

# Acreage adjacent to 5848 Procter, Port Arthur TX Waterfront Property on Sabine Neches Ship Channel



**COLDWELL BANKER  
COMMERCIAL**  
ARNOLD AND  
ASSOCIATES



**FOR MORE DETAILS CONTACT: Deb Cowart 409-651-3559**

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Coldwell Banker Commercial  
Arnold and Associates  
1 Acadiana Court  
Beaumont, TX 77706  
409-833-5055



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- Total of 7 Acres – Water front property
- New boat slip under construction now
  - \* 293' wide x 210' in length
  - \* depth slopes from 5' to 12' center
- Located at water way mile marker 280
- 389' frontage on Sabine Neches Ship Channel
- Water depth exceeding 20' just off the shoreline
- City utilities available nearby
- On site spoils area for maintenance dredging
- Cleared property with some ground stabilization
- Completed "Surveys and Assessments" of property available for review
- Additional 10- 20 acres available with 400- 825' of waterfront – see Option 2
- Zoned "Industrial" / City of Port Arthur

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- Total of 20 Acres – with 825 lineal feet of water front property
- Possible to divide site into (2) 10 acre sites with 400 lineal feet of water front
  - \* Bulkhead still in place – will need repair or mono piles
  - \* Approximately 14' depth at dock and quickly slopes to 20'
- Corps permit for dredging up to 45 ft deep allowing up to a Panamax ship to be breasted
- Located at water way mile marker 280
- Property within city limits of Port Arthur
- City water on site / natural gas and city sewer at entrance near Procter
- Electricity on site: 3 phase 480 volt
- Ground core samples show medium to dense clay at 2 feet
- Completed "Surveys and Assessments" of property available for review
  - wetlands survey and other environmental studies completed
- Abandoned rail spur easement – possible for pipeline right of way
- Parts of the property elevated to levels that have never been affected by flooding
- Additional waterfront and laydown area available– see SITE 1
- Zoned "Industrial" / City of Port Arthur

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## ABOUT PORT ARTHUR, TX

- 90 miles east of Houston
- Tri County area population exceeds 400,000
- Area is located just north of the Gulf of Mexico
- Has (2) large hospitals and medical campus
- Home to Lamar University boasting several branch campuses in surrounding cities
- Well known for its refineries and industrial opportunities
- Has one of the largest deep water ports
- Petrochemical industry promotes the economy and keeps population growth steady



Learn more about Port Arthur by visiting the city online:

<https://www.portarthurtx.gov/>

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