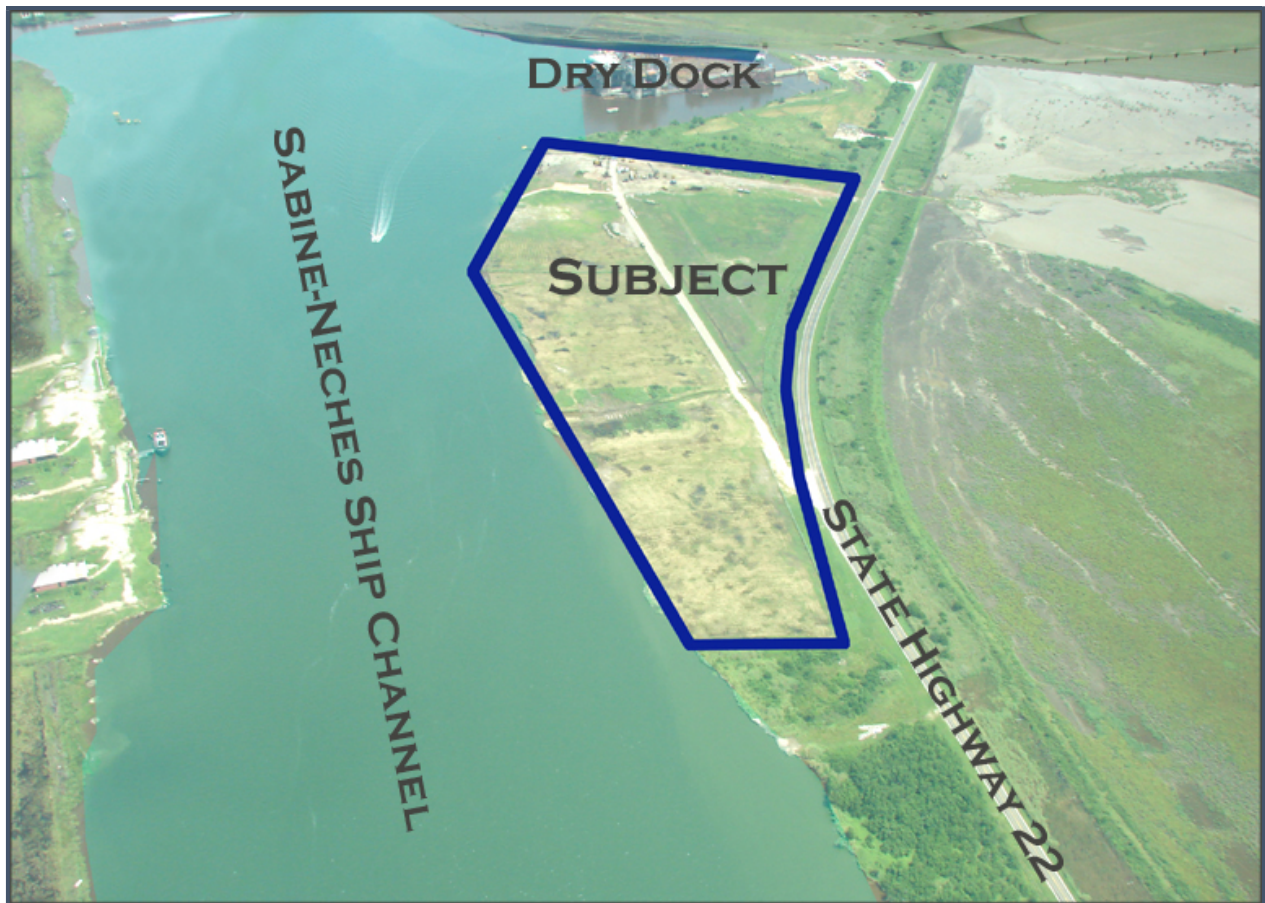




**37.99 ACRES OF LAND**  
**Port Arthur Ship Channel**  
@ The Intracoastal Canal & Turning Basin  
**Pleasure Island, Port Arthur, Texas**



For Sale By:

**Fred Ghabriel**  
Bejjani & Associates  
**(713) 823-2121**

## DISCLAIMER

### DISCLAIMER STATEMENT

This confidential memorandum has been prepared solely for information purposes and is not to be used for any other purpose.

No representations or warranties, express or implied, by operation of law or otherwise, are made as to the accuracy or completeness of the information contained herein, or as to the condition, quality or fitness of the property and neither Seller nor Bejjani & Associates nor any of their respective directors, officers, employees, stockholders, owners, affiliates, or agents will have any liability to receiving party or any other person resulting from receiving party's or any other person's use of this confidential memorandum. The property will be sold "as is", "where is" and "with all faults" as of the date of closing. Receiving party will have an opportunity to perform its own examination and inspection of the property and information relating to same and must rely solely on its own independent examination and investigation and not on any information provided by Seller or Bejjani & Associates.

Sabine Pass / Gulf Intracoastal Waterway Land  
Pleasure Island, Highway 82/Ship Channel  
Port Arthur, TX 77643

## PROPERTY DESCRIPTION

**Asking Price** Please Call

**Property** **37.99 Acres**  
**Sabine Pass / Gulf Intracoastal Waterway Land**  
**Pleasure Island**  
**Highway 82/Ship Channel**  
**Jefferson County**  
**Port Arthur, TX 77643**

**For Lease or Sale** 37.99 Acres (Or Partial)

**Location** The property is on the deep-water Port Arthur ship channel, 10 miles from the Gulf of Mexico, at the running basin, sandwiched between the Gulf Intracoastal Waterway and State Highway 82 (on the Sabine Neches Ship Channel - the waterway ranks as third-busiest waterway in the U.S. in terms of cargo tonnage, according to the American Association of Port Authorities), on Pleasure Island, Port Arthur, Jefferson County, Texas. The property has 2,600 Feet of Waterfront Frontage (790 meters).

**Waterfront Length** 2,600 Feet (790 meters).

**Apron Width** 1,000 Ft on the North side, 300 Ft on the South side

**Land Description** Property has 10 acres of land that are already stabilized. A 22-foot-wide highway traverses the property which used to be Highway 82 which in the early 1980's was rerouted and currently runs alongside the easterly boundary line of the subject.

**Truck Transportation** Convenient access to Interstate Highways. U.S. Interstate 10 is only 20 minutes from Port Arthur. U.S. Highways 69, 96 & 287 and Texas Highways 82, 73 & 87 provide ready access to all points north & west.



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### Bulkhead Permit / Corps of Engineers

The seller of the property has recently obtained a permit from the Department of the Army Corps of Engineers to sheet pile (put bulkheads) and dredge the water frontage up to a 40-foot depth.

The permit allows for the owner of the property to dredge along 2,600 feet of the east bank of the Port Arthur Ship Canal. The purpose of the dredging is to facilitate shoreline access for future marine service operations (barge fleetings) at the subject property. The approved application had proposed to hydraulically dredge an estimated total of 385,185 cubic yards to a depth of 40 feet and extending 100 feet channel-ward in order to match the federally maintained Port Arthur Ship Canal. The proposed total dredging is to be conducted over a 10-year maintenance period and, as such, all dredge materials will be placed in established CE Disposal Area No. 8, located adjacent to the owner's property on Pleasure Island. Additionally, 2,600 linear feet of commercial (sheet-pile) bulkhead will be installed along the property's shoreline. The bulkhead is permitted under Nationwide Permit #13.

### Port

The Port of Port Arthur is located just across the river. Texaco Island and LNG-Liquid Natural Gas- facilities are also across the channel from the subject site. Abutting it to the north is a dry dock.



**Airport** Southeast Texas Regional Airport has connections to major airports.

**Wetlands** None of the property is federally designated Wetlands.

**Highlights:**

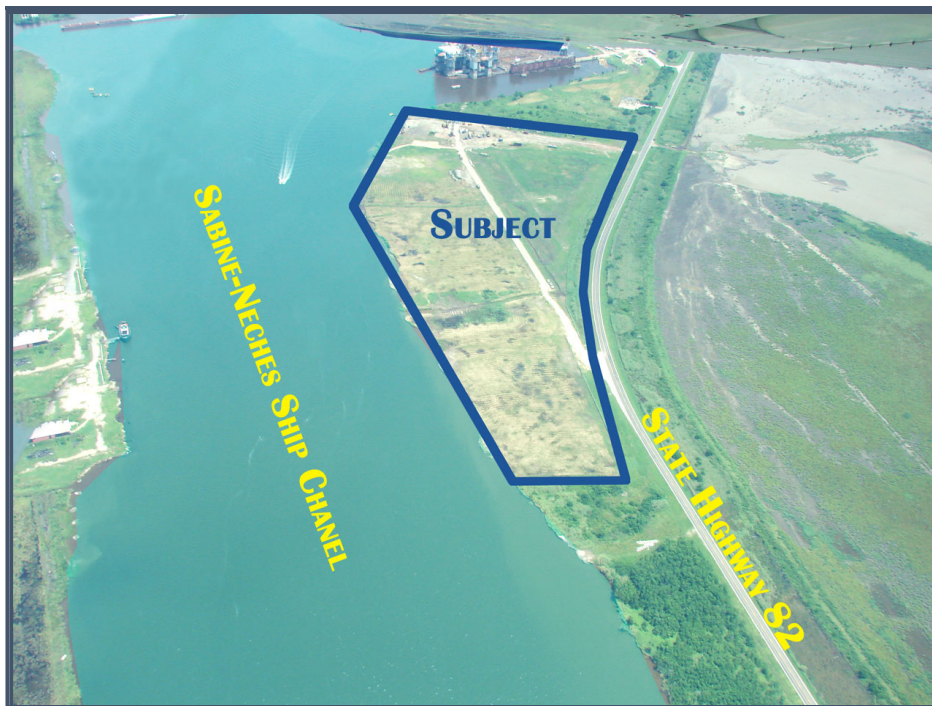
- Ideal for long term lease/development with Intracoastal Waterway access
- The Port Arthur Ship Channel provides direct access to service companies to the thousands of Oil and Gas platforms located offshore in the Gulf of Mexico
- The property can serve the container industry or ship repairs among a variety of other uses
- 10 acres already stabilized
- Property has private 22-foot-wide paved former Highway traversing it
- Very convenient location on the Ship Channel
- Convenient access to several Highways and Rail Roads
- Located across the channel from the Port of Port Arthur
- Apron depths between 300 and 1000 feet
- Distance from Bank to Ship Canal varies from 370 to 580 feet



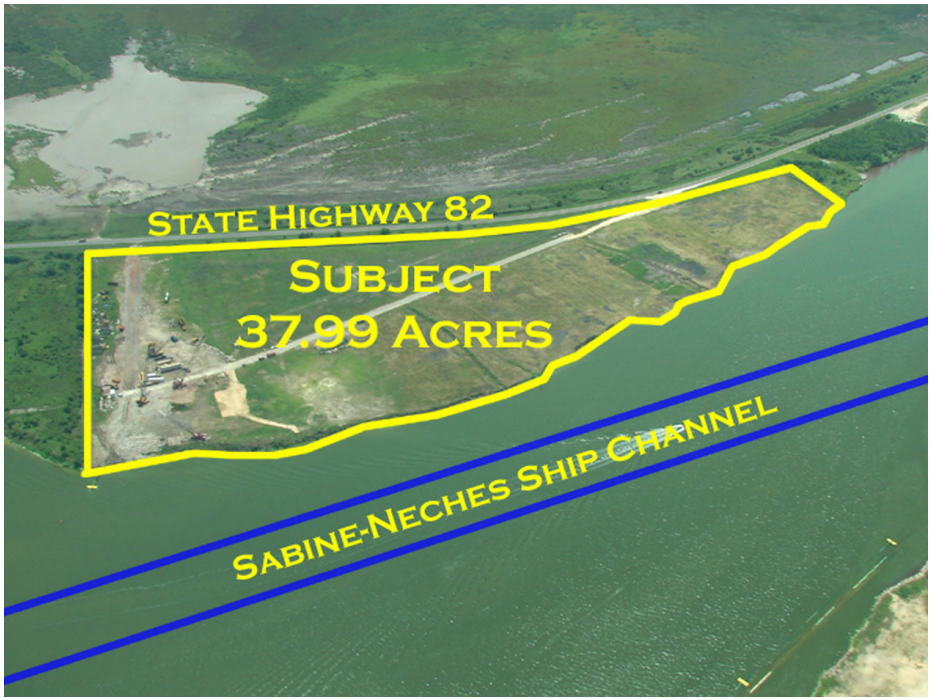
**SITE PHOTOGRAPHS / AERIALS**



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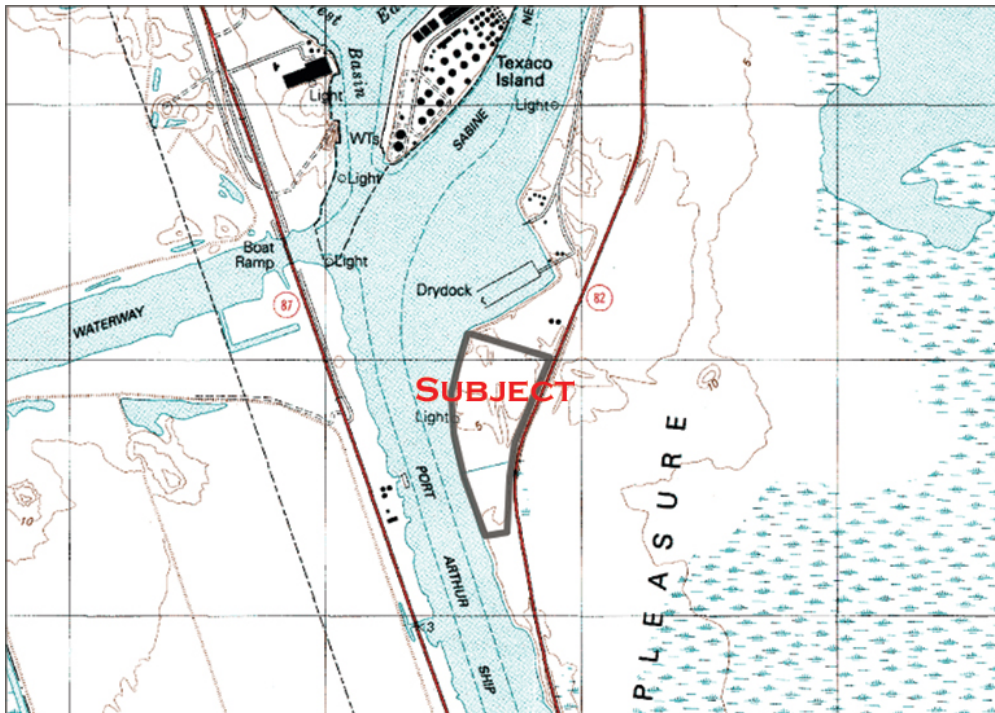


**SITE PHOTOGRAPHS / AERIALS**





**SITE MAPS**



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## USEFUL LINKS

**City of Port Arthur**  
[www.portarthur.net](http://www.portarthur.net)

**Port Arthur Chamber of Commerce**  
[www.portarthurtexas.com](http://www.portarthurtexas.com)

**Jefferson County**  
[www.co.jefferson.tx.us](http://www.co.jefferson.tx.us)

**Entergy Texas – Economic Development Office**  
[www.entergy.com](http://www.entergy.com)

**Port Arthur Economic Development Corporation**  
[www.paedc.org](http://www.paedc.org)

**Partnership of Southeast Texas**  
[www.setx.org](http://www.setx.org)

**Port of Port Arthur**  
[www.portofportarthur.com](http://www.portofportarthur.com)

**Gulf States Marine Directory**  
[www.gulfstatesmarinedirectory.com](http://www.gulfstatesmarinedirectory.com)

**LNG Terminals**  
[www.goldenpasslng.com](http://www.goldenpasslng.com)  
[www.sempra.com](http://www.sempra.com)  
[www.cheniere.com](http://www.cheniere.com)





## 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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<u>Pierre Bejjani</u>	<u>291401</u>	<u>pebejjani@gmail.com</u>	<u>(713) 659-3333</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

