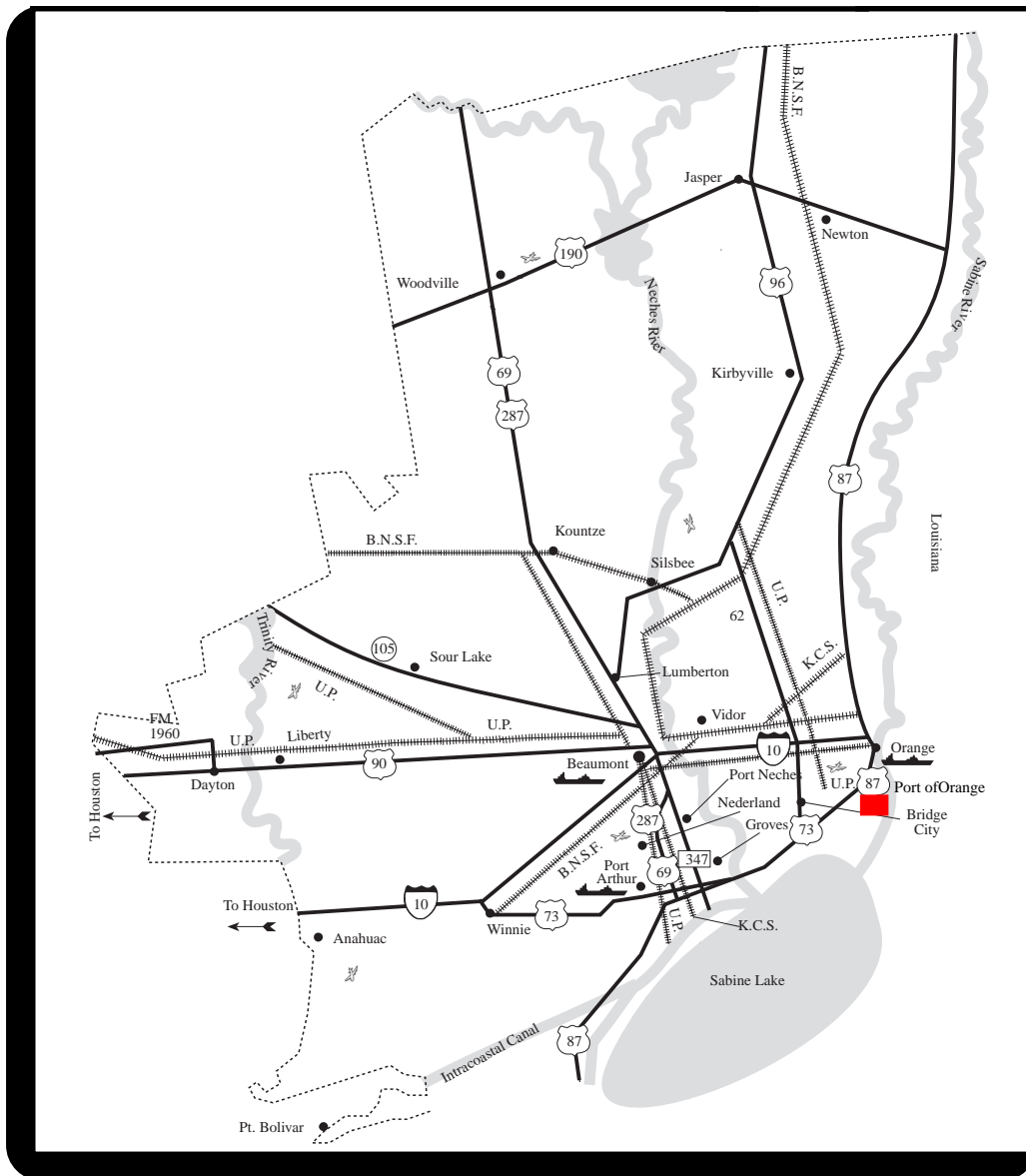


PORT OF ORANGE Orange, Texas



192 Acre Prime Industrial Site

- 8,000' of deep water frontage
- Rail is available
- Located in an industrial area near I-10

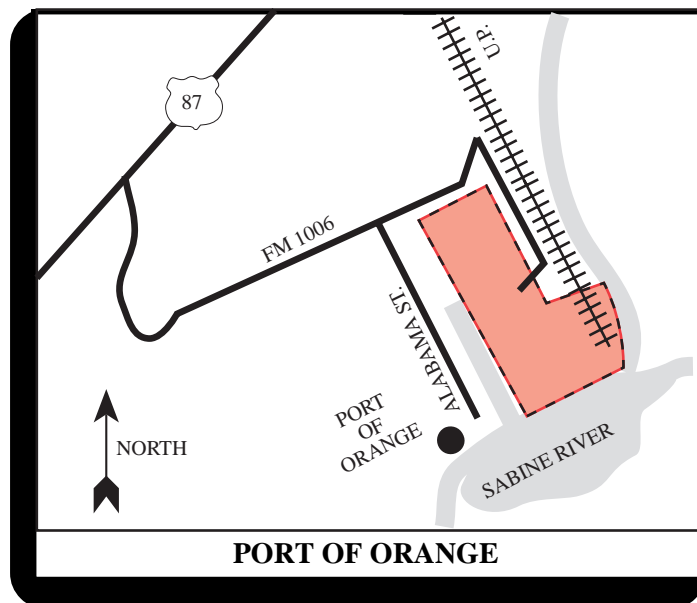


Southeast Texas Area Map

**For more information, contact
Entergy Texas
Economic Development Group
1-800-729-SITE
Fax: (409) 981-2805**



(Detailed specifications on back)



PORT OF ORANGE
Orange, Texas

Site Characteristics

Acreage: 192 Total
Elevation: 8 Feet
Topography: Level & 50% cleared

Location

City: Orange
County: Orange
In City Limits: Yes
Zoning: Industrial
Adjacent Land Use: Marine Industrial

Utilities

Electricity: Available Now
Electric Co.: Entergy
Natural Gas: Available Now
Gas Co.: Reliant Entex
Water: Available Now
Water Supplier: Sabine River Authority
Sewer: Will be extended
Sewer Supplier: City of Orange

Costs

Sale Price Per Acre: * See Comments
Monthly Lease Price: Negotiable
Min. Parcel Size: 20 Acres

Transportation

Road Frontage: 1,000 Feet
Miles to Highway: Adjacent to Site
Miles to Interstate: 5 Miles

Rail Frontage: 250 Feet
Miles to Railroad: Adjacent to Site
Railroad Company: Union Pacific
Spur to Site: Yes

Local Airport: Orange County
Miles Away: 5 Miles
International Airport: Bush Intercontinental
Miles Away: 110 Miles

Water Frontage: 8,000 Feet
Channel Depth: 30 Feet
Nearest Port: Orange
Distance: Adjacent to Site

Additional Comments: * The Port of Orange can pass revenue bonds and will build facility and lease it back.



1-800-729-SITE