



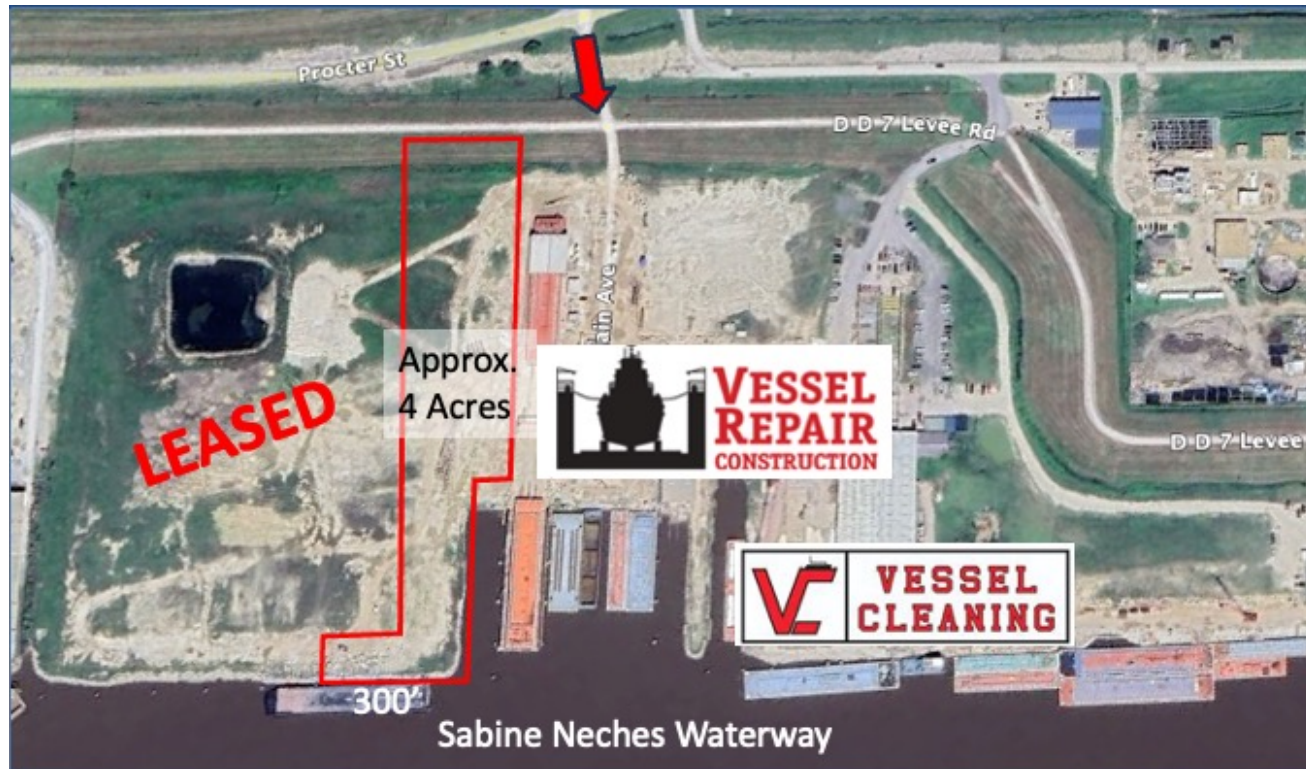
**COLDWELL BANKER
COMMERCIAL**
ARNOLD AND
ASSOCIATES

5848 Procter Extension Port Arthur, TX. 77642



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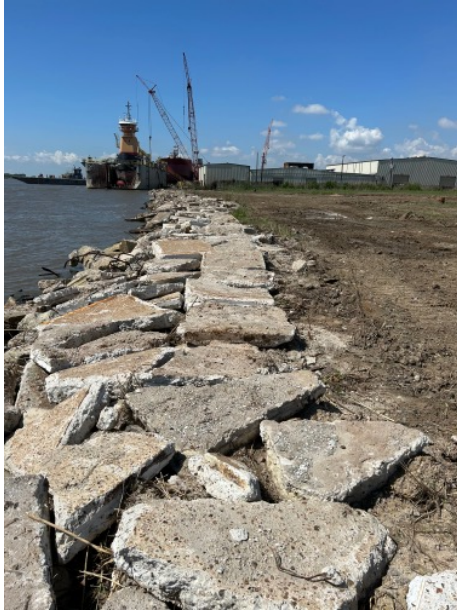
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Allowed: 100' vessel extension in waterway from dock – to be confirmed for specific users with governing authorities

RECENT IMPROVEMENTS TO THE PROPERTY



Approximate depth at dock: 12'-14'
Transforms quickly to 20'

- ✓ All concrete slabs have been removed
- ✓ Site graded
- ✓ Demolished concrete used to refurbish dock
- ✓ Installed monopiles along the dock – 32" diameter/ 60' length with 25' above mudline/ 7/8's inch wall thickness



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