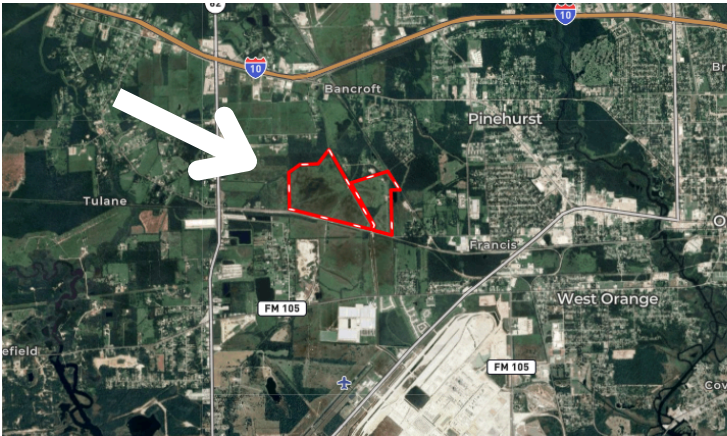


## 301± Acre Orange County Investment/Development Site

301± Acres · Orange County, TX · \$16,000/acre (\$4,816,000)



- Ag Exempt (Est. 2025 Taxes \$502); Currently Being Grazed
- Low Tax Rate of 1.7116774%
- Located in Unincorporated Orange County (City of Orange ETJ)
- Natural Gas Pipeline & 138KV Transmission Line
- Close Proximity to I-10, New Golden Triangle Polymers Plant and Orange County Airport (5,500' runway)
- Over 1 Mile of Tulane Road Frontage.
- Tract 1: ±204.65 acres  
Outside of 100-Year Flood Plain.
- Tract 2: ±96.56 acres  
Located in Flood Zone A

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