

±160.8 ACRES Port Arthur, TX 77640

1970 HIGHWAY 73 WEST



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*±160.8 AC Unique Development Opportunity in Port Arthur
Dual Rail-Served Development Land*

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Property Information

Property Details

Location

1970 Highway 73 W, Port Arthur, Texas 77640
160.8 acres total

Utilities

- Electricity provided by Entergy
- Tiger Bayou substation is adjacent to the property
- Studies in hand for both 50 MW and 150 MW service capability
- Water provided by the Lower Neches Valley Authority 600 ft away from the site
- Natural Gas capability up to 90,000 mmbtu/d supply
- Sewer approximately 0.84 miles away. Could consider Septic on this site instead

Floodplain

Outside of 100year and 500year Flood Zones

Municipality

Jefferson County

Rail

Dual rail service from UP/BNSF via GT Omniport directly bordering the site to the south. Confirmed they will serve 24/7/365 days a year

Wetlands

Wetland permit has been issued and is subject to a development plan. This will allow full site development capability.

Marine Access:

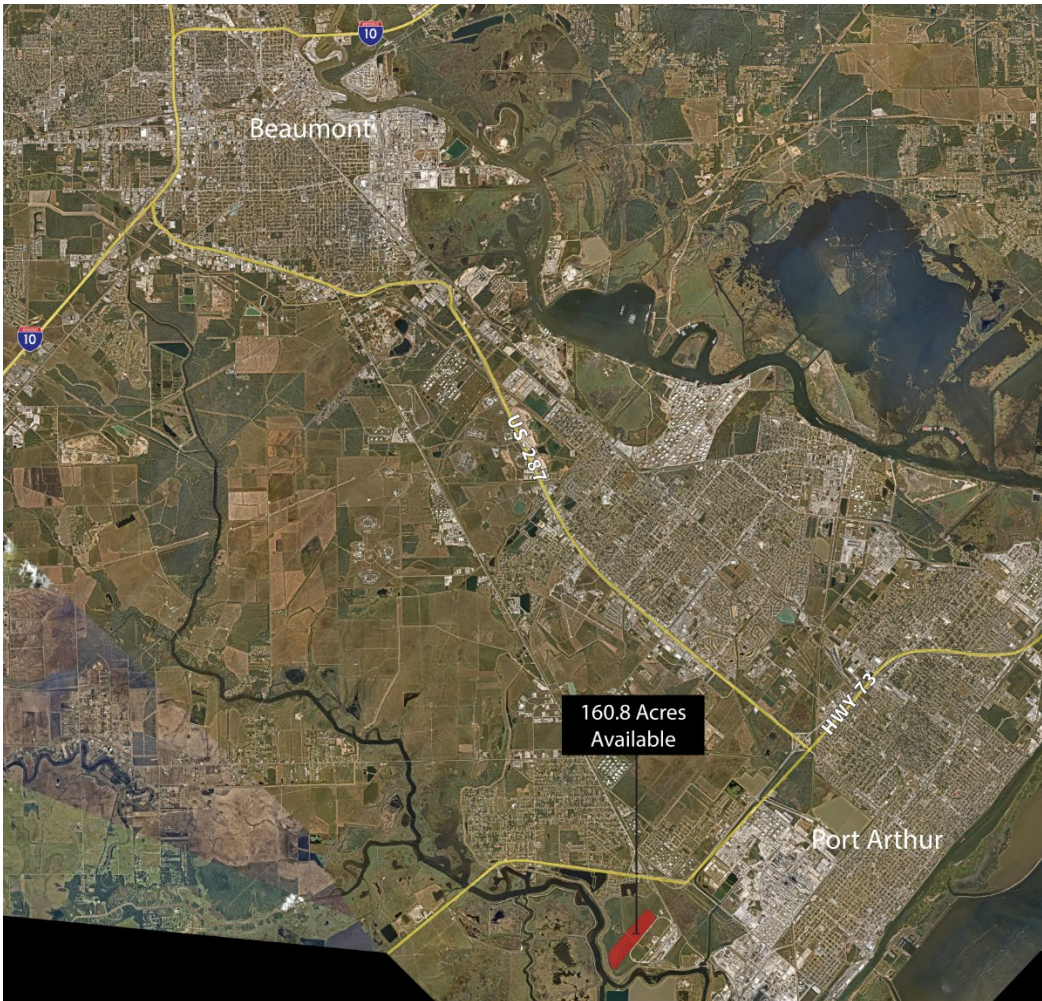
Temporary Marine Access available for large equipment delivery via Tiger Bayou

Additional details

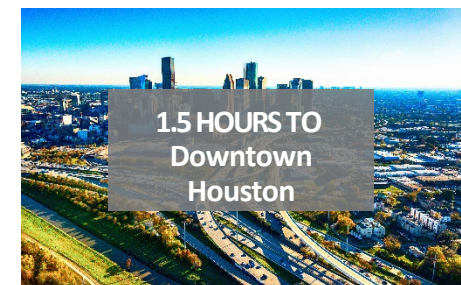
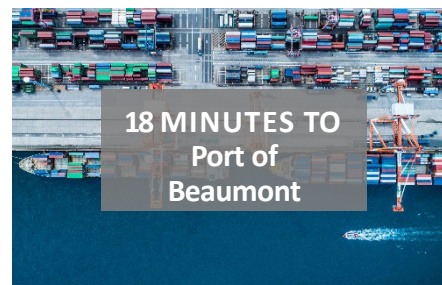
- Within USACE Levee
- Within an Ozone Attainment Area
- 60+ Pipelines within 3 miles of site
- Existing pipeline easement directly to the deep-water terminal

Price

Contact broker for pricing

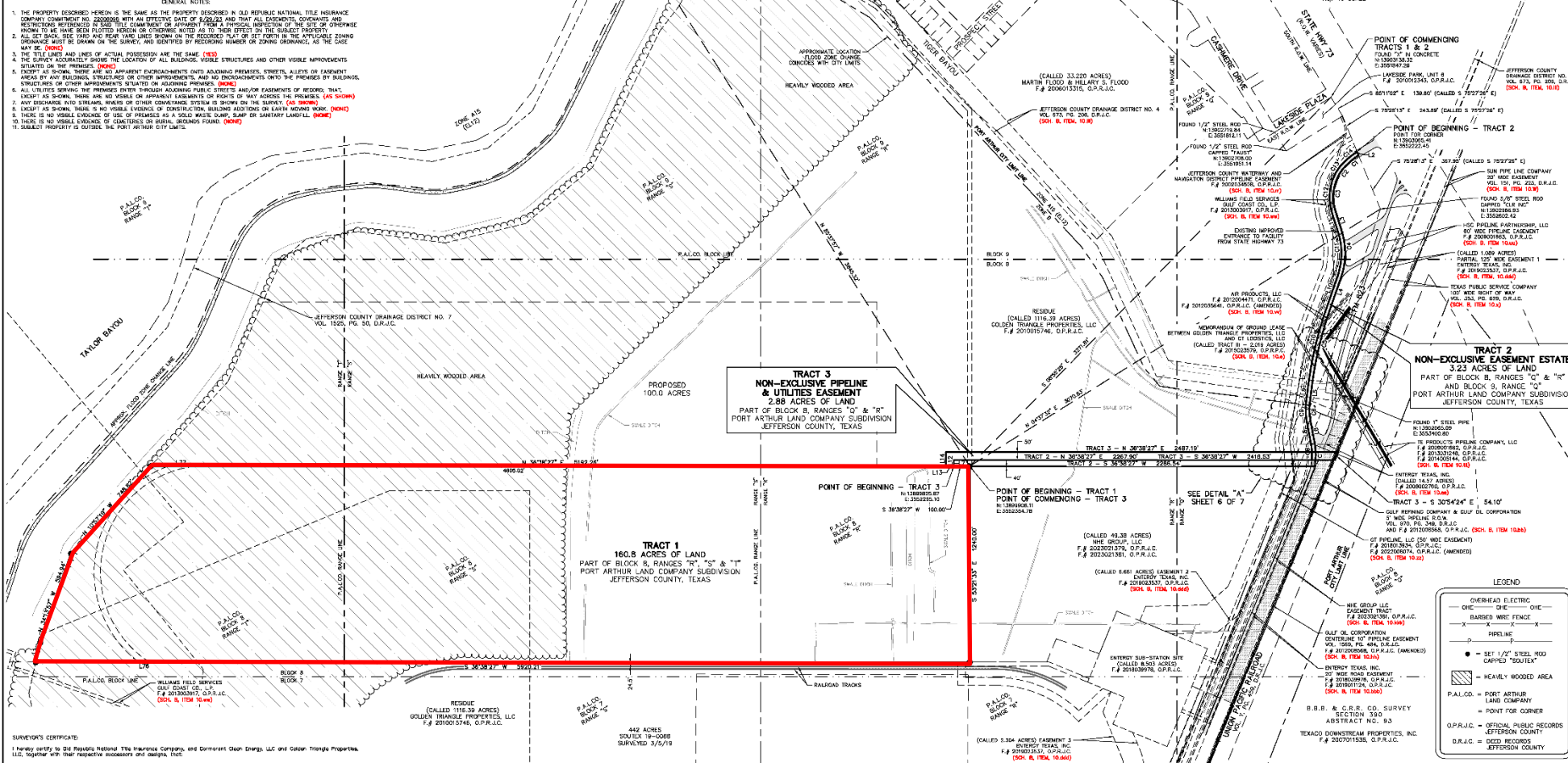
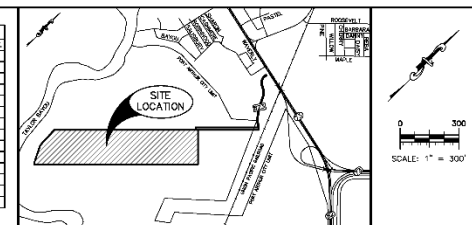


Drive Times	Miles
Jack Brooks Regional Airport	9
Port of Beaumont	18
Port of Orange	33
Houston Ship Channel	80



ZONING USE STATUS	
CURRENT USE	VACANT LAND
CURRENT ZONING OF PROPERTY	NO ZONING WITHIN PORT ARTHUR'S "EXTRAJURISDICTIONAL ZONING CODE"
CURRENT ZONING OF PROPERTY ATTACHED	NO, AS THE APPLICABLE CITY/ COUNTY TEXAS DOES NOT HAVE A ZONING CODE
IS THE CURRENT USE PERMITTED IN THIS DISTRICT?	JERRETTON CITY, TX HAS NOT ADOPTED ANY ZONING ORDINANCES, HOWEVER, THE ABOVE PROPOSED PROPERTY IS WITHIN THE CITY OF JERRETTON, TX, TEXAS EXTRAJURISDICTIONAL JURISDICTION. THE CITY OF PORT ARTHUR HAS NO REGARDING ZONING ATTACHED TO THE PROPERTY, AS THE PROPERTY WAS DISMEMBERED FROM THE CITY. THE PROPERTY HAS NO ZONING CODE.
IS THE PROPERTY A HISTORICAL LANDMARK?	NO, THE PROPERTY IS NOT A HISTORICAL LANDMARK
CERTIFICATES OF OCCUPANCY ATTACHED	THE ABOVE LOCUS PROPERTY IS CURRENTLY VACANT LAND, THEREFORE NO CERTIFICATES OF OCCUPANCY OR BUILDING CODE OR FIRE CODE VIOLATIONS EXIST.
OUTSTANDING ZONING CODE VIOLATIONS	JERRETTON CITY, TX HAS NOT ADOPTED ANY ZONING ORDINANCES, THERE ARE NO ZONING IN VIOLATIONS ATTACHED TO THE PROPERTY.
OUTSTANDING BUILDING CODE VIOLATIONS	NO, THERE ARE CURRENTLY NO OUTSTANDING BUILDING CODE VIOLATIONS OF FILE.
OUTSTANDING FIRE CODE VIOLATIONS	NO, THERE ARE CURRENTLY NO OUTSTANDING FIRE CODE VIOLATIONS OF FILE.
CONCILIATION PLANS	NO, THERE ARE CURRENTLY NO OUTSTANDING CONCILIATION PLANS AT THIS TIME.
SITE REQUIREMENTS	
DOES ANY ADJACENT LOT SIZE OR SETBACK REGULATIONS, AS THE JERRETTON CITY, TEXAS DO NOT HAVE ZONING CODES	

LINE TABLE			CURVE TABLE				
LINE NO.	BEARING	DISTANCE	CURVE NO.	RAD. ARC	ARC CHORD	CHORD BEING.	CHORD DIST.
L1	N 47°24'38" E	126.517	C1	360.000	111.426	0.512674° E	111.887
L2	S 12°58'15" E	24.877	C2	330.070	7.96	S 77°58'15" E	7.967
L3	S 7°50'34" E	122.444	C3	360.000	53.025	S 40°57'34" E	225.020
L4	S 5°12'30" E	122.444	C4	146.023	23.333	S 82°12'30" E	188.114
L5	S 4°12'30" E	122.444	C5	93.828	9.975	S 39°12'30" E	94.429
L6	S 3°12'30" E	122.444	C6	41.520	4.588	S 26°12'30" E	46.022
L7	S 2°12'30" E	122.444	C7	20.760	2.294	S 13°12'30" E	23.011
L8	N 4°47'33" E	136.786	C8	360.000	136.787	N 50°52'33" E	137.877
L9	N 4°47'33" E	136.786	C9	410.387	122.837	N 50°52'33" E	123.927
L10	N 4°47'33" E	136.786	C10	244.666	66.000	N 32°57'33" E	219.179
L11	N 7°50'24" E	122.444	C11	33.023	27.277	N 52°47'24" E	93.819
L12	S 12°58'15" E	<0.000	C12	360.000	55.000	S 40°57'15" E	84.222
L13	S 12°58'15" E	70.000	C13	360.000	55.000	S 40°57'15" E	84.222
L14	S 12°58'15" E	70.000	C14	360.000	79.173	S 77°58'15" E	79.173
L15	S 12°58'15" E	<0.000	C15	360.000	79.173	S 77°58'15" E	79.173



SURVEYOR'S CERTIFICATE:
I hereby certify to Old Republic National Title Insurance Company, and Cormorant Clean Energy, LLC and Golden Triangle Properties, LLC, together with their respective successors and assigns, that:

The undersigned has received and examined a copy of Title Insurance Commitment No. 23503386, dated effective 11/21/2023 and issued by Qd Republic National Title Insurance Company, and each instrument listed therein; that the location of each such document, right-of-way, servitude and other matter affecting title, to the extent it can be located, has been shown on the survey with appropriate recording reference; and that all matters that cannot be located have been listed in a table set forth below.

ANTHONY M. LIGER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 540



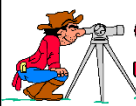
SURVEYORS NOTES

REMARKS: COORDINATES AND A SHORTAGE ARE BASED ON THE TEAS COORDINATE SYSTEM OF 1983. SOUTH-CENTRAL ZONE U.S. SURVEY FEET AND ARE REFERENCED TO SWAGNART, NORTH AMERICA.

IN ADDITION WITH THE FLOOD INSURANCE DATA MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 10-1-A, DATED 1976, IT WAS DETERMINED THAT THERE WERE NO OTHER LOCATIONS IN THIS AREA.

SCALE: ACTUAL FIELD ELEVATION NOT DETERMINED, UNLESS INDICATED. SOURCE SURVEYS, INC. DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OF SCALE OF SAID MAP DATED 6/27/84, PARCEL NOS.

THE LOCATIONS OF UNDERGROUND AND OTHER HIGH-VOLTAGE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON INFORMATION FROM THE UTILITY OWNERS' RECORDS. THESE RECORDS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE AVAILABLE TO US BY ANY ADJACENTS CONTAINING SUCH RECORDS. WHERE FOUND, THE SURFACE REPRESENTATIONS OF UTILITIES ARE SHOWN. THE LOCATION NON-VISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREIN. EACH PARTY IS ADVISED THAT THE INFORMATION PROVIDED HEREON IS FOR GENERAL INFORMATION ONLY.



SOUTEX
SURVEYORS & ENGINEERS

T.B.P.C. FORM #5755 • T.X.L.S. FORM #10123800

3737 Doctors Drive
Port Arthur, Texas 77642
Tel. 409.983.2004
Fax. 409.983.2005

eyors.com

SHEET TITLE

HALLA/NSPS SURVEY
OF LAND PART OF BLOCK 8, RANGES "R", "S" & "T"
MENT ESTATE - 3.23 ACRES OF LAND PART OF B
NGE "O", TRACT 3 - NON-EXCLUSIVE PIPELINE &
ND PART OF BLOCK 8, RANGES Q & R, PORT ARTHUR
1, PG. 22, MAP RECORDS JEFFERSON COUNTY, TEXA

CORMORANT CLEAN ENERGY, LLC
1970 HIGHWAY 73 WEST
PORT ARTHUR, TEXAS 77640

PROJ. NO: 23-0384-R1

SCALE: 1" = 300'

PRINT DATE: 12/13/23

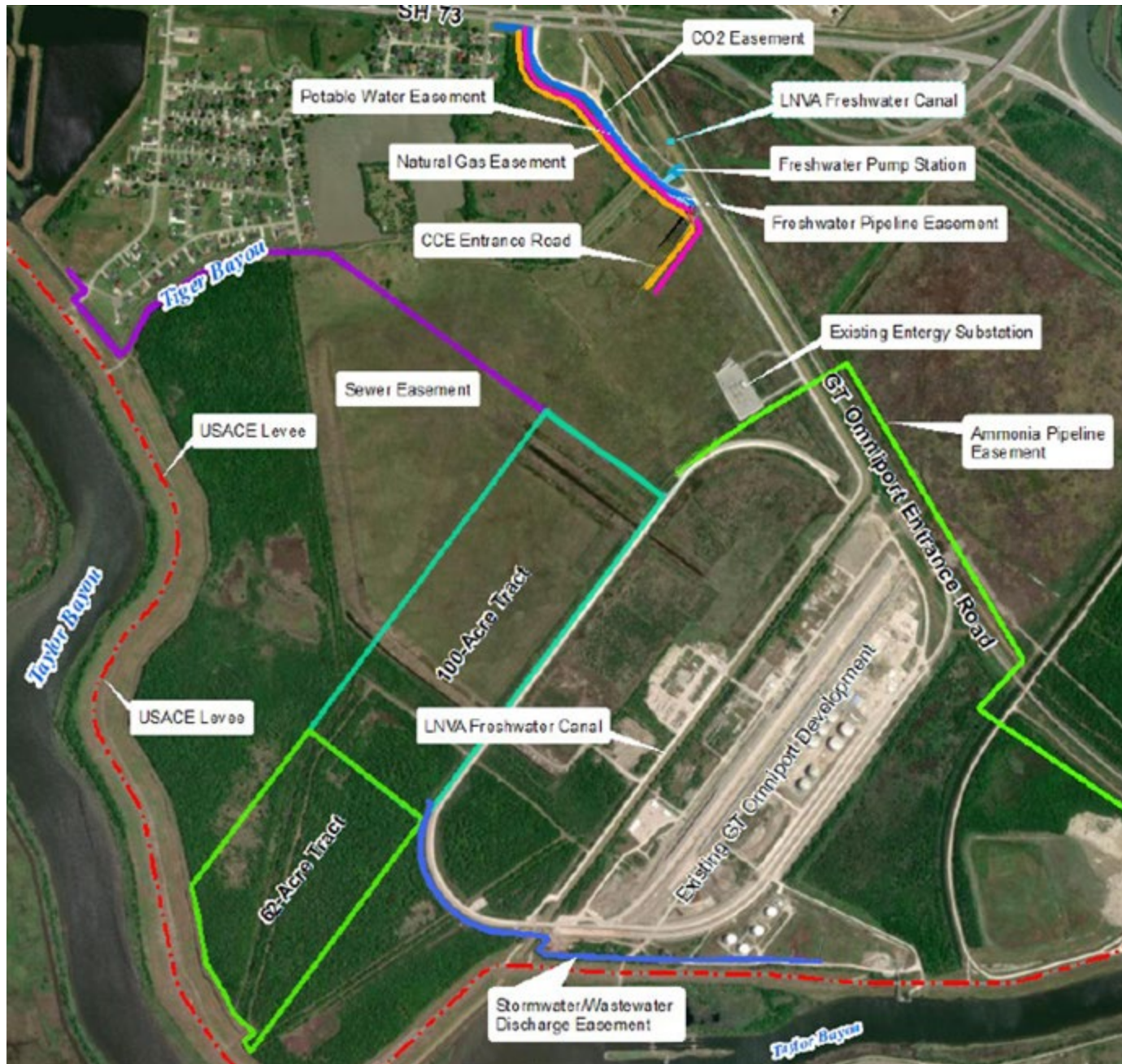
DRAWN BY: TC

CHECKED BY: AML

APPROVED BY: AML

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Site







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