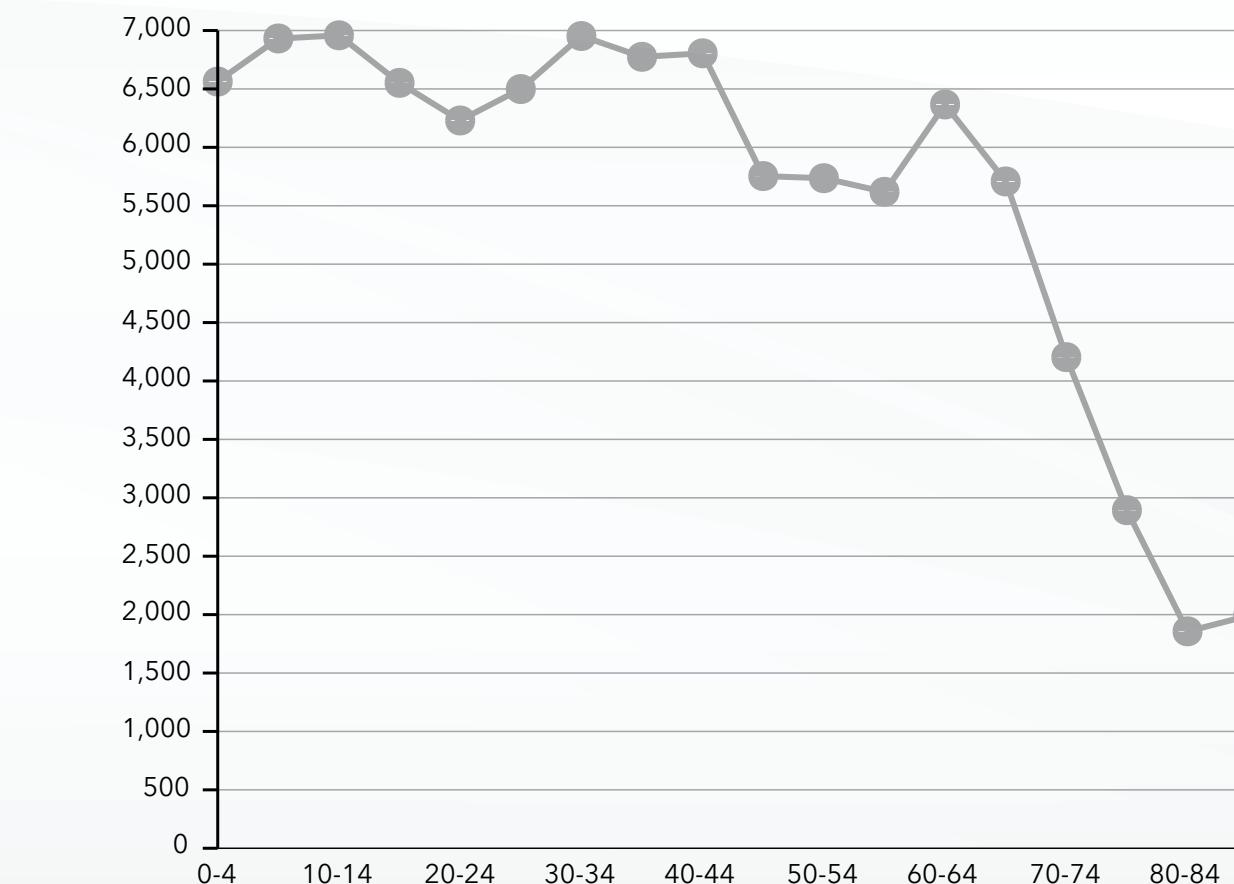
5 MILES



POPULATION TIME SERIES 2010-2024



POPULATION BY AGE GROUP



PORT ARTHUR | ± 152.58

NEDERLAND

LOWER NECHES WMA

ORANGE



INTERSTATE
96

MAIN C CANAL

PORT ARTHUR RESERVOIR

73
TEXAS

ALSO AVAILABLE ± 340.16 ACRES

AVAILABLE: ± 152.58 ACRES

PORT ARTHUR CANAL

53RD ST

SABINE LAKE



PORT ARTHUR MOTIVA REFINERY



82
TEXAS



73
TEXAS

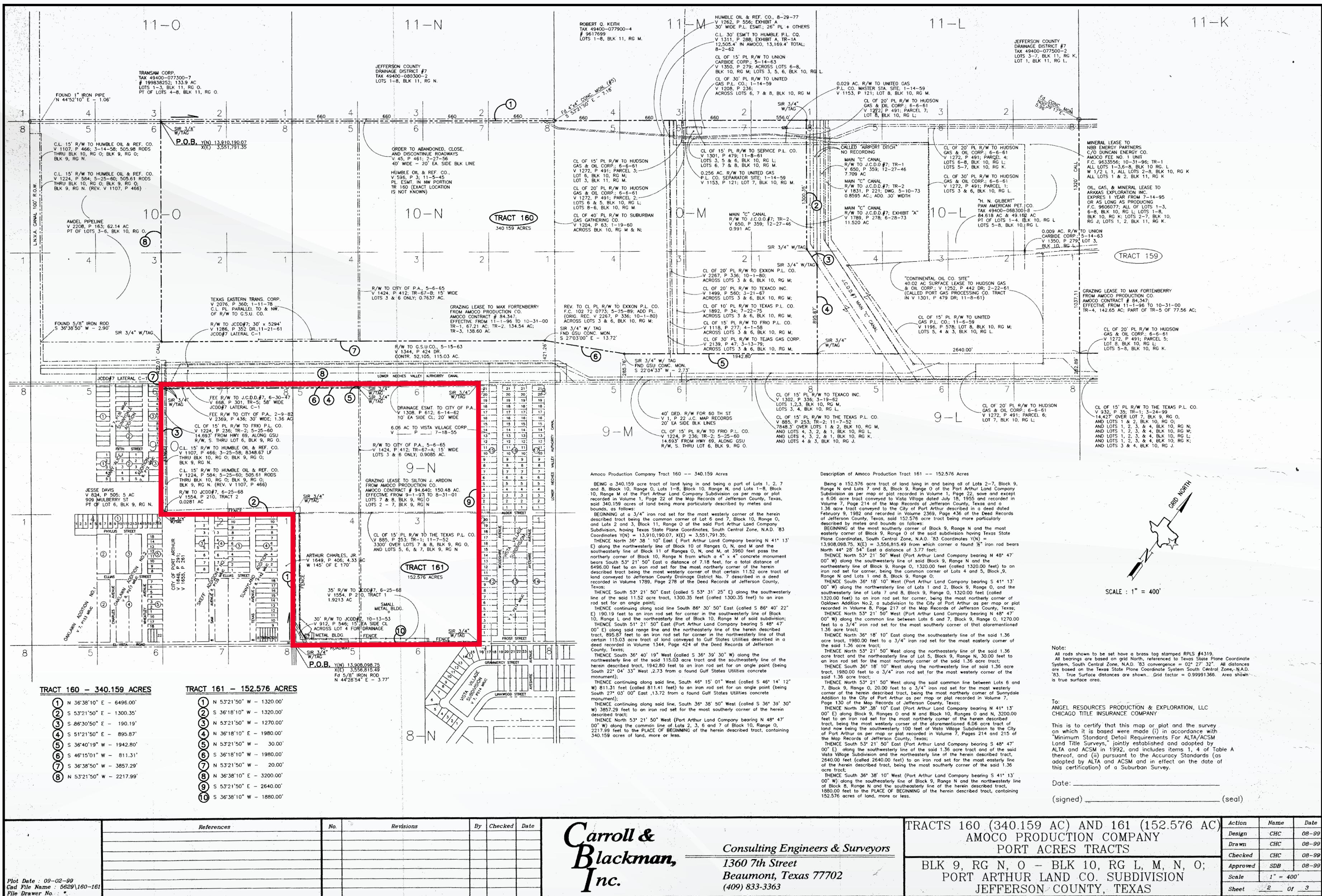
73
TEXAS

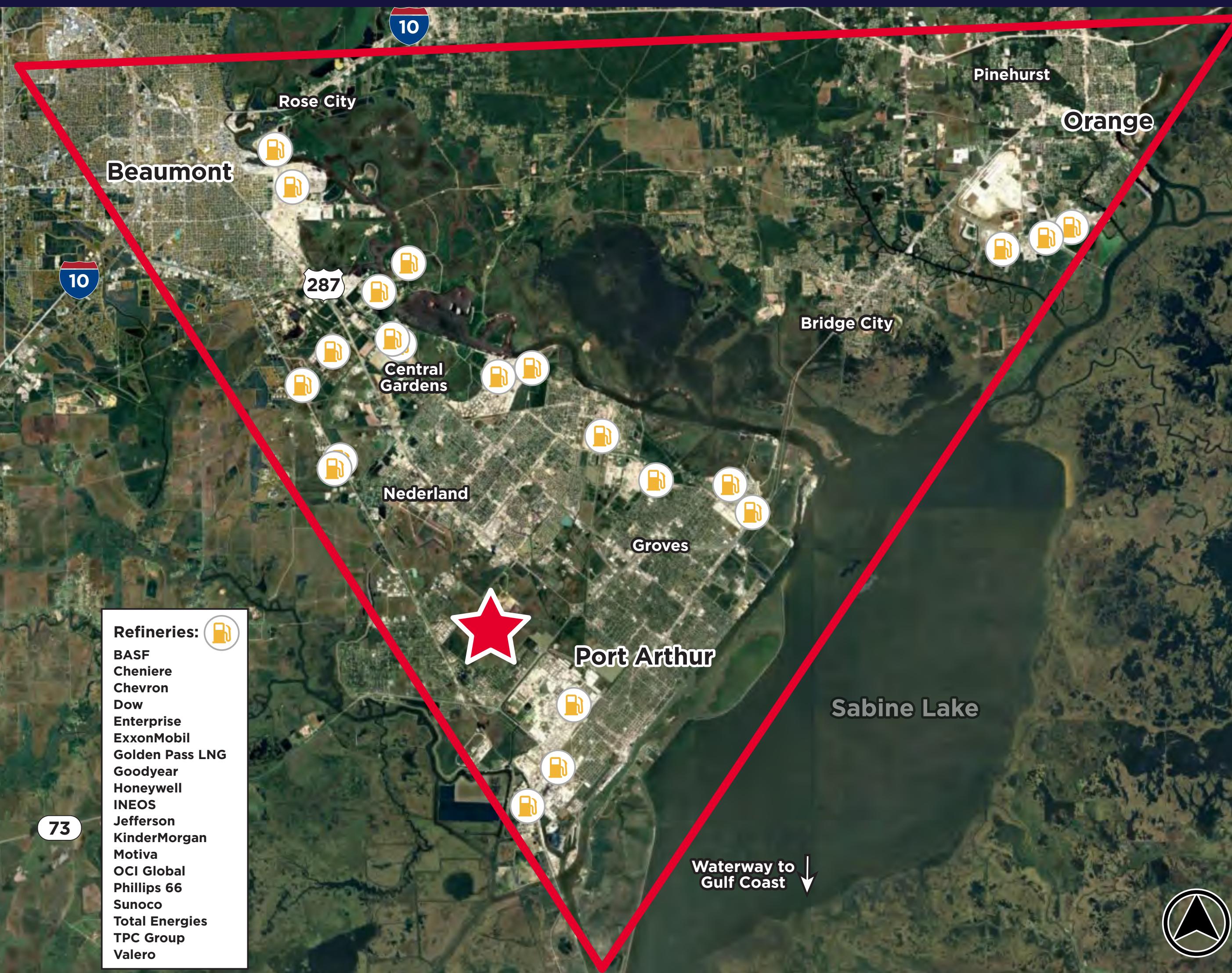


AVAILABLE: ± 152.58 ACRES

PORT ARTHUR CANAL

W PORT ARTHUR RD





Conveniently located within the Golden Triangle, which includes Port Arthur, Beaumont, and Orange, this ±152.58 acre site in Port Arthur, Jefferson County, Texas, lies just west of the Texas-Louisiana border, via accessible 53rd Street. The neighboring ±340.16 acres is also available, offering up to ±492.74 acres for commercial or industrial development.

What is the **Golden Triangle**?

The term “Golden” refers to the wealth that came from the Spindletop oil strike near Beaumont in 1901, which played a critical role in establishing the region’s economic backbone rooted in oil refining, petrochemical production, and shipping.

Seller Financing Available

KRISTEN MCDADE

Managing Director
T: +1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS

Senior Director
T: +1 713 331 1798
matthew.davis@cushwake.com

MELISSA ELIZONDO

Brokerage Specialist
T: +1 346 396 4008
melissa.elizondo@cushwake.com

