INDUSTRIAL LAND OFFERING

PORT ARTHUR 340

±340 ACRES · PORT ARTHUR, JEFFERSON COUNTY, TX

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340± Acre Industrial Land Offering

This 340± acre tract sits in the heart of the Port Arthur refining corridor and represents one of the largest undeveloped, contiguous tracts remaining in the area. The property is currently in agricultural use and is located one mile north of the Motiva Port Arthur Refinery, the largest refinery in the United States, placing the site inside one of the most concentrated heavy-industrial and energy infrastructure corridors on the Texas Gulf Coast.

The tract is bordered by two tank farms, with multiple additional tank farm and terminal facilities in the immediate vicinity, all owned and operated by major oil and gas companies, placing the property directly within an established network of midstream storage, pipeline, and refining infrastructure. Additional surrounding acreage owned by the same seller is also available, offering potential for a buyer to expand beyond the core offering.

AT A GLANCE

TOTAL ACREAGE
340± acres

LOCATION
Port Arthur, Jefferson County, TX

CURRENT USE
Agricultural (cattle grazing)

PROXIMITY
1 mile north of Motiva Port Arthur Refinery

ADJACENT INFRASTRUCTURE
Bordered by two tank farms; multiple additional tank farm & terminal facilities in the immediate vicinity

WATER FEATURES
Bordered by LNVA Canal & Jefferson Co. Drainage District Main Canal

SURROUNDING INFRASTRUCTURE

The tract is bordered by two tank farms, with multiple additional tank farm and terminal facilities in the immediate vicinity, all owned and operated by major oil and gas companies.

SITE INFRASTRUCTURE

The tract is crossed by multiple pipeline easements, consolidated into defined corridors carrying crude oil, natural gas, refined products, and natural gas liquids. A 138 kV electric transmission line runs along the property's southern boundary.

WATER FEATURES

The property is bordered on one side by the Lower Neches Valley Authority (LNVA) Canal, which supplies freshwater to the surrounding area, and on another side by the Jefferson County Drainage District Main Canal.

ACCESS

Multiple access concepts have been proposed to improve site access, and the Southern Pacific Railroad line runs in proximity to the property. Additional due diligence materials are available upon request and execution of a confidentiality agreement.

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AERIAL VIEW

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Port Arthur by the Numbers

Port Arthur sits inside one of the most heavily capitalized industrial and energy export corridors in North America. The statistics below reflect the scale of refining, petrochemical, and LNG infrastructure already established in the immediate area, and the continued capital investment driving the region's growth.

730,000 BPD

Motiva Port Arthur Refinery capacity — the largest oil refinery in the United States

$26B+

Projected investment in Port Arthur LNG (Sempra Infrastructure / ConocoPhillips)

$10B+

Golden Pass LNG investment (QatarEnergy / ExxonMobil), ~10 miles away

#1

Sabine-Neches Waterway ranks as the nation's top liquid bulk cargo waterway

$54B+

Active industrial investment across the Beaumont-Port Arthur region

24 Years

Consecutive years Texas has ranked the #1 exporting state in the U.S.

$300B+

New chemical & petrochemical investment along the Gulf Coast since 2010

93%

Share of the world's new LNG export supply provided by the U.S. in 2025

$3B+

TotalEnergies petrochemical investment tied to its adjacent Port Arthur platform

125M+ Tons

Cargo moved annually on the Sabine-Neches Waterway to energy & petrochemical users

254,000+

Jefferson County population within the immediate regional labor market

2,200+

Foreign corporations operating in Texas, the nation's top FDI destination

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An Established Industrial Powerhouse

Port Arthur sits at the center of one of the most heavily capitalized industrial corridors in North America. The city is home to Motiva's Port Arthur Refinery, the largest oil refinery in the United States, alongside TotalEnergies' fully integrated refining and petrochemical platform, together forming one of the most concentrated refining and petrochemical hubs on the Gulf Coast.

That concentration is deepening. Sempra Infrastructure and ConocoPhillips are advancing the Port Arthur LNG project, representing more than $26 billion in planned investment, while Golden Pass LNG, a joint venture of QatarEnergy and ExxonMobil valued at over $10 billion, has begun exporting from its terminal just south of the city — placing Port Arthur directly within the corridor driving the United States' emergence as the world's leading LNG exporter.

Port Arthur's industrial identity has been built over more than a century, beginning with the Spindletop oil boom of 1901, and continues to attract sustained capital investment today, with the surrounding Beaumont-Port Arthur region reporting more than $54 billion in active and recent industrial projects.

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