

For Sale > Industrial Land

306 Acre Industrial Site



Rainbow Bridge Barge Terminal, Port Arthur, Texas 77642

- FEATURES
- LOCATION
- AREA INFORMATION
- SITE AERIALS
- DEVELOPMENT PLAN
- PIPELINE INFORMATION
- CONTACT US



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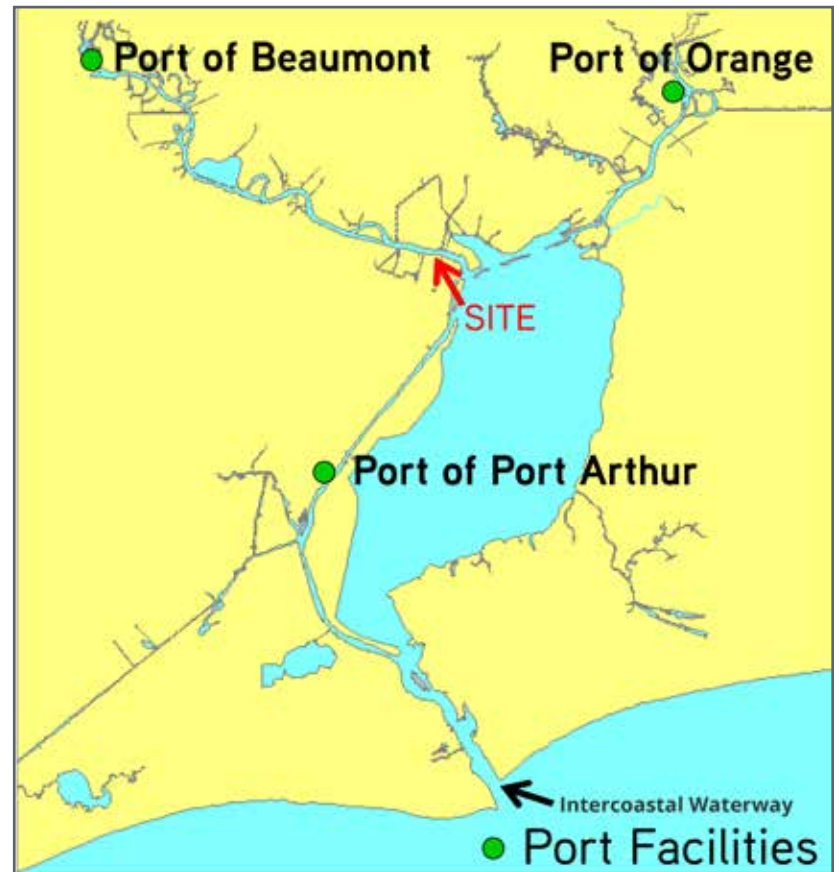
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Strategically located between Port Arthur and Orange, Texas. The 306 acre site has frontage on Highway 73 (Rainbow Bridge) and the Beaumont Ship Channel.

PROPERTY FEATURES

- > Located between Ports of Beaumont, Orange, and Port Arthur
- > Easily accessible from I-10 East on Hwy 73/87
- > ±6,000 LF of deep water frontage available on the Neches River / Beaumont Ship Channel
- > Existing access roads
- > Utilities are available from Entergy
- > Major pipeline corridors near site
- > **Offering Price: \$10,000,000 (\$0.75/SF)**



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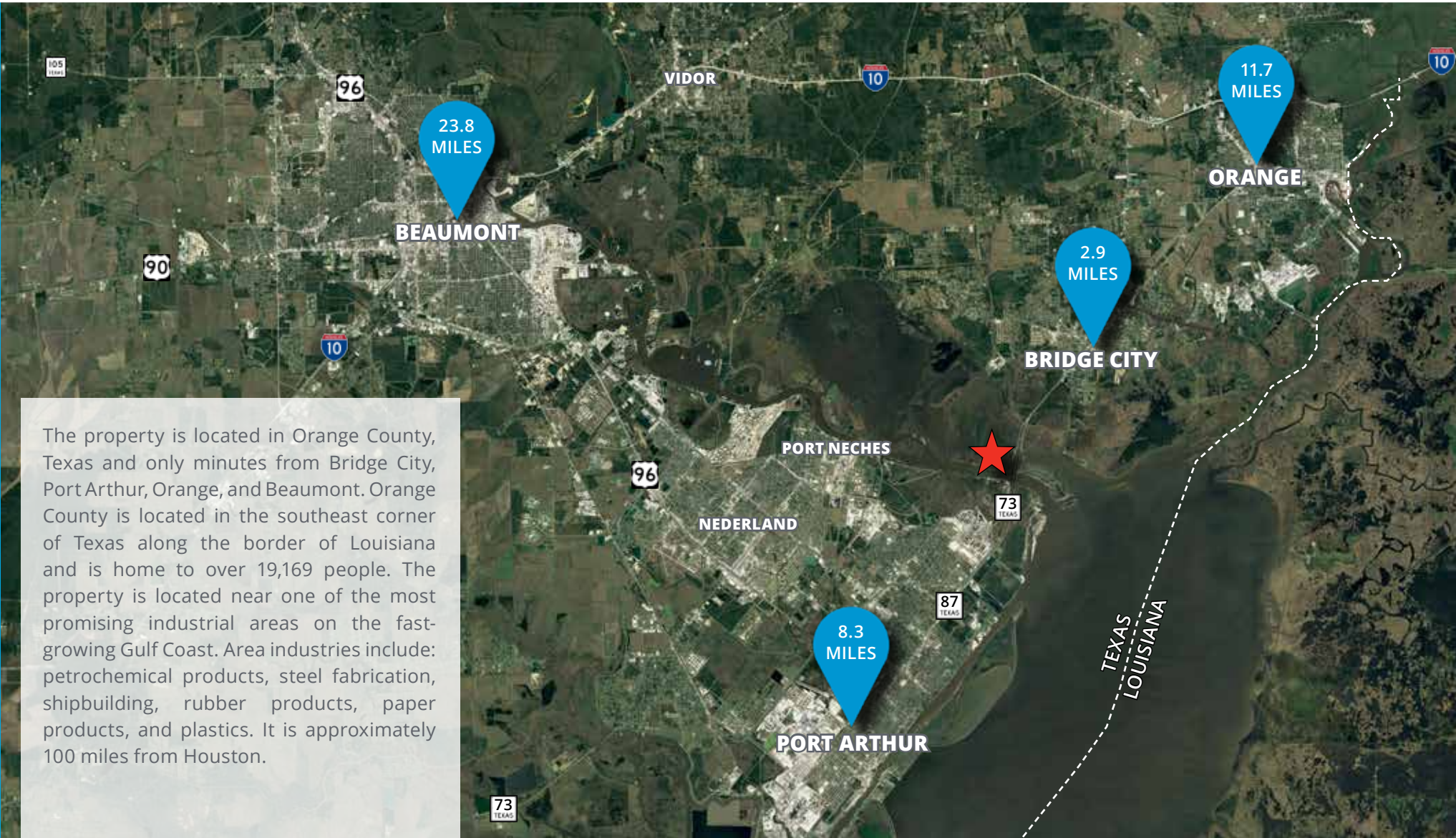
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EXISTING INDUSTRIES

DISTANCES

The property is located in Orange County, Texas and only minutes from Bridge City, Port Arthur, Orange, and Beaumont. Orange County is located in the southeast corner of Texas along the border of Louisiana and is home to over 19,169 people. The property is located near one of the most promising industrial areas on the fast-growing Gulf Coast. Area industries include: petrochemical products, steel fabrication, shipbuilding, rubber products, paper products, and plastics. It is approximately 100 miles from Houston.



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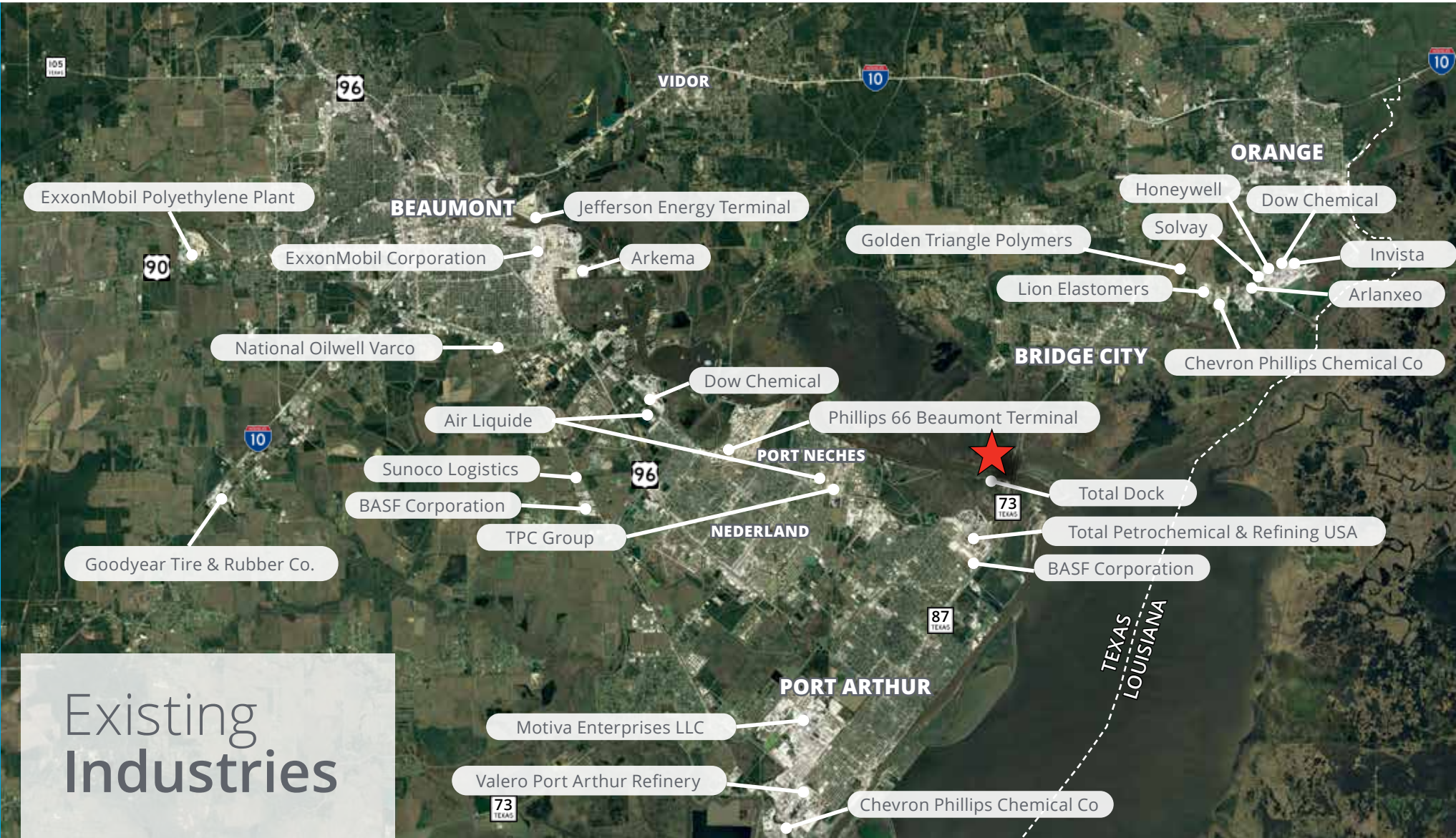


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EXISTING INDUSTRIES

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Existing Industries

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Bridge City is located in Orange County, Texas along State Highway 73/87 and is centrally located inside the Golden Triangle of Beaumont, Port Arthur, and Orange. The city's population in 2021 is currently 9,519. The city obtained its name since one has to cross a bridge to enter it on either Chemical Road, SH 87, and FM 1442. Click [here](#) for more information on Bridge City, TX.



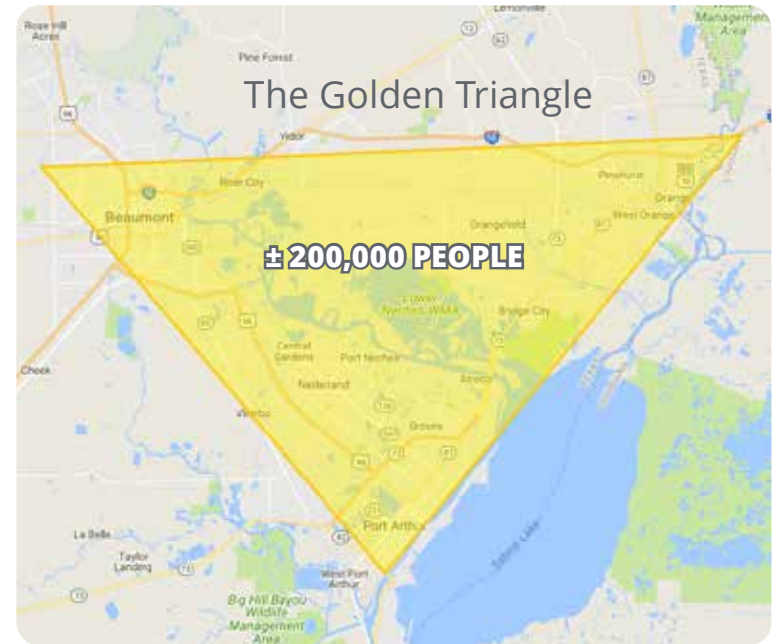
Port Arthur is located in Jefferson County in the southeasternmost part of Texas. Approximately ninety-one miles from Houston, the city is home to the largest oil refinery in the United States and consists of a 2021 population of 55,724. The Rainbow Bridge connects Port Arthur to Bridge City. Port Arthur is home to some of the fastest growing industries such as BASF Corporation, Total Petrochemicals, and Motiva Enterprises. Click [here](#) for more information on Port Arthur, TX.



Orange, Texas is located northeast of Bridge City and Port Arthur and is named for the native orange groves that attracted the boatmen as they sailed the Sabine River in the early 18th century. Orange has a population of 19,169 as of 2021. Area industries include DuPont, Chevron Phillips, and Invista. Click [here](#) for more information on Orange, TX.



Beaumont is located northwest of Bridge City and Port Arthur and west of Orange on I-10 in Jefferson County. The 2021 population of Beaumont is at 112,555. Beaumont is home to the Spindletop Gusher which has brought many energy companies to the area and has rapidly developed as one of the major petrochemical areas in the country. Industries associated with Beaumont include Dresser Industries, Chevron Phillips, ExxonMobil, and Port of Beaumont. Click [here](#) for more information on Beaumont, TX.



SITE DEMOGRAPHICS

ABOUT THE AREA

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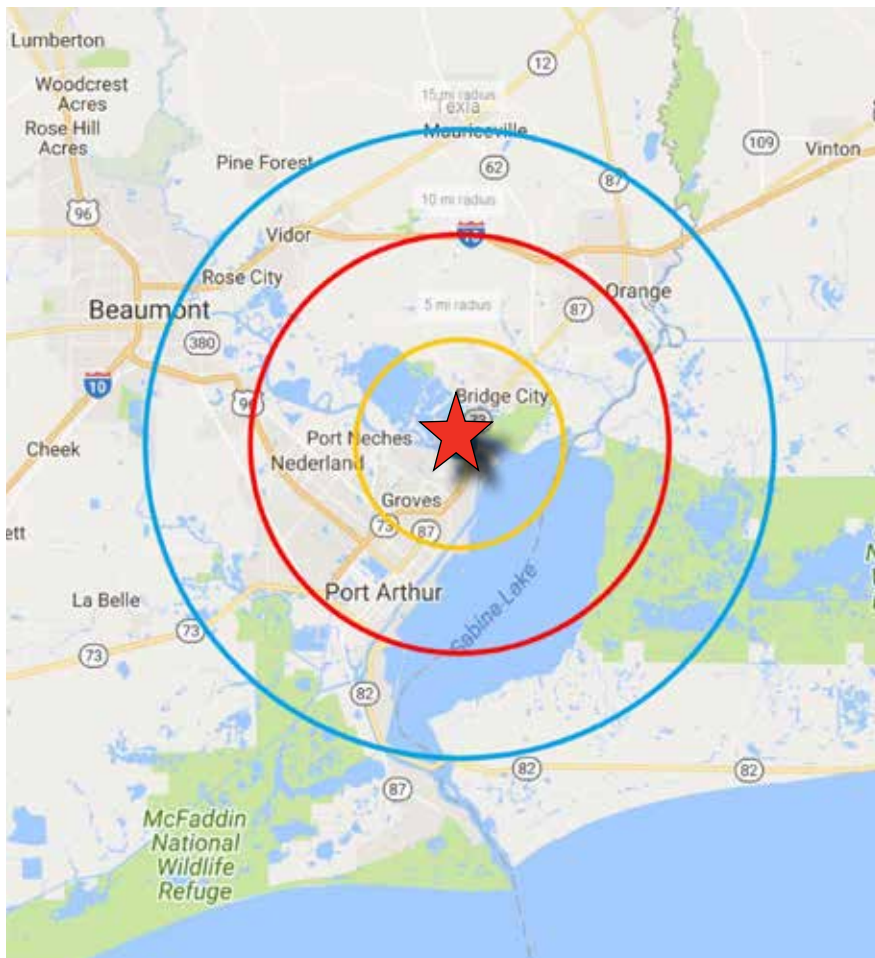


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SITE DEMOGRAPHICS


ABOUT THE AREA



	5 MILES	10 MILES	15 MILES
Estimated Population	28,946	129,198	195,971
Projected Annual Growth 2022 to 2027	-1.6%	-1.1%	-0.7%
Estimated Households	10,771	49,527	71,288
Est. Average Household Income	\$88,362	\$88,444	\$89,289
Estimated Total Businesses	659	3,812	5,753
Estimated Total Employees	8,085	42,953	68,629

TRAFFIC COUNTS

Rainbow Bridge (Hwy 73) at Humble Island	34,000 CPD
Hwy 87 at Hwy 73, Port Arthur	29,000 CPD
Hwy 73 at Bridge City	52,000 CPD
Hwy 73 at Hwy 96	63,000 CPD

 **VIEW DEMOGRAPHICS:**
CLICK HERE TO FULL 2022
DEMOGRAPHIC REPORT

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BIRD'S EYE AERIAL

PROPERTY AERIAL



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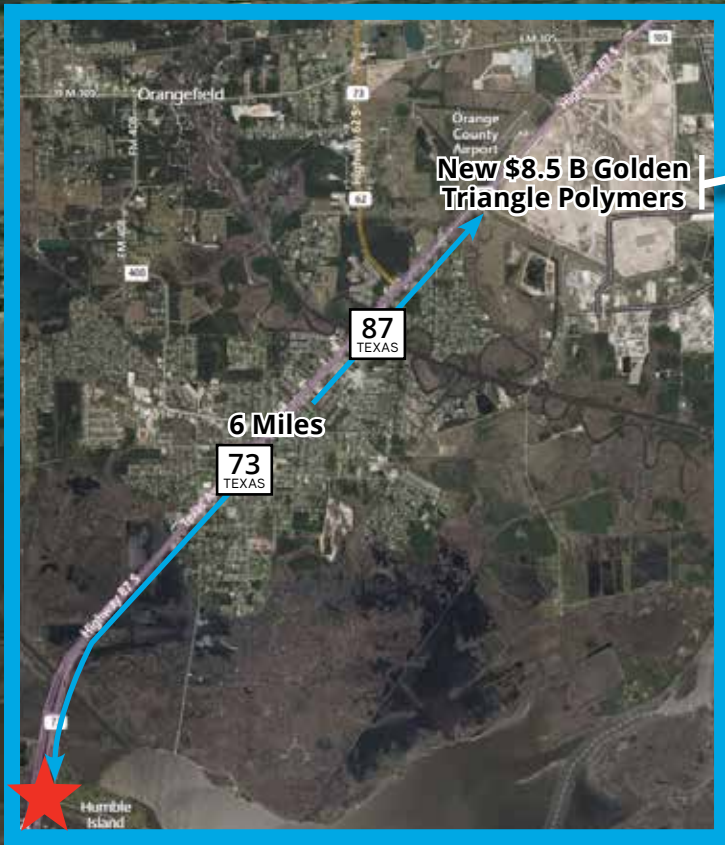


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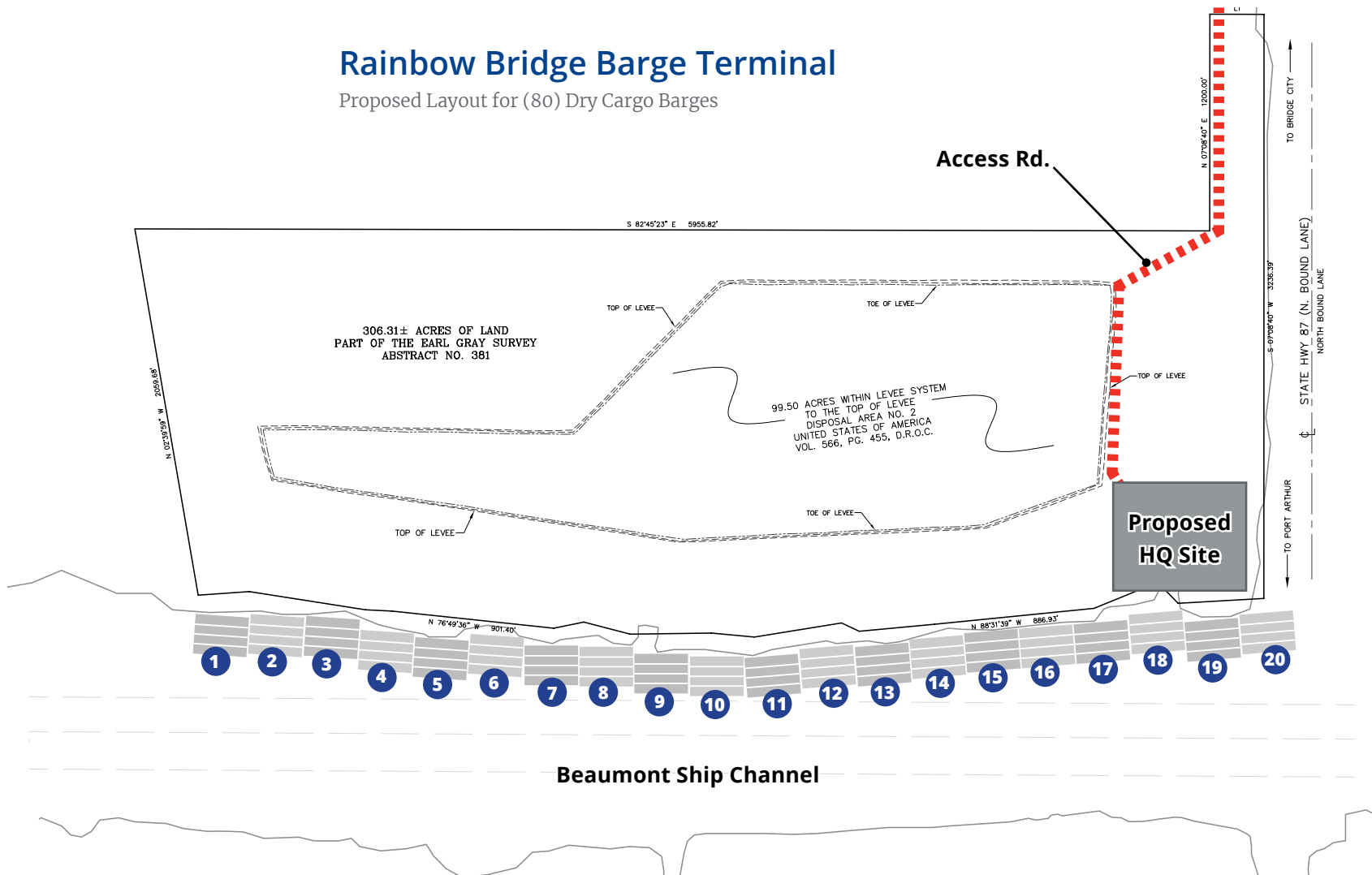


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Rainbow Bridge Barge Terminal

Proposed Layout for (80) Dry Cargo Barges



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Information About Brokerage Services

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

11-2-2015



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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Designated Broker of Firm	License No.	Email	Phone

Patrick Duffy, MCR	604308	patrick.duffy@colliers.com	+1 713 830 2112
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Michael "Mike" J. Taetz SIOR	380674	mike.taetz@colliers.com	+1 713 830 2107
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date