

# PORT ARTHUR DEVELOPMENT OPPORTUNITY

±340.16 ACRES  
PORT ARTHUR, TX



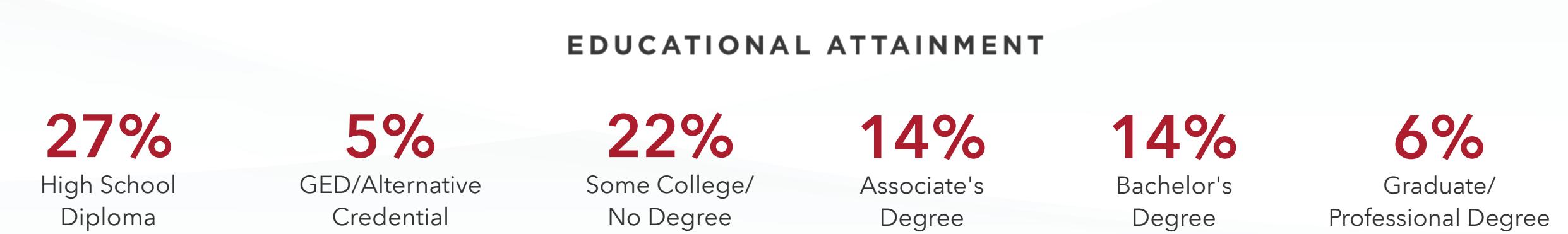
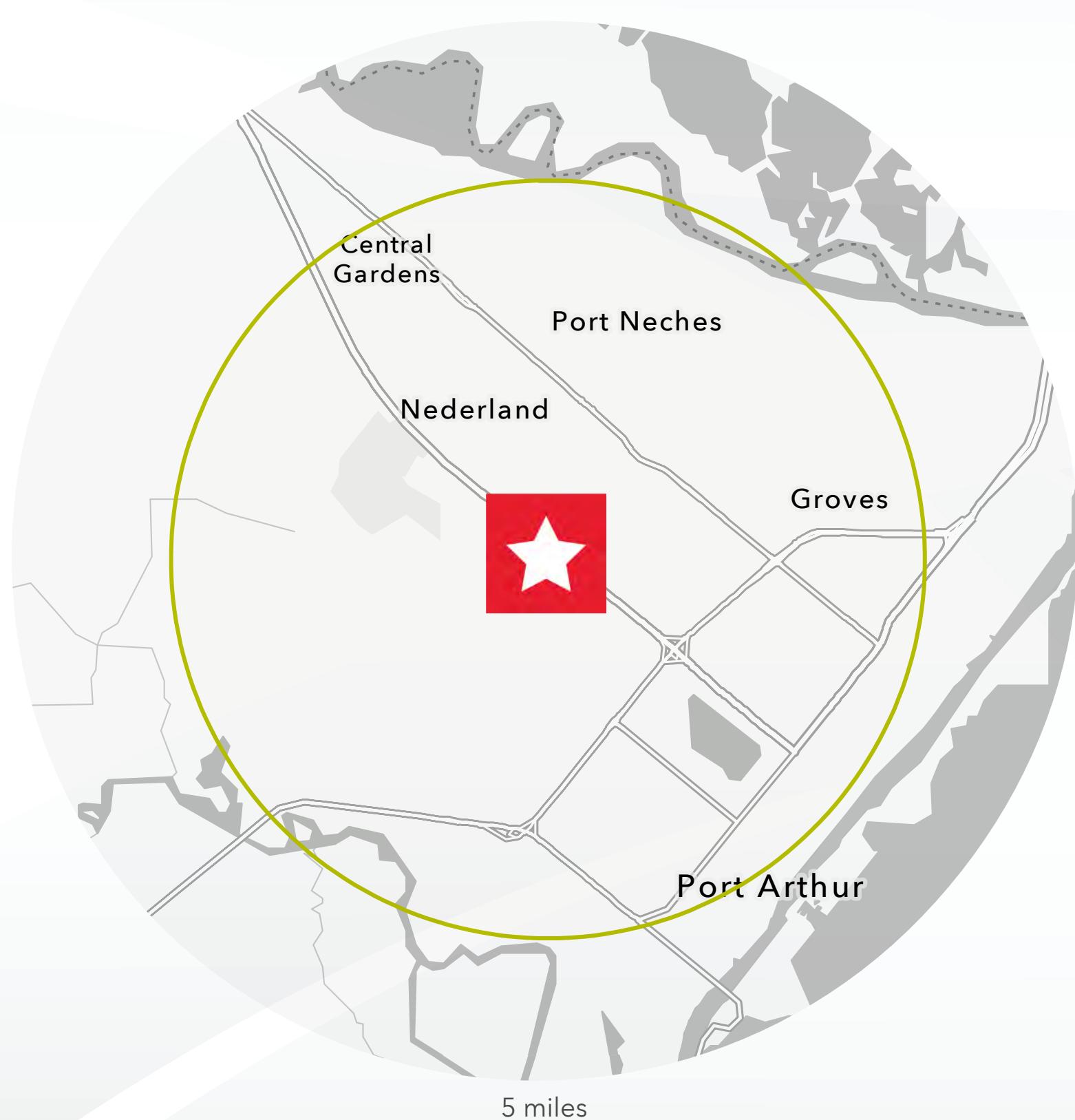
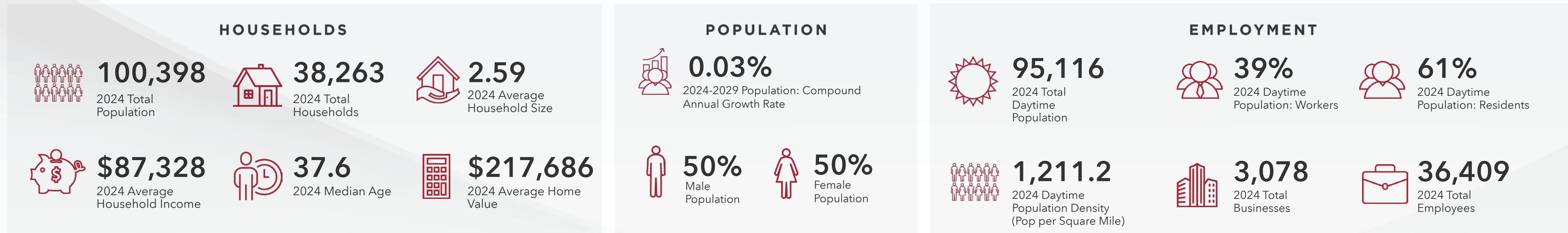
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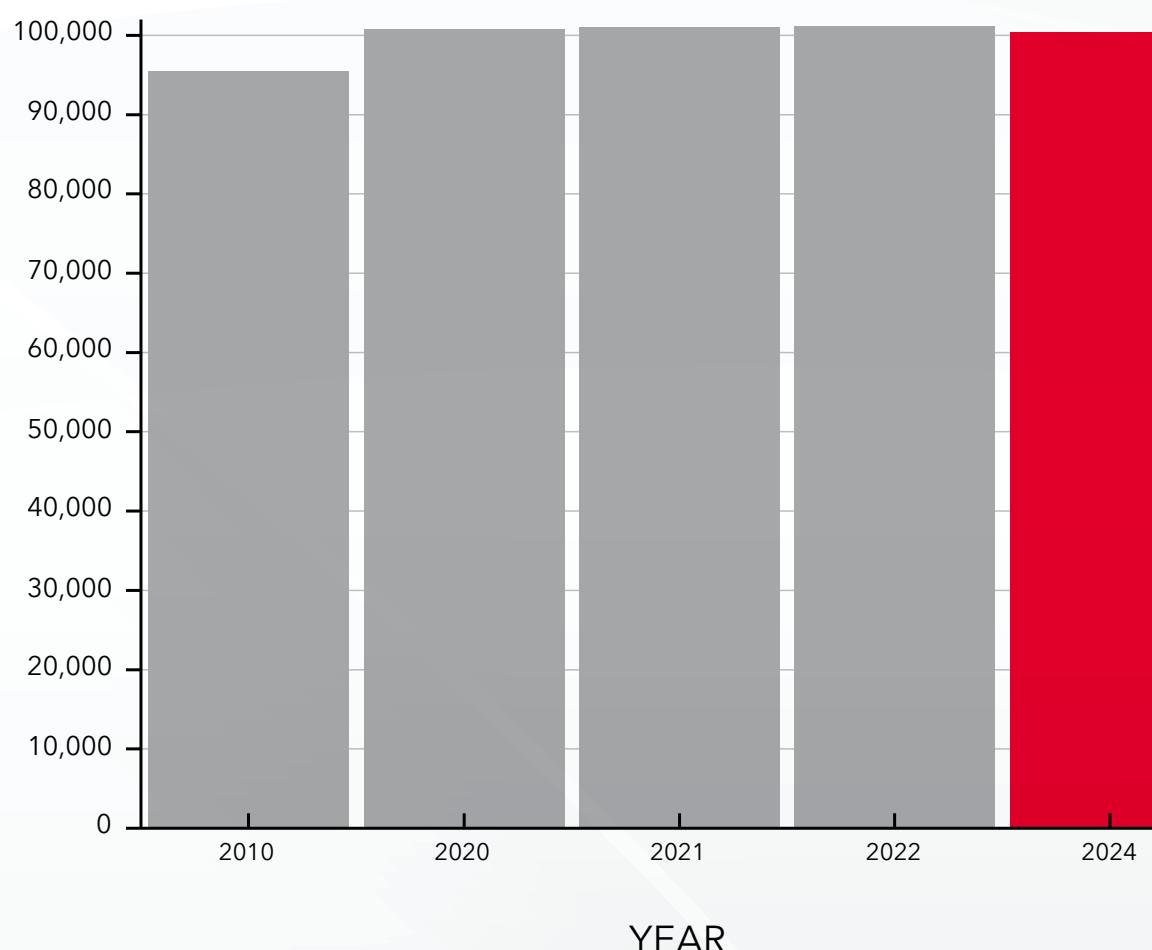
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# DEMOGRAPHIC OVERVIEW

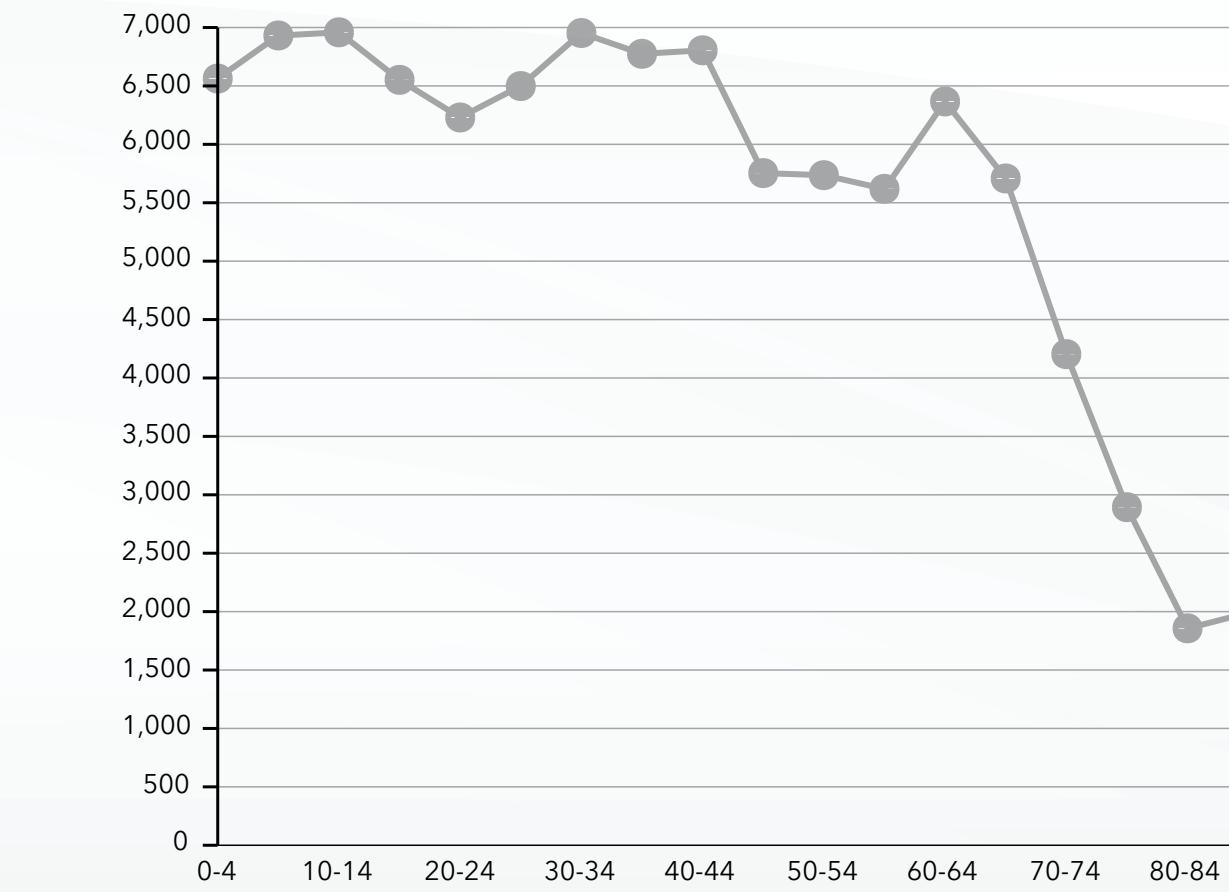
5 MILES



## POPULATION TIME SERIES 2010-2024



## POPULATION BY AGE GROUP



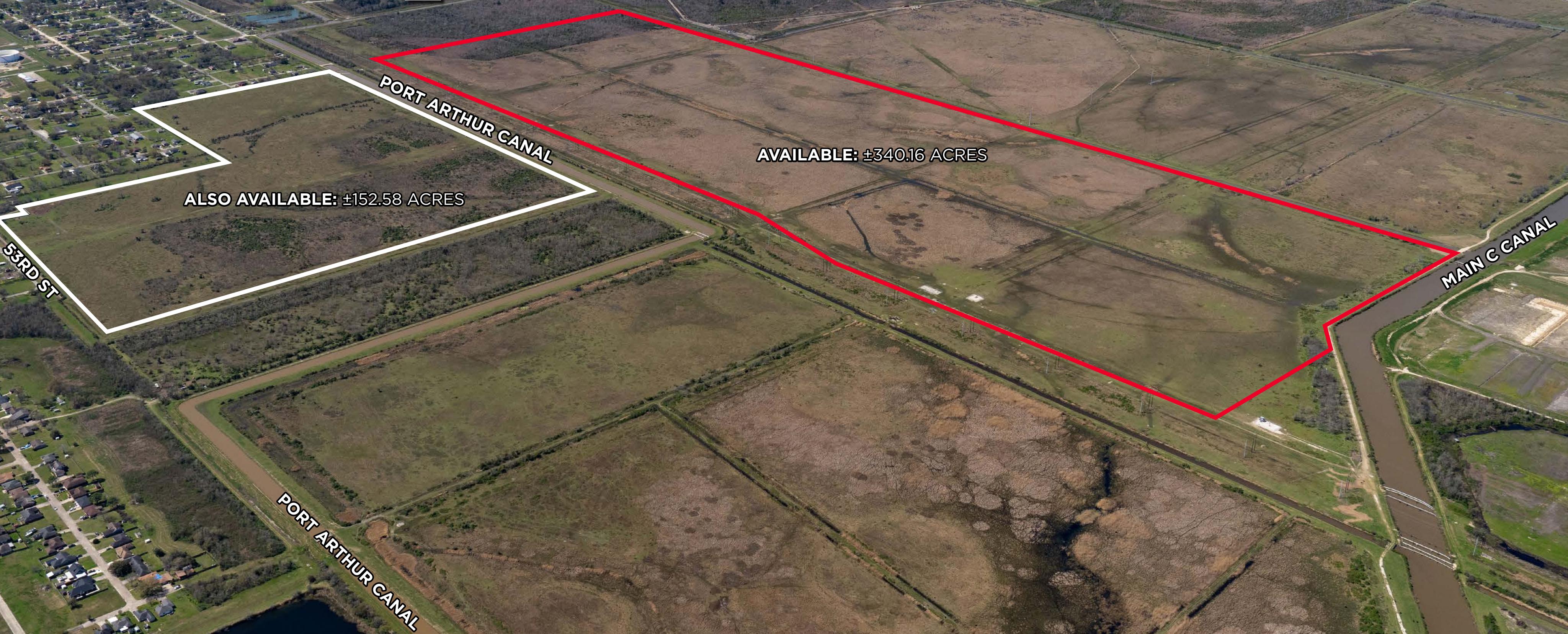


73  
TEXAS



93

FARM  
365  
ROAD



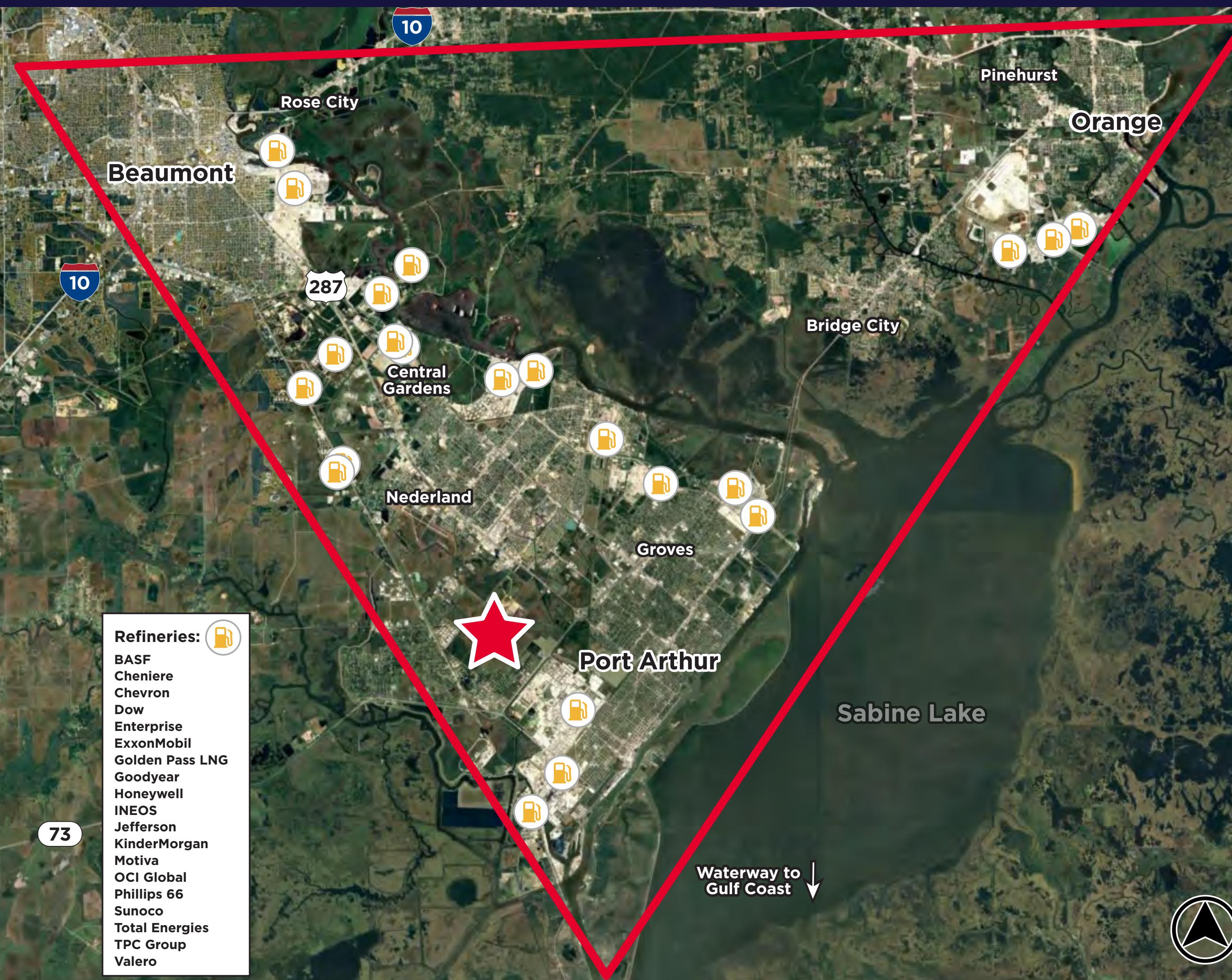
BEAUMONT



AVAILABLE:  $\pm 340.16$  ACRES

PORT ARTHUR | ±340.16 ACRES





Ideally located within the Golden Triangle, encompassing Port Arthur, Beaumont, and Orange, this expansive ±340.16 acres of land in Port Arthur, Jefferson County, Texas, offers a prime opportunity for commercial and industrial development. Positioned within a freshwater emergent wetland and accessible via 60th Street, the property is ideally situated near major highways, ports, and industrial hubs. An additional ±152.58 acres just south provides the potential for expansion.

### What is the **Golden Triangle**?

The term “Golden” refers to the wealth that came from the Spindletop oil strike near Beaumont in 1901, which played a critical role in establishing the region’s economic backbone rooted in oil refining, petrochemical production, and shipping.

### Seller Financing Available

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