



BRIDGE CITY BANK

FERRY DR.

W ROUND BUNCH RD. | 14,272 VPD

MEADOWLAWN DR.



BRIDGE CITY  
ELEMENTARY SCHOOL  
*Your Journey Begins Here!*

# FOR SALE

**±35 ACRES**



SWQ of W Round Bunch Rd. and Ferry Dr.  
Bridge City, TX 77611





# SITE DETAILS



## LOCATION

Located in the SWQ of W Round Bunch Rd. and Ferry Dr.



## TOTAL SIZE

±35 Acres



## FRONTAGE

±125.4' frontage on W Round Bunch Rd.  
±779.5' frontage on Ferry Dr.



## UTILITIES

Available to site



## EDUCATION

Bridge City ISD



## ZONING

Commercial and Residential



## ADDITIONAL INFO

High visibility retail/mixed use tract  
Wraps hard corner of Round Bunch and Ferry Dr.



## SALE PRICE

Call brokers for more info





# ABOUT THE AREA

Orange County is a petrochemical, maritime, and trade hub due to its location near I-10 between two deepwater ports: Port of Port Arthur and Port of Orange. With a total population of approximately 85,000 residents, Orange County offers a favorable business environment that continues to draw companies like Chevron Phillips Chemical, KBR, Lion Elastomers and more. Located in the Piney Woods of East Texas, Orange County is known for its natural beauty with attractions like Sabine Lake, the Piney Woods, and the Big Thicket National Preserve.

## DRIVE TIMES

### Port Neches

15 Minutes

### Port Orange

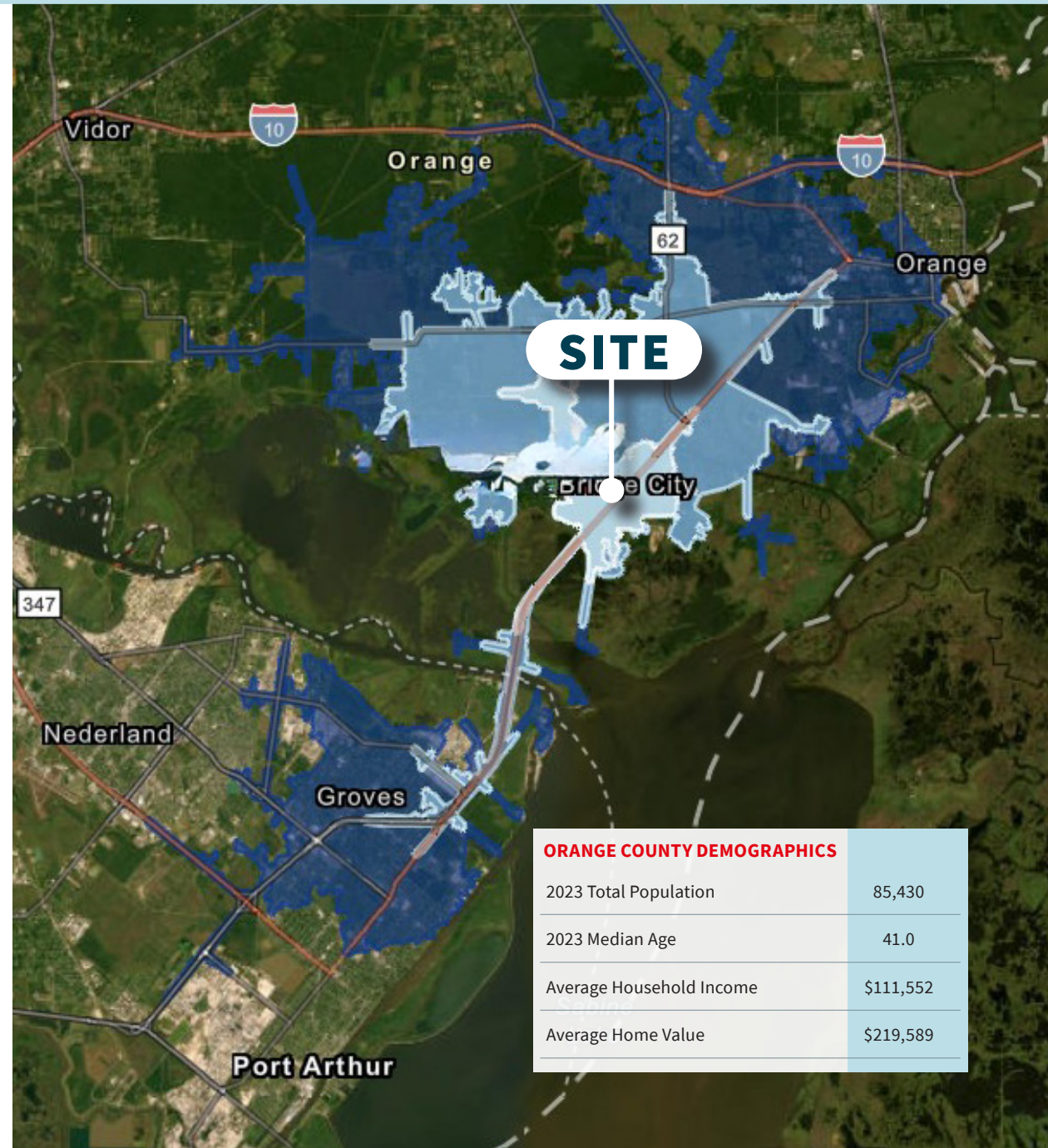
17 Minutes

### Port Arthur

19 Minutes

### Port Beaumont

29 Minutes

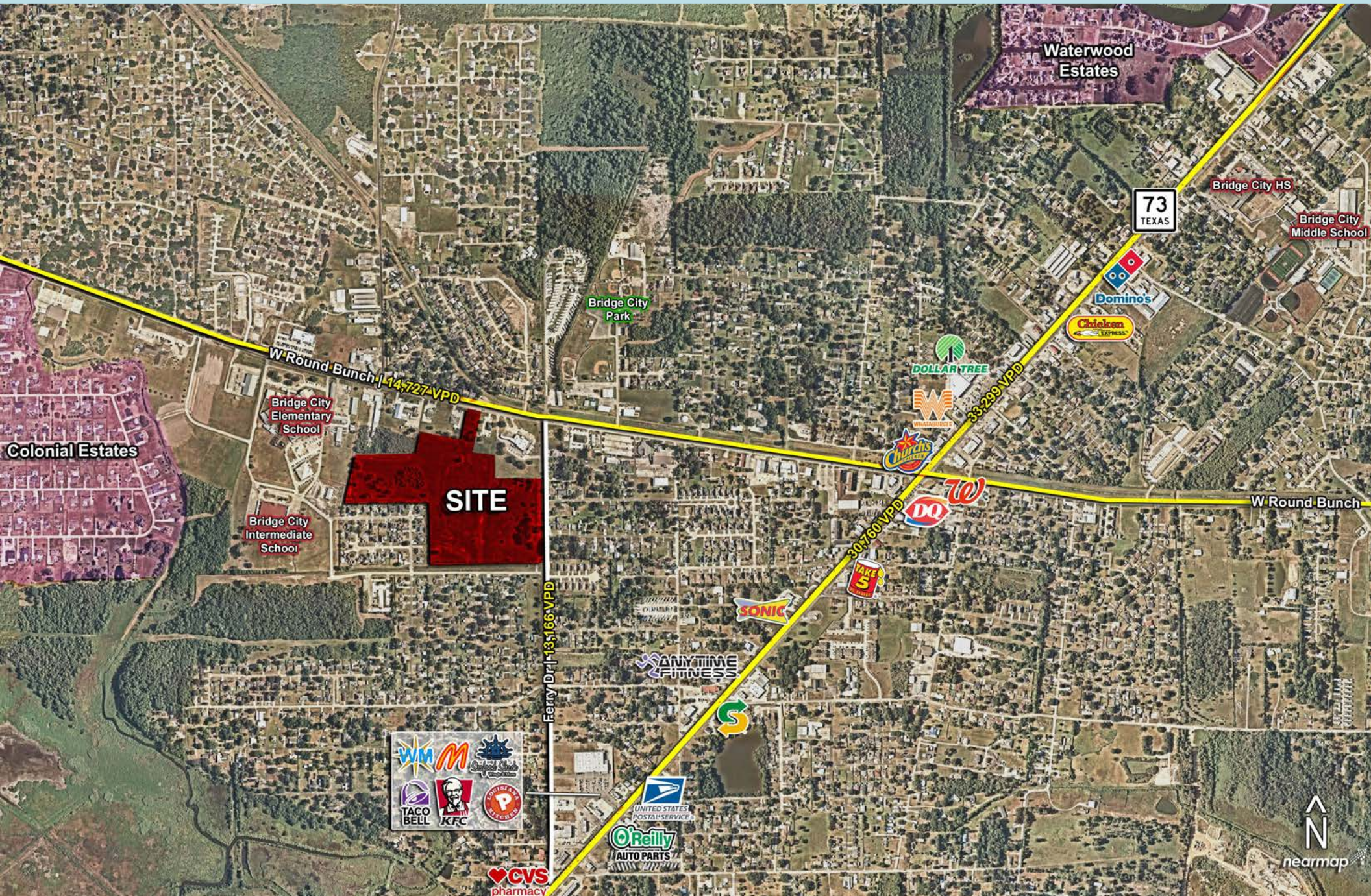


## ORANGE COUNTY DEMOGRAPHICS

2023 Total Population	85,430
2023 Median Age	41.0
Average Household Income	\$111,552
Average Home Value	\$219,589

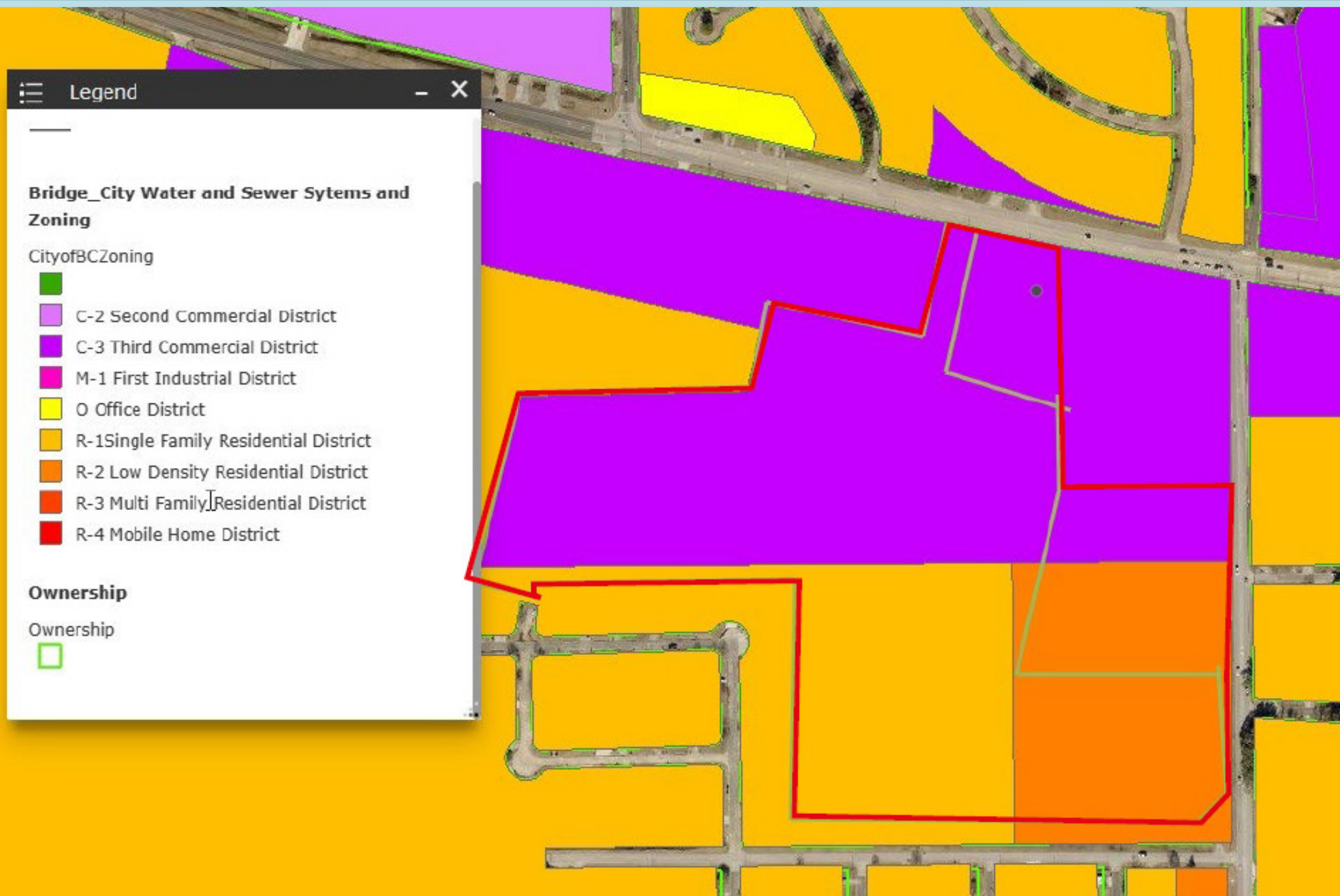


# TRADE AREA AERIAL





# PROPERTY ZONING







**BRIDGE CITY ISD**  
*Home of the Cardinals*



## CONTACT FOR MORE INFORMATION:

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