

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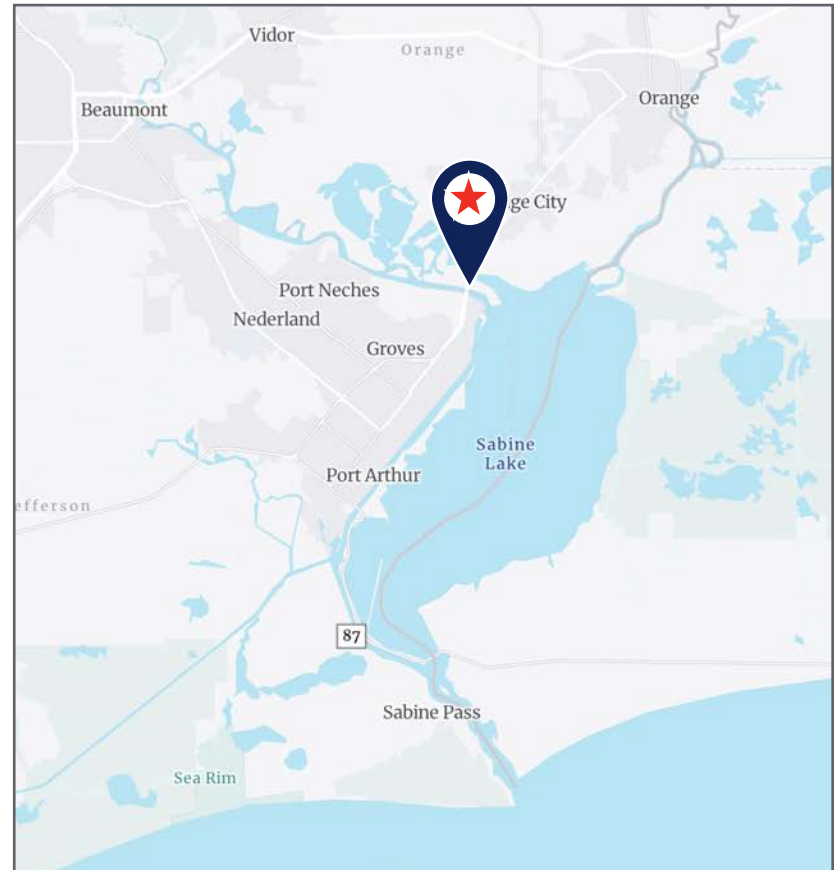
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Strategically located between Port Arthur and Orange, Texas. The 306 acre site has frontage on Highway 73 (Rainbow Bridge) and the Beaumont Ship Channel.

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 (\$.75/SF)**



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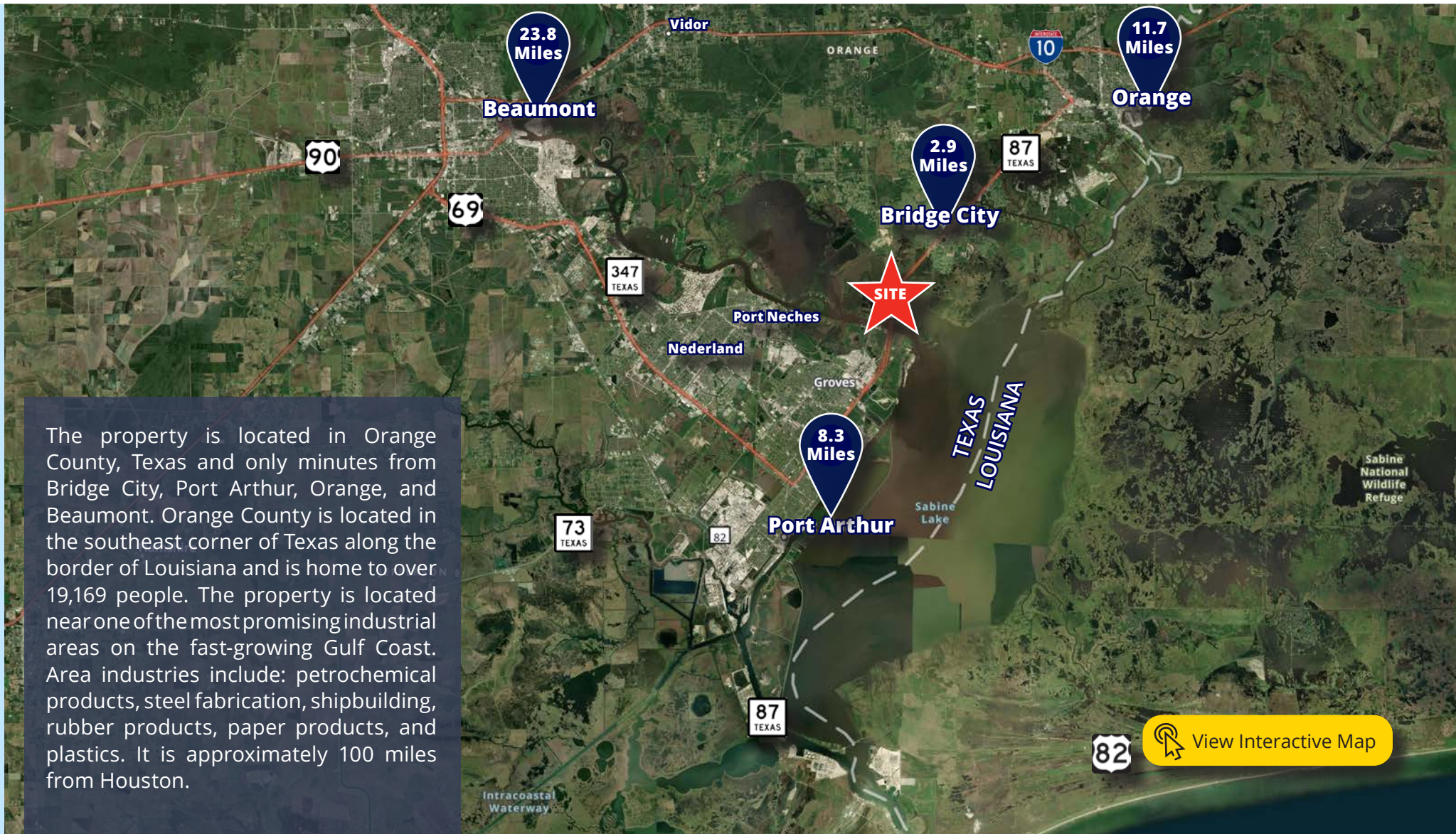
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Existing industries

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.



Sabine National Wildlife Refuge

Intracoastal Waterway

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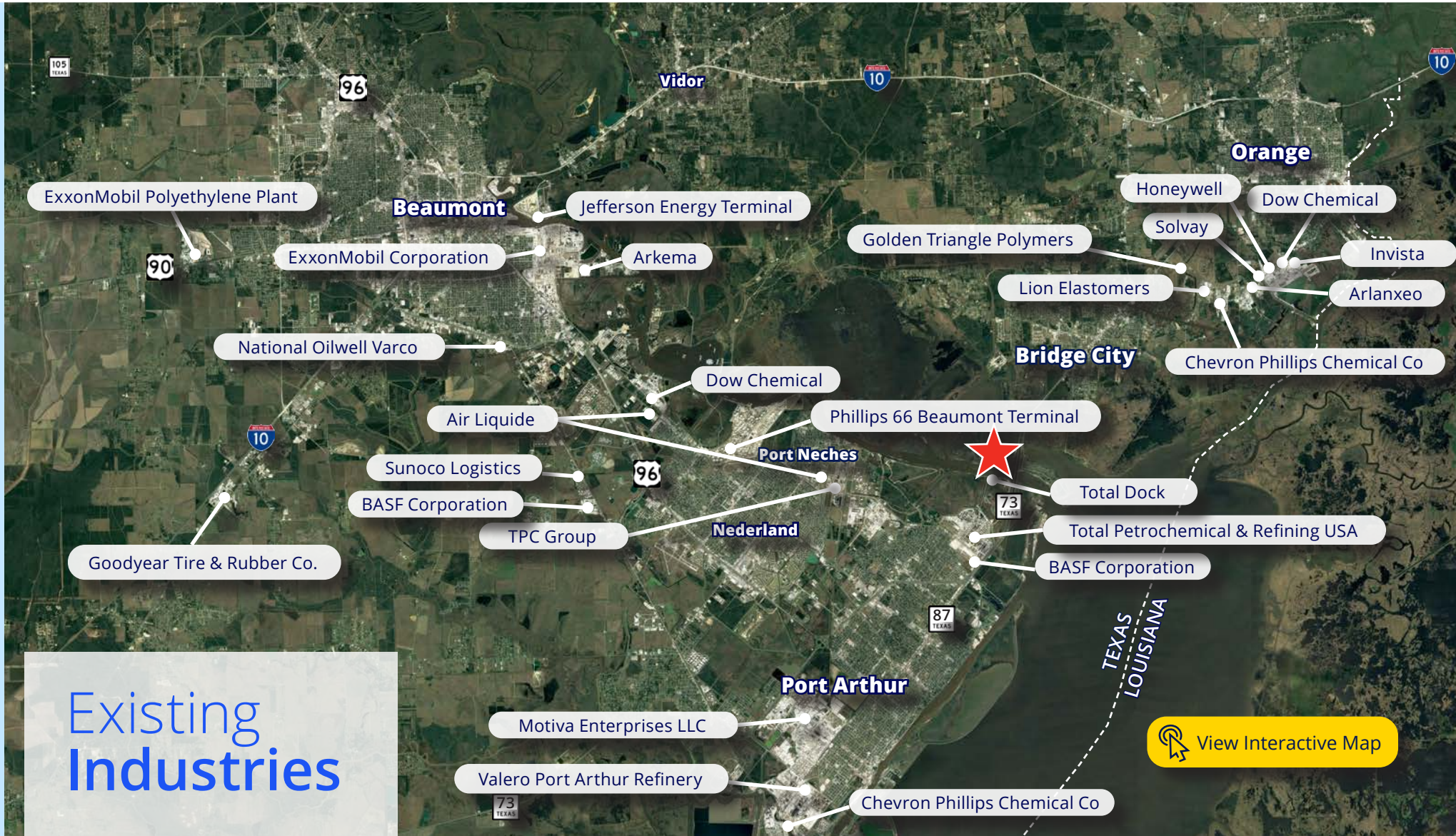


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Existing industries

Distances



Existing Industries

View Interactive Map

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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 2024 population is 9,892. 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.



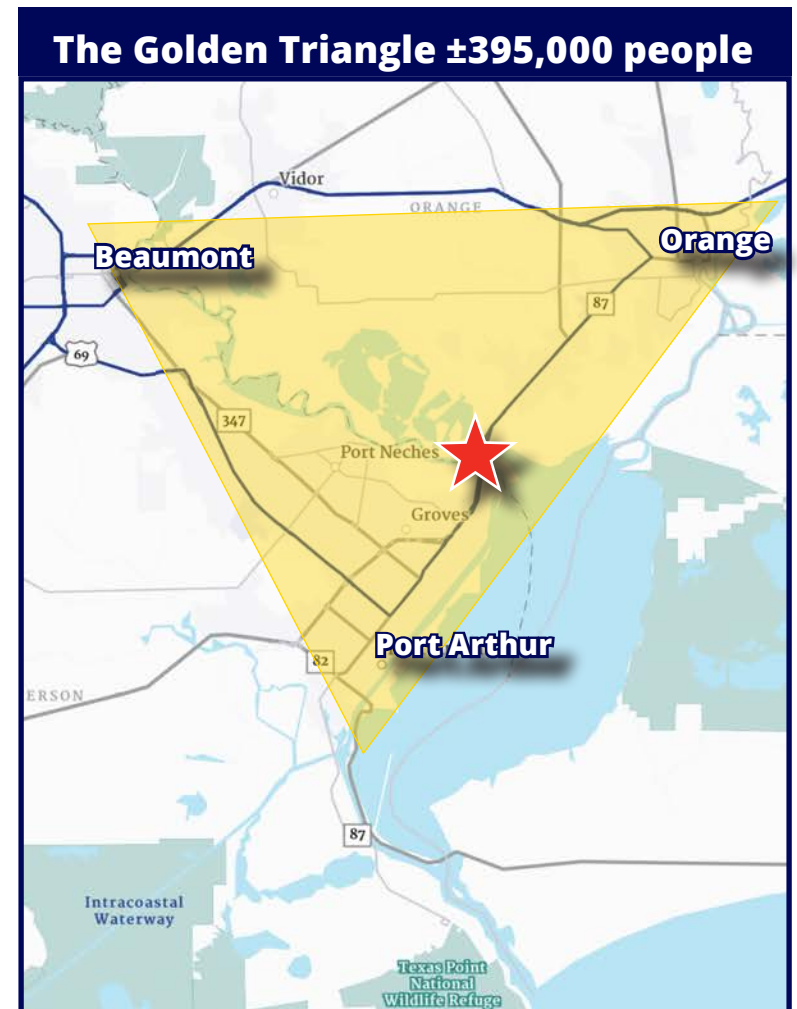
Port Arthur is located in Jefferson County in the southeastern most part of Texas. Located roughly 90 miles from Houston, the city is home to some of the largest oil refineries in the United States and boasts a growing population of 58,466 with average annual earnings of \$94,300 as of 2024. The Rainbow Bridge connects Port Arthur to Bridge City. The top drivers of economic activity in the region include the country's second largest oil refinery run by Motiva (a Saudi Aramco subsidiary), the Valero refinery, Total Petrochemicals operations, and the Port Arthur Chemical Plant. 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. The total regional population as of 2023 is 19,108 and is expected to increase by 5.7% over the next five years. The top three industries in 2024 are Basic Chemical Manufacturing, Education and Hospitals (Local Government), and Restaurants and Other Eating Places. DuPont, Christus Hospital Orange and Walmart are among the area's top employers. 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 region has a total population of 141,565 and a workforce of 90,809 as of 2024. Major employers include ENGlobal Engineering, United Healthcare, the Port of Beaumont, and ExxonMobil, which operates the nation's third largest oil refinery. Click [here](#) for more information on Beaumont, TX.



Site Demographics

About the Area

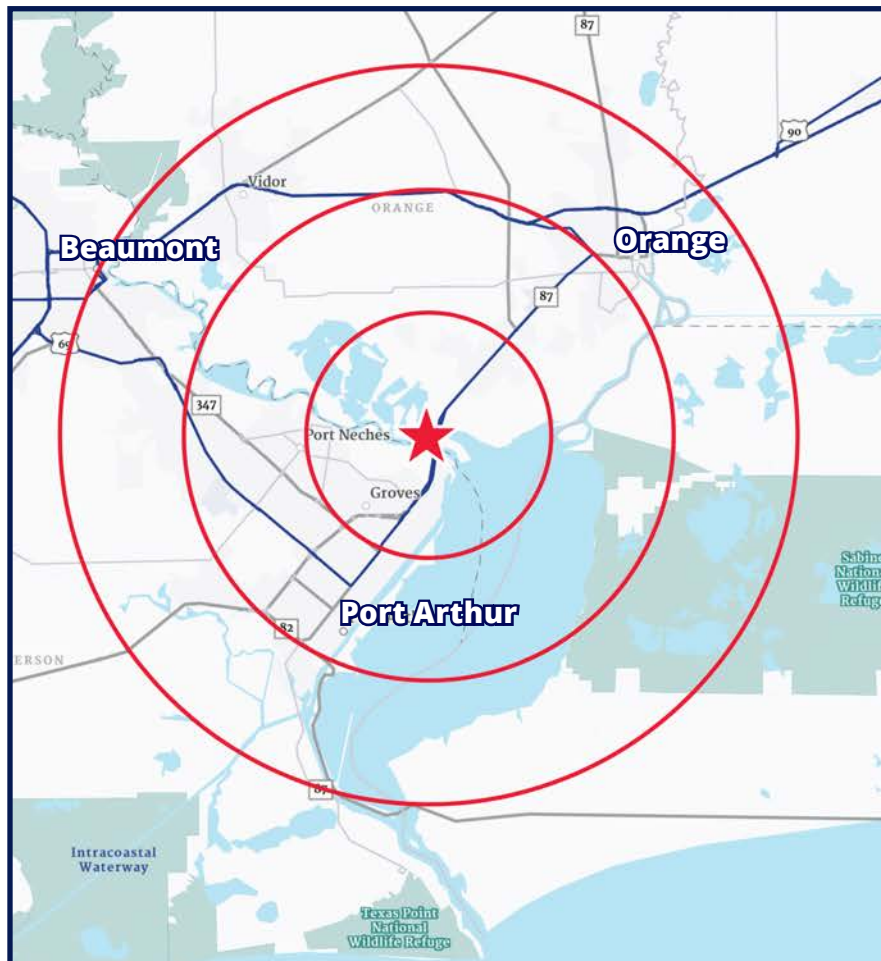
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2025 Demographic Information	5 Miles	10 Miles	15 Miles
Estimated Population	40,250	131,335	206,318
Projected Annual Growth 2024 to 2029	-0.4%	0.1%	0.1%
Estimated Households	14,631	49,647	74,818
Est. Average Household Income	\$92,444	\$91,457	\$88,015
Estimated Total Businesses	966	3,974	6,304
Estimated Total Employees	11,167	47,573	75,910

2025 Traffic Counts Surrounding Area	
Rainbow Bridge (Hwy 73) at Humble Island	34,880 VPD
Hwy 87 at Hwy 73, Port Arthur	32,211 VPD
Hwy 73 at Bridge City	63,563 VPD
Hwy 73 at Hwy 96	86,381 VPD

[2025 Demographics Report](#)

Site Demographics

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Bird's Eye Aerial

Property Aerial



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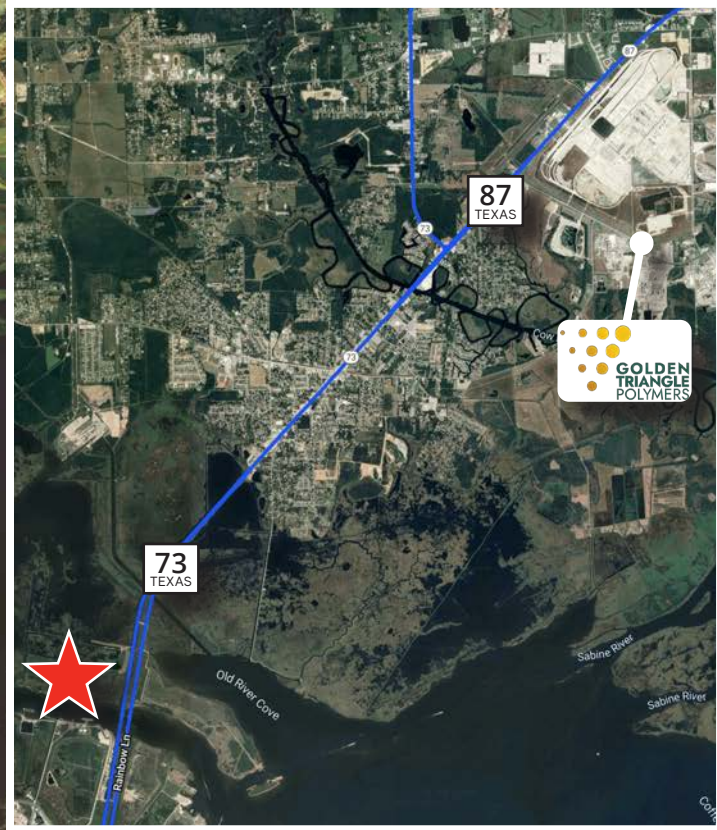


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Bird's Eye Aerial

Property Aerial



Beaumont Ship Channel

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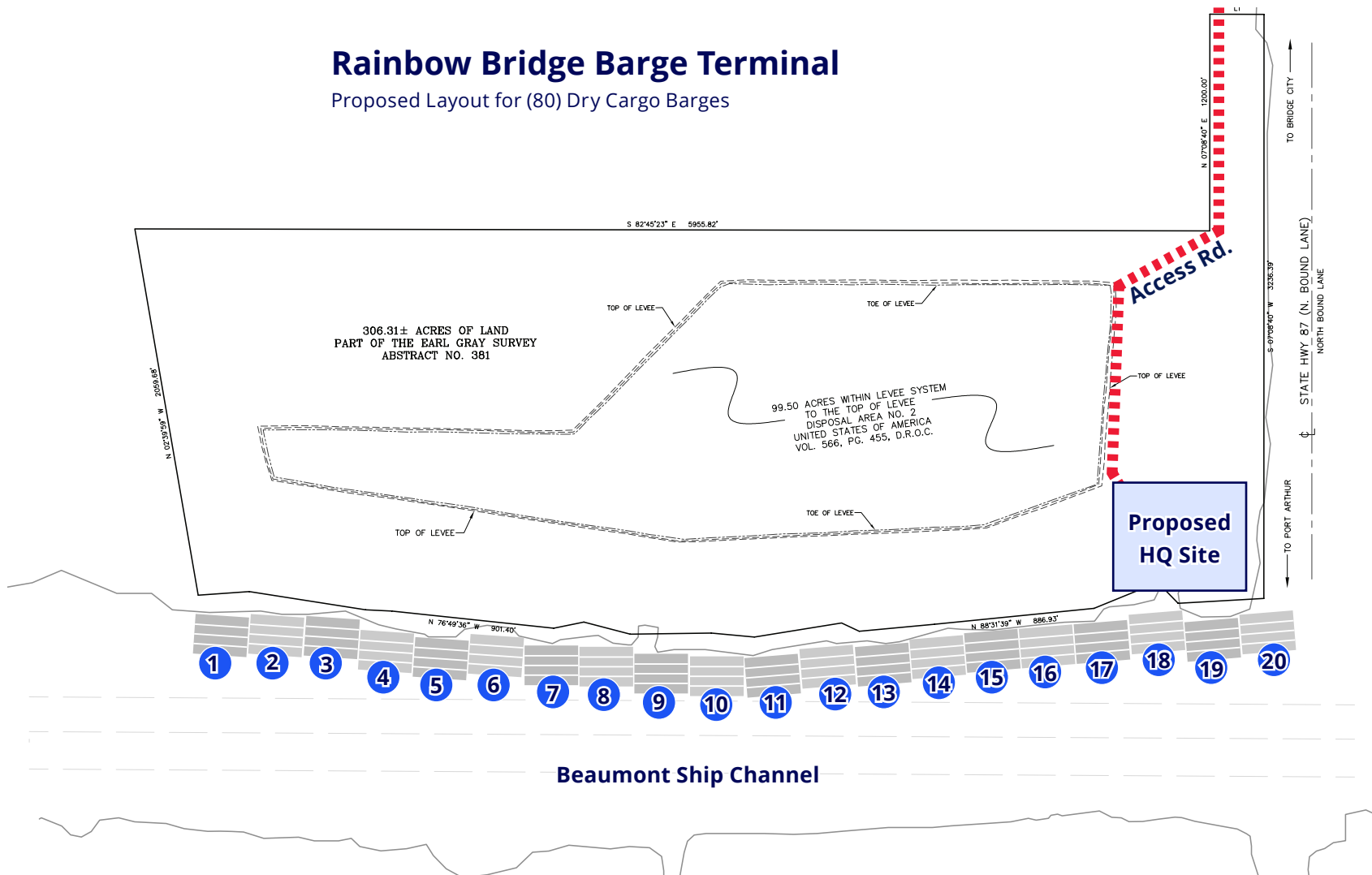


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Rainbow Bridge Barge Terminal

Proposed Layout for (80) Dry Cargo Barges



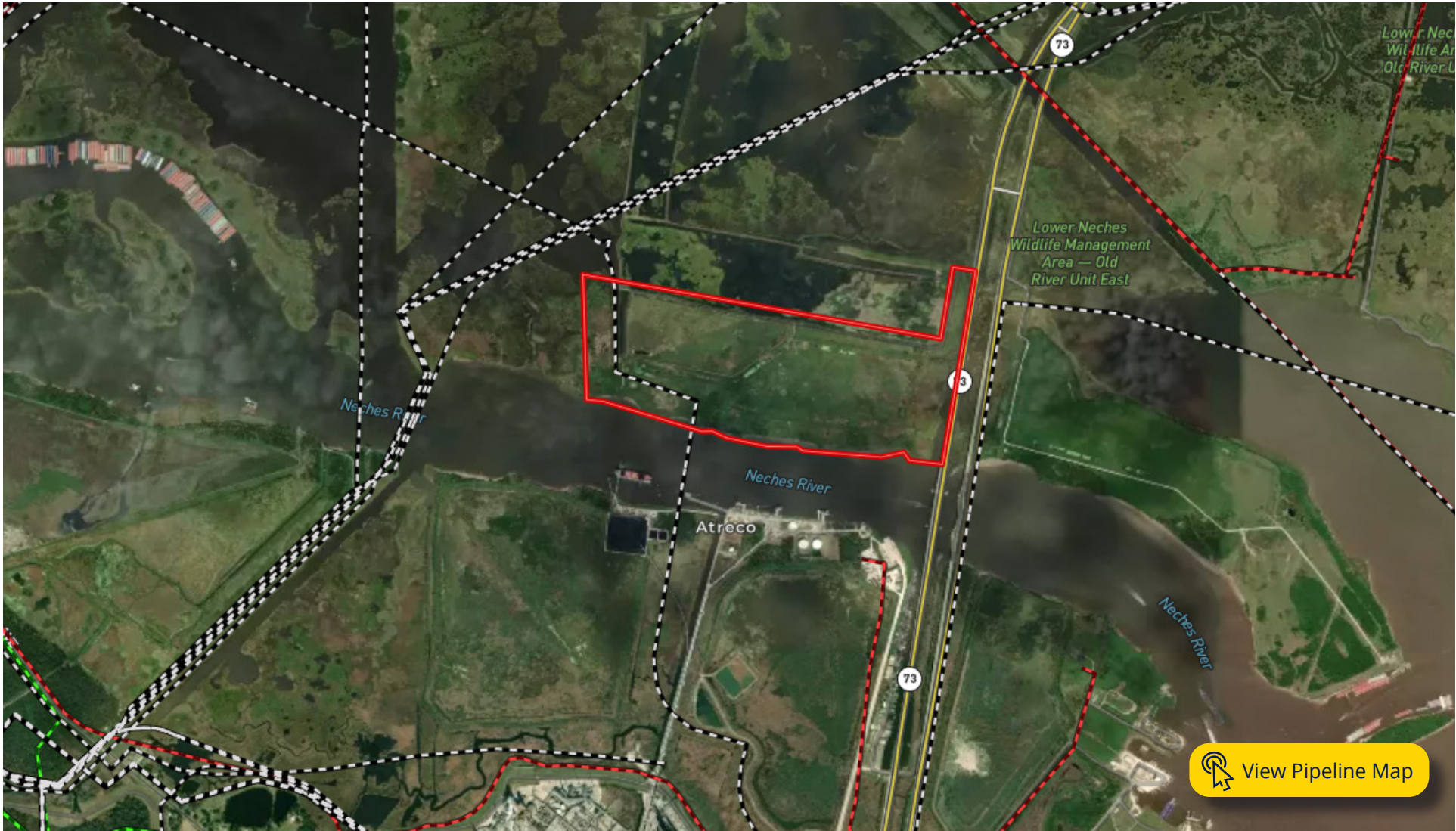
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Information About Brokerage Services

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

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials

Date