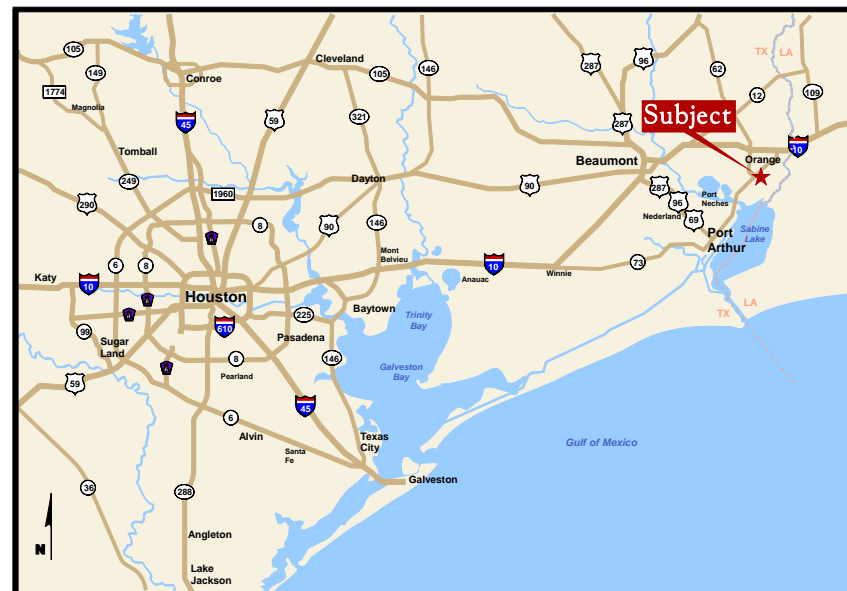


**FOR SALE
RAIL-SERVED
MANUFACTURING
SITE**

±565 Acres Land
FM 1006, Orange County, TX



**Workforce Demographics at a
Glance – 50 Mile Radius***

Population
633,329

Labor force
252,728

Orange County Median Wage
\$19.31/hr

Orange County Avg. Annual Wage
\$41,180

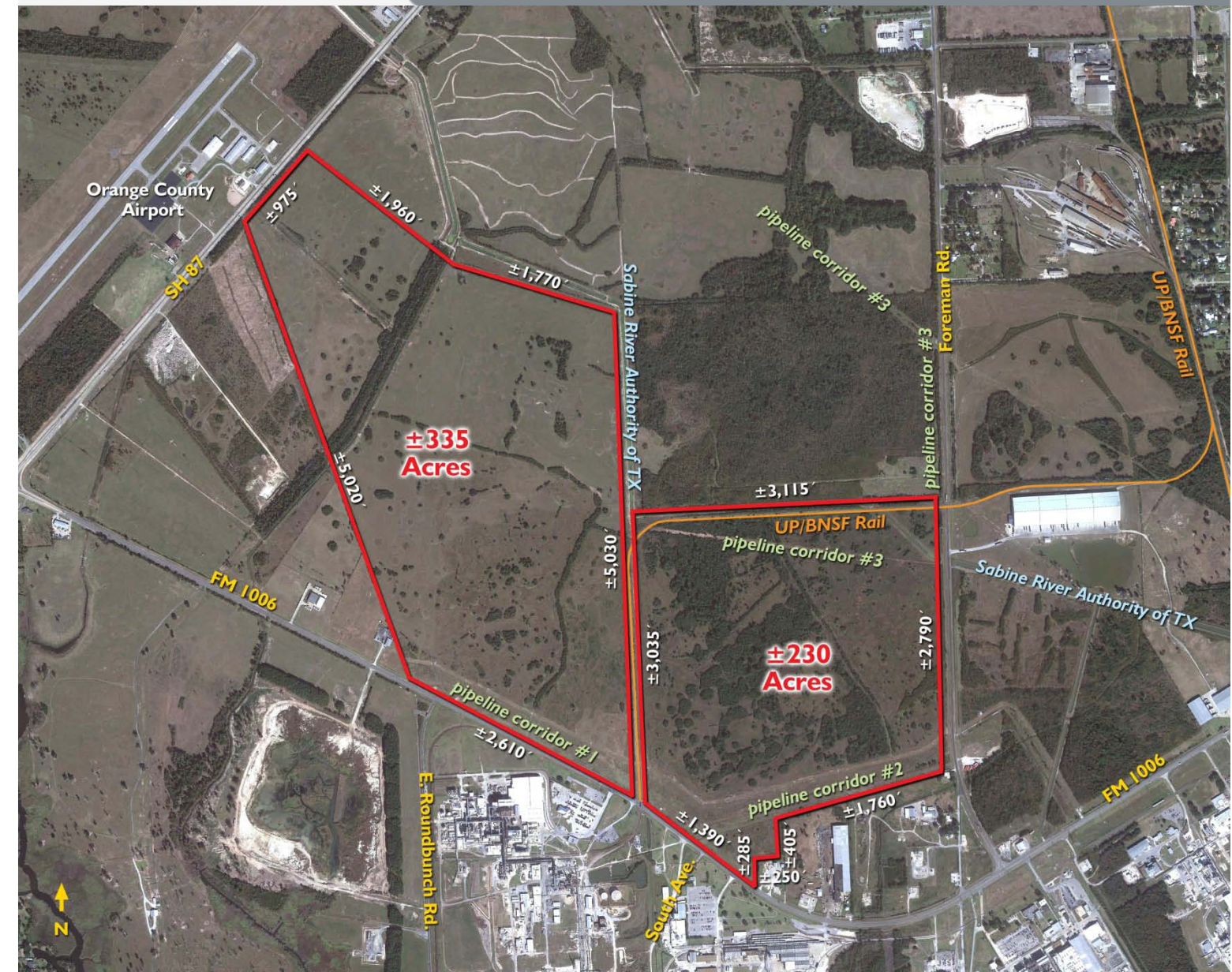
*SOURCE: Synergos Technologies, Inc.
Oct 2012
2010 Census

Useful links

www.orangecountyedc.com
www.sratx.org/basin/water_availability.asp

**FOR SALE
RAIL-SERVED
MANUFACTURING
SITE**

±565 Acres Land
FM 1006, Orange County, TX



As exclusive broker, Cushman & Wakefield of Texas, Inc. is pleased to offer on behalf of Firestone Polymers, LLC, this ±565-acre, rail-served industrial tract in Orange County, Texas. Located on FM 1006, known as “Chemical Row.” The site has excellent available infrastructure, with numerous adjacent pipelines, dual rail service, and has marine access via the Port of Orange dock to the south, and a proposed barge dock berth on Cow Bayou. The site is strategically located in the Upper Gulf Coast market approximately ±20 miles east of Beaumont.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



1330 Post Oak Boulevard, Suite 2700
Houston, Texas 77056
Licensed Real Estate Brokers

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Houston, Texas 77056
Licensed Real Estate Brokers

FOR SALE RAIL-SERVED MANUFACTURING SITE

Location

- Orange County, Texas, State Hwy. 87 at FM 1006 and Foreman Road
- ±3.5 miles from Port of Orange

Size

- ±565 Acres – may consider subdividing (Seller to retain 100 – 125 acres)

Natural Gas Providers

- Provided through Centerpoint

Product Pipeline Access

- Ethane, ethylene, natural gas, propylene, hydrogen, ammonia, and other product lines – discuss with broker

Rail Access

- Class I Service available from BNSF and Union Pacific networks - adjacent to property

Power

- Provided by Entergy Texas, Inc.
- 138 kV & 69 kV lines adjacent to site, with service provided by two new substations

Utilities

- Process water available from Sabine River Authority
- Potable water - typically self-treated, but available with ±2,500' extension, City of Orange
- Fire protection available through Industrial District Agreement, City of Orange

Marine Access

- Potential pipeline, rail and truck access to Port of Orange dock. The site also has a proposed 600' dock area on Cow Bayou (10' draft) with pipeline extension

Air Emission Status

- Attainment status per TCEQ

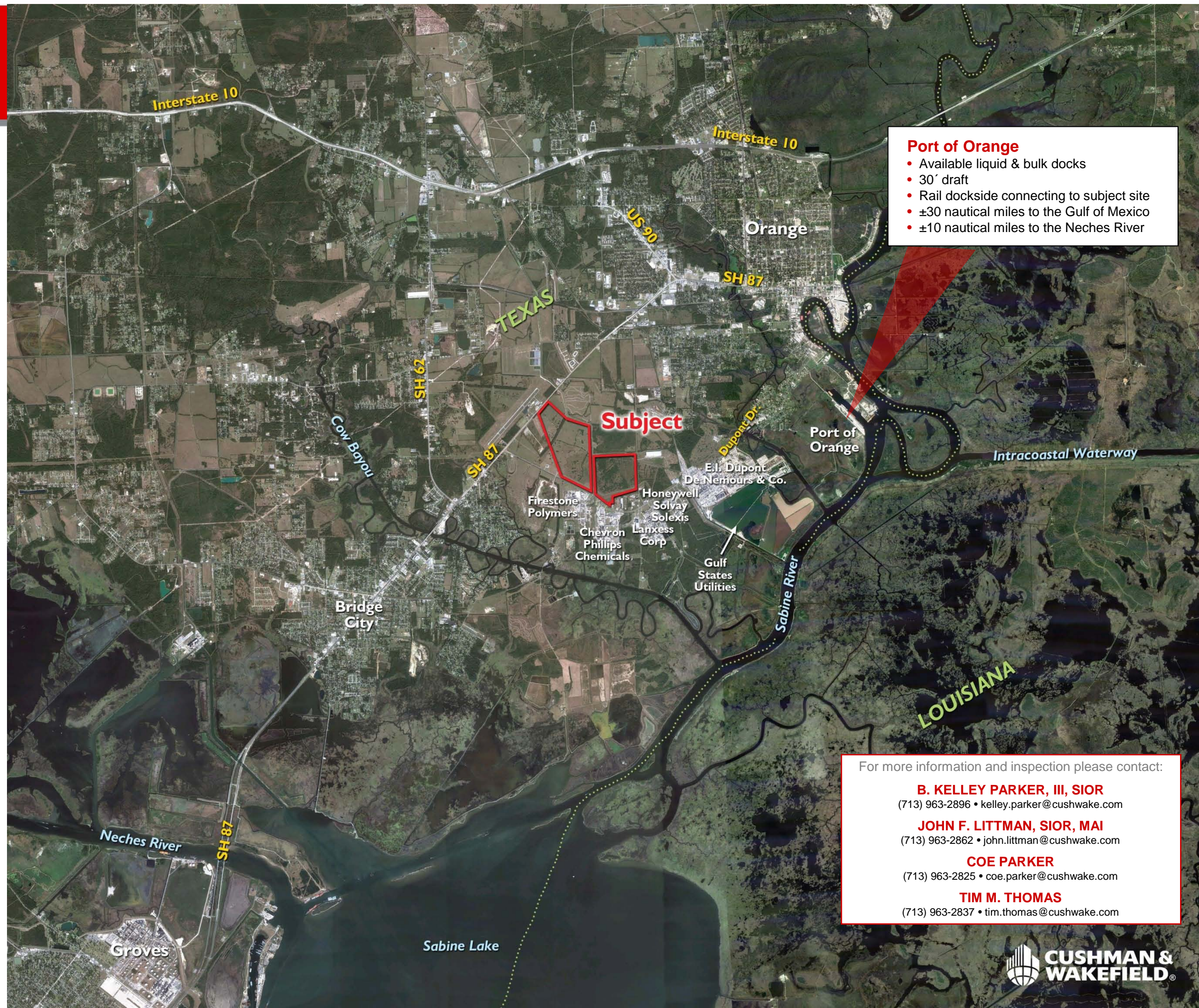
Pricing

- Call broker

Incentives

- Discuss with broker

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Port of Orange

- Available liquid & bulk docks
- 30' draft
- Rail dockside connecting to subject site
- ±30 nautical miles to the Gulf of Mexico
- ±10 nautical miles to the Neches River

For more information and inspection please contact:

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