

FOR SALE

±88 ACRES NEAR
ORANGE REFINERY COMPLEX

Foreman Rd

FM 1006

FOREMAN RD & FM 1006

ORANGE, TX 77630

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PROPERTY DETAILS



ADDRESS

NEQ Foreman RD & FM 1006, Orange, TX



SITE AREA

±88.08 Gross Acres



UTILITIES

Well & Septic



ACCESS

FM 1006 and Foreman Rd

LOCATION/ADDRESS

Foreman Rd & FM 1006
Orange, TX 77630



PROXIMITY

Orange Refinery Complex



FLOODPLAIN

100-year

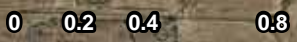
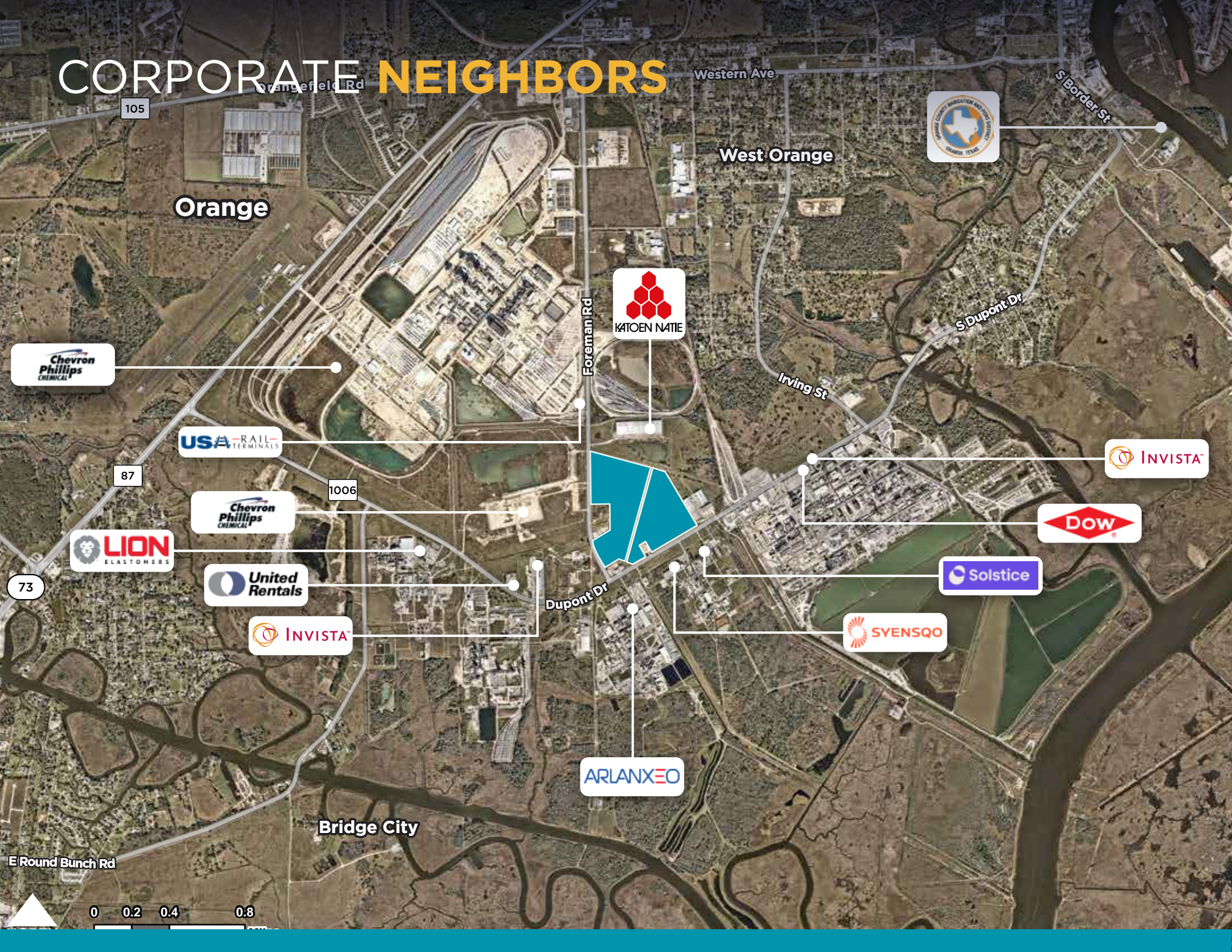


HEAVY INDUSTRIAL AREA

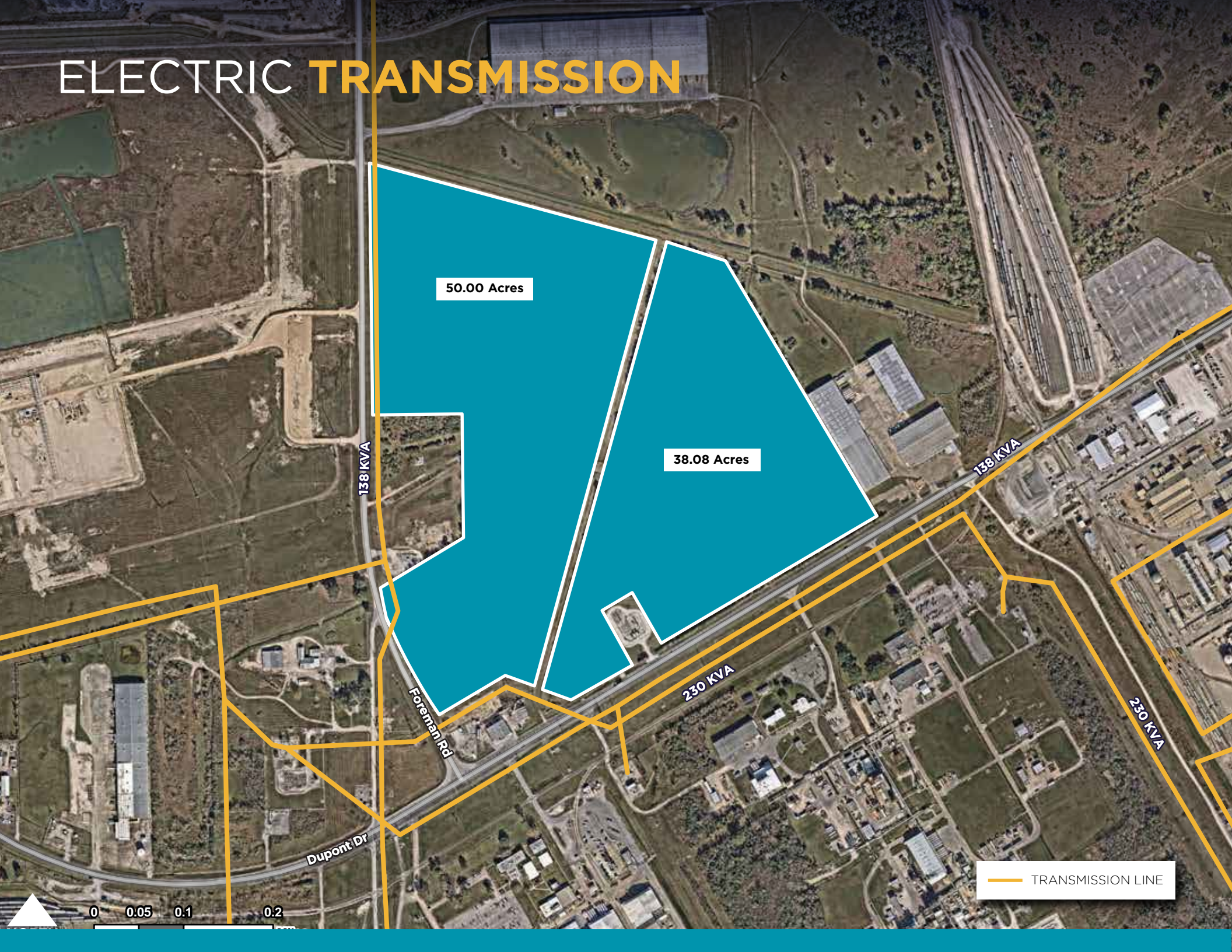


CLOSE RAIL & VESSEL TRANSLOAD ACCESS

CORPORATE NEIGHBORS



ELECTRIC TRANSMISSION



50.00 Acres

38.08 Acres

138 KVA

138 KVA

230 KVA

230 KVA

Dupont Dr

Foreman Rd

TRANSMISSION LINE

0 0.05 0.1 0.2

PIPELINE

Orange

West Orange

Irving St

Foreman Rd

50.00 Acres

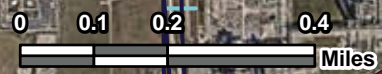
38.08 Acres

Dupont Dr

Bridge City

PIPELINES

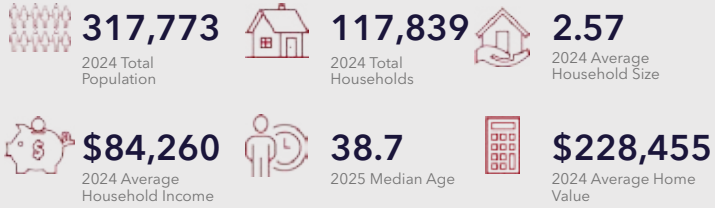
- ANHYDROUS AMMONIA
- CRUDE OIL
- HIGHLY VOLATILE LIQUID
- NATURAL GAS
- OTHER GAS
- REFINED LIQUID PRODUCT



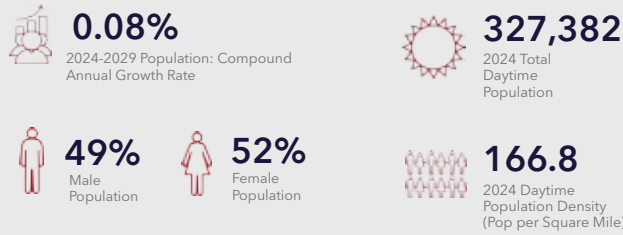
AREA DEMOGRAPHICS

25 MILES

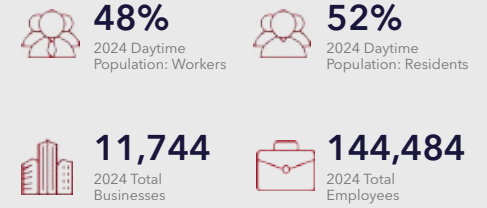
HOUSEHOLDS



POPULATION



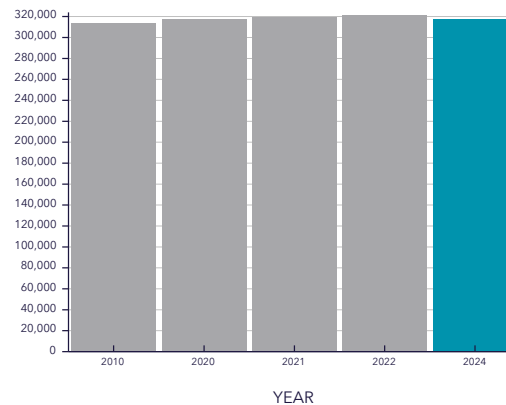
EMPLOYMENT



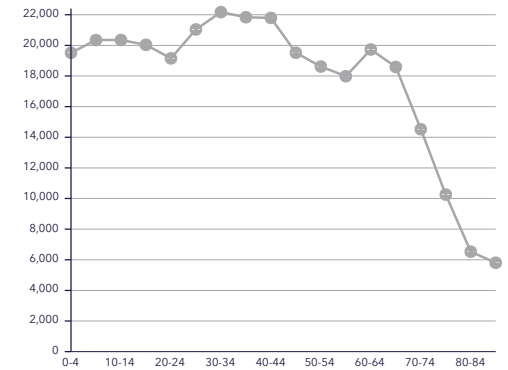
EDUCATIONAL ATTAINMENT



POPULATION TIME SERIES 2010-2024



POPULATION BY AGE GROUP



MARKET OVERVIEW

ORANGE, TEXAS

Orange, Texas plays a strategic role in the Gulf Coast's industrial and petrochemical network, offering direct access to refining complexes, interstate infrastructure, and deepwater ports. The industrial market is defined by legacy occupiers, a relatively abundant land supply, and growing demand from energy-adjacent users seeking logistical connectivity and skilled labor. With approximately 2.6 million square feet of industrial inventory and a vacancy rate near 0.7%, the market remains tight. However, this is not necessarily indicative of the need for additional development, especially on a speculative basis.

The refining and chemical manufacturing sector continues to drive regional investment, with recent multi-billion-dollar projects accelerating demand for support services and complementary industrial uses. While the area is not likely to see a sudden increase in development, Orange's established infrastructure, pipeline access, and proximity to Gulf export channels position it as a long-term beneficiary of domestic energy expansion and global supply chain shifts which well-positions the area to continue to grow at a slow, steady pace.

ESTIMATED DRIVE TIMES



27

MINUTES

BEAUMONT
TEXAS



57

MINUTES

LAKE CHARLES
LOUISIANA



105

MINUTES

HOUSTON
TEXAS



CONCEPTUAL PHOTO OF
PETROCHEMICAL COMPLEX

FOREMAN RD & FM 1006

ORANGE, TX 77630

DISTANCES

I-10	7.1 mi
PORT ARTHUR	19.9 mi
BEAUMONT	27.2 mi
LAKE CHARLES	33.6 mi
HOUSTON	91.6 mi

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For more information, please contact

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