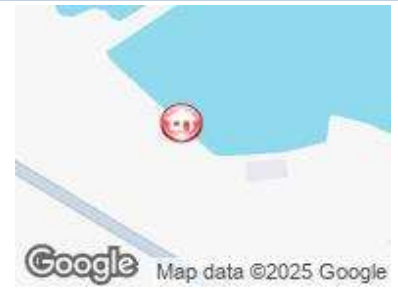


ALL FIELDS DETAIL



MLS # 259334
Class COMMERCIAL /INDUSTRIAL
Type Industrial
Area Sabine Pass
Asking Price \$5,500,000
Address 6500 S 1st Ave
City Port Arthur
State TX
Zip 77640
Status Active
Sale/Rent For Sale
IDX Include Y

Offices 1
Distance to Beaumont 31 - 60 Miles



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent	Jon A Carona - CELL: 409-474-1090	License ID	0376751
Listing Office 1	Advantage Real Estate -- 566636 - Main: 409-724-1000	Listing Agent 2	Rachel Carona - CELL: 409-626-4600
Listing Office 2	Advantage Real Estate -- 566636 - Main: 409-724-1000	Listing Date	6/26/2025
Expiration Date	12/31/2025	Legal	RG 1 BLK 1 LTS 1-11 SABINE PASS & 6 1 2 TR A 1 2 SABINE PASS & LT 3 BLK 1 BOWENS & HOWARD 4.046 AC
Addition	OTHER	Number of Acres	4.05
Maintenance Fee \$	0	Price per SQFT	\$2,546.30
Approx. SQFT	2,160	SQFT Source	Appraisal District
Internet (Y/N)	No	Associated Document Count	0
Update Date	6/26/2025	Status Date	6/26/2025
HotSheet Date	6/26/2025	Price Date	6/26/2025
Input Date	6/26/2025 2:32 PM	Secondary Living Space	No
Sales Type	Normal Transaction	Cumulative DOM	0
Geocode Quality	Manually Placed Pin	Picture Count	8
Input Date	6/26/2025 2:32 PM	Update Date	6/26/2025 2:32 PM

FEATURES

WILL SELL	PRIMARY BUSINESS USE	FOUNDATION	PARKING FACILITIES
Cash	Warehouse	Slab	31 Cars or More
Conventional	STORIES	CONSTRUCTION	
LOCATION	One	Metal	
Waterfront			

FINANCIAL

Original Price	\$5,500,000	Title Company	Texas Regional Title
Seller Concessions	NO		

PUBLIC REMARKS

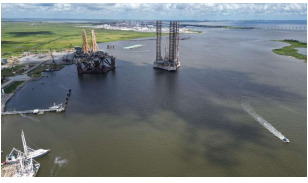
Public Remarks Waterfront Opportunity. 4-acre waterfront property, approximately 700 feet of frontage on the Intracoastal Waterway. GLO Lease in place for two existing piers ideal for vessel docking and parking. The property includes a 2,100 square foot building, suitable for office, storage, or redevelopment, depending on your needs. This strategic waterway location makes it a strong candidate for industrial, shipping, or waterfront development projects. This location is directly across the waterway from Cheniere LNG and located in the heart of Sabine Pass, this property provides deep water access and excellent proximity to the Gulf of America, Port Arthur, and nearby industrial projects. Buyer should confirm all regulations with the City of Port Arthur and Texas General Land Office

AGENT TO AGENT REMARKS

Agent to Agent Remarks Business is in operation. Do not enter property without an appointment.

ADDITIONAL PICTURES





DISCLAIMER

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice