



**BUSINESS
DEVELOPMENT**
TEXAS

Iron Horse Terminals

Jefferson County, Texas

350 Pine Street
Beaumont, TX 77701

Phone: 1-800-729-7483
txed@entergy.com

goentergy.com/Texas

Coordinates: -94.237883, 30.068301

Contents

Transportation, Regional

Transportation, Immediate

Aerial Map

Topographic Map

Elevation Contours

FEMA Flood Hazards

Pipeline Infrastructure

Entergy's Electrical Infrastructure





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DEVELOPMENT

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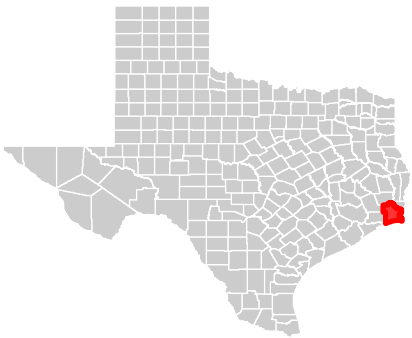
Iron Horse Terminals
Transportation, Regional

350 Pine Street
Beaumont, TX 77701

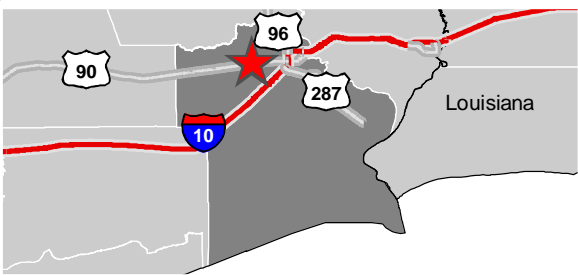
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JEFFERSON COUNTY



VICINITY



LEGEND

- ★ Iron Horse Terminals
- Ports
- + Rail
- Interstate Highway
- U.S. Highway
- State Highway

NOTE

These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

SOURCE

Aerial Image: https://webservices.tnris.org/arcgis/services/NAIP/NAIP18_NC_CIR_60cm/ImageServer/WMServer
Roads: Tiger Census 2019
Airport, Ports, Nav Waterways: BureauOfTransportationStats2019

Created by: RPG
Date: 1/2020

0 10 20
Miles

0 12.67 25.34
Kilometers





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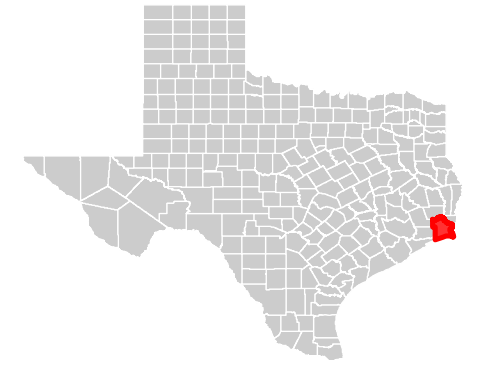
Iron Horse Terminals

Transportation, Immediate

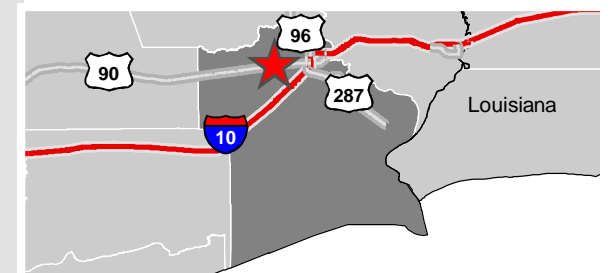
350 Pine Street
Beaumont, TX 77701

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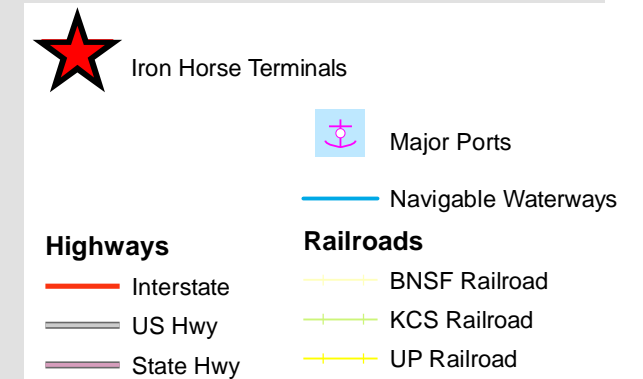
JEFFERSON COUNTY



VICINITY



LEGEND



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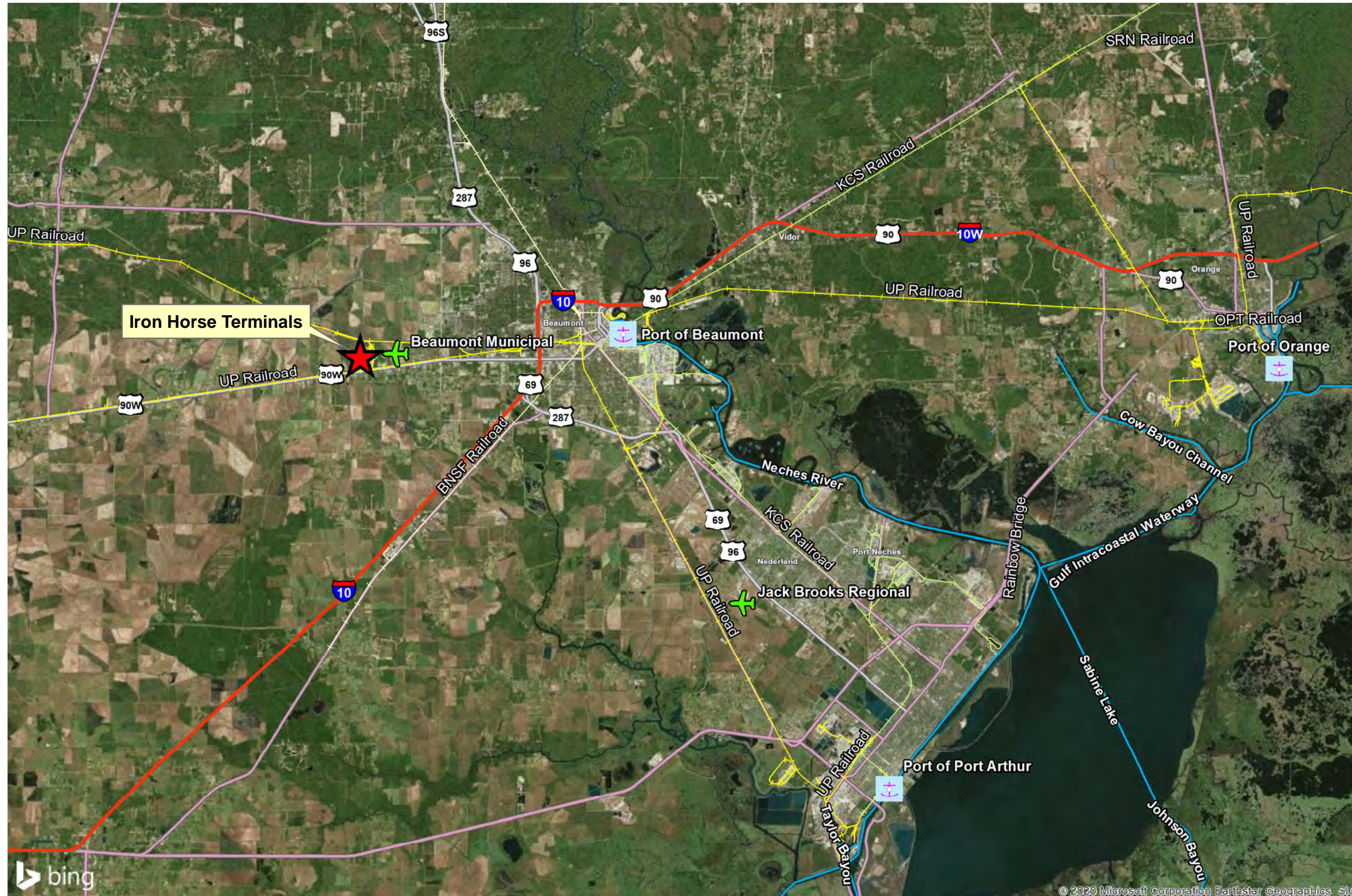
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Roads: Tiger Census 2019
Airport, Ports, Nav Waterways: BureauOfTransportationStats2019

Created by: RPG
Date: 1/2020

0 3.5 7
Miles

0 4.43 8.86
Kilometers





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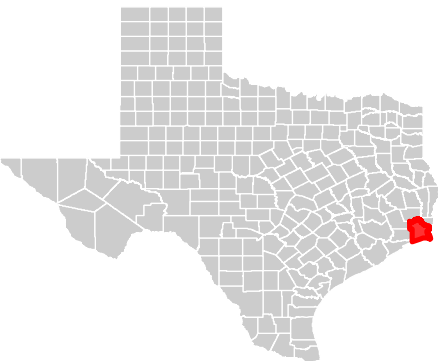
Iron Horse Terminals
Aerial Map

350 Pine Street
Beaumont, TX 77701

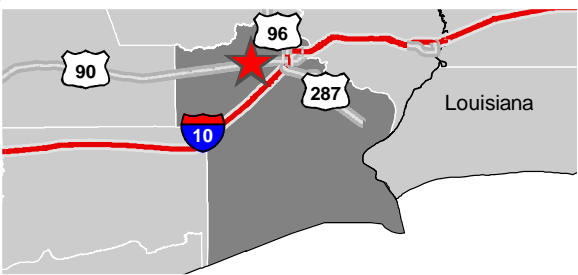
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JEFFERSON COUNTY



VICINITY



LEGEND

Property Boundary

Airports

Highways

US Hwy

Municipal Roads

Railroads

UP Railroad

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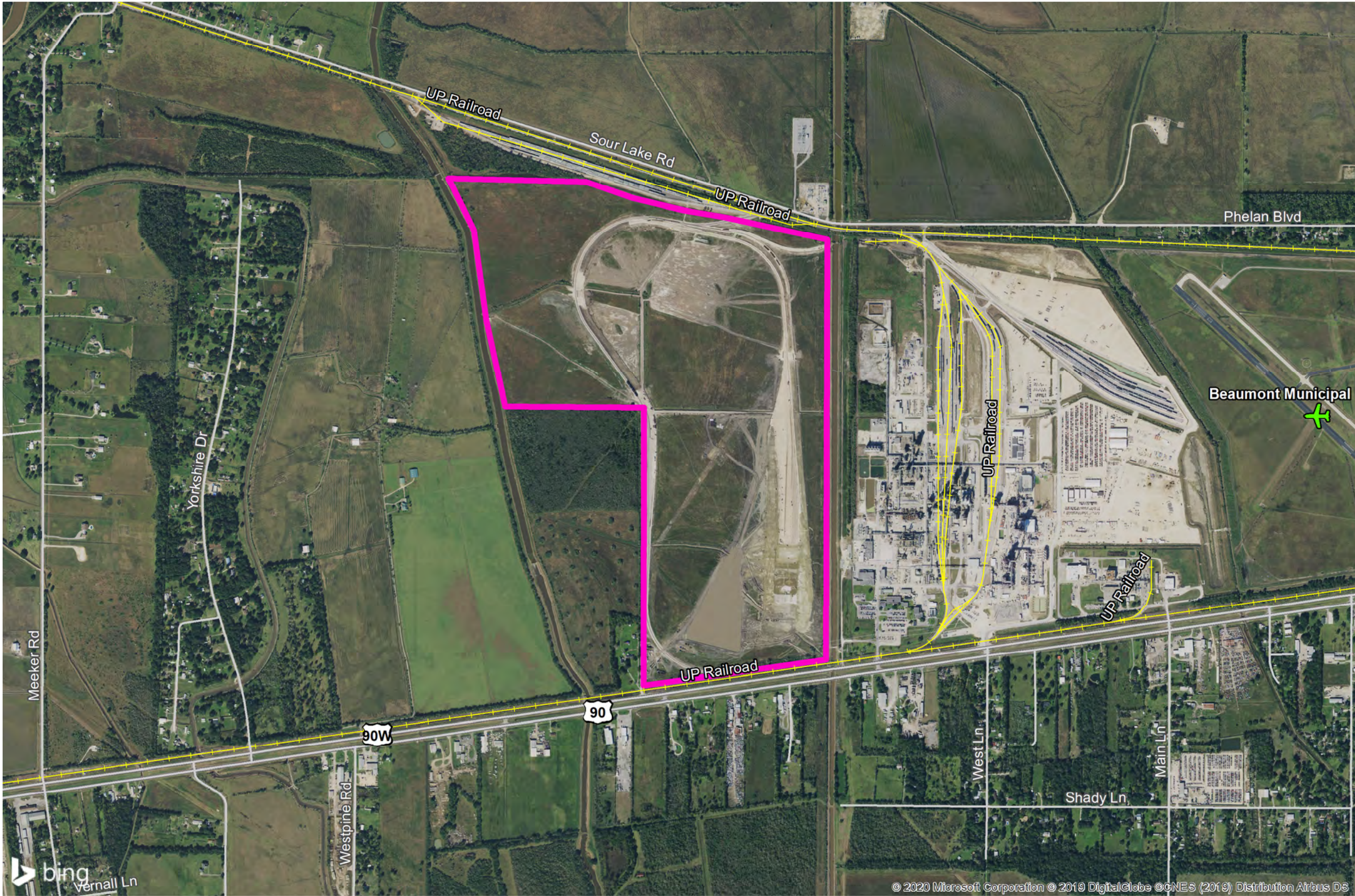
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Roads: Tiger Census 2019
Airport, Ports, Nav Waterways: BureauOfTransportationStats2019

Created by: RPG
Date: 1/2020

0 1,250 2,500
Feet

0 300 600
Meters





BUSINESS
DEVELOPMENT

TEXAS

Iron Horse Terminals

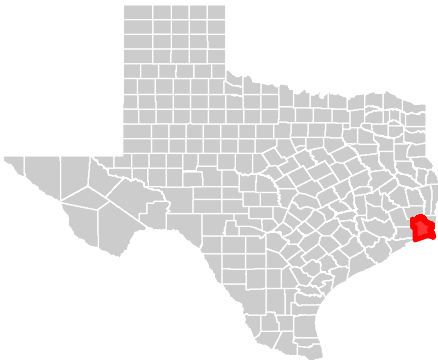
Topographic Map

350 Pine Street
Beaumont, TX 77701

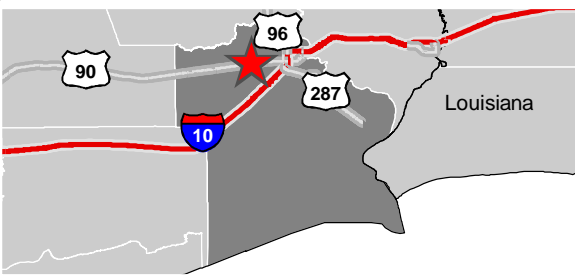
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JEFFERSON COUNTY



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LEGEND

 Property Boundary

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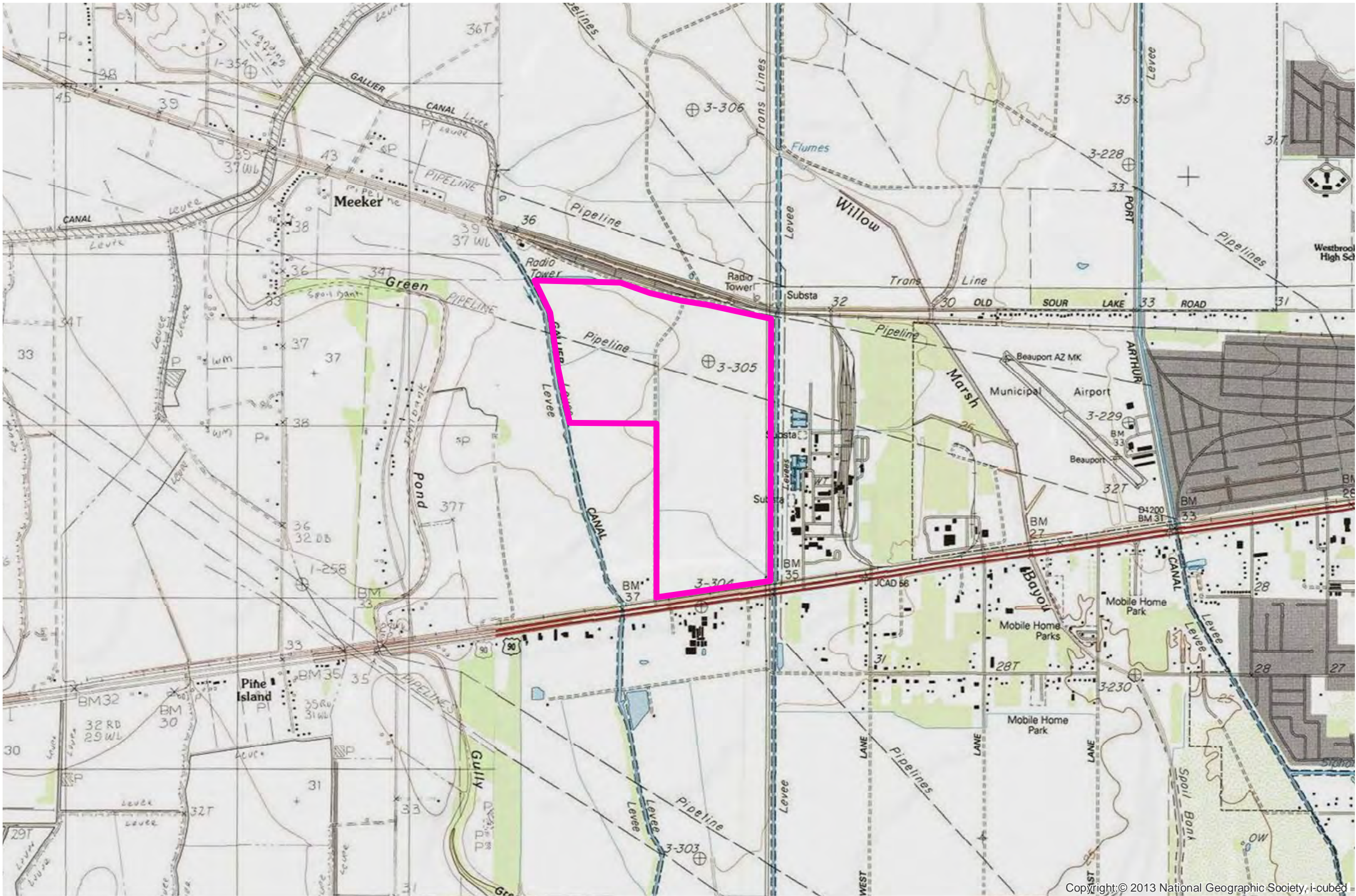
SOURCE

Aerial Image: https://webservices.tnris.org/arcgis/services/NAIP/NAIP18_NC_CIR_60cm/ImageServer/WMServer
Topographic Data: Copyright:© 2013 National Geographic Society, i-cubed

Created by: RPG
Date: 1/2020

0 2,000 4,000
Feet

0 480 960
Meters



Copyright:© 2013 National Geographic Society, i-cubed



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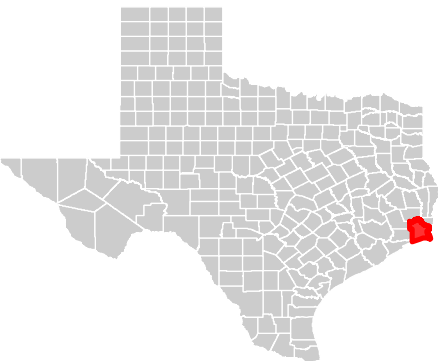
Iron Horse Terminals
Elevation Contours

350 Pine Street
Beaumont, TX 77701

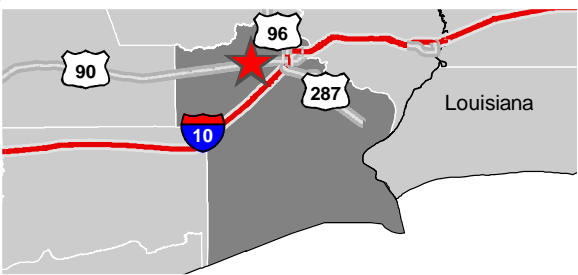
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JEFFERSON COUNTY



VICINITY



LEGEND

- Property Boundary
- Elevation Contours
 - 22 - 26 Feet
 - 27 - 30 Feet
 - 31 - 34 Feet
 - 35 - 36 Feet
 - 37 - 46 Feet

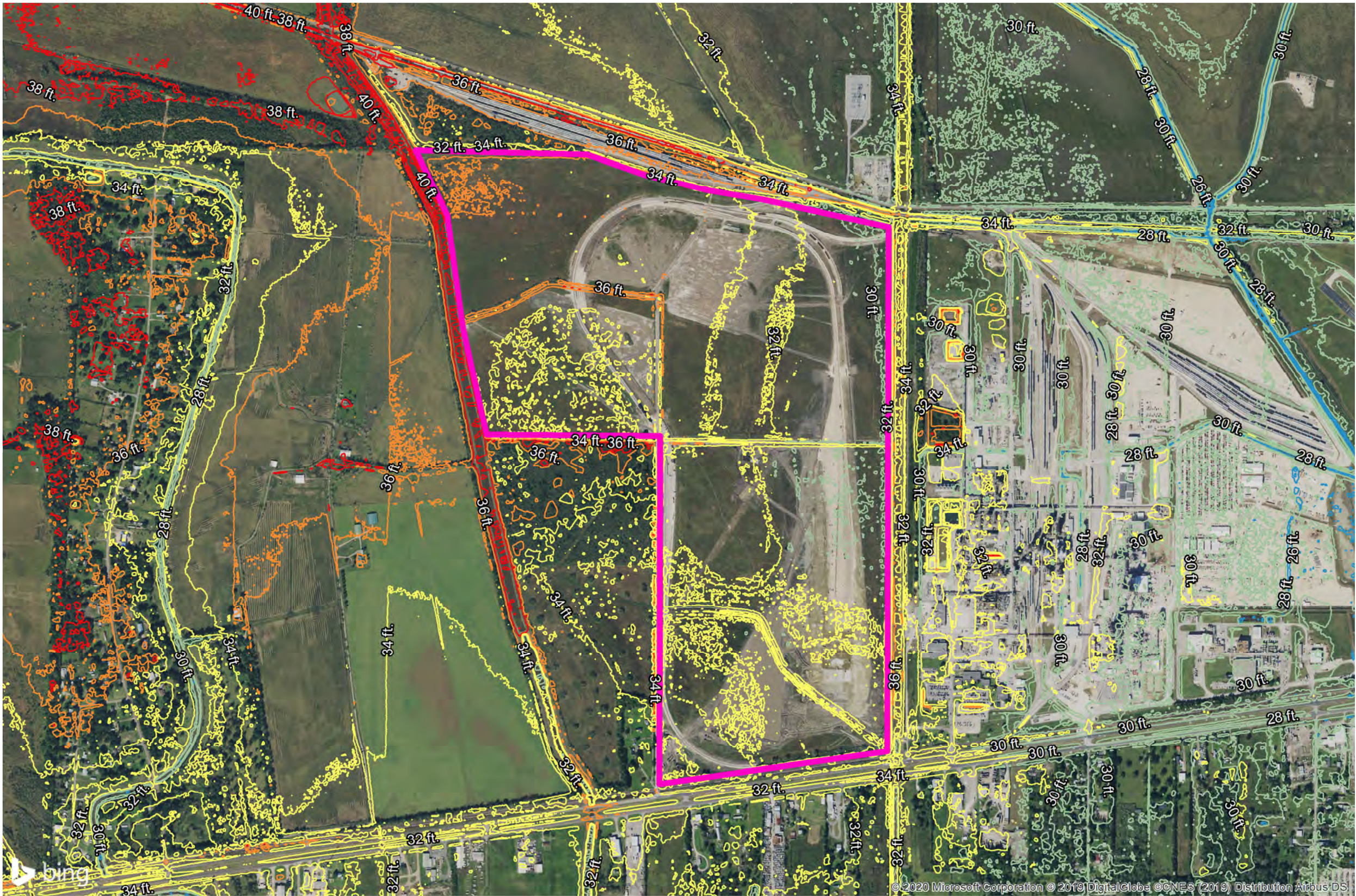
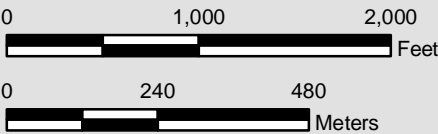
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SOURCE

Aerial Image: https://webservices.tnris.org/arcgis/services/NAIP/NAIP18_NC_CIR_60cm/ImageServer/WMServer
Elevation Data: ESRI Terrain Layer, Download 1/2020

Created by: RPG
Date: 1/2020





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DEVELOPMENT

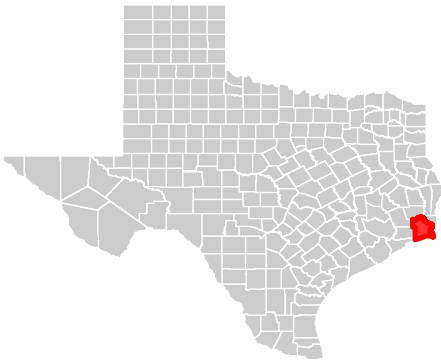
TEXAS

Iron Horse Terminals
FEMA Flood Hazards

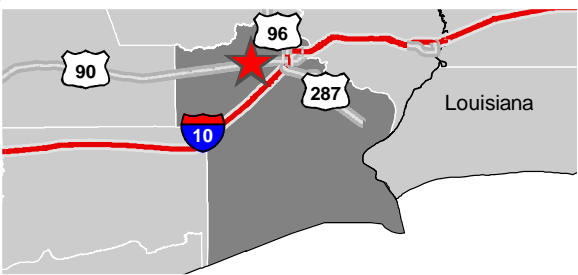
350 Pine Street
Beaumont, TX 77701

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VICINITY



LEGEND

- Property Boundary
- Base Flood Elevation
- Preliminary Flood Zones
 - X
 - AE
 - A

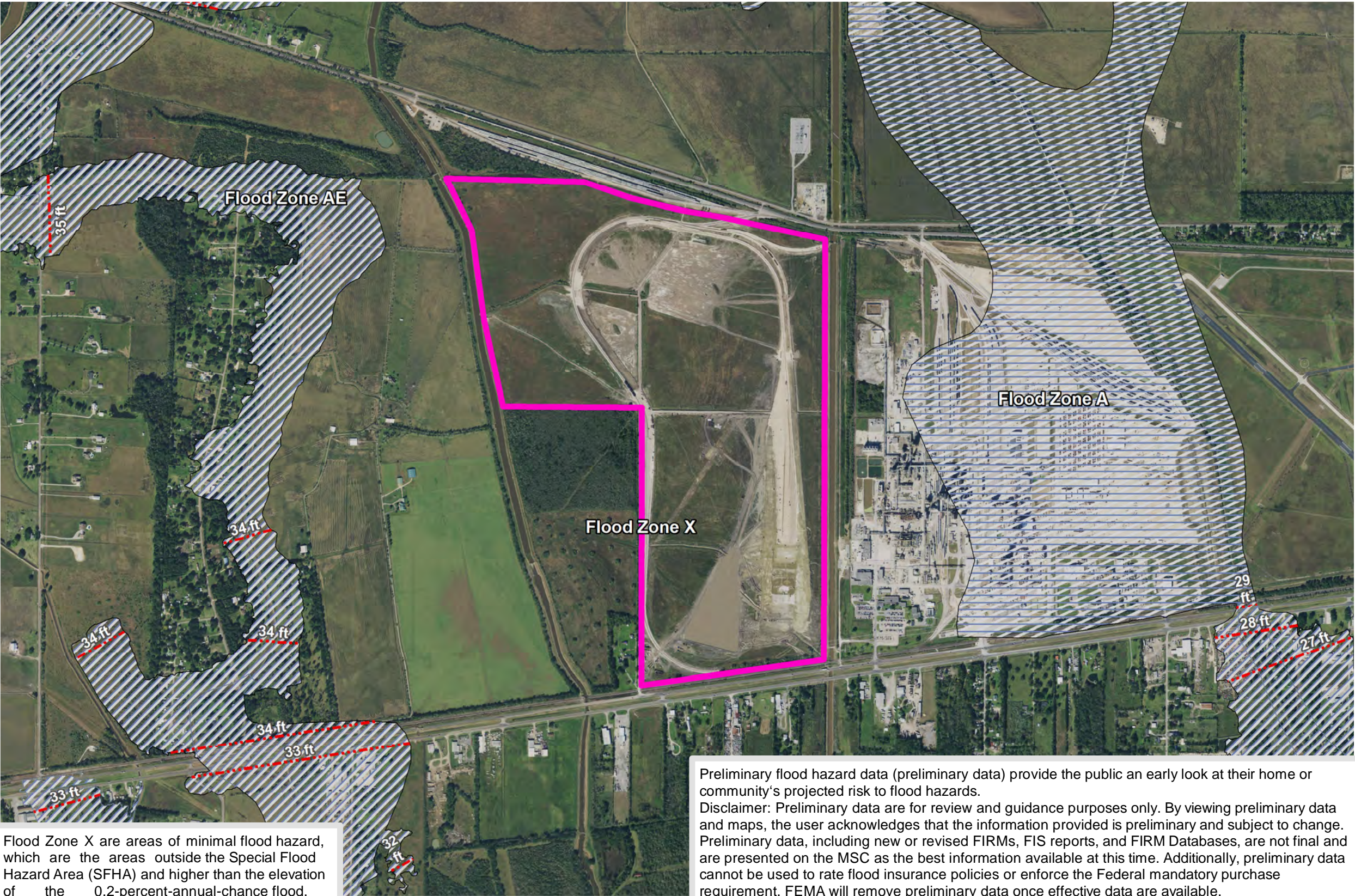
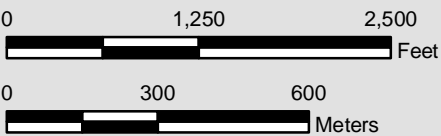
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SOURCE

Aerial Image: https://webservices.tnris.org/arcgis/services/NAIP/NAIP18_NC_CIR_60cm/ImageServer/WMServer
Flood: FEMA Flood Map Service Center, Downloaded 1/2020

Created by: RPG
Date: 1/2020



Flood Zone X are areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood.

Preliminary flood hazard data (preliminary data) provide the public an early look at their home or community's projected risk to flood hazards.
Disclaimer: Preliminary data are for review and guidance purposes only. By viewing preliminary data and maps, the user acknowledges that the information provided is preliminary and subject to change. Preliminary data, including new or revised FIRMs, FIS reports, and FIRM Databases, are not final and are presented on the MSC as the best information available at this time. Additionally, preliminary data cannot be used to rate flood insurance policies or enforce the Federal mandatory purchase requirement. FEMA will remove preliminary data once effective data are available.



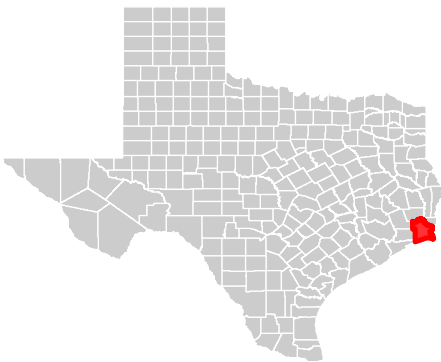
Iron Horse Terminals
National Wetland Inventory

350 Pine Street
Beaumont, TX 77701

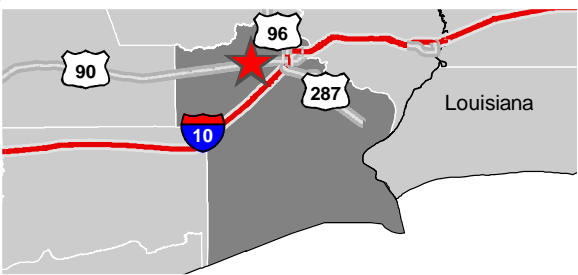
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JEFFERSON COUNTY



VICINITY



LEGEND

- Property Boundary
- Wetland Type**
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Other
 - Riverine

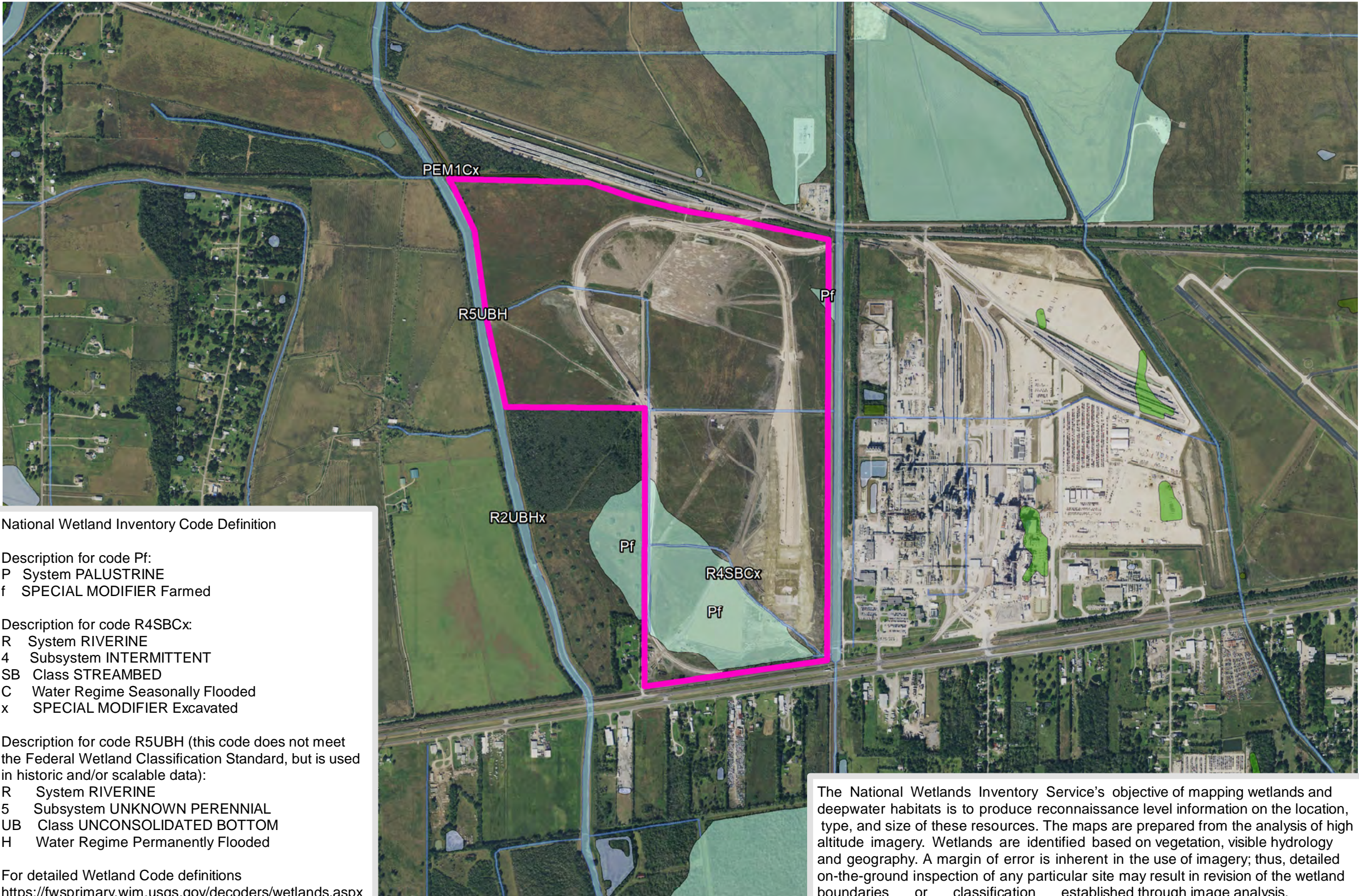
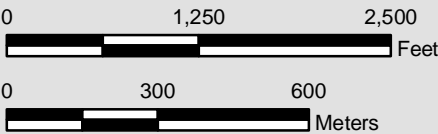
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Aerial Image: https://webservices.tnris.org/arcgis/services/NAIP/NAIP18_NC_CIR_60cm/ImageServer/WMServer
Flood: FEMA Flood Map Service Center, Downloaded 1/2020

Created by: RPG
Date: 1/2020



National Wetland Inventory Code Definition

Description for code Pf:
P System PALUSTRINE
f SPECIAL MODIFIER Farmed

Description for code R4SBCx:
R System RIVERINE
4 Subsystem INTERMITTENT
SB Class STREAMBED
C Water Regime Seasonally Flooded
x SPECIAL MODIFIER Excavated

Description for code R5UBH (this code does not meet the Federal Wetland Classification Standard, but is used in historic and/or scalable data):
R System RIVERINE
5 Subsystem UNKNOWN PERENNIAL
UB Class UNCONSOLIDATED BOTTOM
H Water Regime Permanently Flooded

For detailed Wetland Code definitions
<https://fwsprimary.wim.usgs.gov/decoders/wetlands.aspx>

The National Wetlands Inventory Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type, and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.



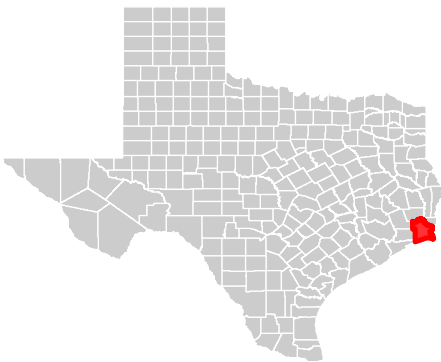
Iron Horse Terminals
Pipeline Infrastructure

350 Pine Street
Beaumont, TX 77701

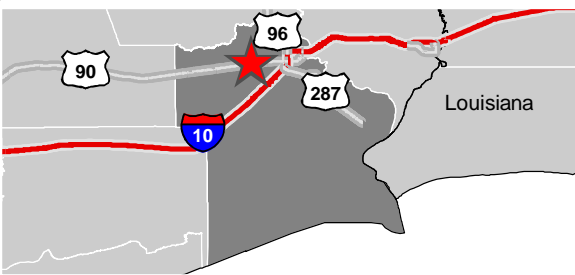
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JEFFERSON COUNTY



VICINITY



LEGEND

Property Boundary

COMMODITY

- Crude Oil
- LPG/NGL
- Miscellaneous
- Natural Gas
- Petrochemical
- Refined Products

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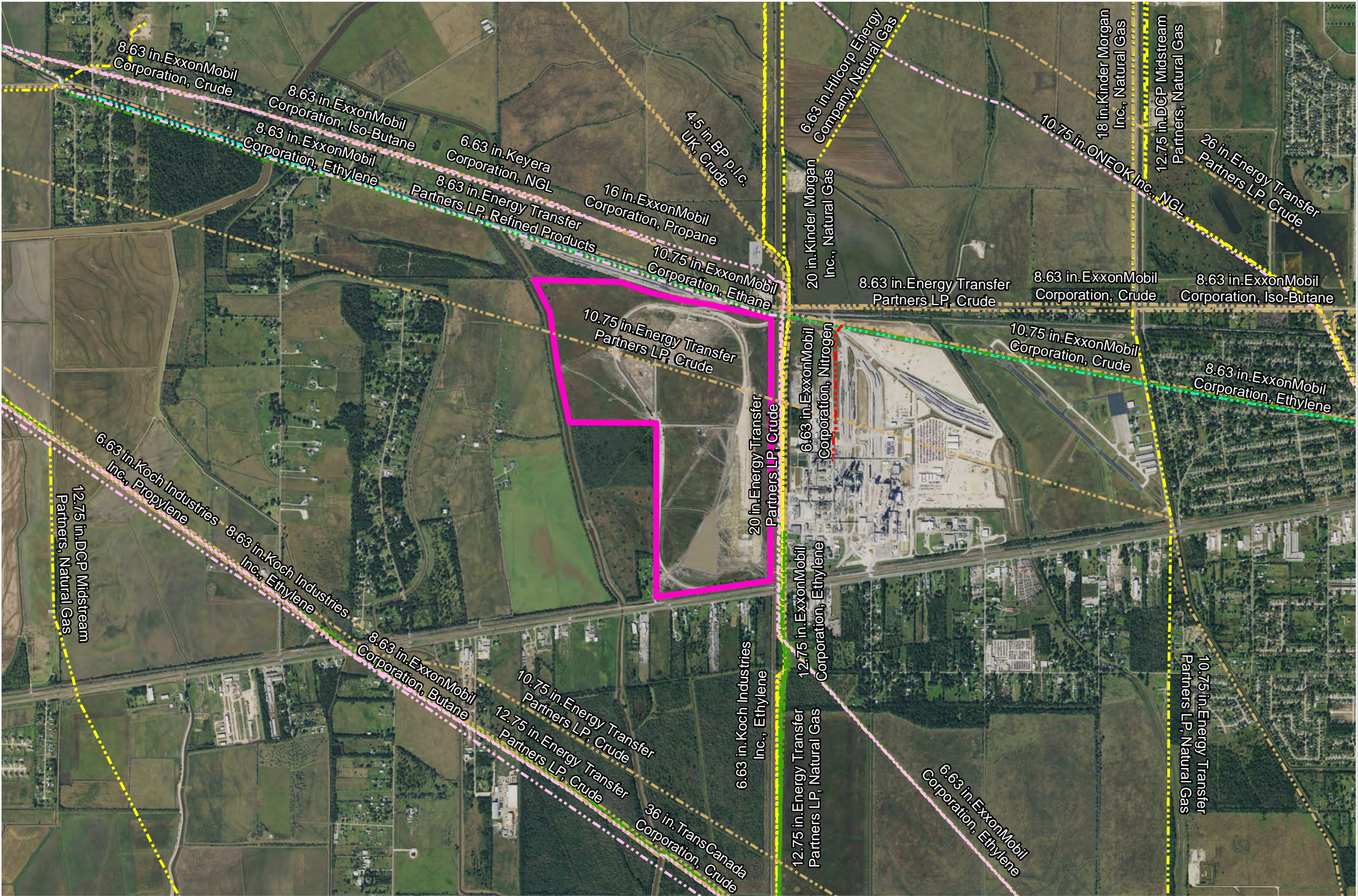
SOURCE

Aerial Image: https://webservices.tnris.org/arcgis/services/NAIP/NAIP18_NC_CIR_60cm/ImageServer/WMServer
Pipelines: Pennwell Data 2019

Created by: RPG
Date: 1/2020

0 2,000 4,000
Feet

0 480 960
Meters





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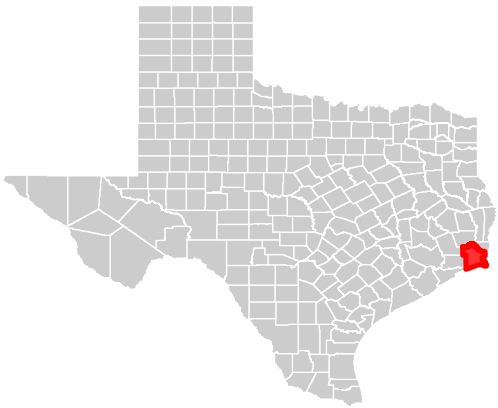
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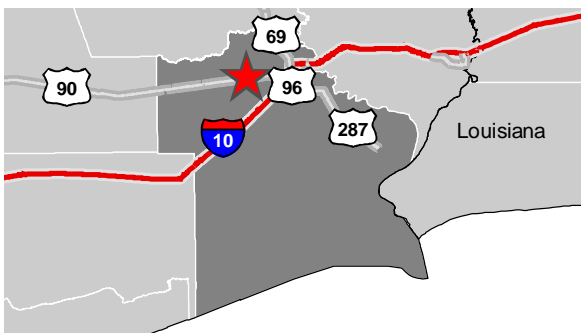
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JEFFERSON COUNTY



VICINITY



LEGEND

- Transmission

Substations

69 kV

230 kV
- Transmission Line

13.2 kV, Single Phase

13.2 kV, Two Phase

13.2 kV, Three Phase

34.5 kV, Single Phase

34.5 kV, Two Phase

34.5 kV, Three Phase
- Distribution

Property Boundary

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SOURCE

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Distribution-Entergy, 2020

Created by: RPG
Date: 01/2020

TRANSMISSION



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