

FOR SALE — LAND
18864 IH-10 · Vidor, TX 77662
Midpoint — Beaumont to Orange | Direct I-10 Frontage



INTERSTATE 10
Direct Frontage & Access



2.16 ACRES
North Side · East of Vidor

OFFERING PRICE: \$399,000 \$4.24 psf

Prime I-10 Commercial Opportunity

- 2.16 acres with excellent I-10 visibility — ideal for laydown yard, staging area, or commercial development
- Centrally located between Beaumont and Orange — minutes from major industrial facilities
- Cleared land — ready for gravel, fencing, or light site prep for industrial use
- Existing 2,000 SF structure — potential field office, equipment office, or dispatch facility
- Small pond on site — may be relevant for water detention in future development plan
- Utilities: Entergy electric | Water well & septic | Orange County Water District 1 available in the area

IDEAL USE CASES

- Industrial Laydown / Staging Yard
- Contractor / Equipment Yard
- Field Office Headquarters
- Truck Parking / Fleet Storage
- Commercial Pad Development
- Pipeline / Oilfield Service Base

Zoning: Commercial use required (confirm with City of Vidor) · Sold as land value only

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PROPERTY — 2.16 Acres with Direct I-10 Frontage



2.16 Acres — Open, Flat Land · Ready for Laydown / Staging



Existing Driveway · Direct I-10 Access Road Frontage

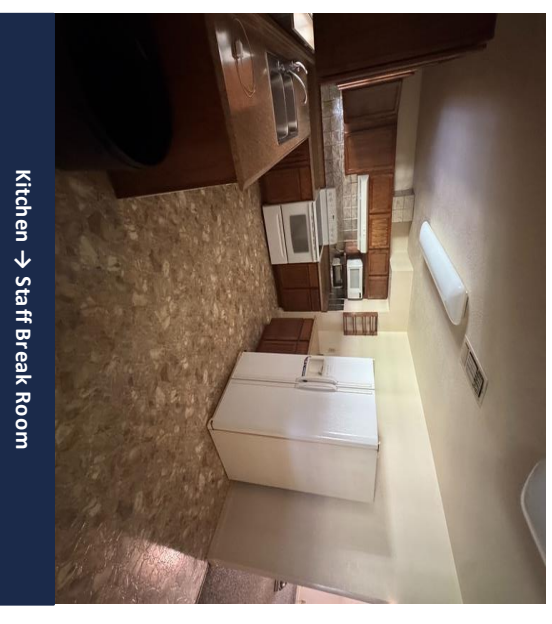
EXISTING STRUCTURE — ~2,000 SF · Field Office / Headquarters Potential



Open Area → Reception / Dispatch



Private Room → Manager's Office



Kitchen → Staff Break Room

**Structure sold as-is; land value only. No warranty or representation concerning existing structure.*

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IH-10 CORRIDOR · Beaumont → Vidor → Orange | High-Traffic Industrial & Commercial Zone



~8 Miles West

Beaumont / ExxonMobil / Motiva

Site Location

18864 IH-10 · Vidor, TX

~12 Miles East

Orange / Dow / LanXess / BASF

CONTACT US TO SCHEDULE A SHOWING

\$399,000 \$4.24 PSF

Deb Cowart

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Tisha Self-Stone

M: 409-658-0330

tishacre123@gmail.com

ACREAGE

2.16 Ac

PRICE/SF

\$4.45

FRONTAGE

IH-10 Access Road

ZONING

Commercial (Vidor)

****All uses subject to City of Vidor Zoning Code**

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STRATEGIC LOCATION — Proximity to Refineries, Ports & Airports

REFINERIES & PETROCHEMICAL PLANTS

Facility	Location	Drive Dist.	Drive Time
Exxon Mobil Refinery & Chemical	Beaumont, TX	~8 mi	~12 min
Motiva Enterprises (Saudi Aramco)	Port Arthur, TX	~26 mi	~30 min
Valero Port Arthur Refinery	Port Arthur, TX	~27 mi	~32 min
TotalEnergies / BASF Petrochemicals	Port Arthur, TX	~28 mi	~33 min
Huntsman Chemical	Port Neches, TX	~22 mi	~27 min
Indorama Ventures Oxides	Port Neches, TX	~22 mi	~27 min
Arkema (Thiochemicals)	Beaumont, TX	~9 mi	~13 min
Chemtrade Refinery Services	Beaumont, TX	~9 mi	~13 min
Dow Chemical / LanXess	Orange, TX	~17 mi	~20 min
HPP Corporation	Orange, TX	~16 mi	~19 min
Chevron Phillips Chemical	Port Arthur, TX	~27 mi	~32 min

SEAPORTS & WATERWAYS

Port / Waterway	Location	Drive Dist.	Drive Time
Port of Beaumont (deep water)	Beaumont, TX	~10 mi	~15 min
Port of Orange	Orange, TX	~17 mi	~20 min
Port Arthur Marine Terminal	Port Arthur, TX	~27 mi	~31 min
Sabine-Neches Waterway (channel)	Port Arthur area	~25 mi	~30 min
Sabine Pass LNG Terminal	Sabine Pass, TX	~50 mi	~55 min

AIRPORTS

Airport	Type	Drive Dist.	Drive Time
Jack Brooks Regional (BPT)	Regional / Commercial	~19 mi	~22 min
Beaumont Municipal (BMT)	General Aviation	~15 mi	~18 min
William P. Hobby (HOU)	Major Commercial	~99 mi	~1 hr 30 min
George Bush Intercontinental (IAH)	Major International	~103 mi	~1 hr 35 min
Lake Charles Regional (LCH)	Regional	~57 mi	~55 min

Distances approximate from 18864 IH-10, Vidor TX 77662 · Ideal staging base for the Golden Triangle — one of the most active petrochemical corridors in the United States



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

S.C.R.E. Inc. Coldwell Banker Commercial Broker/Associate	518/763	sheri@cbcaaa.com	409-833-5055
Licensed Broker /Broker Firm Name or Primary Assumed Business Name Sheri Arnold	418241	sheri@cbcaaa.com	409-659-7977
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate Deb Cowart	503902	debcowart123@gmail.com	409-651-3559
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov IARS 1-1



**COLDWELL BANKER
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Our listing and a little about why you should

choose the Deb Cowart

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