



For Sale > Industrial

91 West Front St

ORANGE, TEXAS 77630

REAL ESTATE

- 80 acres
- 5,835 FT of waterfront access
- Over 596,500 SF of fab area
- 18 acres of paved yard
- 37+ bridge cranes
- Heavy electrical distribution
- Easy access to I-10

Located in an Opportunity Zone

EQUIPMENT

- Drydock
- Crawler Cranes
- Plasma Cutter & Press Brake
- Panel Line
- (3) Tugs and deck barges
- 275 ton barge mounted crane



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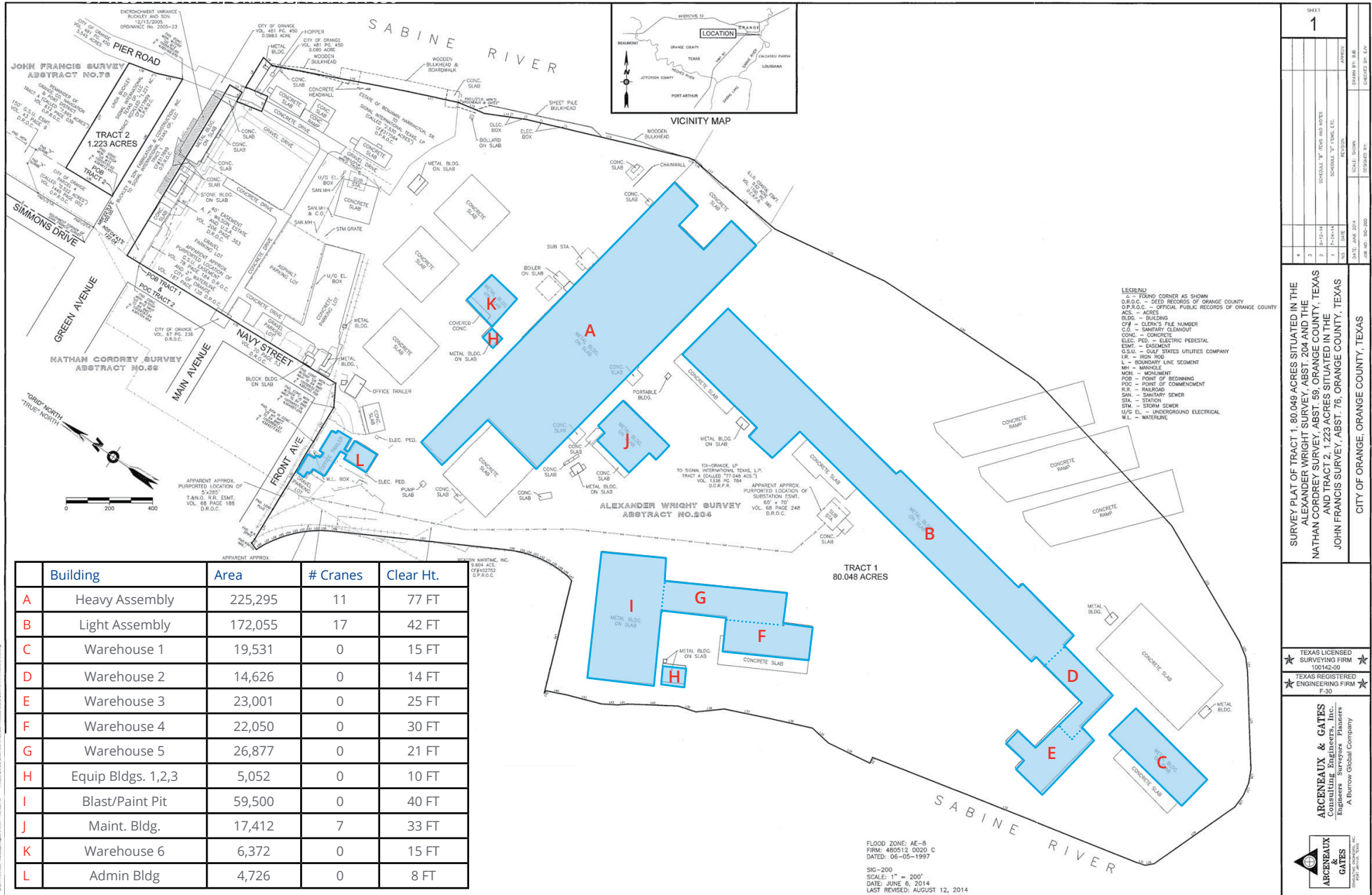
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[VIEW VIDEO:](#)
Property Overview



For Sale > ±80 AC in Orange, TX

91 WEST FRONT ST, ORANGE, TEXAS 77630



SHEET 1

DATE: JUNE 2014

SCALE: 1" = 200'

APPROVED BY: [Signature]

DESIGNED BY: [Signature]

CITY OF ORANGE, ORANGE COUNTY, TEXAS

TEXAS LICENSED SURVEYING FIRM

TEXAS REGISTERED ENGINEERING FIRM

ARCENEAUD & GATES
Consulting Engineers, Inc.
Engineers, Surveyors, Planners
A Bureau Global Company

ARCENEAUD & GATES
1001462400

FLOOD ZONE: AE-8
FIRM: 480512_0020 C
DATED: 06-05-1997

SC-200
SCALE: 1" = 200'
DATE: JUNE 6, 2014
LAST REVISED: AUGUST 12, 2014

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Includes **Heavy OH Cranes**

- Two 100 ton bridge cranes
- Two 150 ton bridge cranes

Includes **3 Drydocks**

- Drydock #1 - 2,400-ton, 280' x 80'
- Drydock #2 - 1,600-ton, 160' x 70'
- Drydock #3 - 1,400-ton, 140' x 60'

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Includes **Panel Lines & Fab Equipment**

- Submerged arc welder
- Welding Gantry - six head
- Three NC plasma cutters - 120' x 25'
- Press brake - 1,500-tons x 40-foot

Includes **Tugs & Deck Barges**

- Three tugs to move barges
- Three deck barges for moving modules or to be used as work floats

Includes **Heavy Lifting Equipment**

- One barge mounted crane - 275-ton
- Two crawler cranes - 150 and 200-ton
- Six fork lifts - 6,000 to 20,000 lbs

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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

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Date

Regulated by the Texas Real Estate Commission

TAR 2501