

PORT ARTHUR DEVELOPMENT OPPORTUNITY

±340.16 ACRES
PORT ARTHUR, TX



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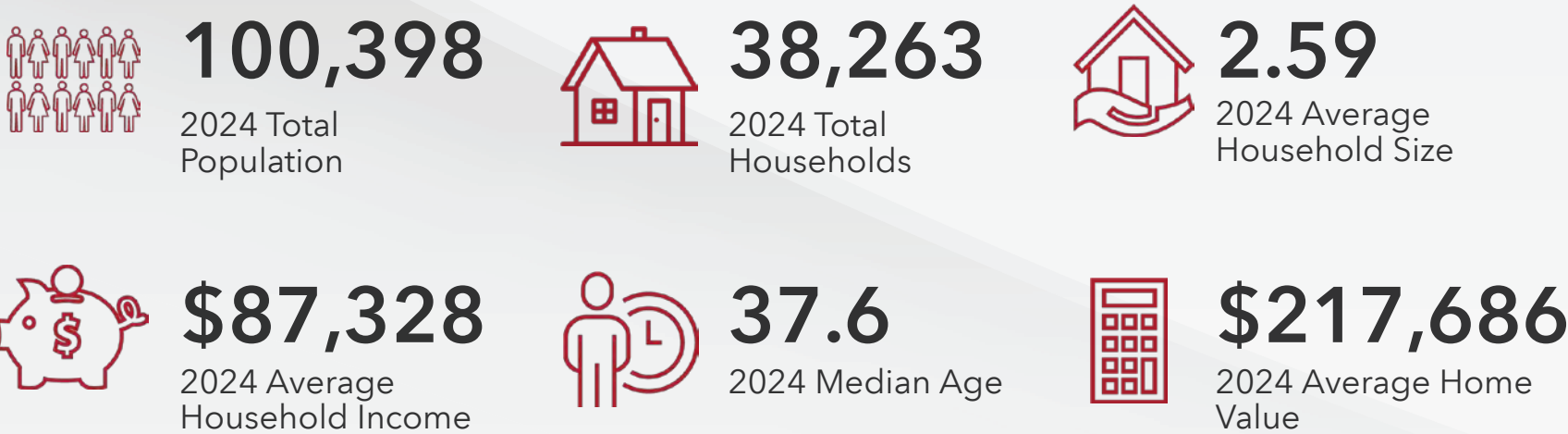
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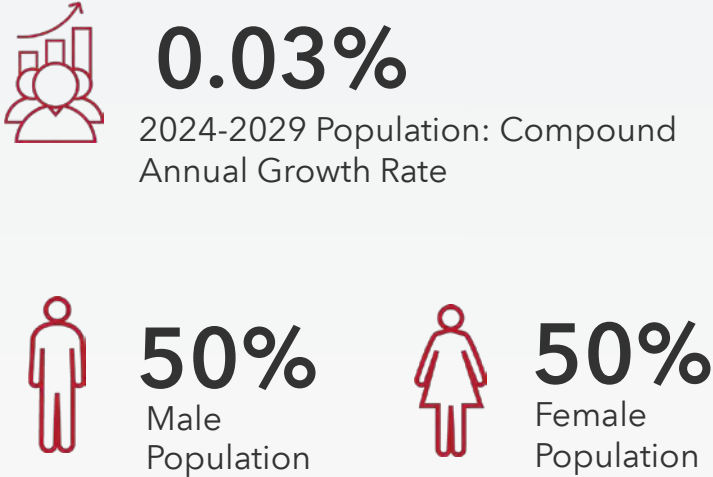
DEMOGRAPHIC OVERVIEW

5 MILES

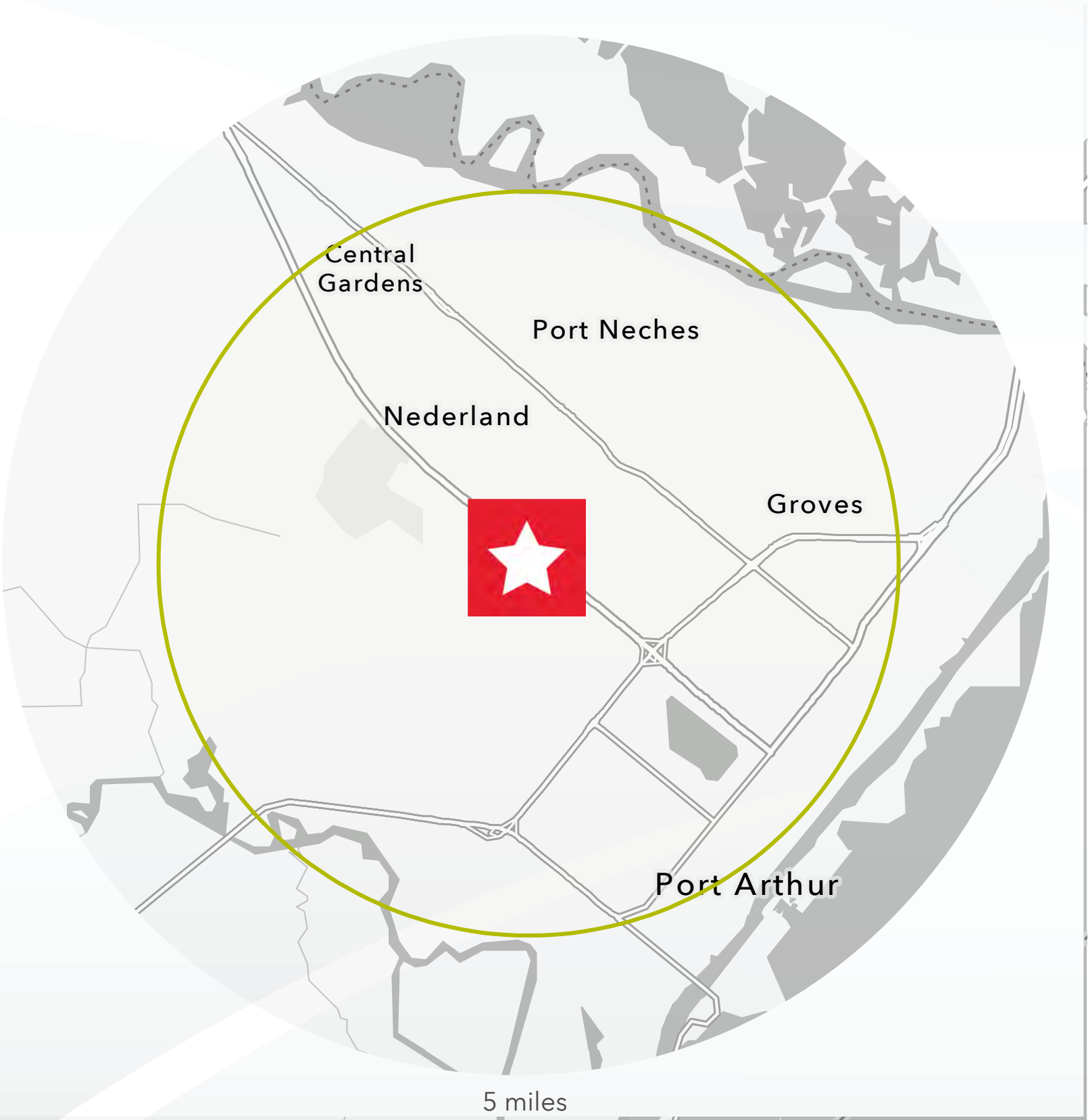
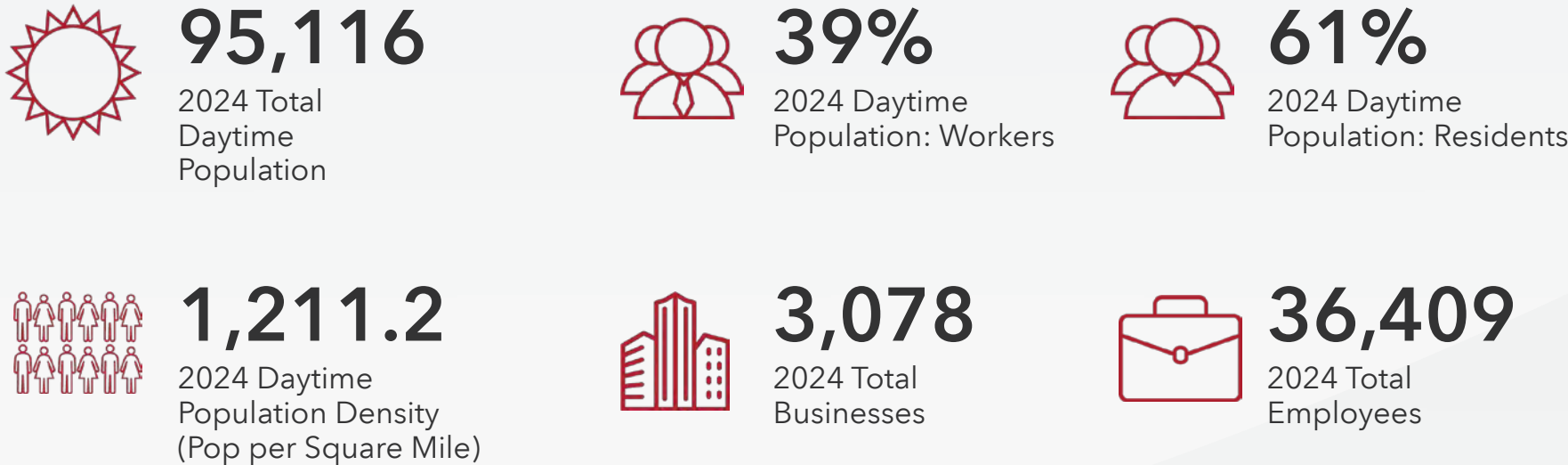
HOUSEHOLDS



POPULATION



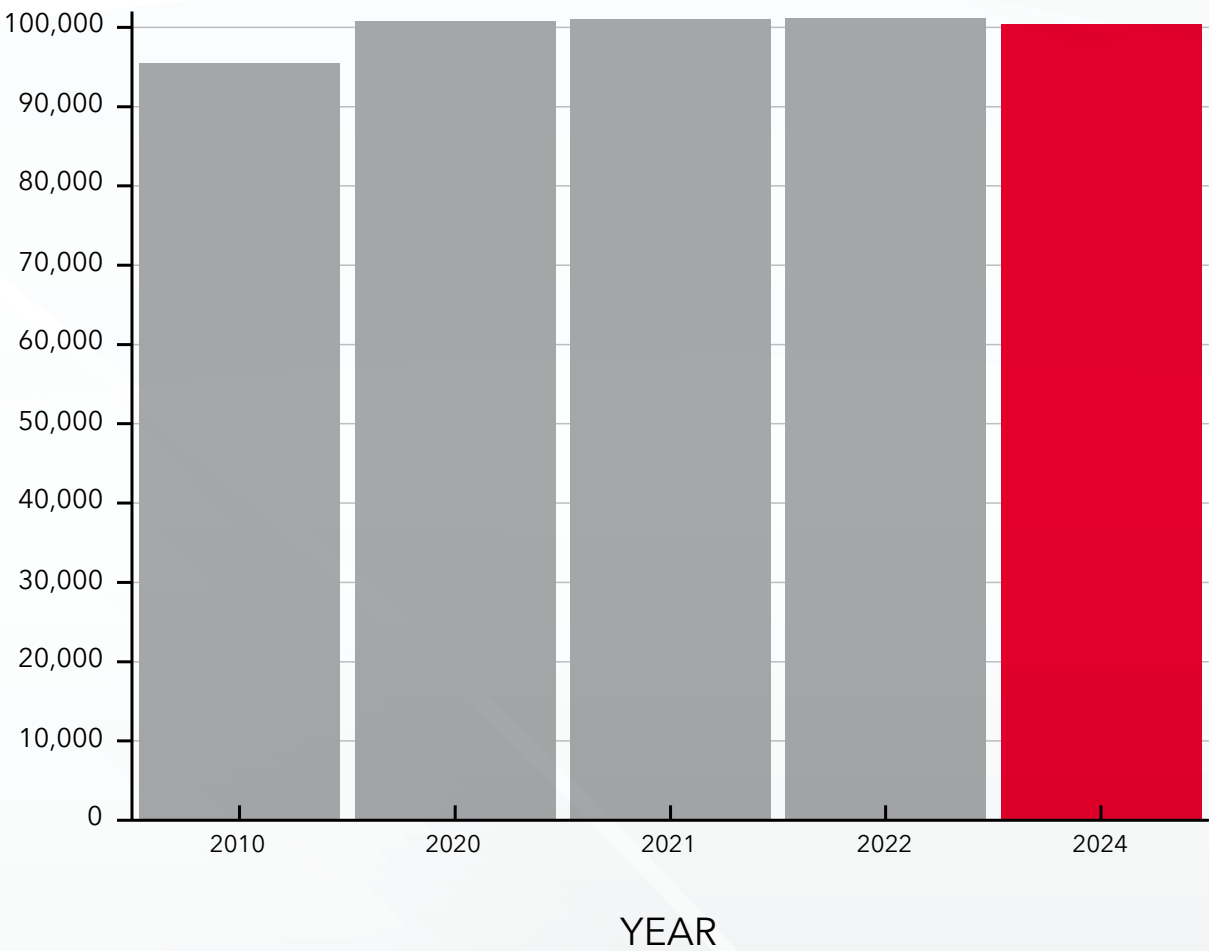
EMPLOYMENT



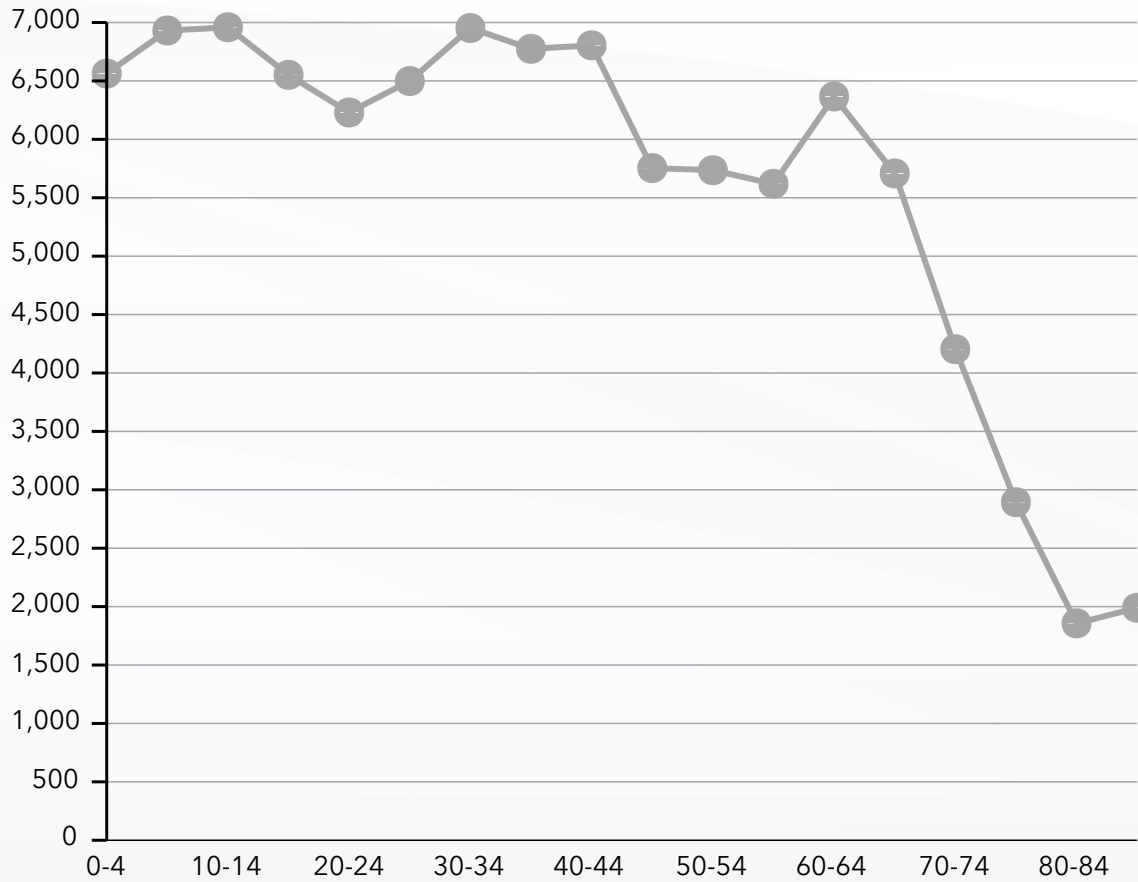
EDUCATIONAL ATTAINMENT



POPULATION TIME SERIES 2010-2024



POPULATION BY AGE GROUP







BEAUMONT

JACK BROOKS
REGIONAL AIRPORT

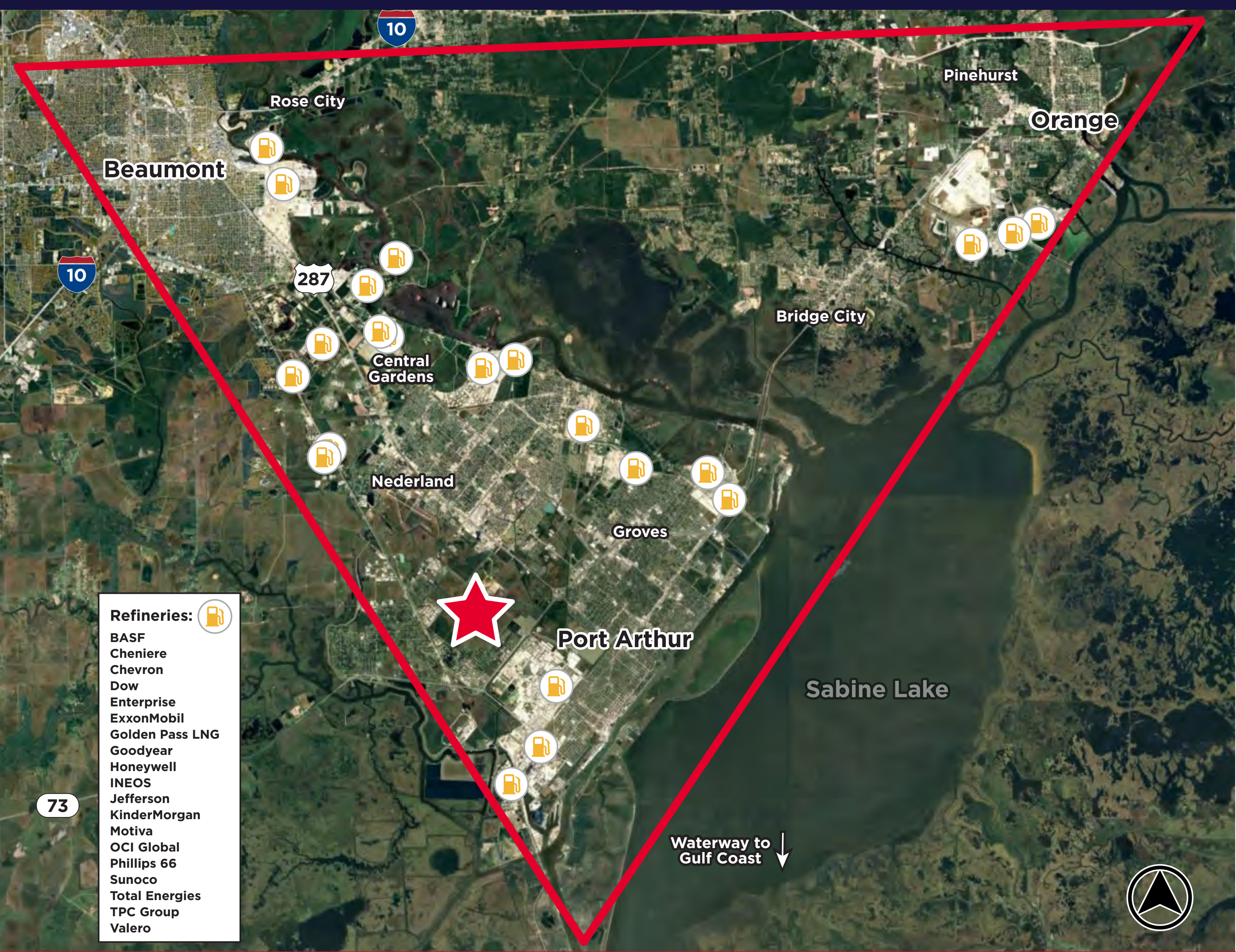
93

96

AVAILABLE: ±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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