

Chemours Beaumont Property Jefferson County, Texas

Property and Assets

Located on the banks of the Neches River in Jefferson County, Texas, this property offers a unique redevelopment opportunity in the Golden Triangle Region of Southeast Texas. The approximately 606-acre industrial property is located within an hour's drive east of the Houston metro area and an hour's drive west of Lake Charles, Louisiana.

Location: 5470 North Twin City Hwy
Nederland, Texas 77627

Region: Golden Triangle Region

Acreege: ~606 total acres; ~125 developable

Land Use: Industrial

Access: Accessible to I-10, six miles to the north

Rail: Excellent rail access

Deep-water: Current depth 40 ft; Sabine-Neches Navigation District has plans to expand to 48 ft

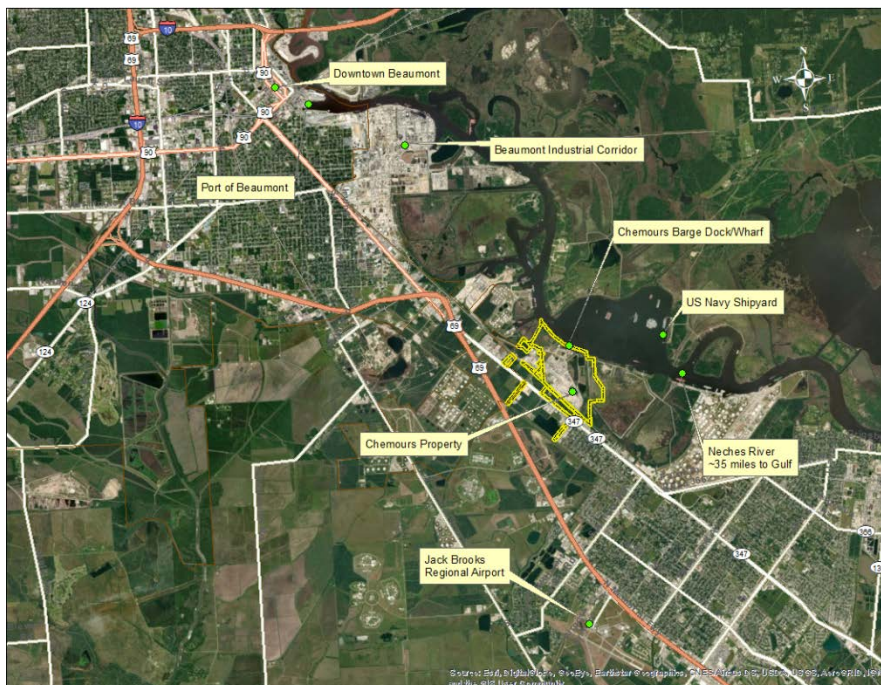
Utilities: Access to all major utilities



The Opportunity

The property's strategic location provides excellent access to major interstates, rail, waterways, ports, and airports.

- Significant frontage on Texas Highway 347, which connects to Interstate 10.
- Site's dock facilities provide both ship and barge facilities occupying about 1,000 feet of Neches River frontage - a major waterway providing access to the Port of Beaumont (upstream) from the Gulf of Mexico and Gulf Intracoastal Waterway (downstream).
- Features direct rail access - a Kansas City Southern Railway track bisects the property, with two spurs that enter the site.
- The area is considered an attainment zone, which exempts industrial facilities from requirements that apply elsewhere in the state.
- Regional business climate offers low operating costs and access to a skilled and educated workforce.



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Location

The property is part of a larger 777-acre industrial complex, known as Beaumont Works Industrial Park that includes other chemical manufacturers and property owners including Lucite International, DOW Chemical, OCI Beaumont LLC, Natgasoline LLC, and Texam LLC. The property is bordered mainly by industrial and vacant land with some commercial and residential uses nearby.

Available Utilities

The property has access to all major utilities, including electric, gas, water, sewer, and communications systems.

The Status

The current owner is seeking to identify developers and end users interested in the future ownership and redevelopment of the entire approximately 606-acre property.

Potential Site Uses

The property is located in a heavily industrialized area with deep-water access. As such, the property would be suitable for chemical manufacturing as well as other uses, including:

- Intermodal transport and distribution
- Warehouse and rail-based yard operations
- Marine-related industries
- Industrial manufacturing

For information, call (888) 508-6710

or visit

www.industrial-portfolio.com/beaumont

