

PORT ARTHUR DEVELOPMENT OPPORTUNITY

±152.58 ACRES
PORT ARTHUR, TX



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

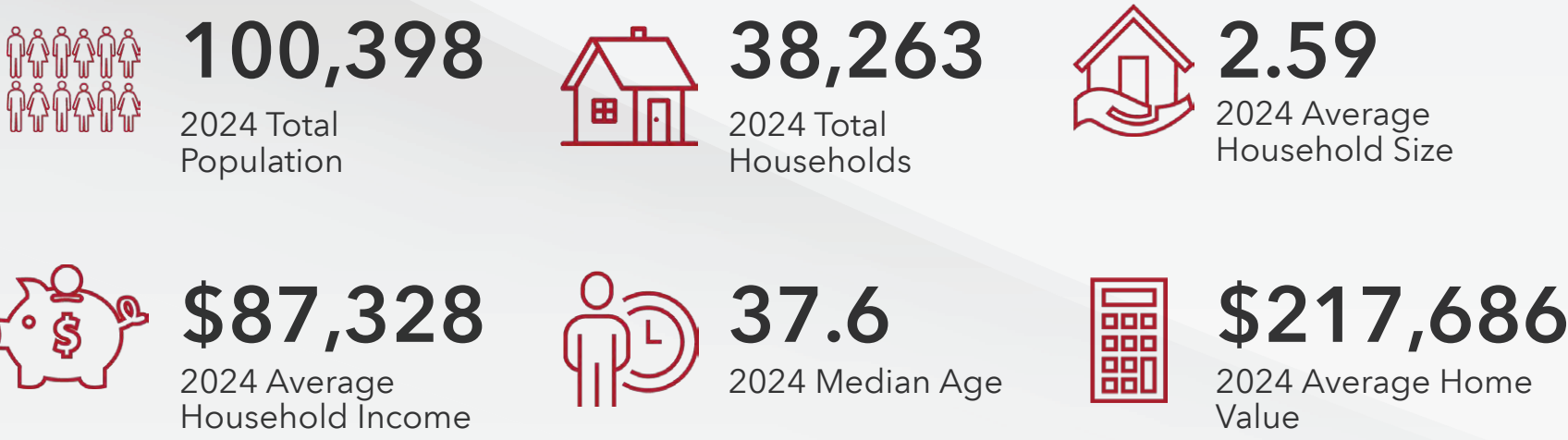
Brokerage Specialist
T: +1 346 396 4008
melissa.elizondo@cushwake.com



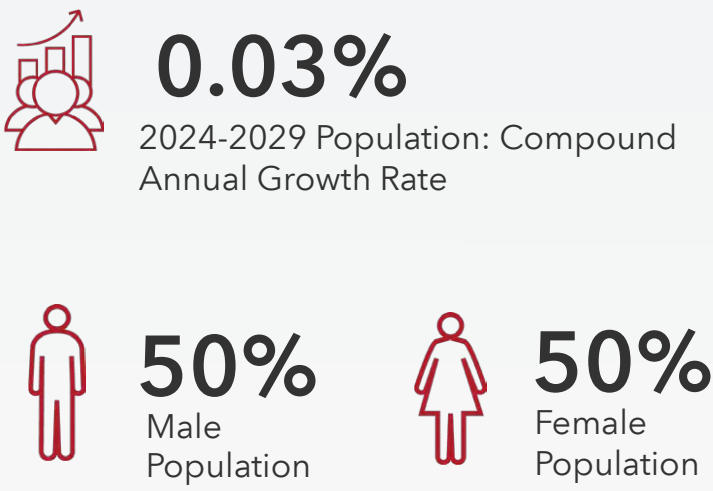
DEMOGRAPHIC OVERVIEW

5 MILES

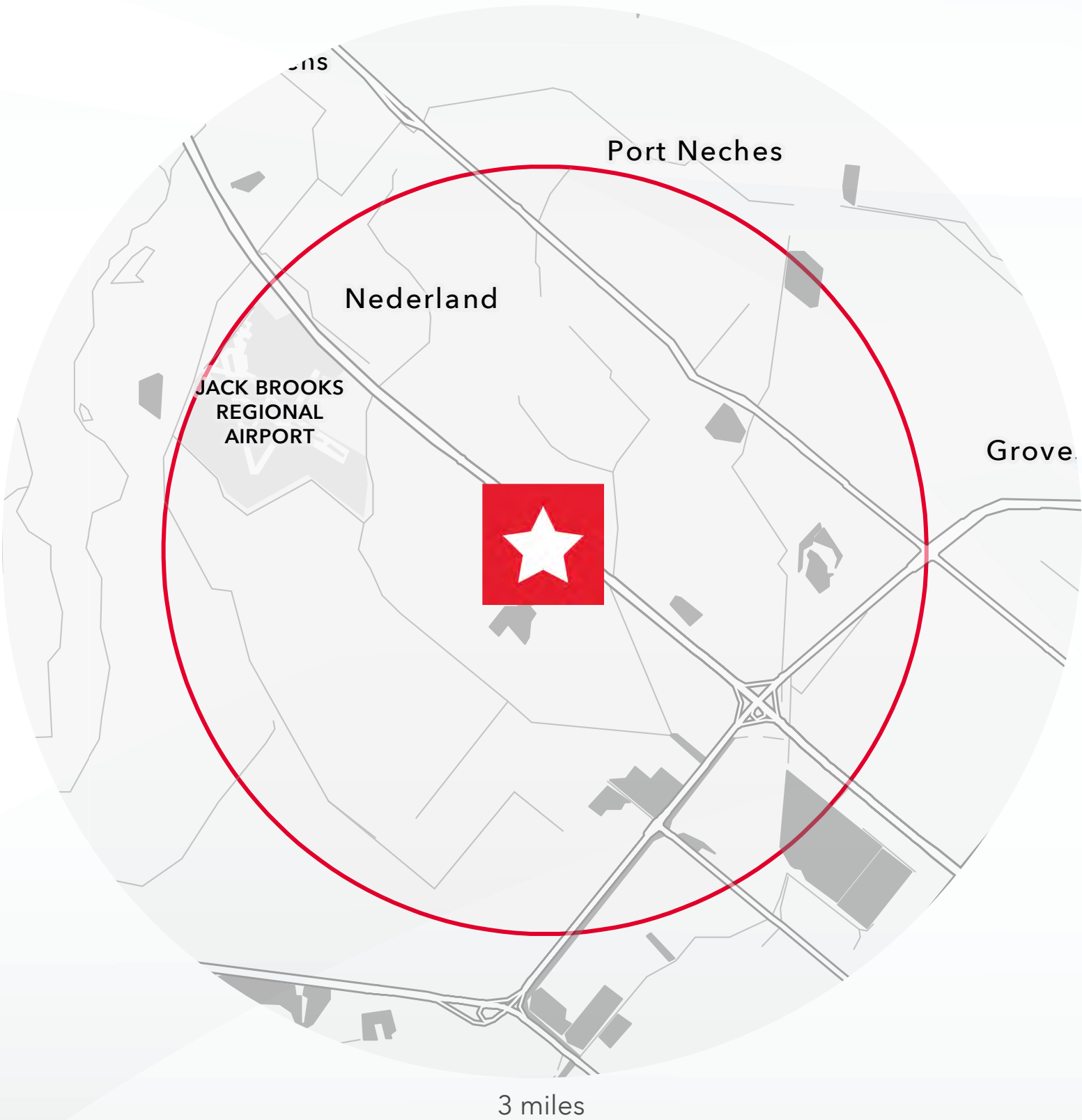
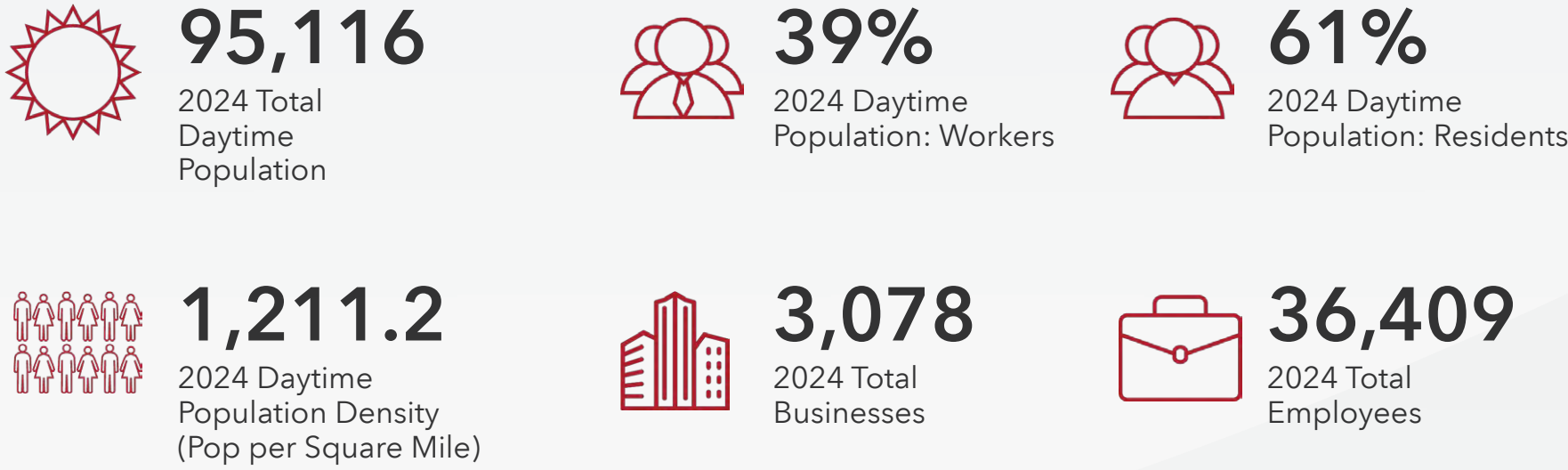
HOUSEHOLDS



POPULATION



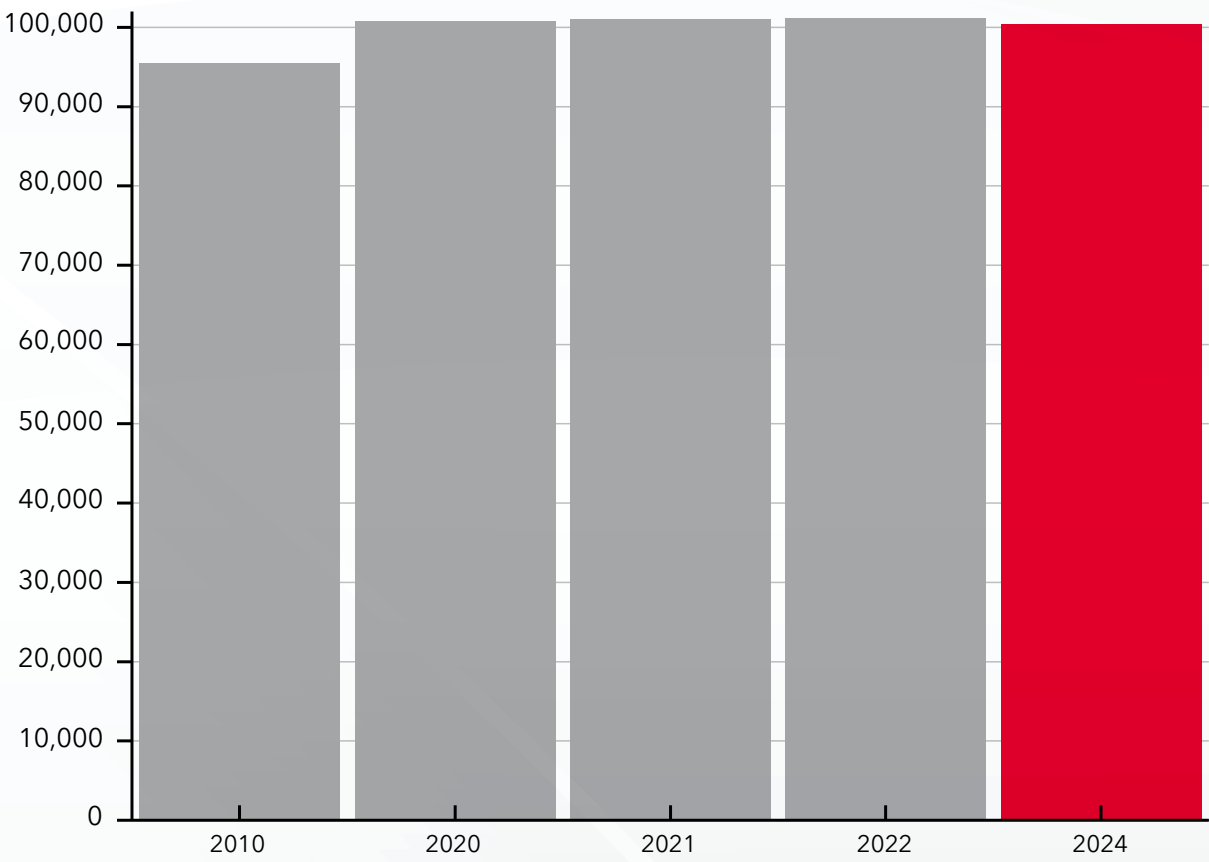
EMPLOYMENT



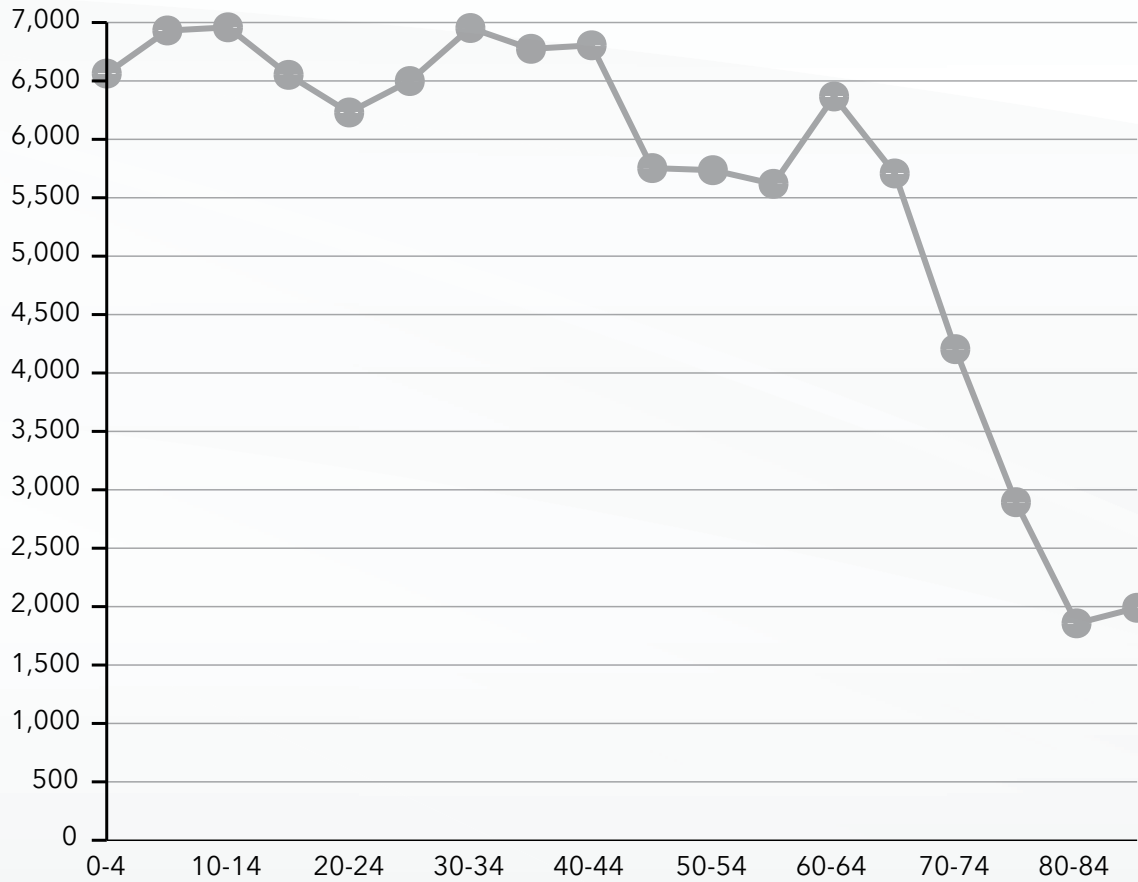
EDUCATIONAL ATTAINMENT



POPULATION TIME SERIES 2010-2024



POPULATION BY AGE GROUP



NEDEPLAND LOWER NECHES WMA ORANGE



MAIN C CANAL

PORT ARTHUR RESERVOIR



ALSO AVAILABLE ±340.16 ACRES

AVAILABLE: ±152.58 ACRES

PORT ARTHUR CANAL

53RD ST

SABINE LAKE



PORT ARTHUR MOTIVA REFINERY

82
TEXAS



73
TEXAS

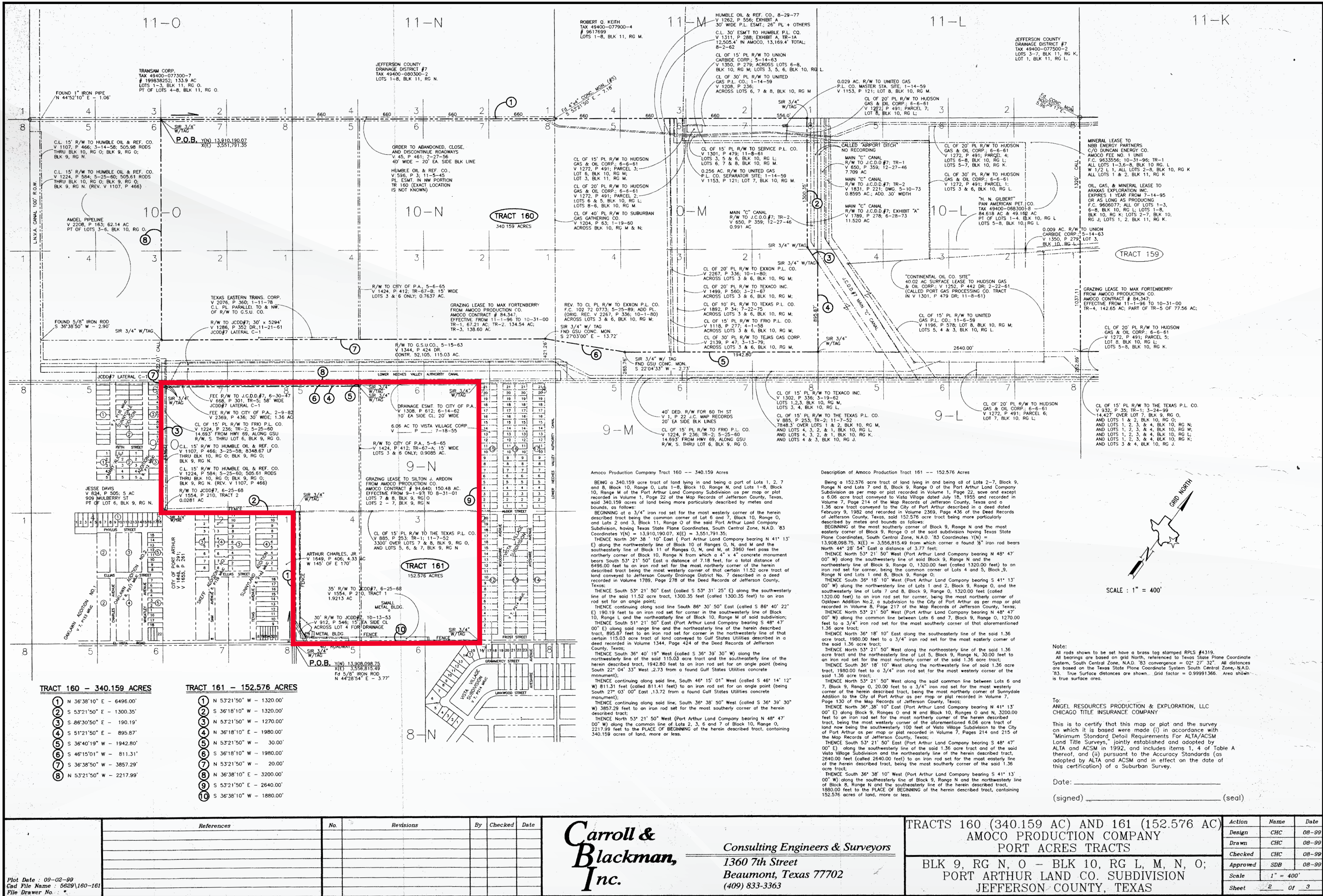


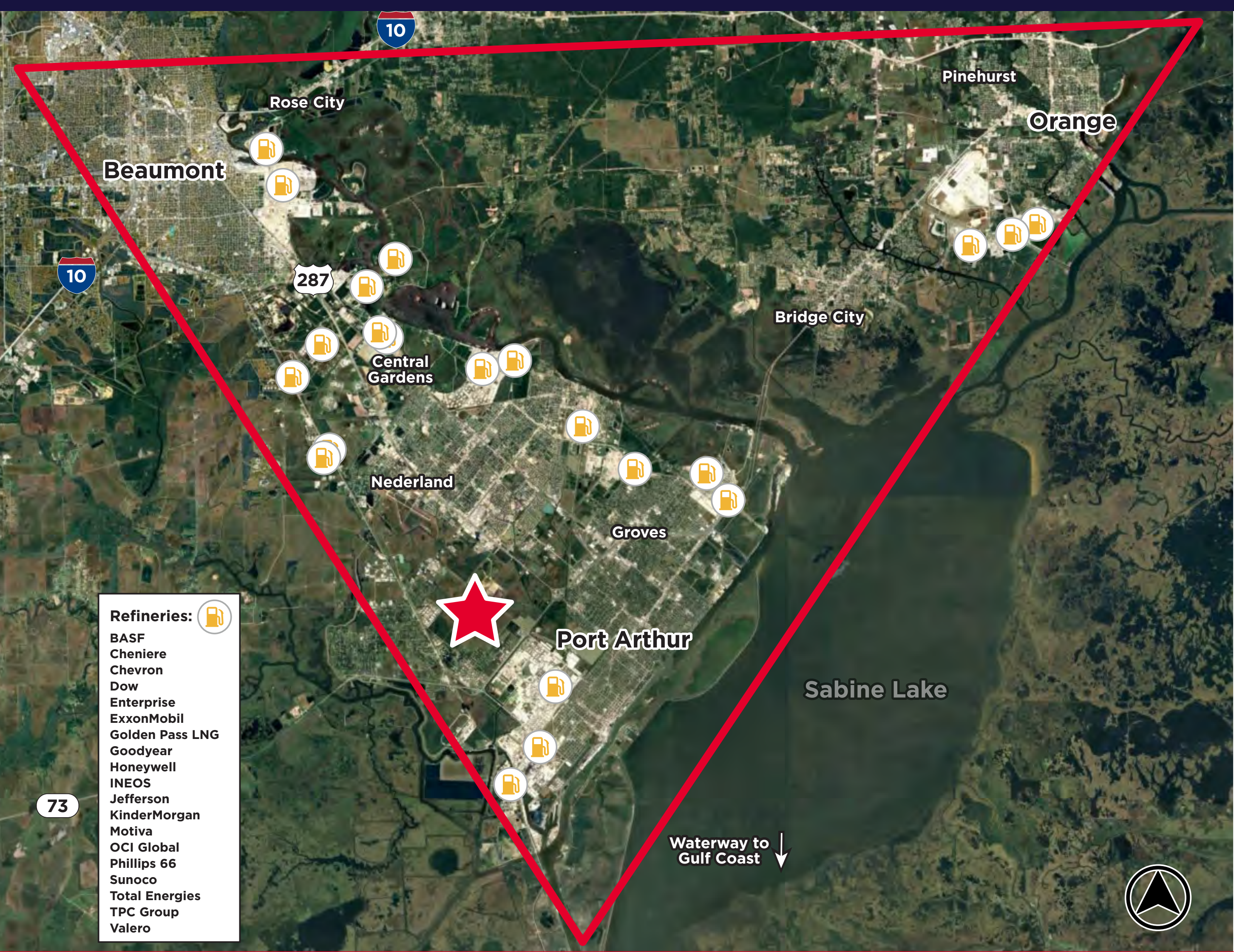
73
TEXAS

W PORT ARTHUR RD

AVAILABLE: ±152.58 ACRES

PORT ARTHUR CANAL





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

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