

UNIQUE HEAVY INDUSTRIAL DEVELOPMENT OPPORTUNITY

FOR SALE

J E F F E R S O N C O U N T Y , T X



McFadden Bend
Cutoff

±53.4 GROSS ACRES FOR SALE | BEAUMONT MSA

PROPERTY HIGHLIGHTS

- Out of the 500-year Floodplain
- Multiple Product Lines in Immediate Proximity
 - Oxygen
 - Nitrogen
 - Carbon Dioxide
 - Natural Gas
 - Process Water (Planned)
 - Wastewater (Planned)
- Site Elevation +/-25' Above Sea Level
- Located Near Major Industrial Complexes
- Great Access
- Rectangle Shape Makes more Useful Development
- One of the Few Heavy Industrial Zoned Sites in the Golden Triangle

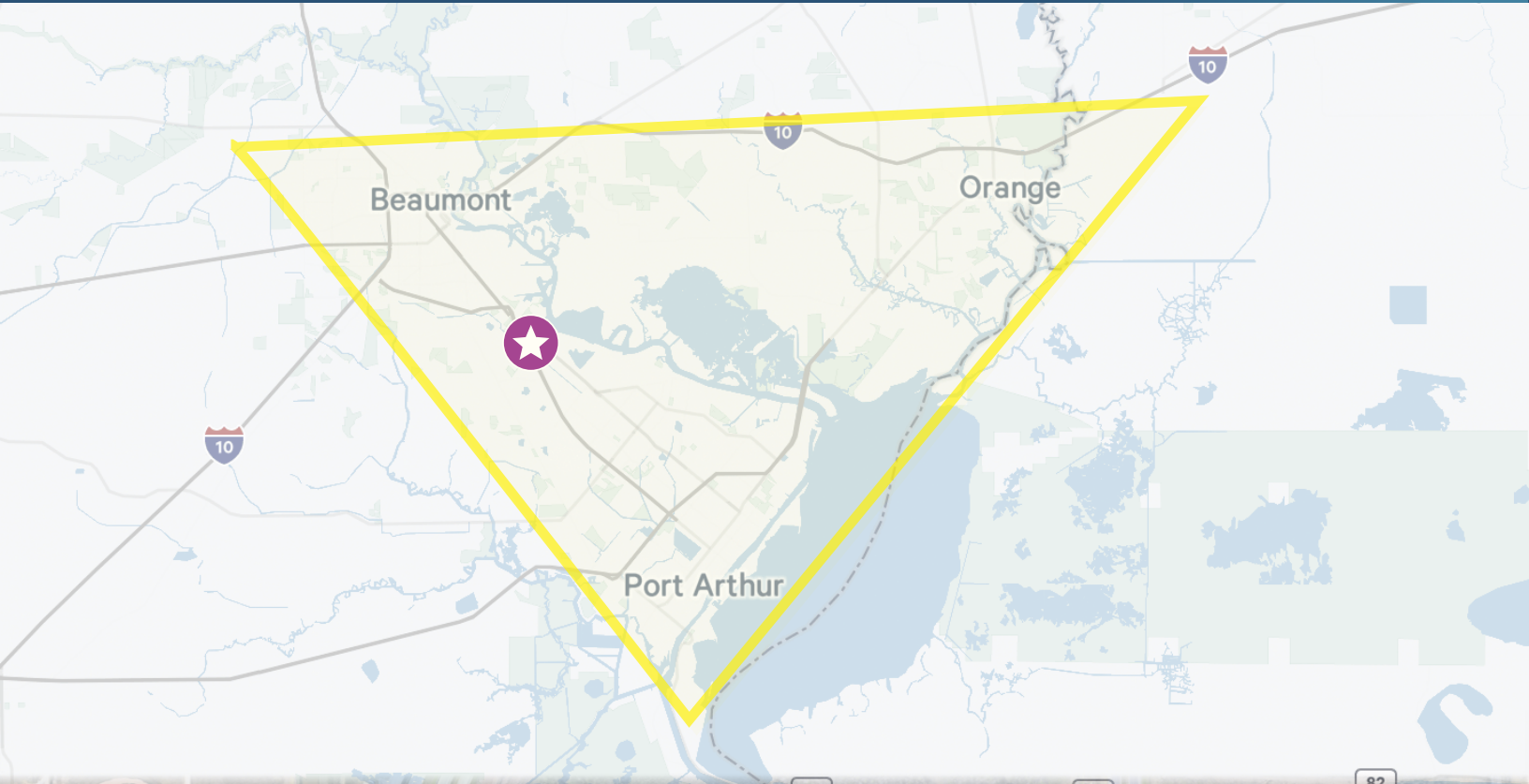
ADJACENT TO CRITICAL INFRASTRUCTURE WITH UTILITIES AND
TRANSPORTATION OPTIONALITY

Efficient Feedstock Delivery and Product Takeaway via Major Highways



LOCATION AND INFRASTRUCTURE

GOLDEN TRIANGLE



Denbury Co2 Pipeline

KM Gas Pipeline

Raw Water (planned)

Wastewater (planned)

Air Liquide O2 Pipeline

Air Liquide Nitrogen Pipeline

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FOR ADDITIONAL INFORMATION
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