



BUSINESS
DEVELOPMENT

TEXAS

FALCON COVE SITE

Vidor, Texas

350 Pine Street
Beaumont, TX 77701

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

goentergy.com/Texas

Coordinates: -93.983216, 30.036558



Contents

- Aerial
- Transportation, Regional
- Transportation, Immediate Vicinity
- Elevation Contours
- National Wetlands Inventory
- FEMA Flood Hazard
- Topographic
- Pipeline Infrastructure



Note: Select Census Designated Places >= 50,000 Population



BUSINESS
DEVELOPMENT

TEXAS

FALCON COVE SITE

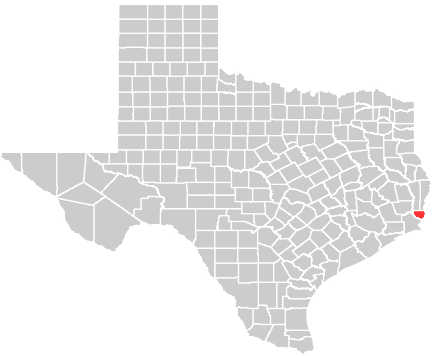
Aerial Site Map

350 Pine Street
Beaumont, TX 77701

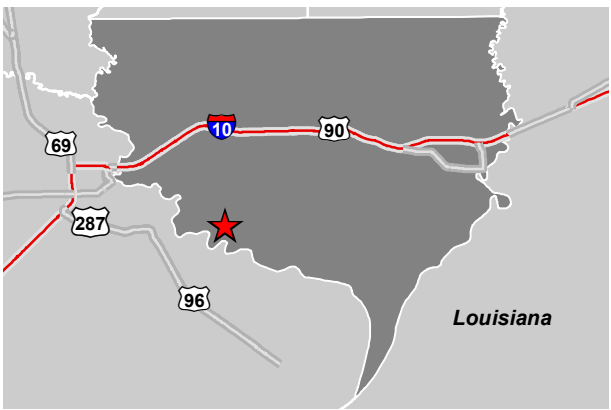
Phone: 1-800-729-7483
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entergy-texas.com

Orange County



VICINITY



LEGEND

- Property Boundary
- City Limits
- Kansas City Southern Rwy - KCS

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: Bing, 2014; Orange County Appraisal District, 2014



Created by: LL+D
Date: 11/2016

0 3,000 6,000
Feet

0 360 720
Meters

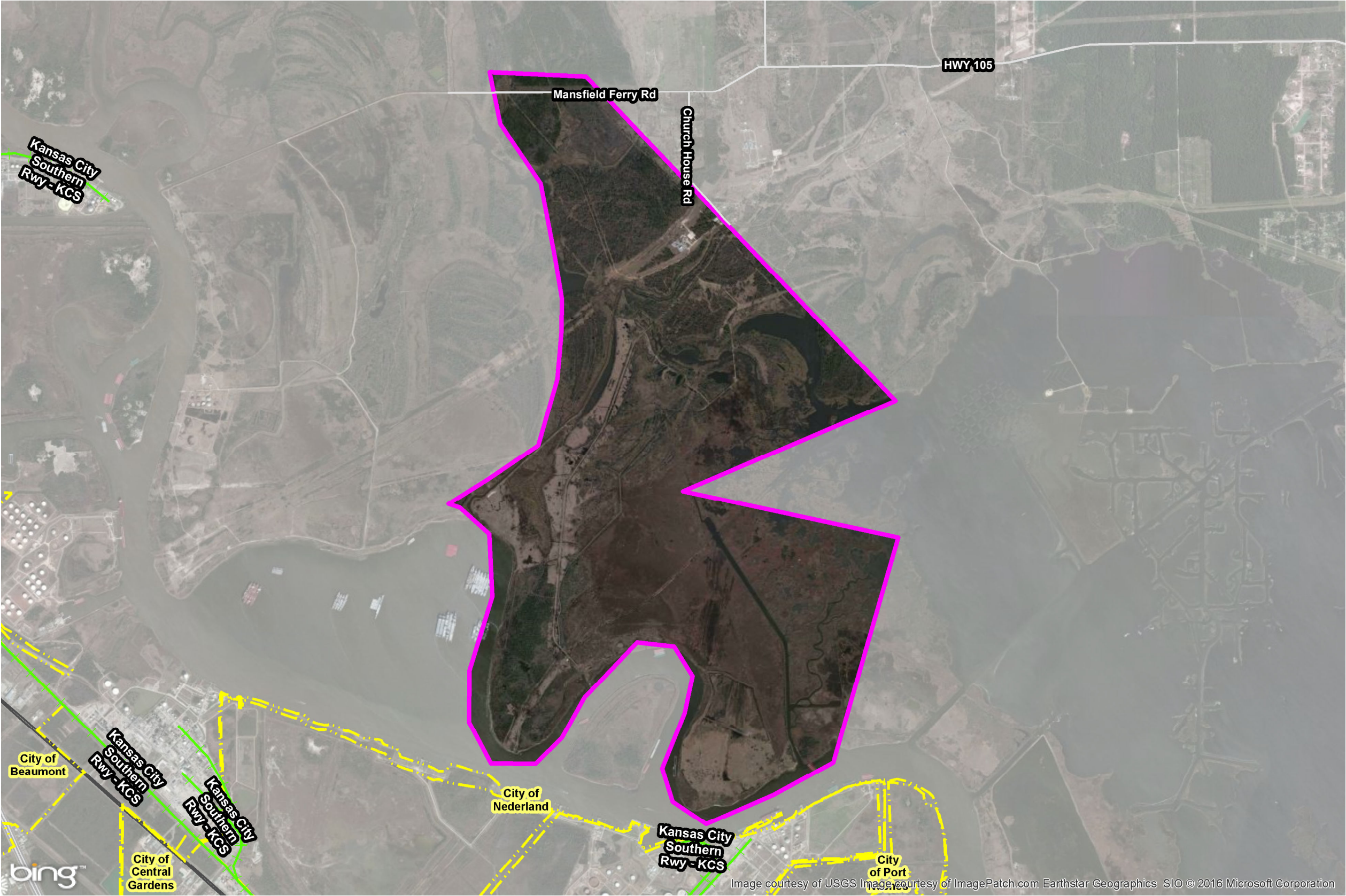


Image courtesy of USGS Image courtesy of ImagePatch.com Earthstar Geographics SIO © 2016 Microsoft Corporation



BUSINESS
DEVELOPMENT

TEXAS

FALCON COVE SITE

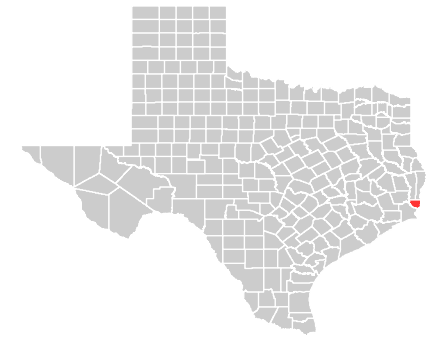
Transportation, Regional

350 Pine Street
Beaumont, TX 77701

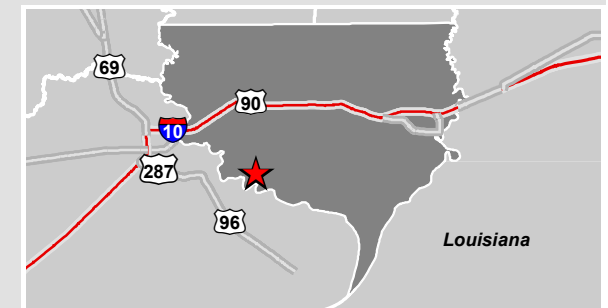
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Orange County



VICINITY



LEGEND

- ★ Site
- ✈ Airport
- Ports
- Rail
- Roads**
- Interstate
- U.S.
- State recognized

NOTE

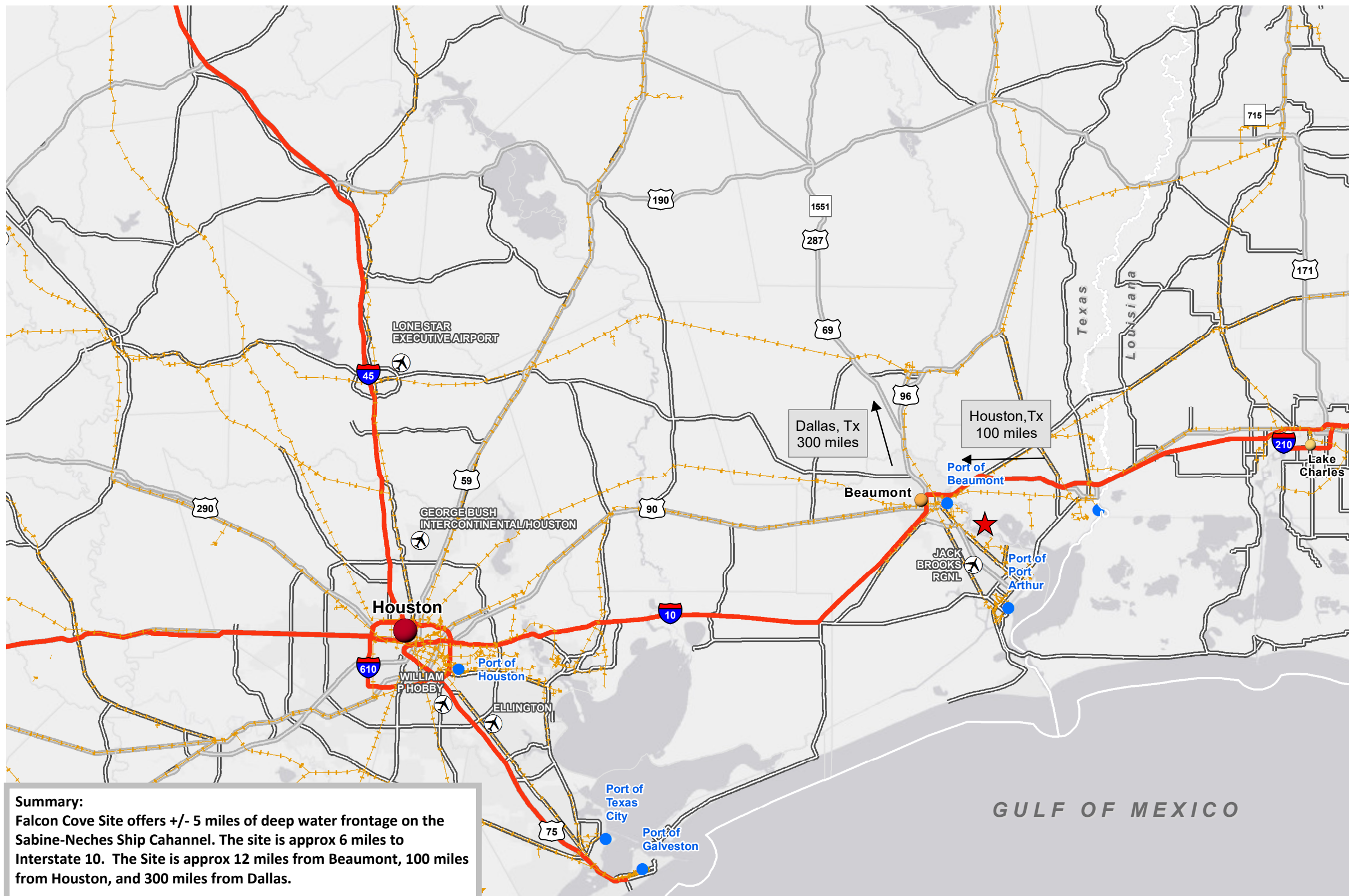
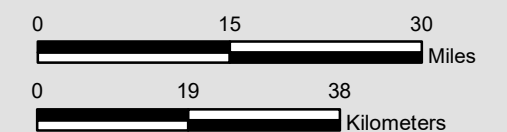
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SOURCE

Source:
—Census Tiger, 2014; Bureau of Transportation, 2014; US Army Corps of Engineers; Visual Inspection



Created by: LL+D
Date: 11/2016



Summary:
Falcon Cove Site offers +/- 5 miles of deep water frontage on the Sabine-Neches Ship Cahannel. The site is approx 6 miles to Interstate 10. The Site is approx 12 miles from Beaumont, 100 miles from Houston, and 300 miles from Dallas.

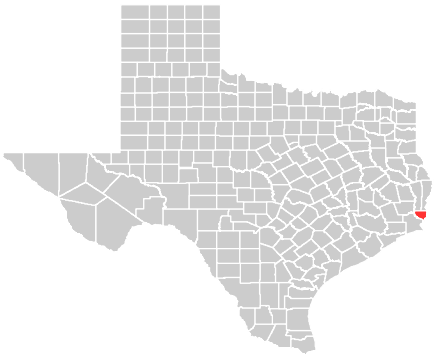


BUSINESS
DEVELOPMENT
TEXAS

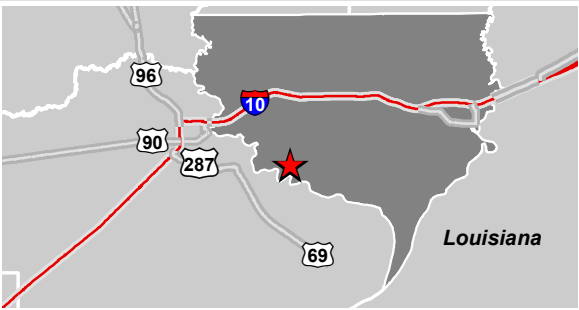
FALCON COVE SITE
Transportation, Immediate Vicinity

350 Pine Street
Beaumont, TX 77701
Phone: 1-800-729-7483
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Orange County



VICINITY



LEGEND

Property Boundary

NOTE

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SOURCE

Source:
–Census Tiger, 2014; Bureau of Transportation, 2014;
–Orange County Appraisal District, 2014; Desktop Visual Examination



Created by: LL+D
Date: 11/2016

0 1 2
Miles

0 1 2
Kilometers



Summary:
Falcon Cove Site offers +/- 5 miles of deep water frontage on the Sabine-Neches Ship Cahannel. The site is approx 6 miles to Interstate 10. Union Pacific Railroad and KCS Railroad is located approx 4 miles from the site.

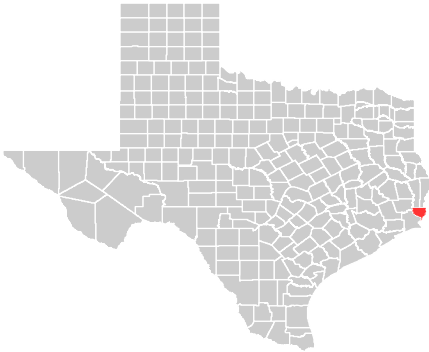


BUSINESS
DEVELOPMENT
TEXAS

FALCON COVE SITE
Topographic Image

350 Pine Street
Beaumont, TX 77701
Phone: 1-800-729-7483
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Orange County



VICINITY



LEGEND

Property Boundary

NOTE

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SOURCE

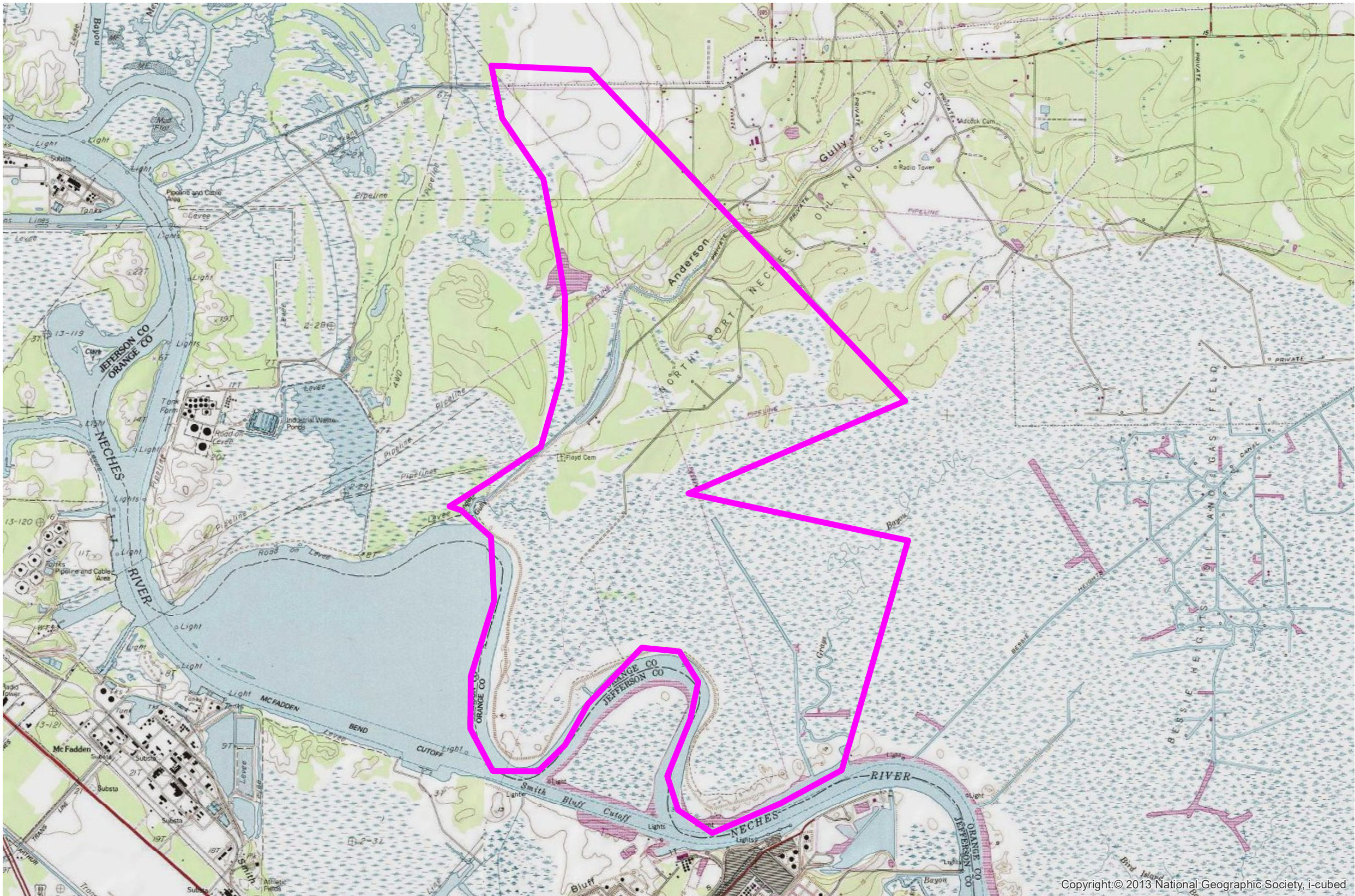
Source:
–USDA/NRCS - National Geospatial Center of Excellence, 2001



Created by: LL+D
Date: 11/2016

0 3,000 6,000
Feet

0 360 720
Meters





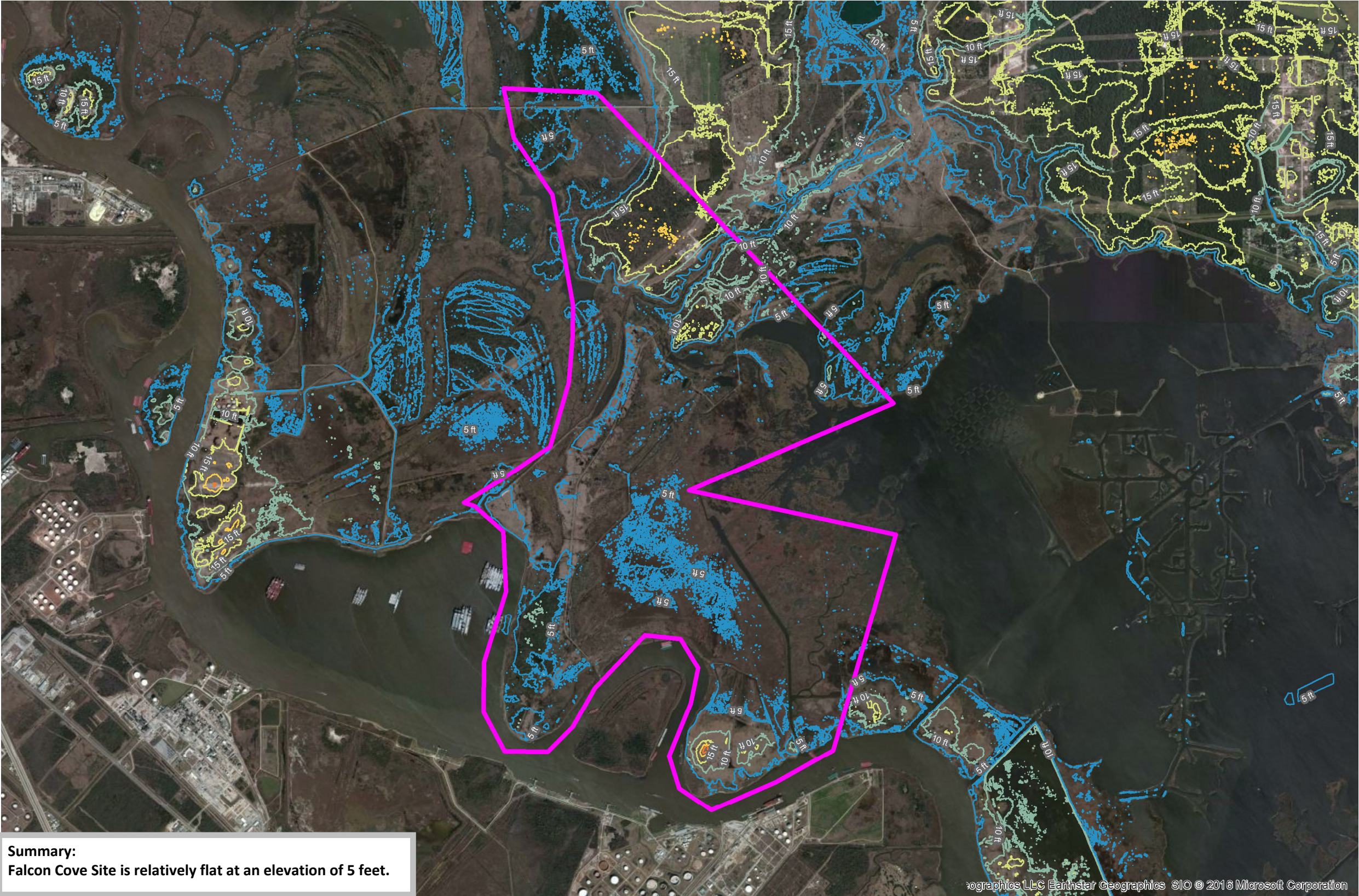
FALCON COVE SITE

Elevation Contours

350 Pine Street
Beaumont, TX 77701

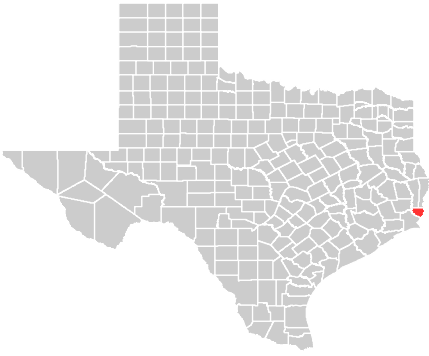
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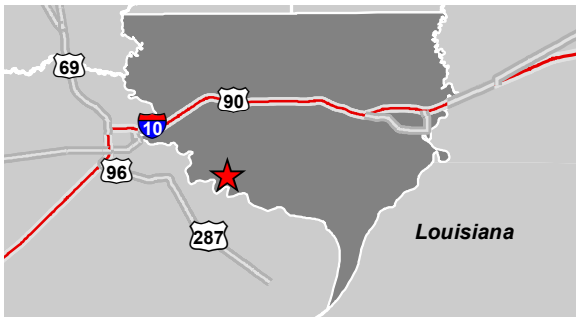


Summary:
Falcon Cove Site is relatively flat at an elevation of 5 feet.







Orange County



VICINITY



LEGEND

-  Property Boundary
- Contours (ft)**
-  5
 -  10
 -  15
 -  20
 -  25

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SOURCE

Source:
--Contours derived from elevation data from The U.S.
Department of Agriculture, Service Center Agencies, 2014
--Orange County Appraisal District, 2014



Created by: LL+D
Date: 11/2016

0 3,200 6,400
Feet

0 384 768
Meters



BUSINESS
DEVELOPMENT

TEXAS

FALCON COVE SITE

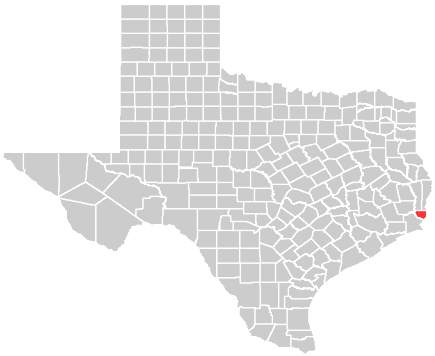
FEMA Flood Hazard

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Orange County



VICINITY



LEGEND

- Property Boundary
- Flood Zone, Subtype
 - AE, 1% Annual Chance Flood Hazard, BFES
 - VE

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SOURCE

--Federal Emergency Management Agency, pubdate-20140820, National Flood Hazard Layer, Version 1.1.1.0, FEMA-NFHL, Washington, D.C
--Orange County Appraisal District, 2014



Created by: LL+D
Date: 11/2016

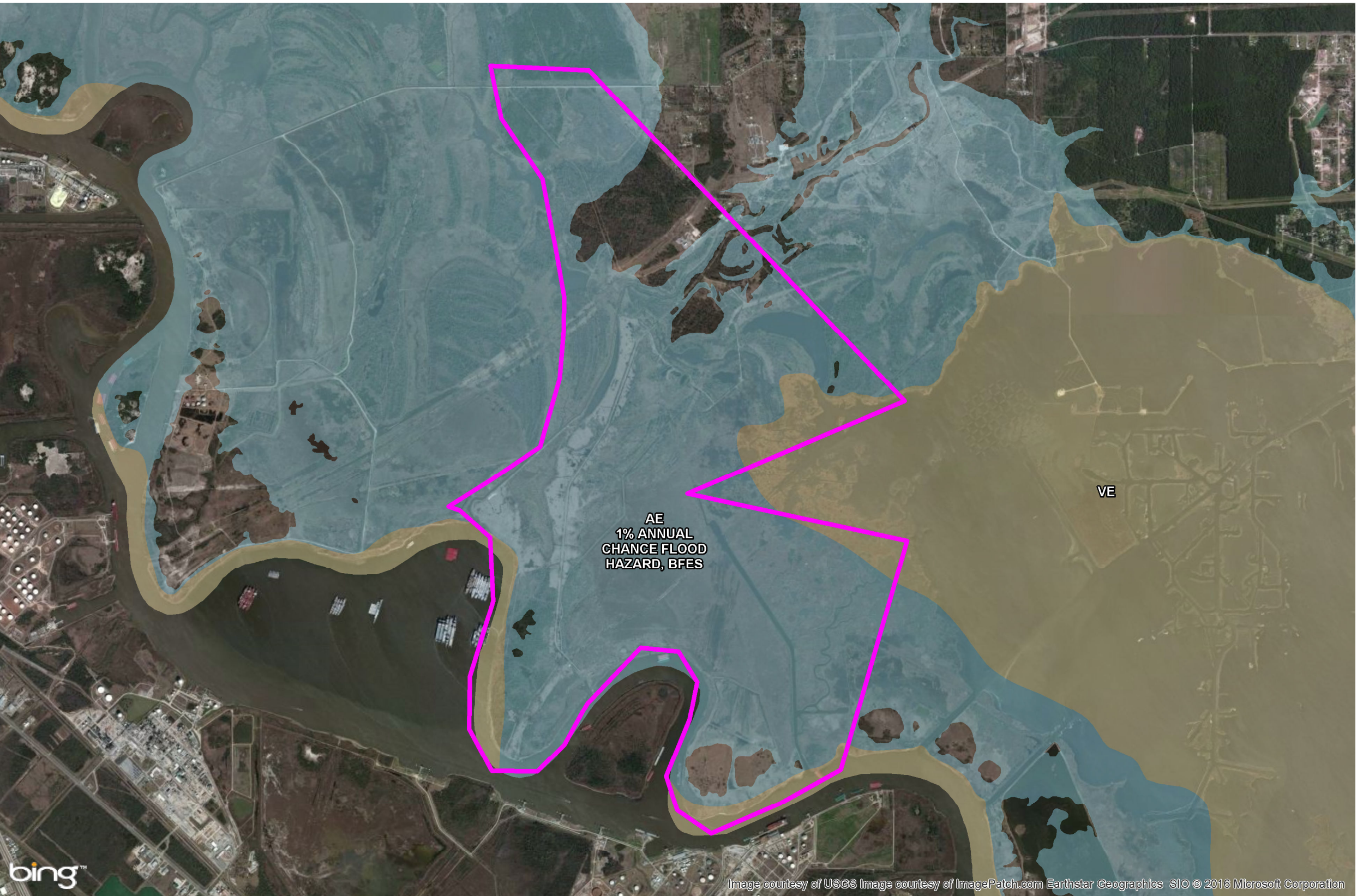
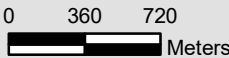


Image courtesy of USGS Image courtesy of ImagePatch.com Earthstar Geographics SIO © 2016 Microsoft Corporation



FALCON COVE SITE

National Wetlands Inventory

350 Pine Street
Beaumont, TX 77701

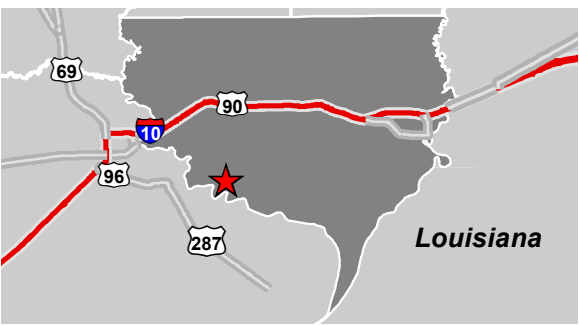
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Orange County



VICINITY



LEGEND

- Property Boundary
- Wetland Type
- Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine

NOTE

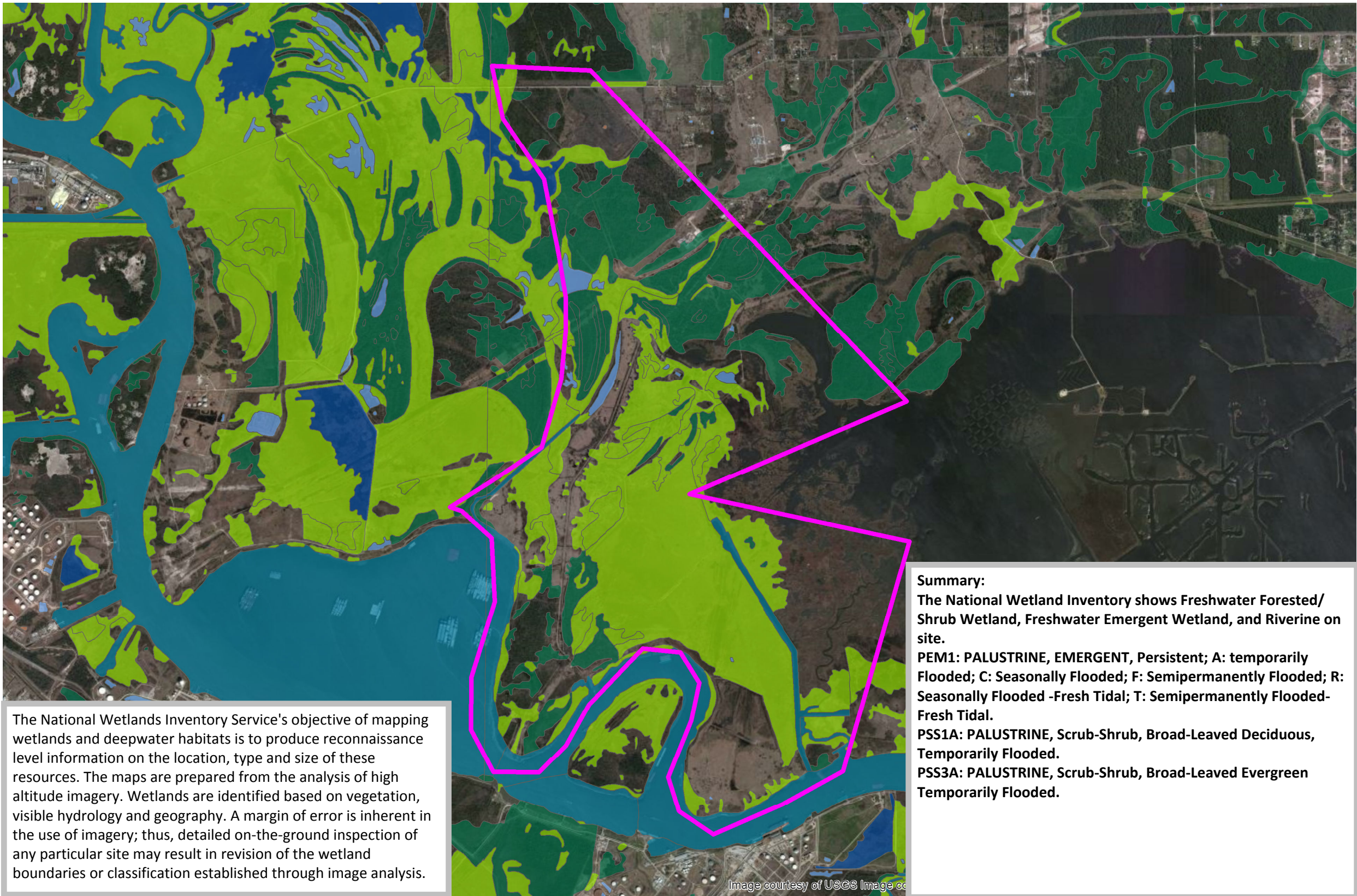
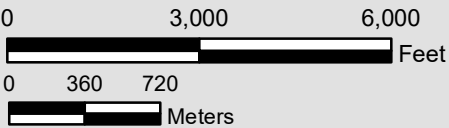
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SOURCE

Source:
–Classification of Wetlands and Deepwater Habitats of the United States.
U.S. Department of the Interior, Fish and Wildlife Service, 10/2014
–Orange County Appraisal District, 2014



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Date: 11/2016





FALCON COVE SITE

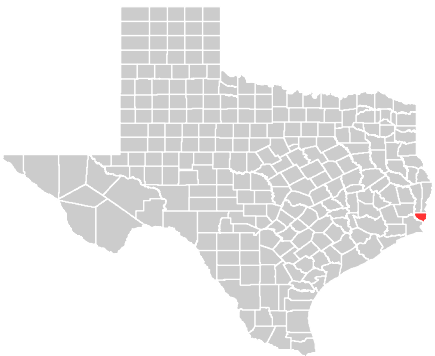
Pipeline Infrastructure

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Orange County



VICINITY



LEGEND

- Pipelines
- AA
 - CARBON DIOXIDE
 - CRUDE OIL
 - HAZARDOUS VOLATILE LIQUIDS
 - LIQUIFIED NATURAL GAS
 - NATURAL GAS
 - PRODUCT

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SOURCE

Source:
-HTSI, 2015
-Orange County Appraisal District, 2014



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0 3,000 6,000
Feet

0 360 720
Meters

