

Located in an Opportunity Zone



For Sale or Lease

±80 Acre Industrial Site

91 W Front St. Orange, TX 77630

Property Highlights

- Barge frontage: ±5,865'
- Fabrication area: ±596,500 SF
- Paved yard: ±18 Acres
- Bridge cranes: ±29
- Heavy electrical distribution
- Easy access to I-10 E and Port of Orange

Fabrication Equipment

- Dry dock
- Crawler crane
- Plasma cutter & press break
- Panel Line
- Tug & deck barges
- ±275-Ton barge mounted crane

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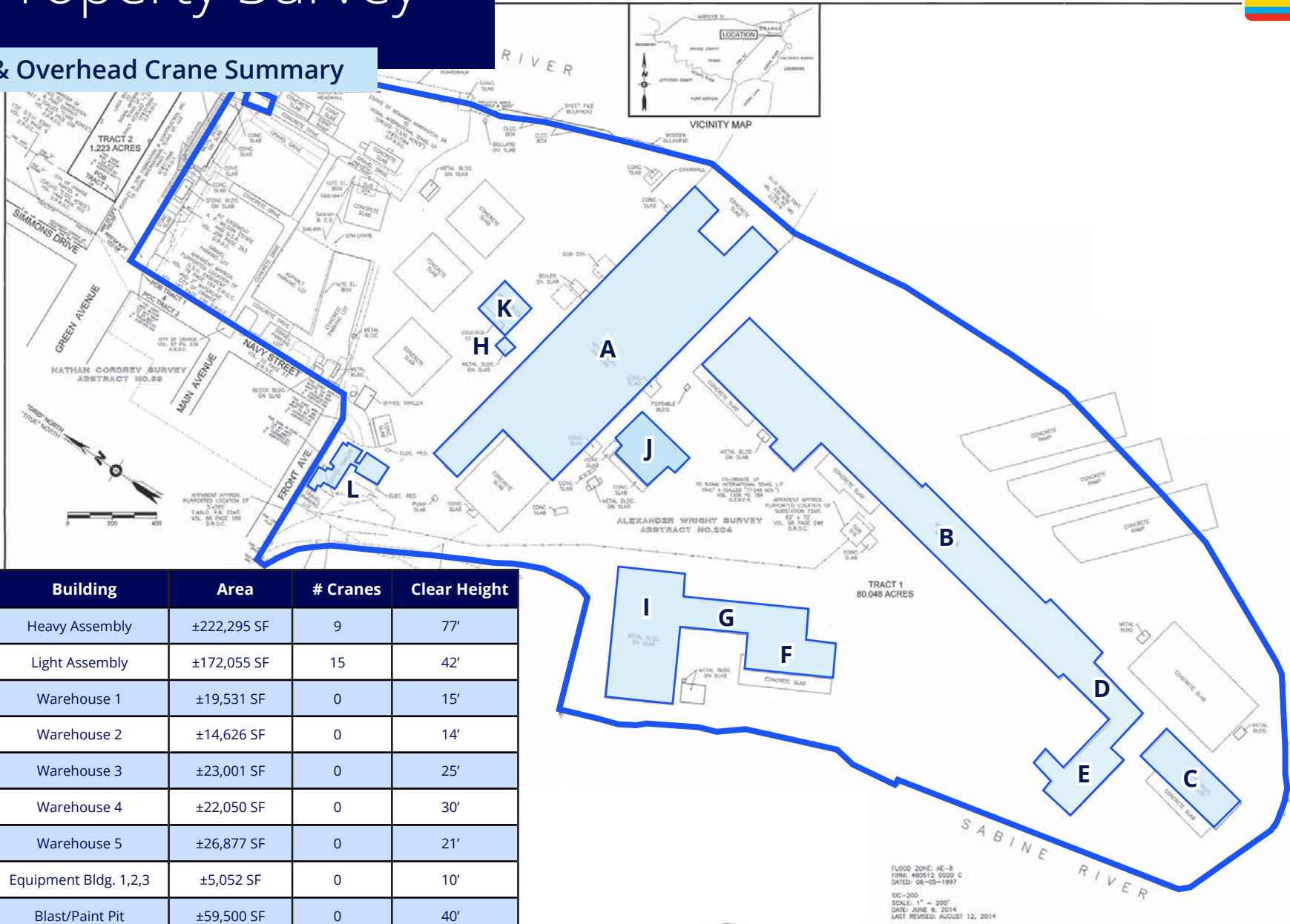
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Property Survey

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& Overhead Crane Summary

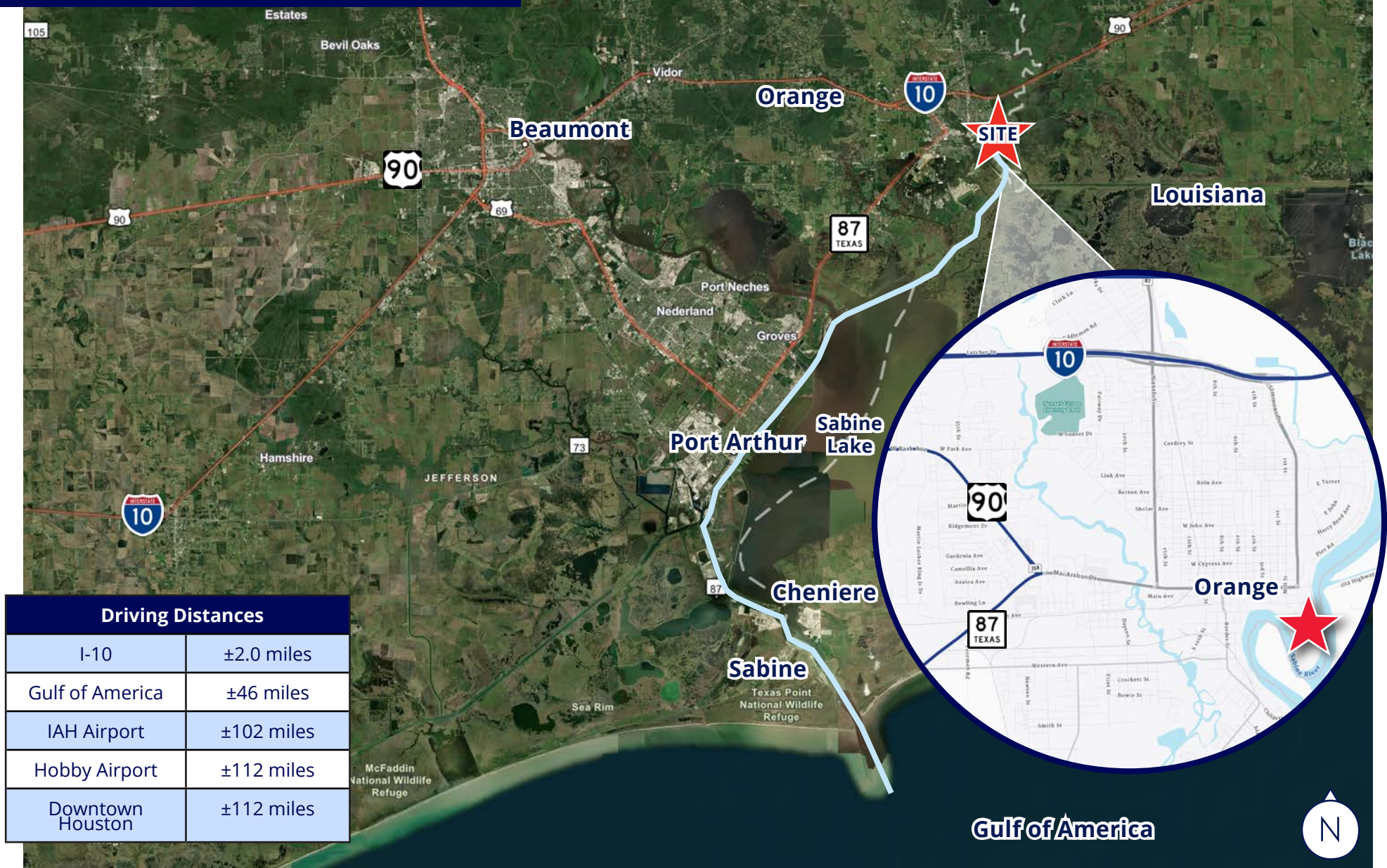


	Building	Area	# Cranes	Clear Height
A	Heavy Assembly	±222,295 SF	9	77'
B	Light Assembly	±172,055 SF	15	42'
C	Warehouse 1	±19,531 SF	0	15'
D	Warehouse 2	±14,626 SF	0	14'
E	Warehouse 3	±23,001 SF	0	25'
F	Warehouse 4	±22,050 SF	0	30'
G	Warehouse 5	±26,877 SF	0	21'
H	Equipment Bldg. 1,2,3	±5,052 SF	0	10'
I	Blast/Paint Pit	±59,500 SF	0	40'
J	Maintenance Bldg.	±17,412 SF	5	33'
K	Warehouse 5	±6,372 SF	0	15'
L	Administrative Bldg.	±4,726 SF	0	8'

SURVEY PLAT OF TRACT 1, 80.048 ACRES SITUATED IN THE ALEXANDER WRIGHT SURVEY, ABST. 804 AND THE NATHAN CORDREY SURVEY, ABST. 89, ORANGE COUNTY, TEXAS AND TRACT 2, 1,223 ACRES SITUATED IN THE JOHN FRANCIS SURVEY, ABST. 78, ORANGE COUNTY, TEXAS	
CITY OF ORANGE, ORANGE COUNTY, TEXAS	
TEXAS LICENSED SURVEYING FIRM 100145-00	
TEXAS REGISTERED ENGINEERING FIRM F-30	
ARCENEUX & GATES Consulting Engineers, Inc. Registered Professional Engineers A Bureau Global Company	
ARCENEUX & GATES	

Property Location

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Property Photos

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North Yard & Bldg A



Building B



Dry Dock - 2,400-Ton (280' x 80')



Heavy Bay - "A Complex" (20-Ton to 150-Ton Cranes)

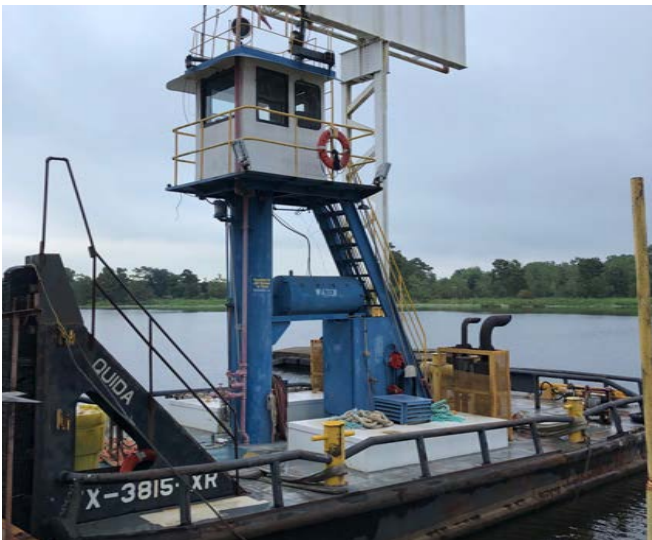
Taxing Jurisdictions:

- City of Orange
- Appraisal District
- Orange County Drainage District
- County of Lateral Road
- Orange County Navigation & Port District
- West Orange-Cove CISD
- County of Orange
- 2024 Tax Rate: \$2.503/\$100 valuation



Includes Fabrication Equipment:

- Shot blast line
- 55-Ton steel press



Includes Tugs & Deck Barges:

- Tugs to move barges
- Deck barges for moving modules or to be used as work floats



Heavy Power:

- (2) Sub-stations
- Elevated switch gear

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Property Video



Interactive Map

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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