



**BUSINESS  
DEVELOPMENT**

TEXAS

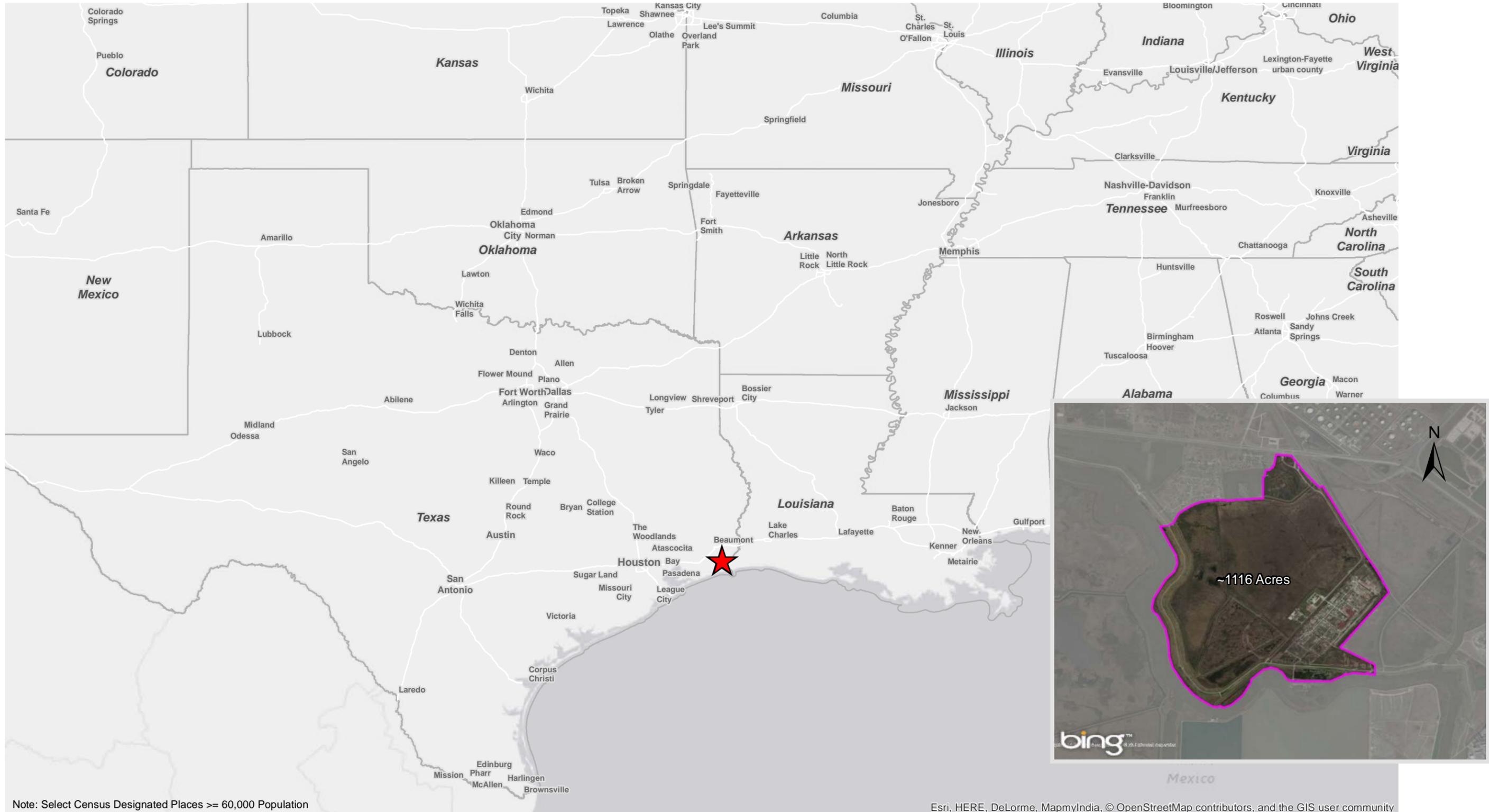
# GT OmniPort

Port Arthur, Texas

350 Pine Street  
Beaumont, Texas 77701

Phone: 1-800-729-7483  
txed@entergy.com

[entergy-texas.com](http://entergy-texas.com)



Note: Select Census Designated Places >= 60,000 Population

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



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# GT OmniPort

## Aerial Site Map

350 Pine Street  
Beaumont, Texas 77701

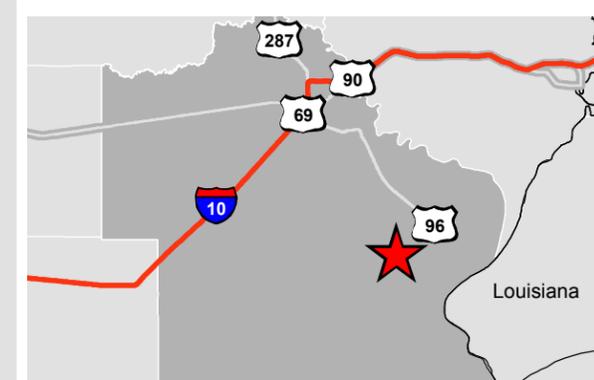
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### JEFFERSON COUNTY



### VICINITY



### LEGEND

Property Boundary

### NOTE

These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

### SOURCE

Source:  
- Aerial Imagery by Bing Maps

Date: 12/7/2015



0 750 1,500 3,000  
Feet

0 270 540 1,080  
Meters



### Summary

*This exceptional development is strategically located 85 miles east of Houston via Highway 73 and Interstate 10. The GT OmniPort has superior direct passage to major transportation thoroughfares, including shipping gateways to the Gulf of Mexico, direct access to rail lines served by both the Union Pacific Rail Road and BNSF Railway, air transportation and pipeline distribution systems. Its location provides immediate access to the world's largest concentration of petrochemical, manufacturing, and research facilities.*





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# GT OmniPort

Transportation, Regional

350 Pine Street  
Beaumont, Texas 77701

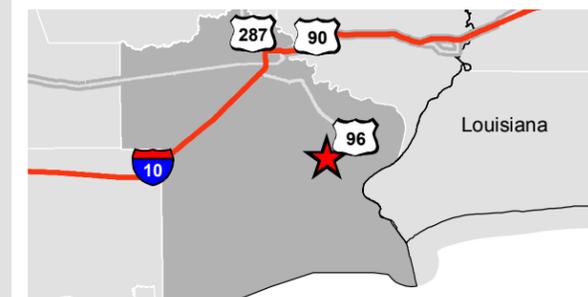
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## JEFFERSON COUNTY



### VICINITY



### LEGEND

- GT Omniport
- Ports
- Airports
- Rail
- Highways**
- Interstate
- U.S.

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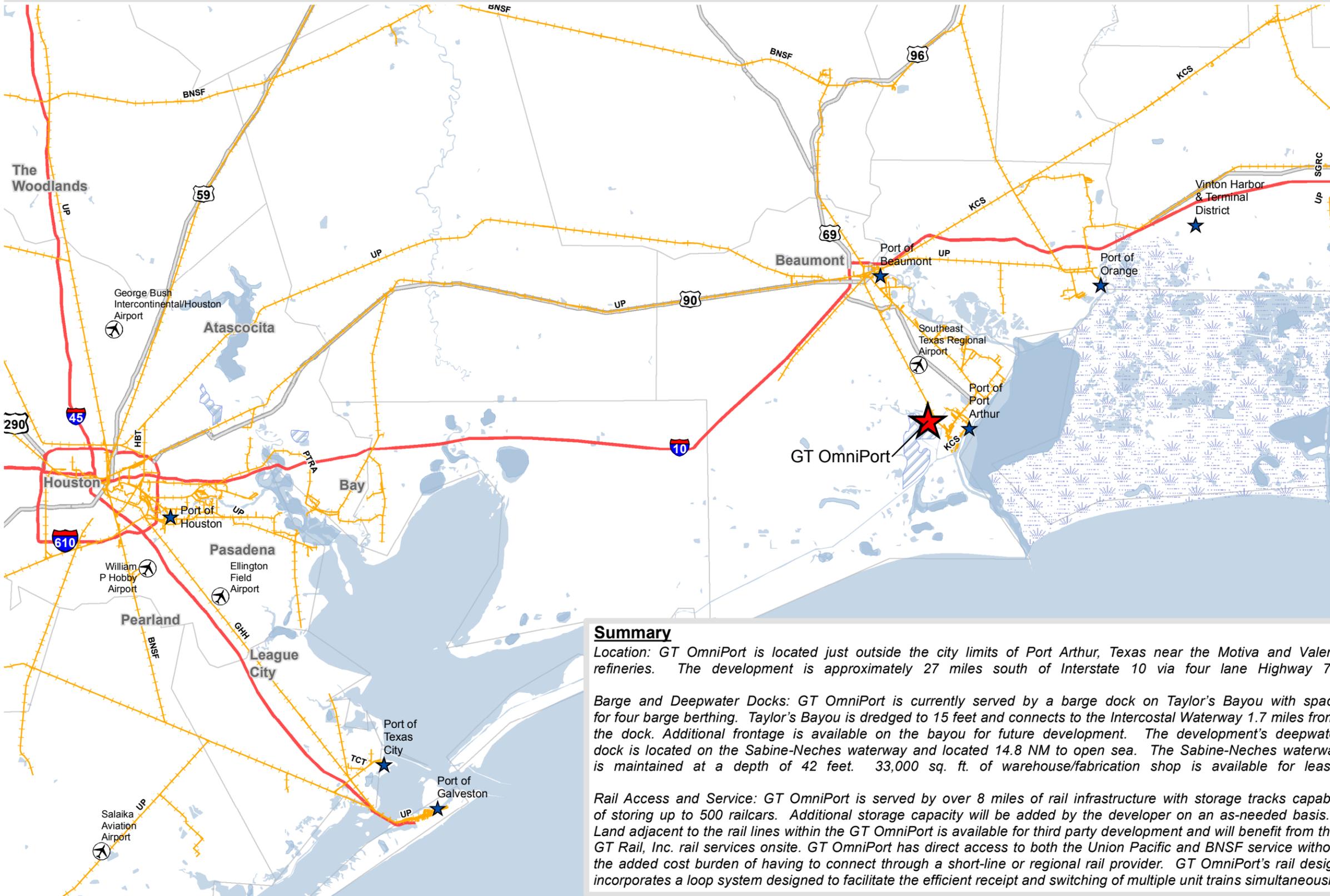
### SOURCE

Source: - ESRI; Census, 2010; Vanderbilt Engineering Center for Transportation Operations and Research Vanderbilt University, 2011; US Army Corps of Engineers; Bureau of Transportation Statistics, 2014

Date: 12/7/2015

0 5 10 20 Miles

0 9.5 19 38 Kilometers



### Summary

**Location:** GT OmniPort is located just outside the city limits of Port Arthur, Texas near the Motiva and Valero refineries. The development is approximately 27 miles south of Interstate 10 via four lane Highway 73.

**Barge and Deepwater Docks:** GT OmniPort is currently served by a barge dock on Taylor's Bayou with space for four barge berthing. Taylor's Bayou is dredged to 15 feet and connects to the Intercoastal Waterway 1.7 miles from the dock. Additional frontage is available on the bayou for future development. The development's deepwater dock is located on the Sabine-Neches waterway and located 14.8 NM to open sea. The Sabine-Neches waterway is maintained at a depth of 42 feet. 33,000 sq. ft. of warehouse/fabrication shop is available for lease.

**Rail Access and Service:** GT OmniPort is served by over 8 miles of rail infrastructure with storage tracks capable of storing up to 500 railcars. Additional storage capacity will be added by the developer on an as-needed basis. Land adjacent to the rail lines within the GT OmniPort is available for third party development and will benefit from the GT Rail, Inc. rail services onsite. GT OmniPort has direct access to both the Union Pacific and BNSF service without the added cost burden of having to connect through a short-line or regional rail provider. GT OmniPort's rail design incorporates a loop system designed to facilitate the efficient receipt and switching of multiple unit trains simultaneously.



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TEXAS

# GT OmniPort

Transportation, Immediate Vicinity

350 Pine Street  
Beaumont, Texas 77701

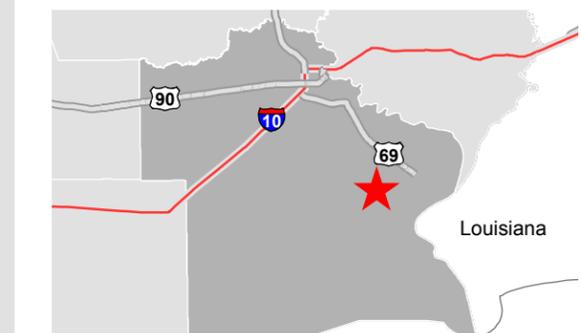
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## JEFFERSON COUNTY



### VICINITY



### LEGEND

- Site Boundary
- Ports
- Waterways
- Highways**
- State recognized
- Rail**
- Kansas City Southern Rwy - KCS
- Union Pacific RR - UP

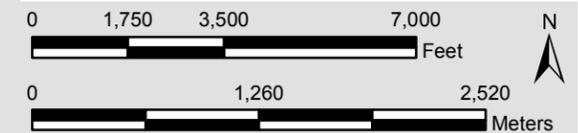
### NOTE

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### SOURCE

Source: Census Tiger Data, 2014; Vanderbilt Engineering Center for Transportation Operations and Research Vanderbilt University, 2011; Bureau of Transportation Statistics, 2014; USGS; Derived from US Army Corps of Engineers

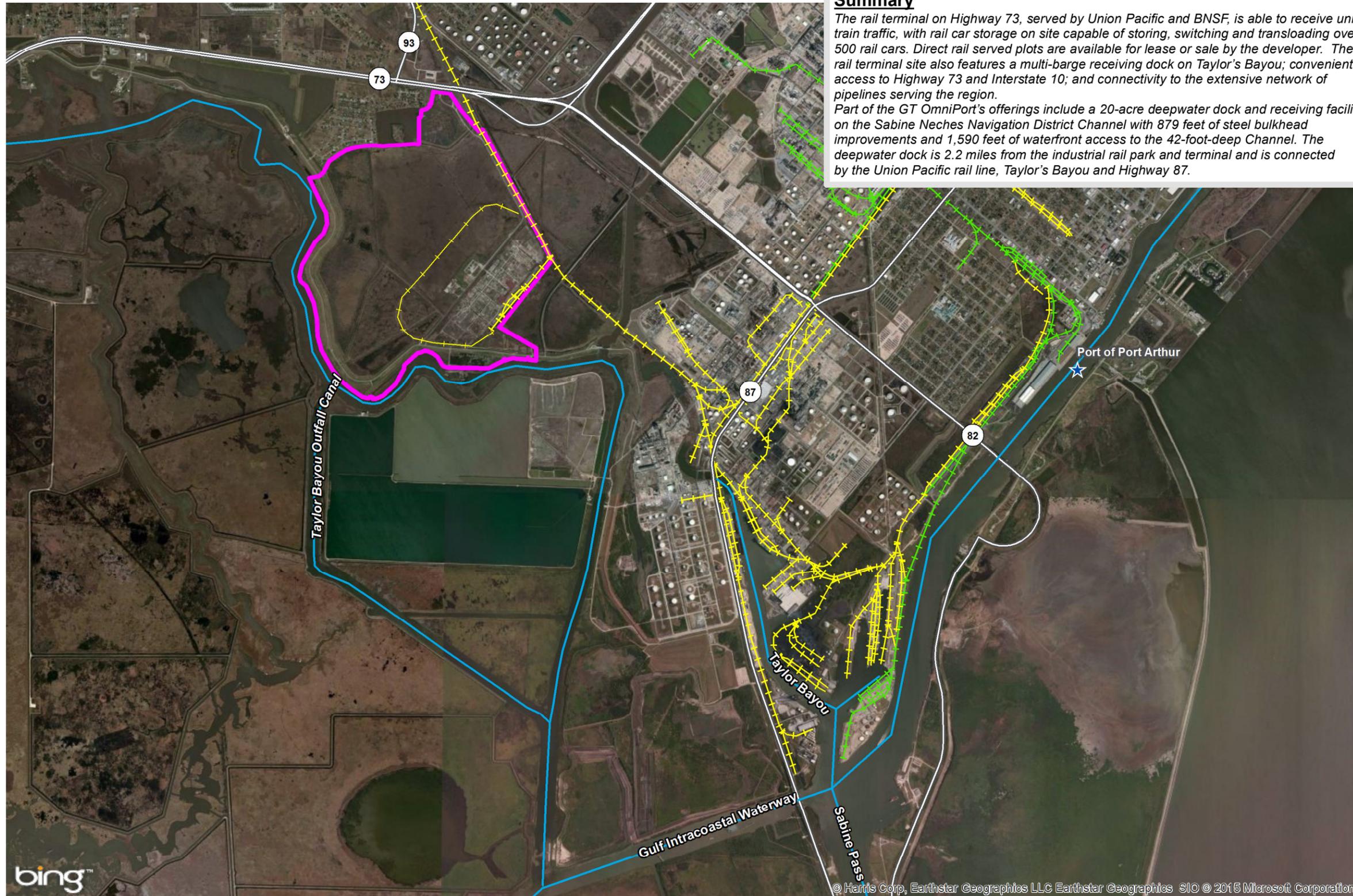
Created by: PW/RPG  
Date: 12/2015



### Summary

The rail terminal on Highway 73, served by Union Pacific and BNSF, is able to receive unit train traffic, with rail car storage on site capable of storing, switching and transloading over 500 rail cars. Direct rail served plots are available for lease or sale by the developer. The rail terminal site also features a multi-barge receiving dock on Taylor's Bayou; convenient access to Highway 73 and Interstate 10; and connectivity to the extensive network of pipelines serving the region.

Part of the GT OmniPort's offerings include a 20-acre deepwater dock and receiving facility on the Sabine Neches Navigation District Channel with 879 feet of steel bulkhead improvements and 1,590 feet of waterfront access to the 42-foot-deep Channel. The deepwater dock is 2.2 miles from the industrial rail park and terminal and is connected by the Union Pacific rail line, Taylor's Bayou and Highway 87.





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# GT OmniPort

## Topographic Image

350 Pine Street  
Beaumont, Texas 77701

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### JEFFERSON COUNTY



### VICINITY



### LEGEND

 Site Boundary

### NOTE

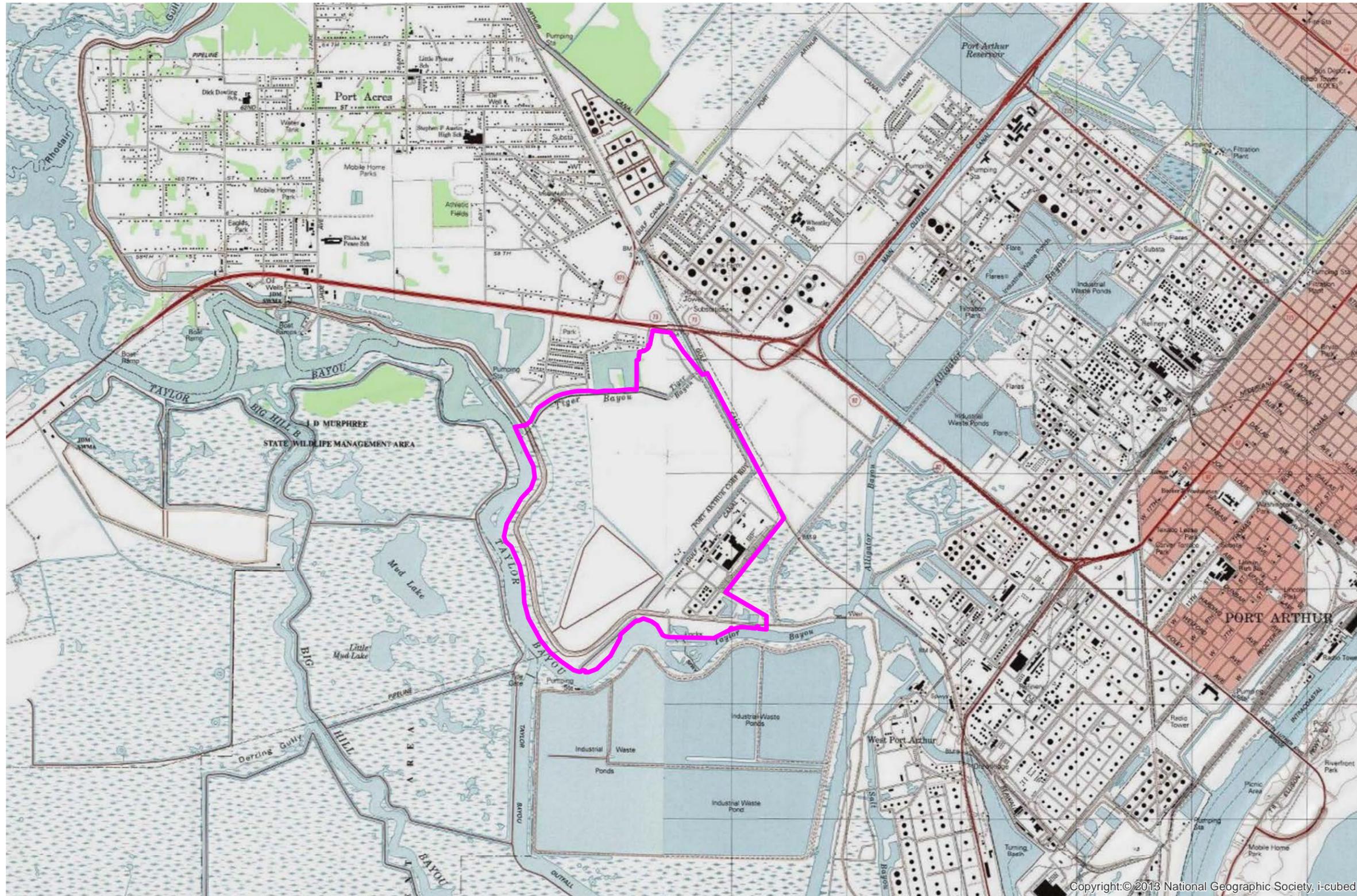
These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

Source:  
- Aerial Imagery by USGS/USA Topo Maps

Created by: Pamela Webster  
Date: 05/2015

0 1,500 3,000 6,000  
Feet

0 540 1,080 2,160  
Meters





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TEXAS

# GT OmniPort

## Elevation Contours

350 Pine Street  
Beaumont, Texas 77701

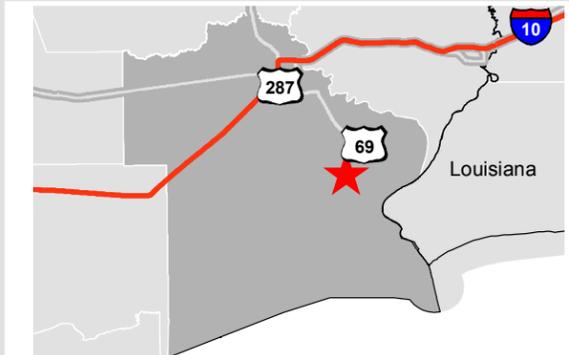
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### JEFFERSON COUNTY



### VICINITY



### LEGEND

- Site Boundary
- Elevation Contours (ft.)**
- 3.0 - 2.0
- 3.0 - 6.0
- 7.0 - 11.0
- 12.0 - 17.0
- 18.0 - 24.0
- 25.0 - 35.0

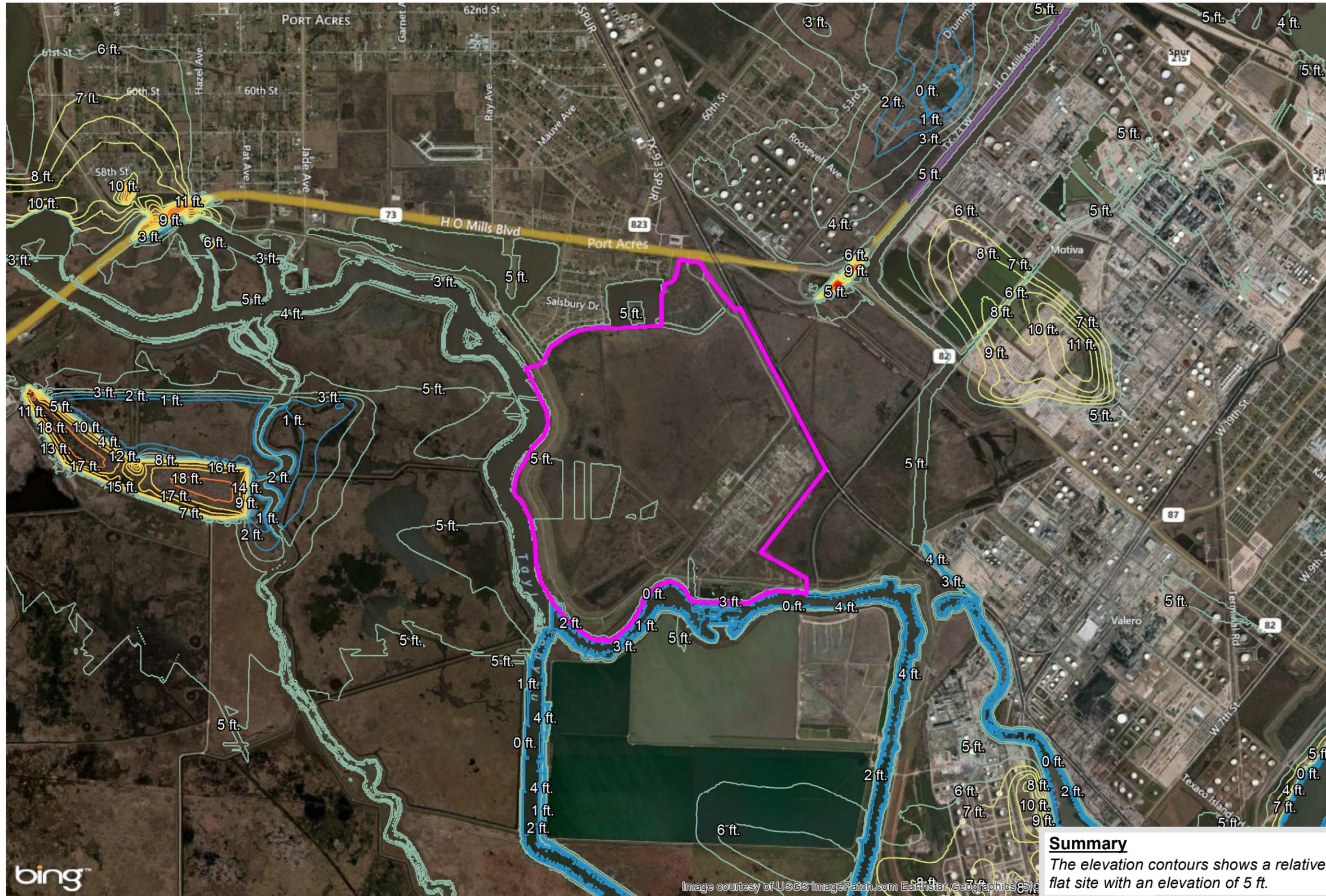
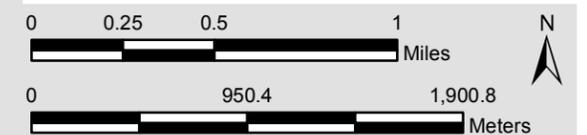
### NOTE

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### SOURCE

Source: Derived from DEM data from USDA/NRCS - National Geospatial Center of Excellence

Created by: Pamela Webster  
Date: 05/2015



### Summary

The elevation contours shows a relatively flat site with an elevation of 5 ft.



Image courtesy of USGS ImagePatch.com Earthstar Geographics



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# GT OmniPort

## FEMA Flood Hazard

350 Pine Street  
Beaumont, Texas 77701

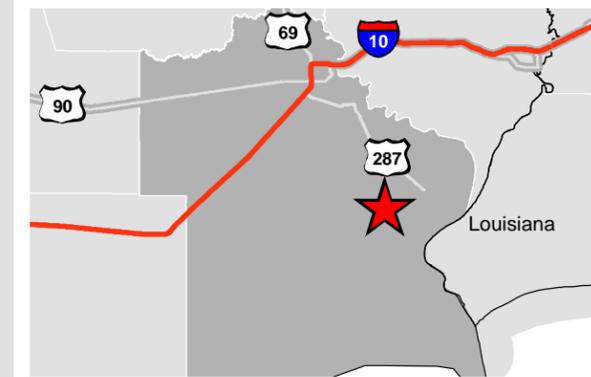
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### JEFFERSON COUNTY



### VICINITY



### LEGEND

Property Boundary

#### Q3 Data

##### Flood Hazard Category

- SFHA
- Coastal High Hazard
- Shaded Zone X
- Zone D

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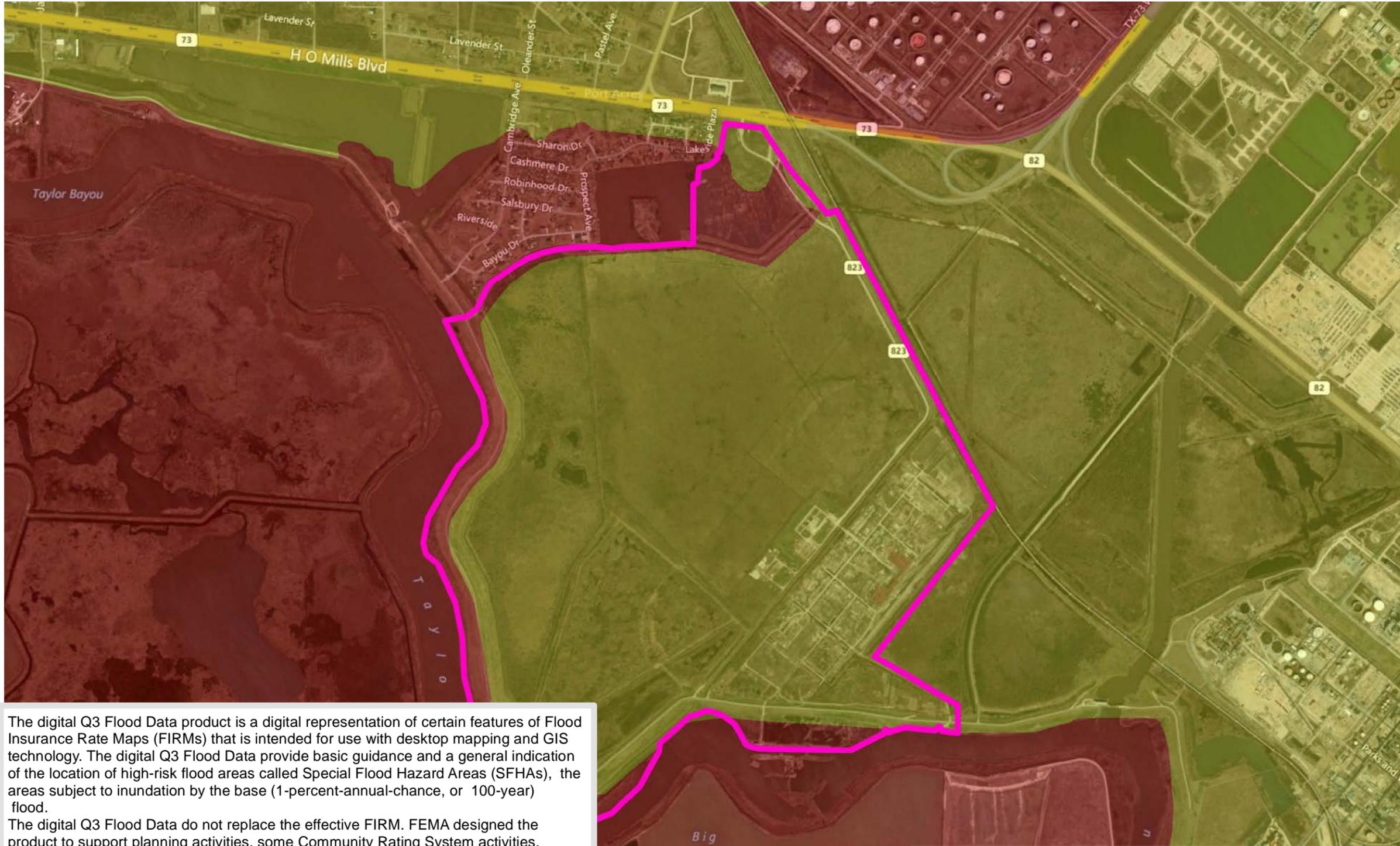
### SOURCE

Source:  
- Aerial Imagery by Bing Maps 2010  
- FEMA Q3 1999

Date: 9/14/2015

0 750 1,500 3,000  
Feet

0 270 540 1,080  
Meters



The digital Q3 Flood Data product is a digital representation of certain features of Flood Insurance Rate Maps (FIRMs) that is intended for use with desktop mapping and GIS technology. The digital Q3 Flood Data provide basic guidance and a general indication of the location of high-risk flood areas called Special Flood Hazard Areas (SFHAs), the areas subject to inundation by the base (1-percent-annual-chance, or 100-year) flood.

The digital Q3 Flood Data do not replace the effective FIRM. FEMA designed the product to support planning activities, some Community Rating System activities, insurance marketing, and portfolio reviews. Base Flood Elevations are not included, so the application of the Q3 Flood Data files for engineering analysis, particularly for site design, or rating insurance policies for properties located in an SFHA is limited. The digital Q3 Flood Data should be considered an advisory tool for general hazard awareness, education, and floodplain management.

### Summary

GT OmniPort is located in Shaded Zone X, Area protected by levees from the base flood/100 year flood plain. A 16 foot hurricane levee protects the site from storm-related surges.

Image courtesy of USGS Image courtesy of HERE © AND



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**GT OmniPort**

National Wetland Inventory

350 Pine Street  
Beaumont, Texas 77701

Phone: 1-800-729-7483  
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**JEFFERSON COUNTY**



**VICINITY**



**LEGEND**

- Site Boundary
- Wetlands**
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

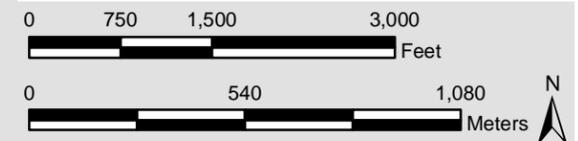
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**SOURCE**

Source: National Wetlands Inventory, U.S. Fish and Wildlife Service, 5/2014

Created by: Pamela Webster  
Date: 05/2015



The National Wetlands Inventory Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

**Summary**

- PEM1Ad - Palustrine, Emergent, Persistent, Temporarily Flooded, Partly Drained/Ditched*
- PEM1C - Palustrine, Emergent, Seasonally Flooded*
- PEM1Cx - Palustrine, Emergent, Seasonally Flooded, Excavated*
- PSS1Cx - Palustrine, Scrub-Shrub, Broad-Leaved Deciduous, Seasonally Flooded, Excavated*
- PUBHx - Palustrine, Unconsolidated Bottom, Permanently Flooded, Excavated*



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**GT OmniPort**

Pipeline Infrastructure

350 Pine Street  
Beaumont, Texas 77701

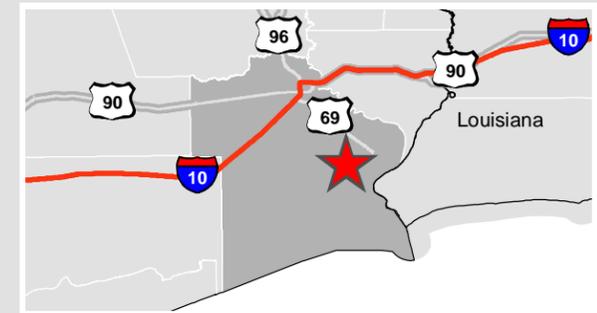
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**JEFFERSON COUNTY**



**VICINITY**



**LEGEND**

- Property Boundary
- Study Area
- CMDTY, CMDTY2**
- CRD, CRD
- EMT, EMPTY
- HVL, NONE
- LPG, NONE
- NG, NONE
- NGL, NONE
- PRD, AD WASH OIL
- PRD, BENZENE
- PRD, CYCLOHEXANE
- PRD, FUEL OIL
- PRD, GASOLINE
- PRD, GASOLINE/DIESE...  
OIL/KEROSENE
- PRD, GASOLINE/JET  
FUEL/DIESEL
- PRD, MTBE
- PRD, NITROGEN
- PRD, PRODUCT
- PRD, PYROLYSIS  
GASOLINE/TOLUE...  
EXTRACT
- PRD, RAFFINATE
- PRD,  
RAFFINATE/BUTA...
- PRD, REFINED  
PRODUCTS
- PRD, REFINERY  
GAS

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**SOURCE**

Source: HTSI, NPMS Pipeline Viewer, 2015

Date: 6/2015



Image courtesy of USGS Image courtesy of ImagePatch.com Earthstar Geographics SIO © 2015 Microsoft Corporation



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# GT OmniPort

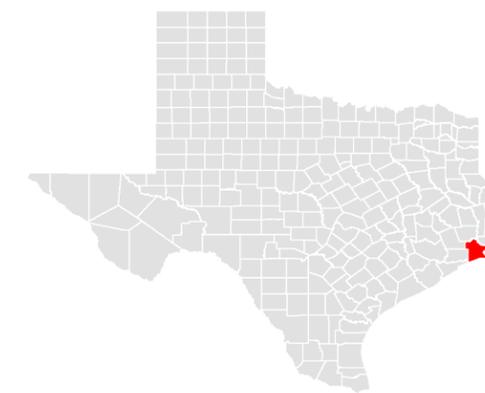
Entergy's Electrical Infrastructure

350 Pine Street  
Beaumont, Texas 77701

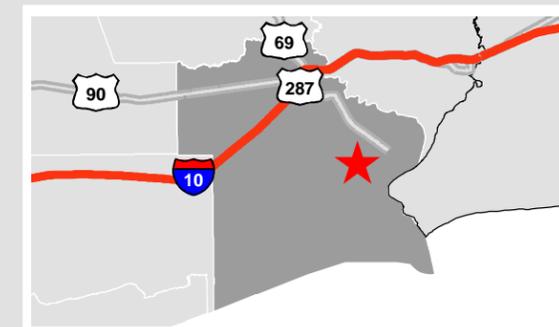
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## JEFFERSON COUNTY



### VICINITY



### LEGEND

- Property Boundary
- Transmission**
  - Substations
  - 230 kV
  - 138 kV
  - 69 kV
- Distribution Phase, Voltage**
  - Three Phase, 13.2 kV
  - Two Phase, 13.2 kV
  - Single Phase, 13.2 kV
  - Underground

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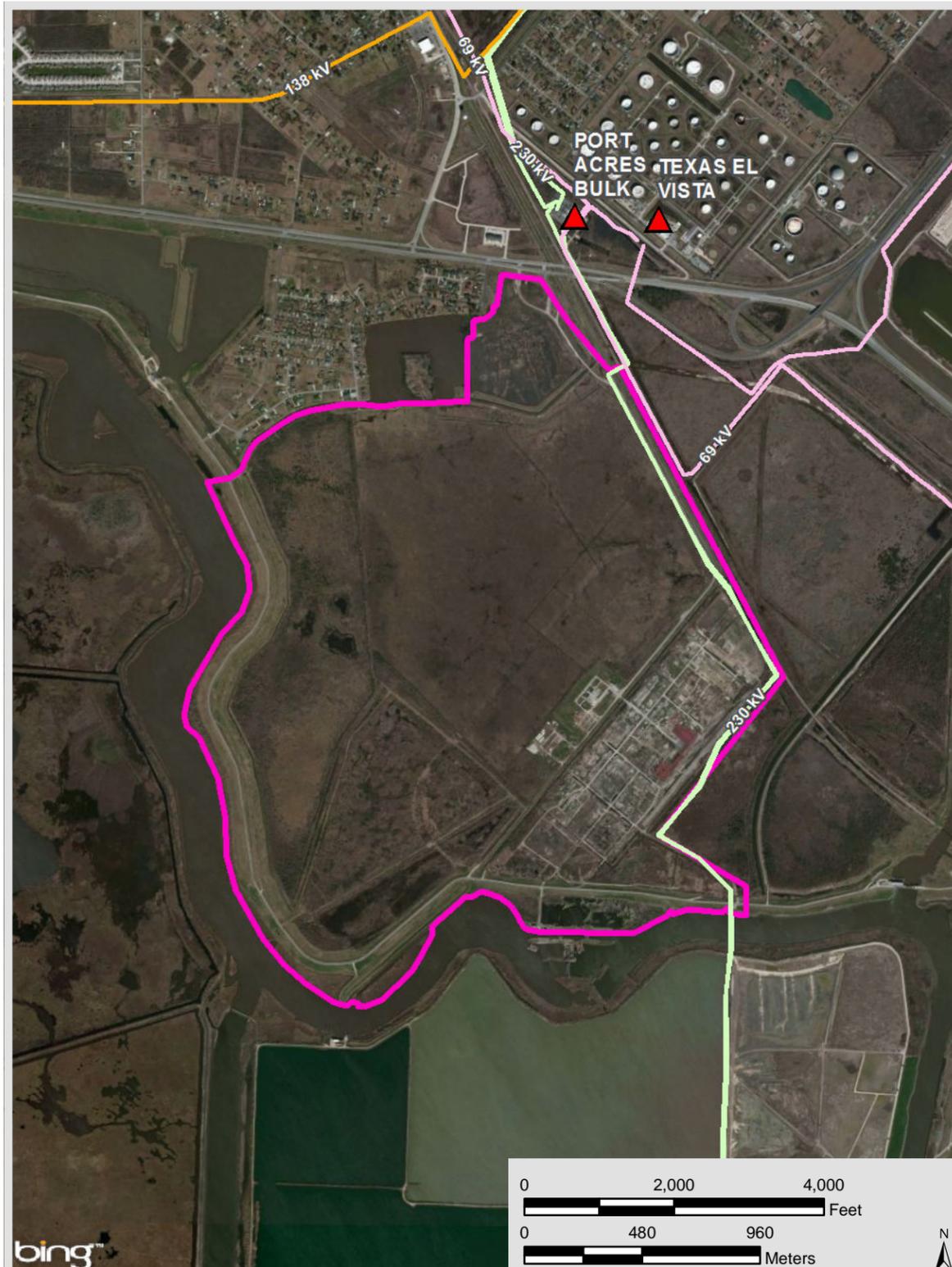
### SOURCE

Service Layer Credits: Image courtesy of USGS Image courtesy of ImagePatch.com Earthstar Geographics SIO © 2015 Microsoft Corporation

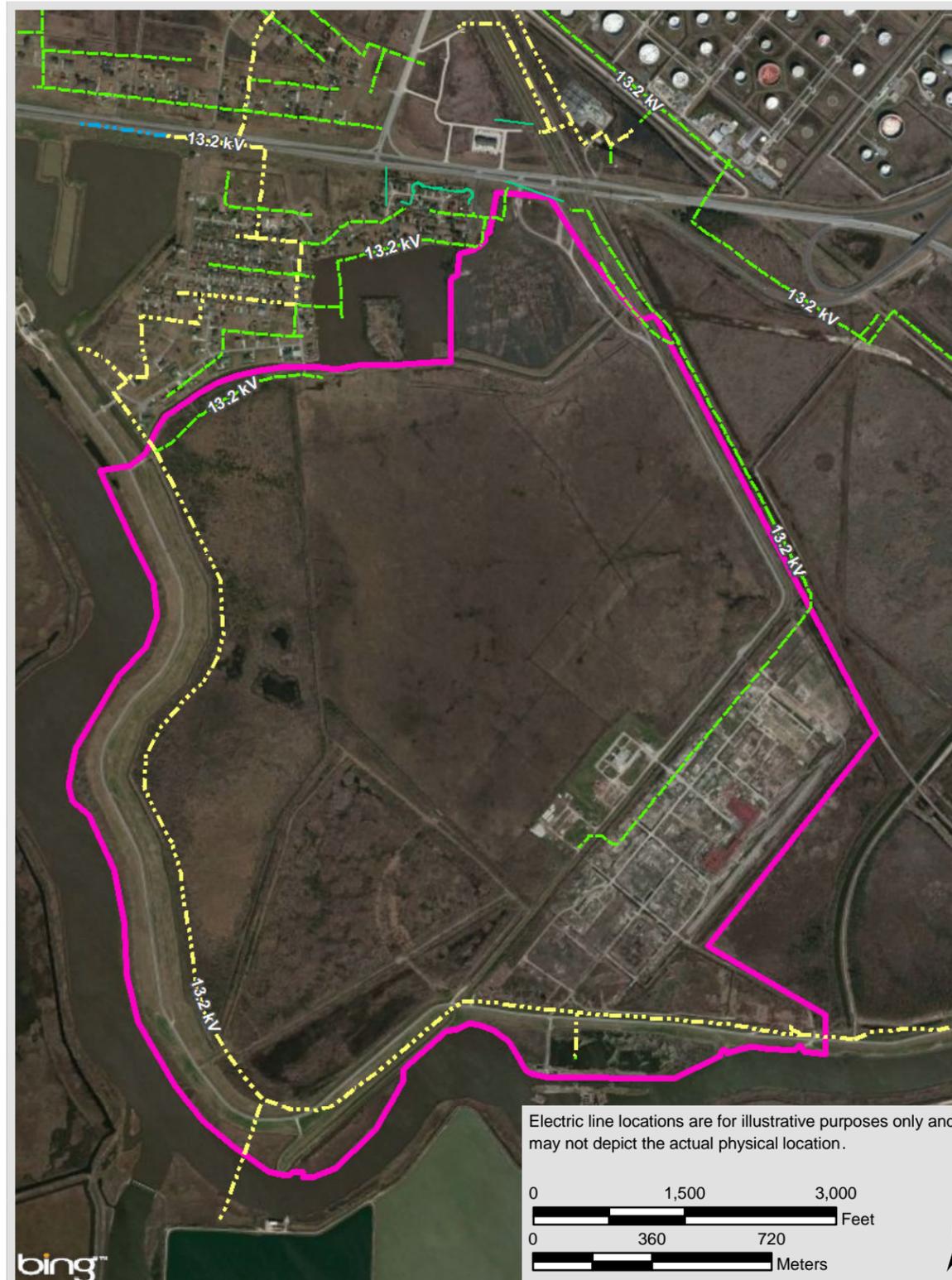
Source: Transmission-Entergy, 2014;  
Distribution-Entergy, 2014 & 2015

Created by: PCW  
Date: 07/2015

## TRANSMISSION



## DISTRIBUTION



Electric line locations are for illustrative purposes only and may not depict the actual physical location.