



**BUSINESS
DEVELOPMENT**

TEXAS

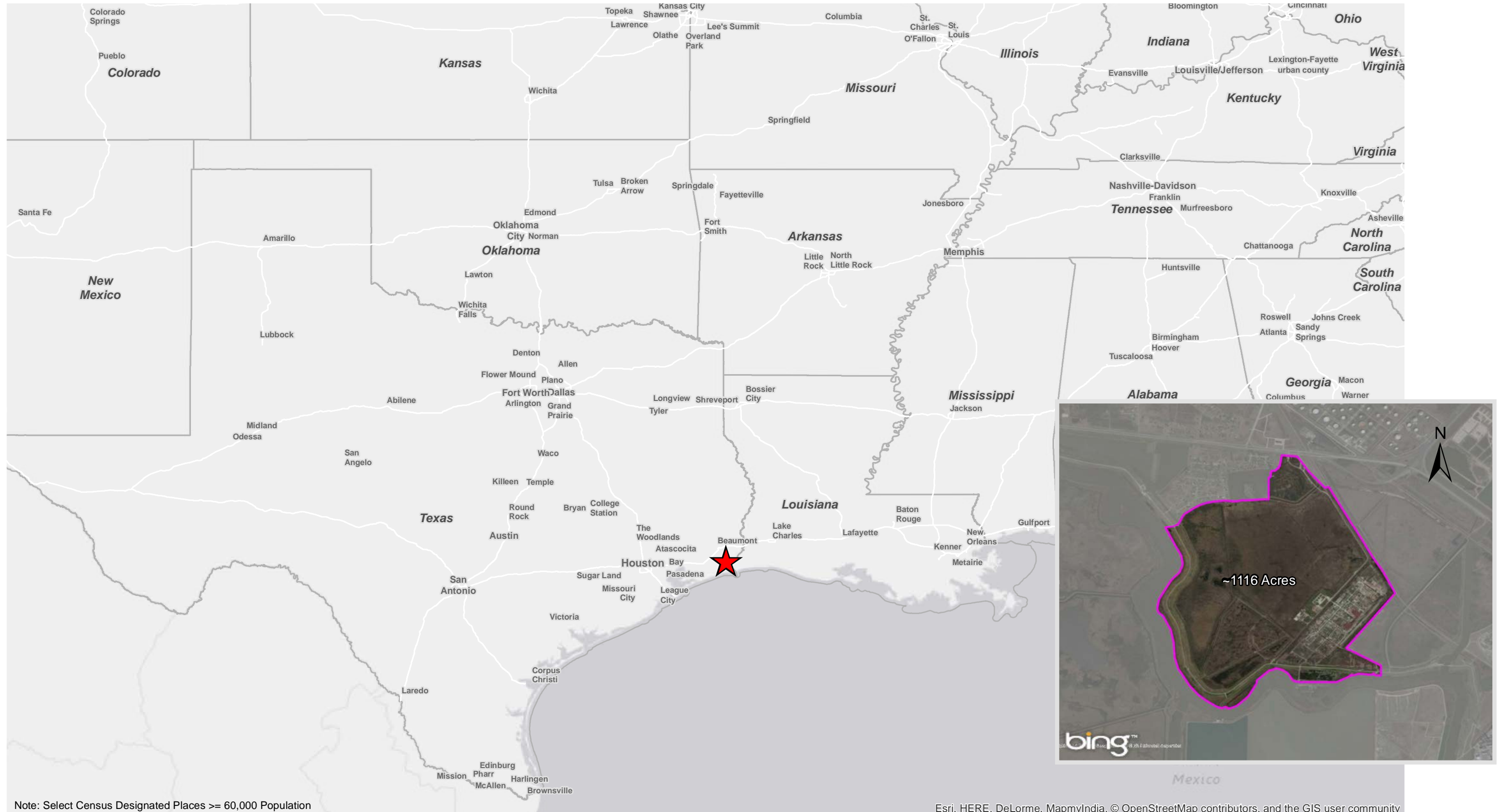
GT OmniPort

Port Arthur, Texas

350 Pine Street
Beaumont, Texas 77701

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

entergy-texas.com





BUSINESS
DEVELOPMENT

TEXAS

GT OmniPort

Aerial Site Map

350 Pine Street
Beaumont, Texas 77701

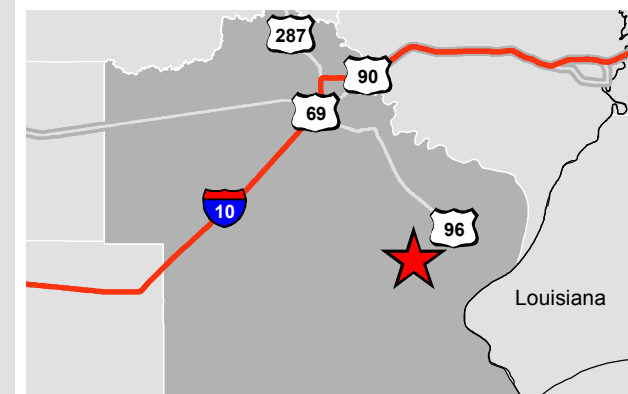
Phone: 1-800-729-7483
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entergy-texas.com

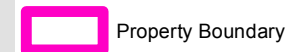
JEFFERSON COUNTY



VICINITY



LEGEND



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

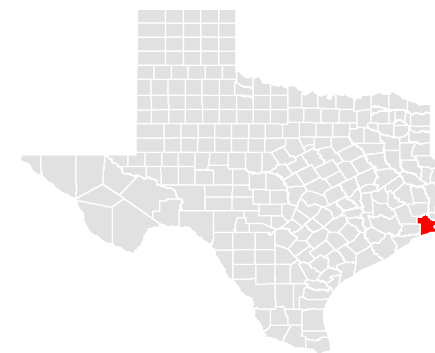
Transportation, Regional

350 Pine Street
Beaumont, Texas 77701

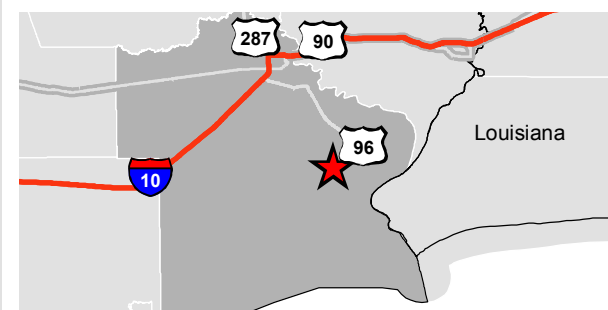
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JEFFERSON COUNTY



VICINITY



LEGEND

- ★ GT Omniport
- ★ Ports
- ✈ Airports
- Rail
- Highways
- Interstate
- U.S.

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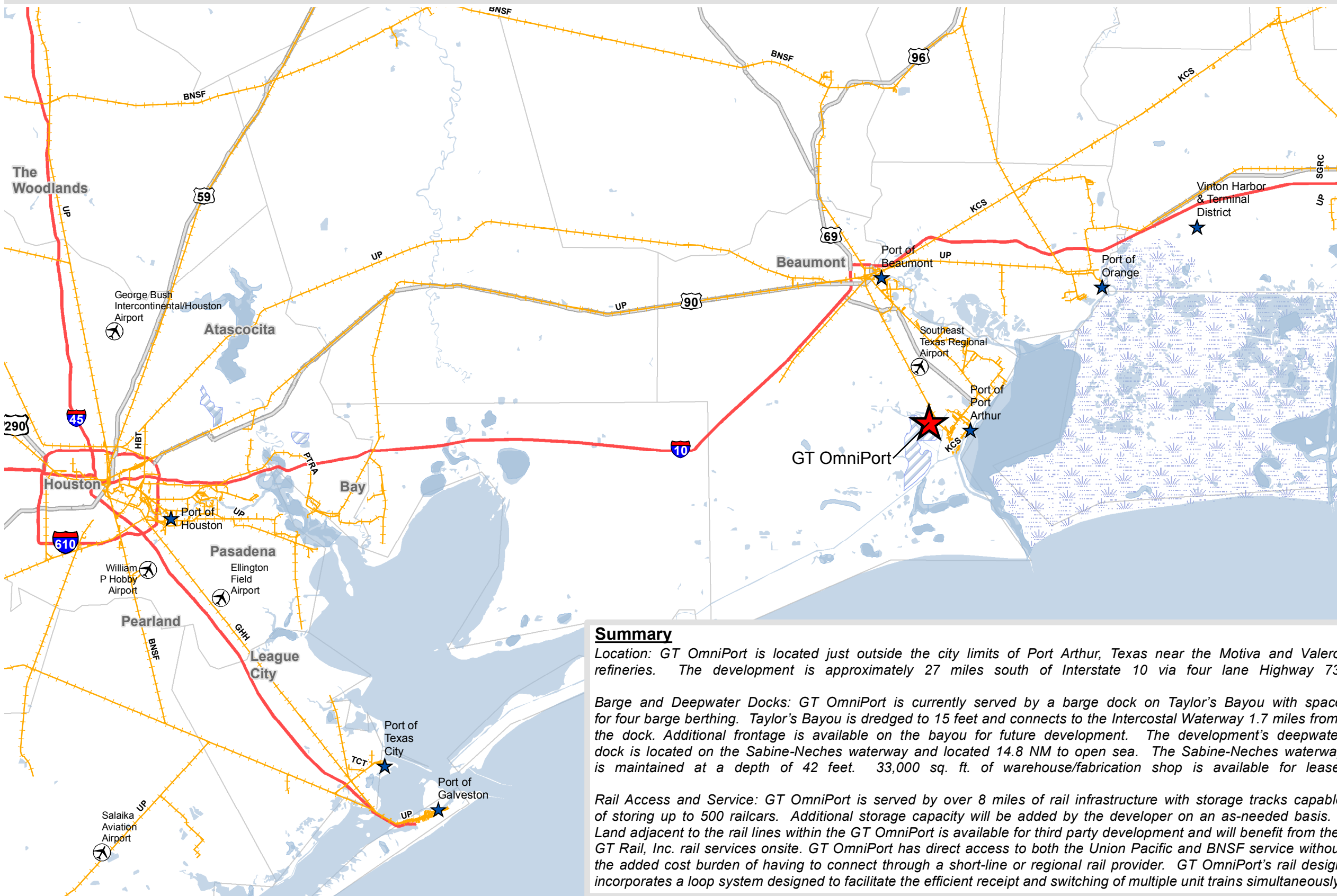
SOURCE

Date: 12/7/2015

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

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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GT OmniPort

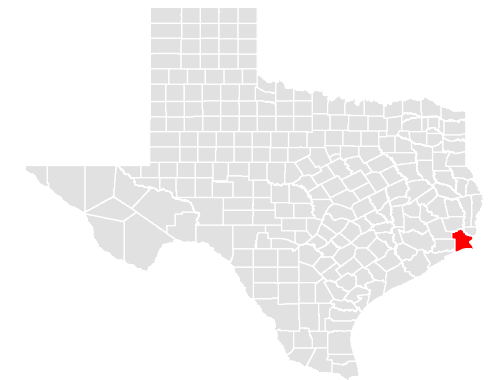
Transportation, Immediate Vicinity

350 Pine Street
Beaumont, Texas 77701

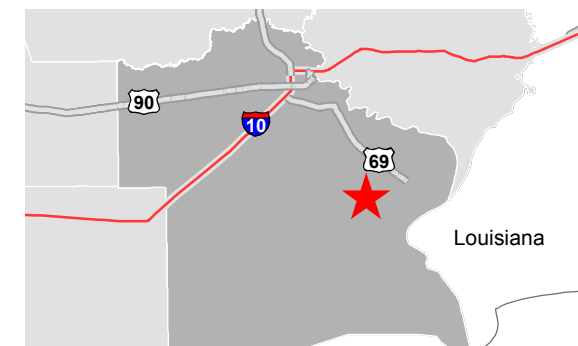
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JEFFERSON COUNTY



VICINITY



LEGEND

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

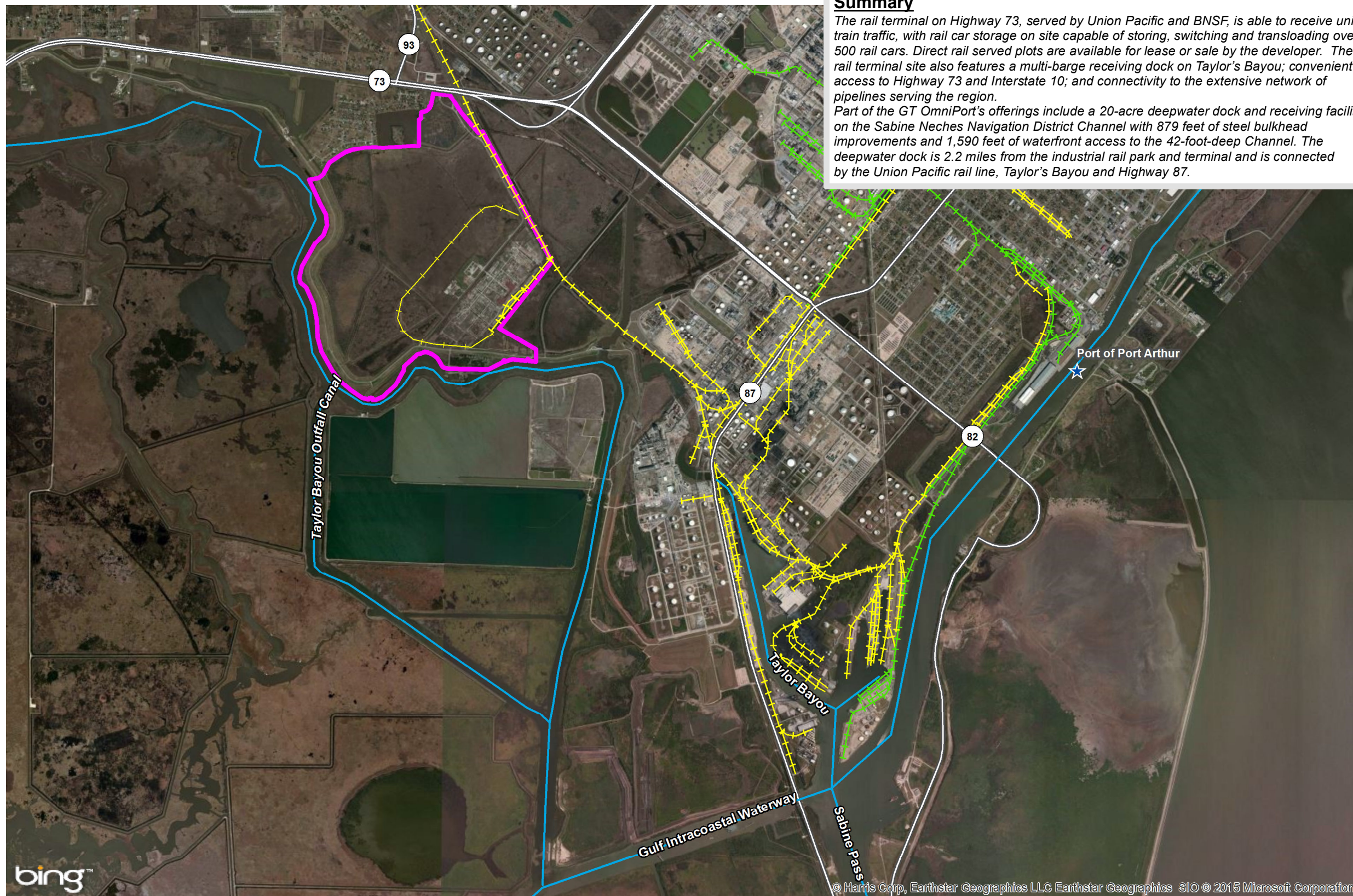
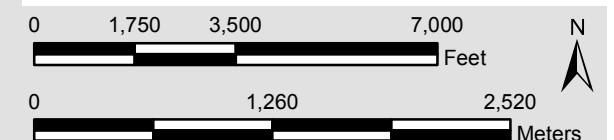
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SOURCE

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

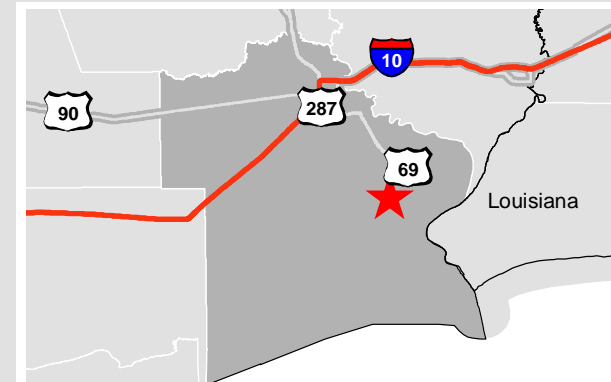
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JEFFERSON COUNTY



VICINITY



LEGEND

Site Boundary

NOTE

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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

N

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GT OmniPort

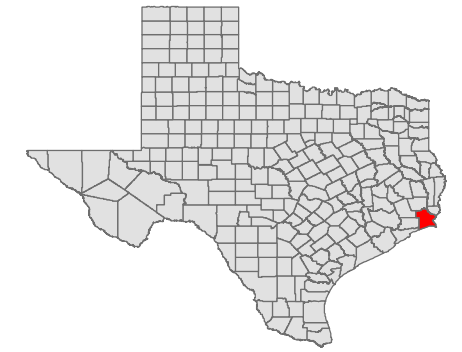
Elevation Contours

350 Pine Street
Beaumont, Texas 77701

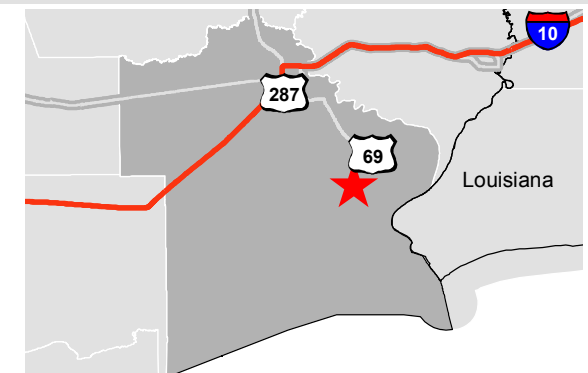
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JEFFERSON COUNTY



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

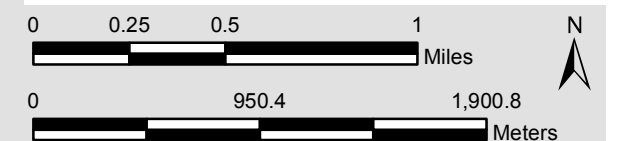
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SOURCE

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.



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GT OmniPort

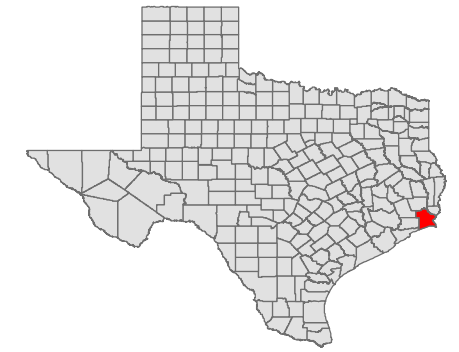
FEMA Flood Hazard

350 Pine Street
Beaumont, Texas 77701

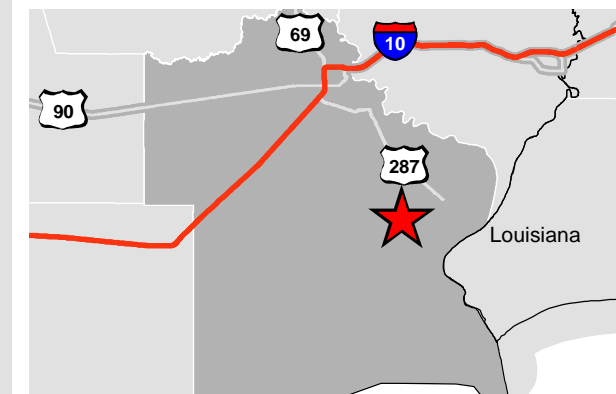
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JEFFERSON COUNTY



VICINITY



LEGEND

Property Boundary

Q3 Data

Flood Hazard Category

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

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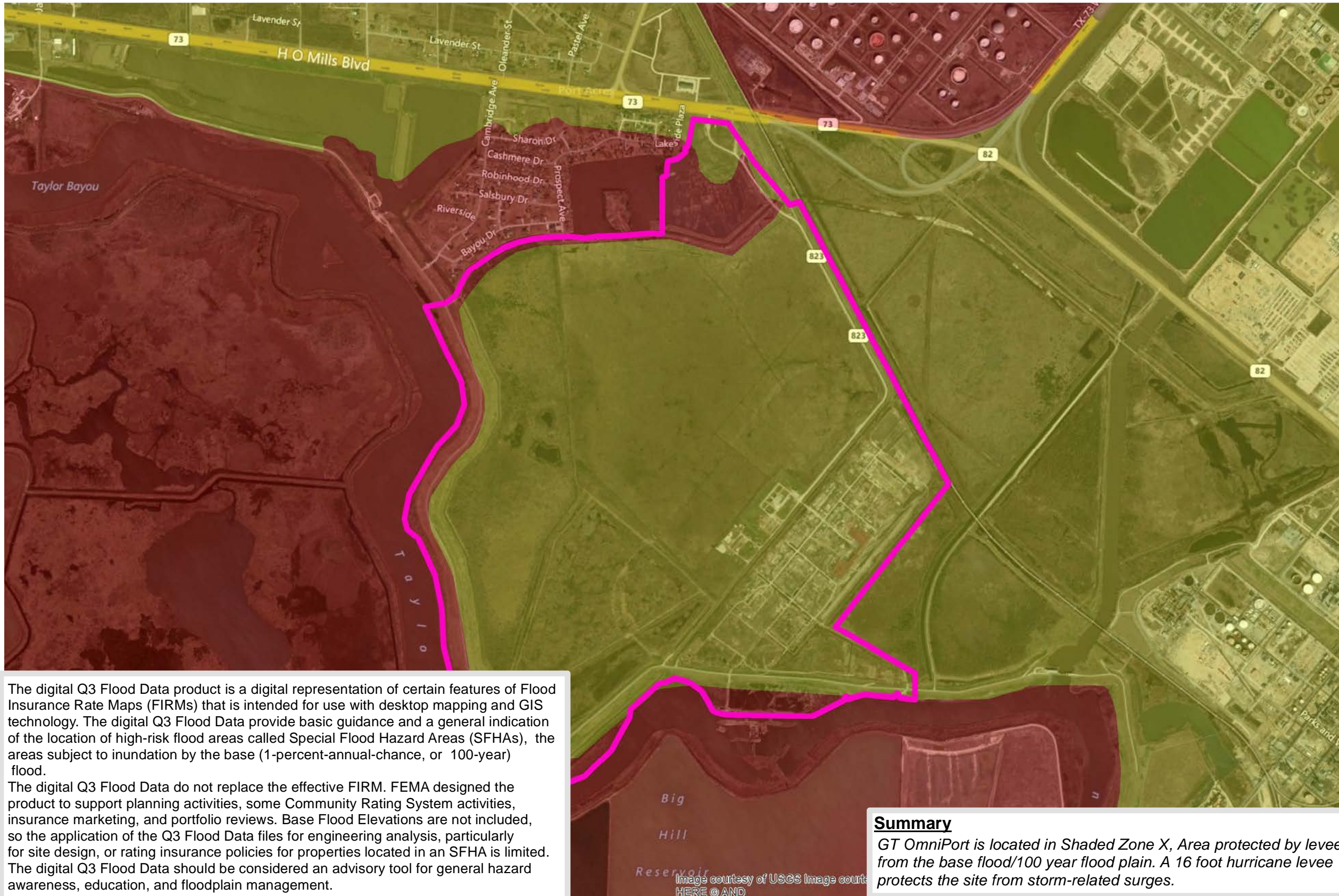
SOURCE

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.



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GT OmniPort

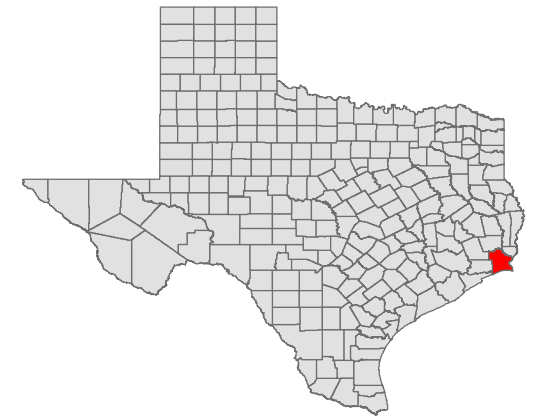
National Wetland Inventory

350 Pine Street
Beaumont, Texas 77701

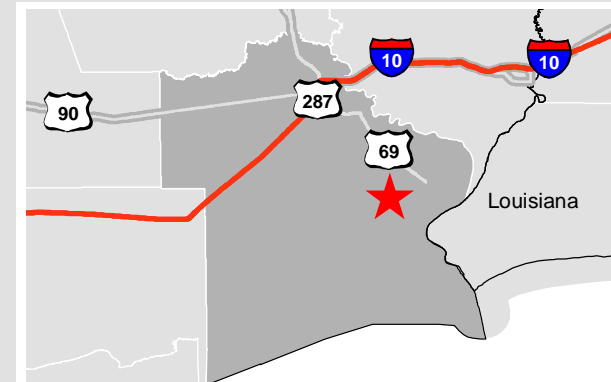
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JEFFERSON COUNTY



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

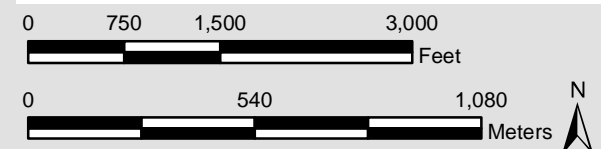
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SOURCE

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

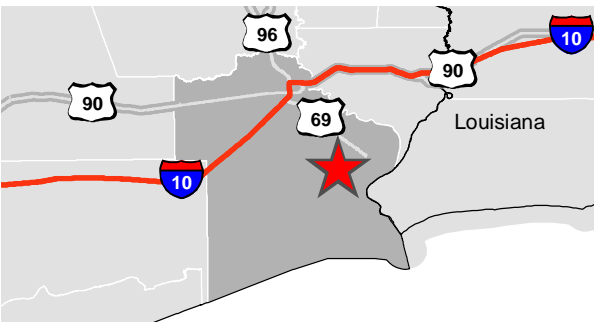
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JEFFERSON COUNTY



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

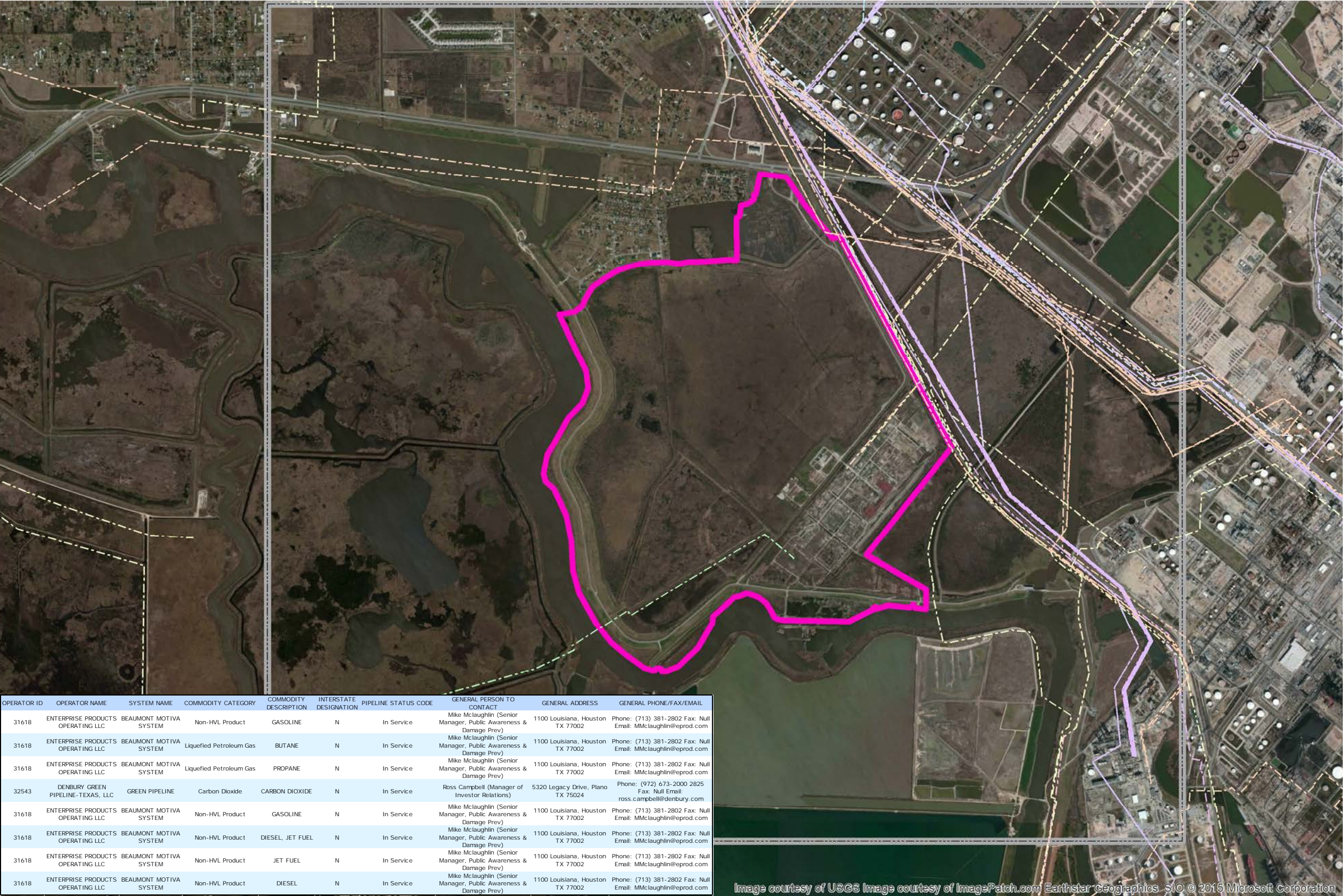
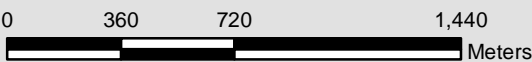
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SOURCE

Source: HTSI, NPMS Pipeline Viewer, 2015

Date: 6/2015





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GT OmniPort

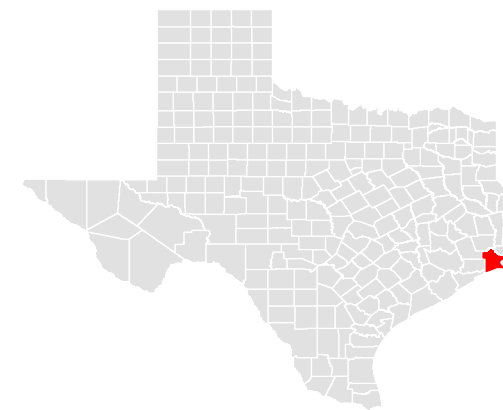
Entergy's Electrical Infrastructure

350 Pine Street
Beaumont, Texas 77701

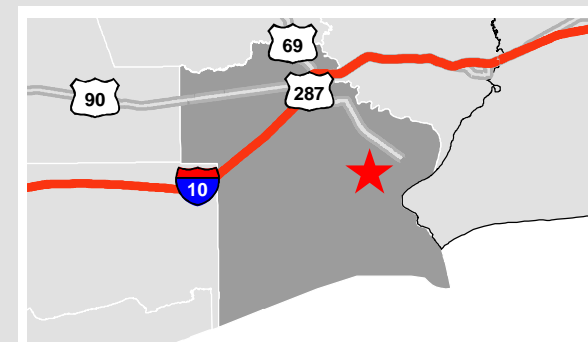
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JEFFERSON COUNTY



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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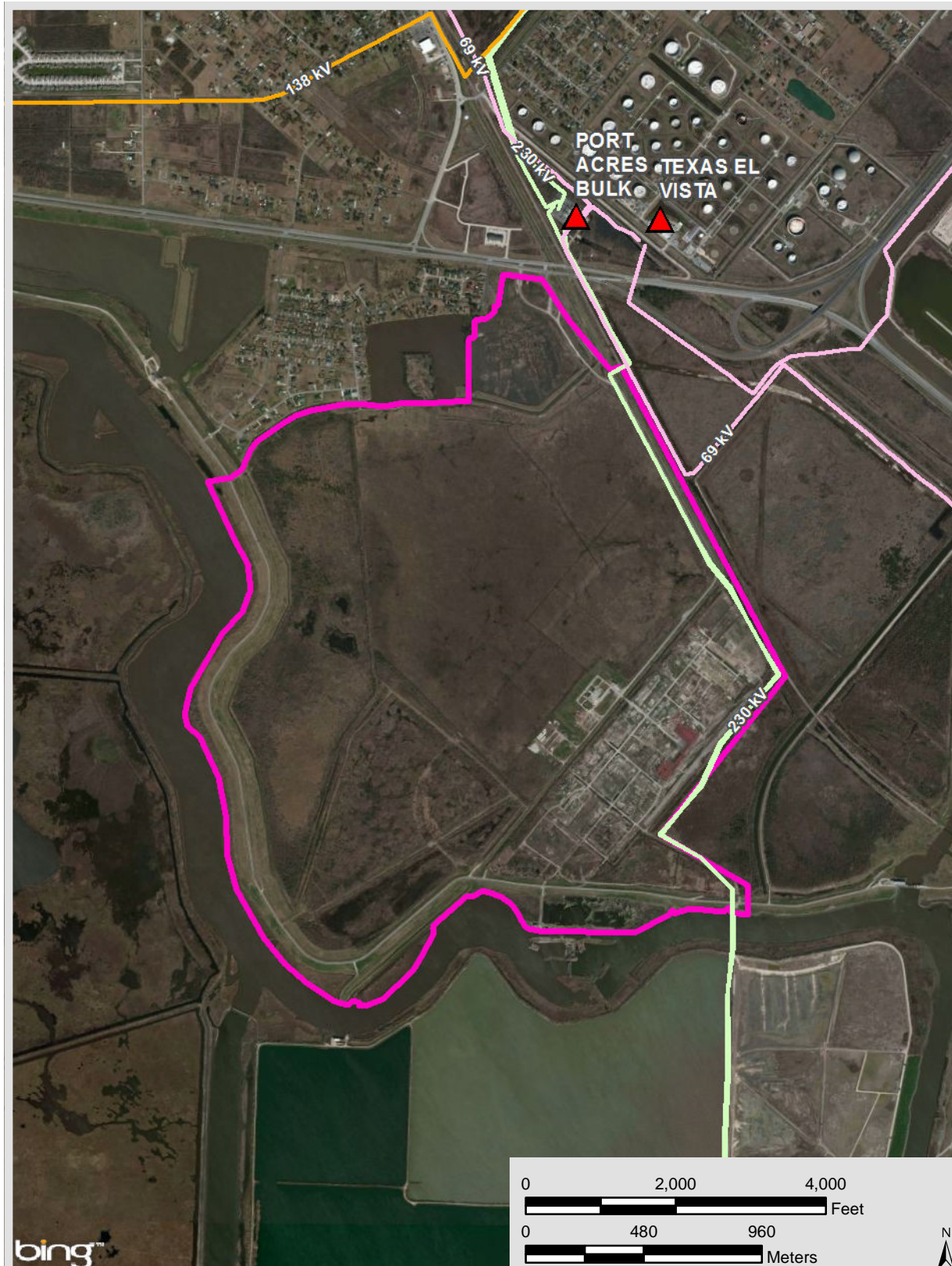
SOURCE

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

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Created by: PCW
Date: 07/2015

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