



**BUSINESS  
DEVELOPMENT**  
TEXAS

# APPELT SITE

Vidor, Texas

350 Pine Street  
Beaumont, TX 77701

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

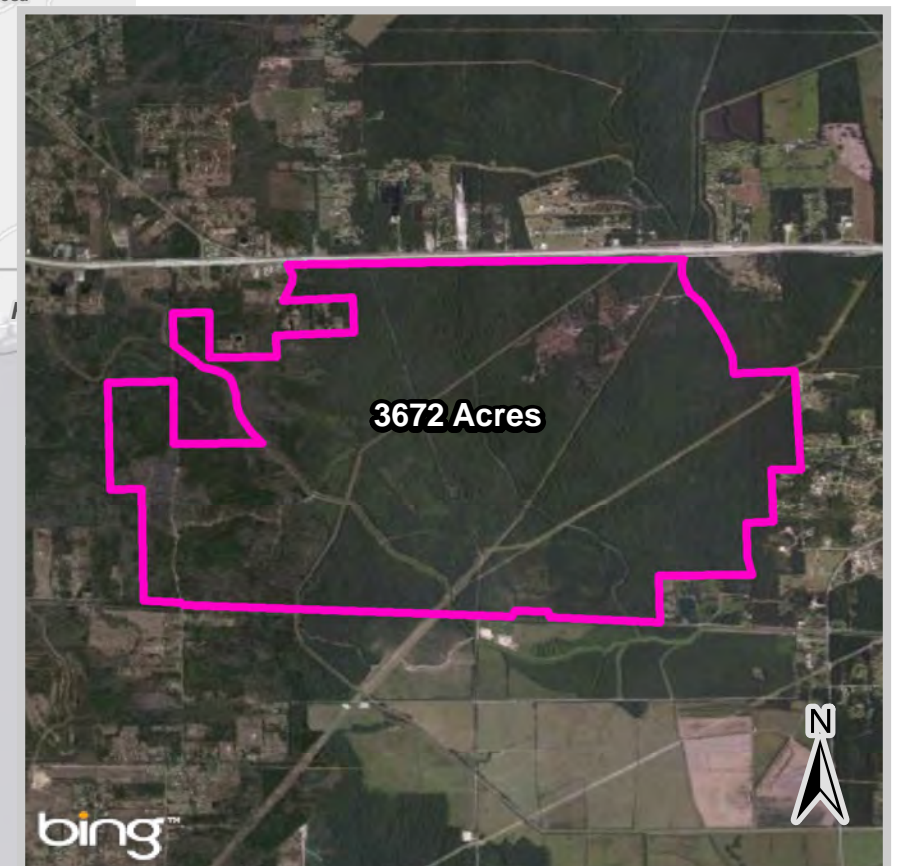
[goentergy.com/Texas](http://goentergy.com/Texas)

Coordinates: -93.936185, 30.113842



## Contents

Aerial  
Transportation, Regional  
Transportation, Immediate Vicinity  
Elevation Contours  
National Wetlands Inventory  
FEMA Flood Hazard  
Topographic  
Pipeline Infrastructure



Note: Select Census Designated Places >= 50,000 Population



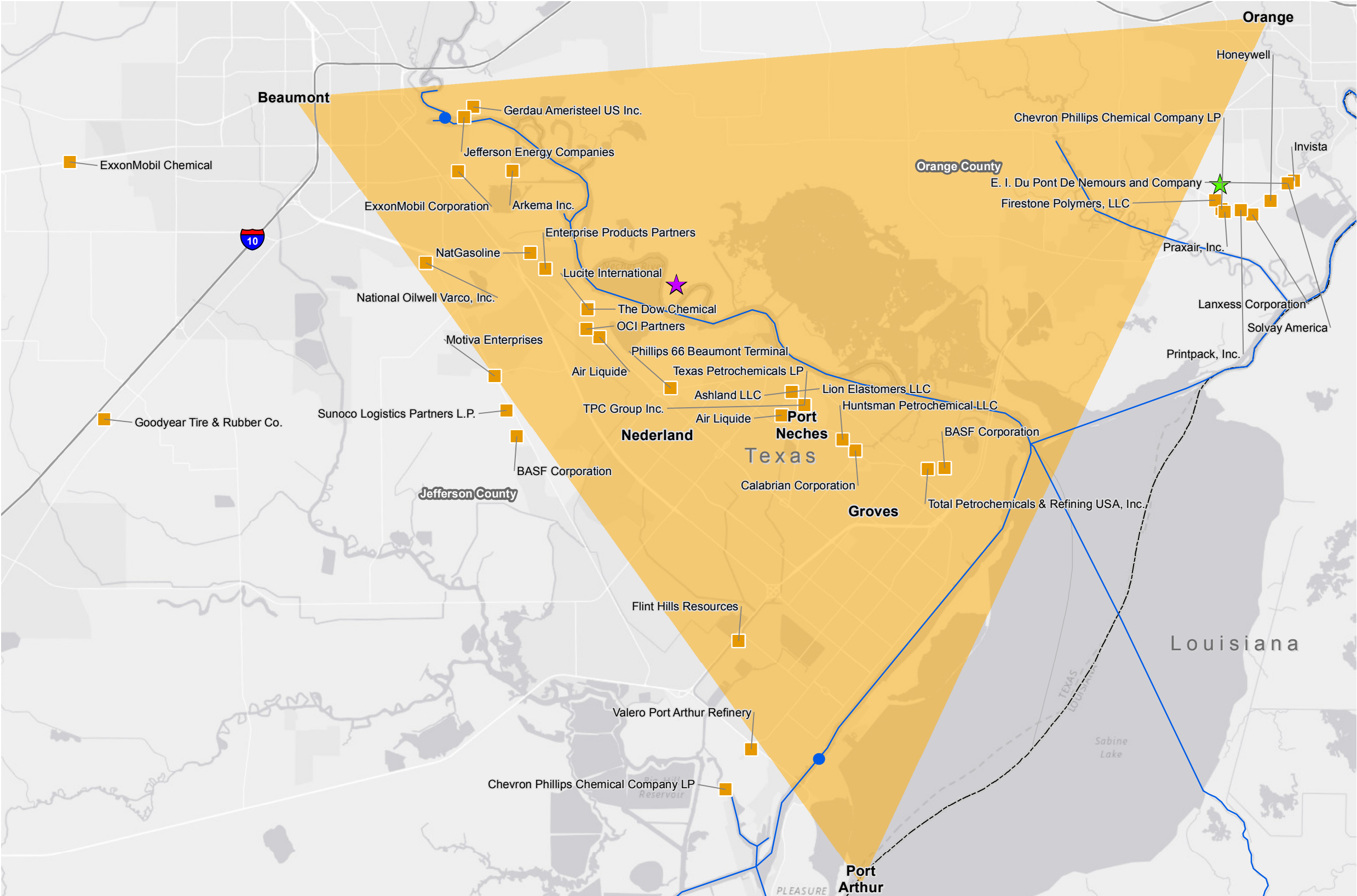
**BUSINESS  
DEVELOPMENT**  
TEXAS



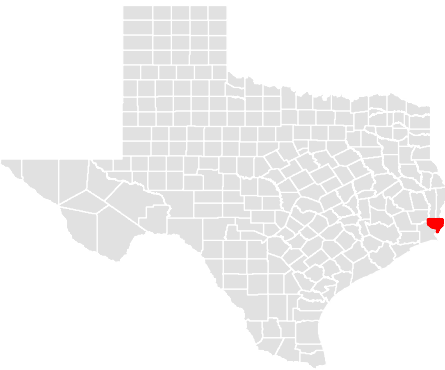
**Southeast Texas**  
The Golden Triangle  
Existing Industry

350 Pine Street  
Beaumont, TX 77701  
  
Phone: 1-800-729-7483  
txed@entergy.com  
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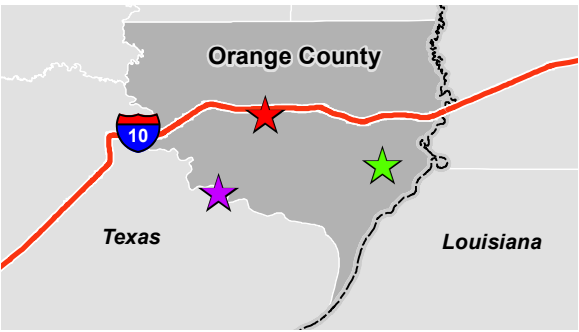
View Interactive Map at <http://arcg.is/2jC0UI2>



**ORANGE COUNTY**



**VICINITY**



**LEGEND**

- ★ Appelt
- ★ Falcon Cove
- ★ Firestone
- Industry
- The Golden Triangle
- Deep Water Port
- Commercially Navigable Waterway
- Interstate

**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**

Service Layer Credits: Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community  
Source: Workforce - Hoovers, 2017; Visual Inspection, 2017

0 2  
Miles

Created by: PCW  
Date: 01/2017





BUSINESS  
DEVELOPMENT

TEXAS

APPELT SITE

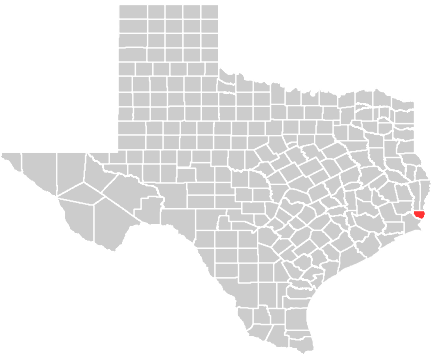
Aerial Site Map

350 Pine Street  
Beaumont, TX 77701

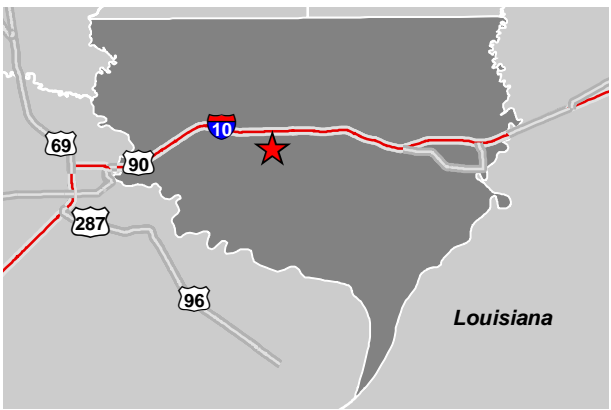
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Orange County



VICINITY



LEGEND

- Property Boundary
- City Limits
- Union Pacific RR - UP

NOTE

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SOURCE

Aerial: Bing, 2014; Orange County Appraisal District, 2014



Created by: LL+D  
Date: 11/2016

0 2,000 4,000  
Feet

0 240 480  
Meters

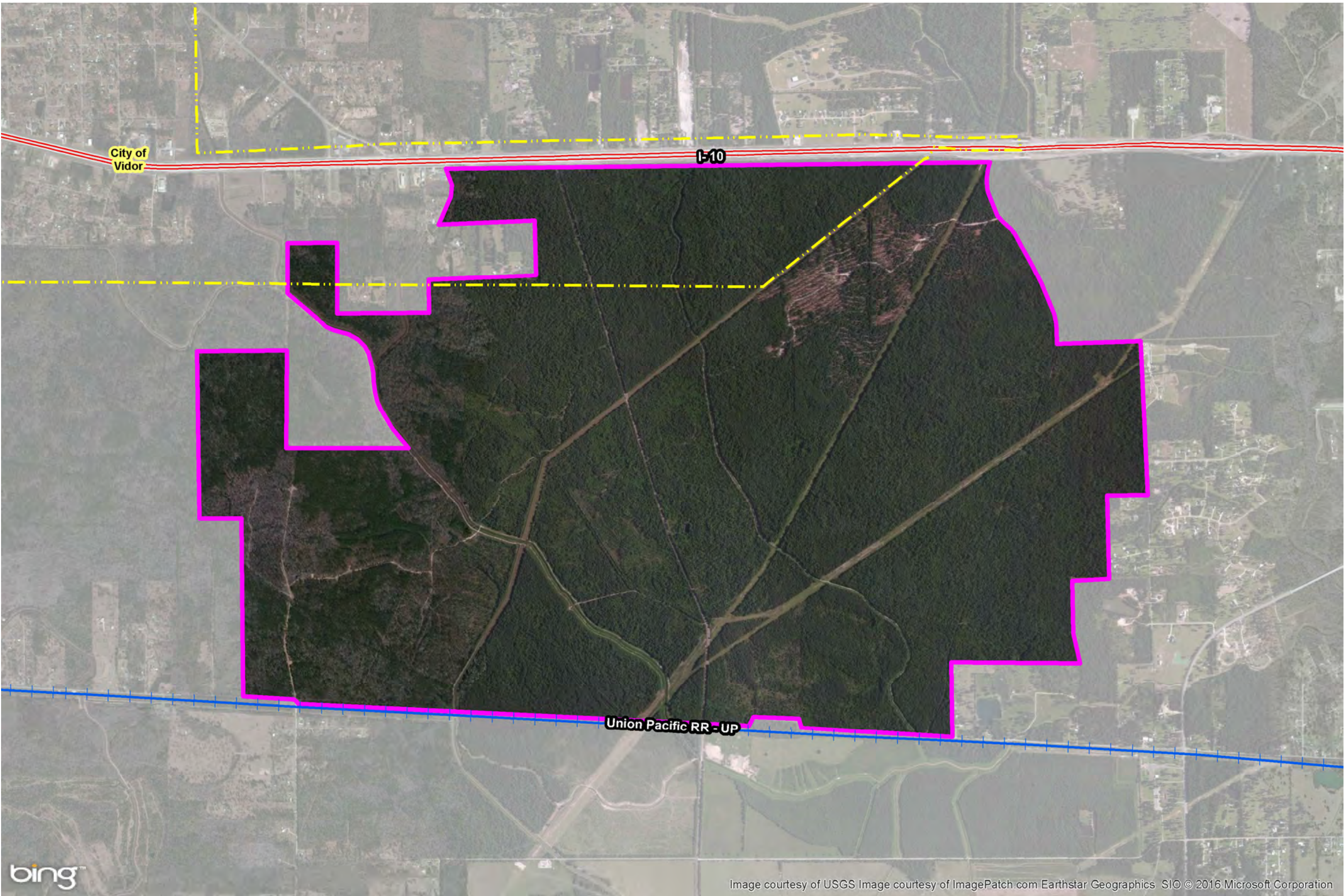


Image courtesy of USGS Image courtesy of ImagePatch.com Earthstar Geographics SIO © 2016 Microsoft Corporation





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TEXAS

## APPELT SITE

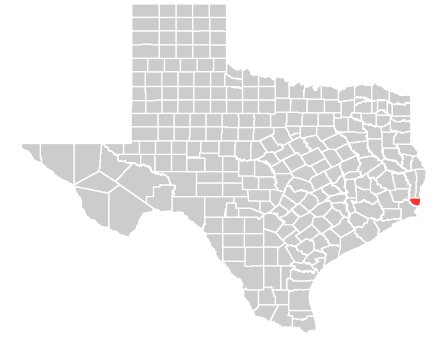
Transportation, Regional

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Beaumont, TX 77701

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### Orange County



#### VICINITY



#### LEGEND

- ★ Site
- ✈ Airport
- Ports
- Rail
- Roads**
- Interstate
- U.S.
- State recognized

#### NOTE

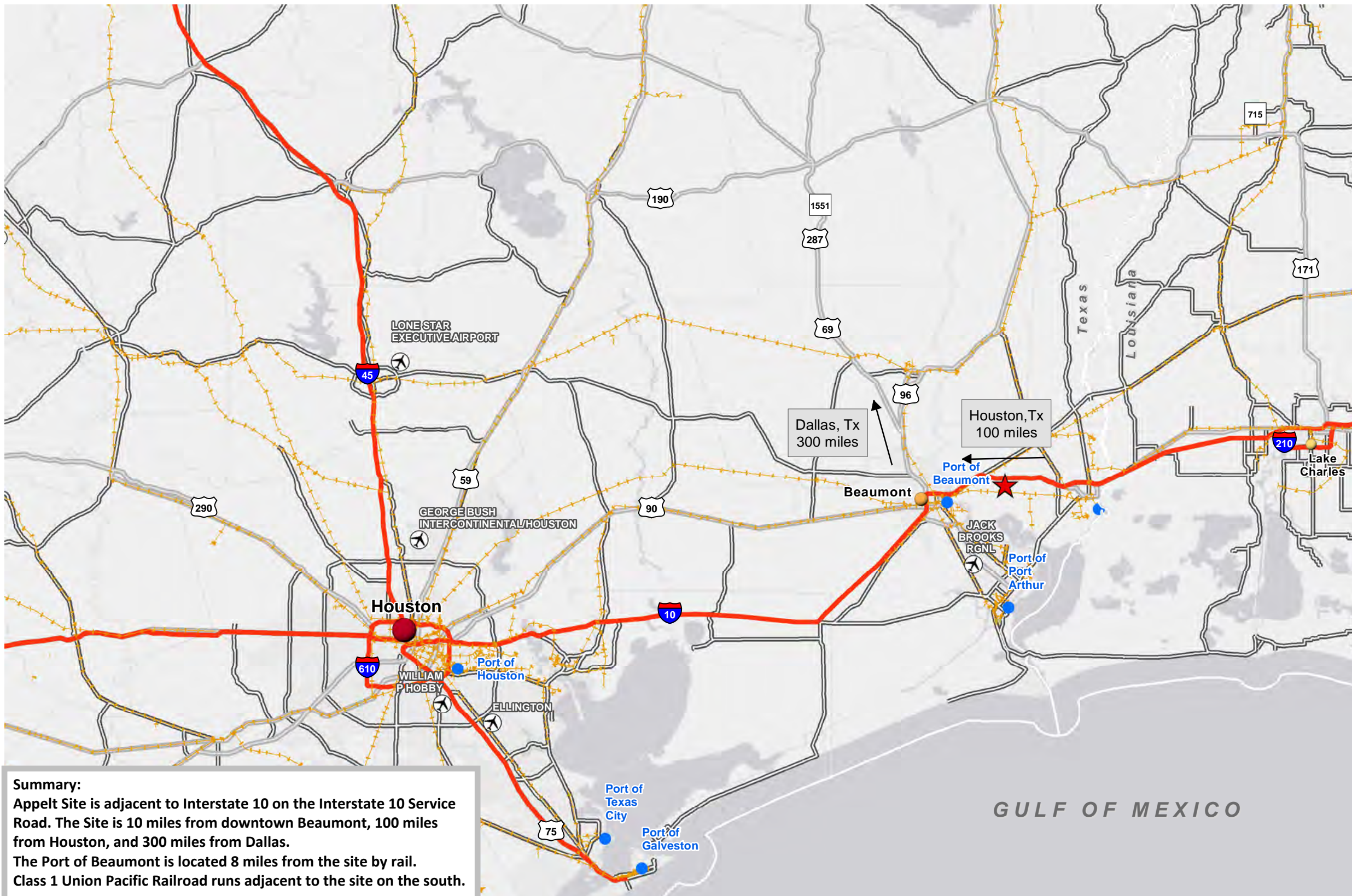
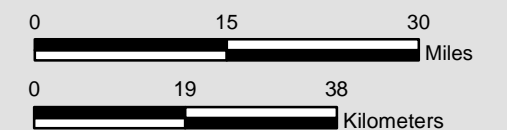
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#### SOURCE

Source:  
—Census Tiger, 2014; Bureau of Transportation, 2014; US Army Corps of Engineers; Visual Inspection



Created by: LL+D  
Date: 11/2016



#### Summary:

Appelt Site is adjacent to Interstate 10 on the Interstate 10 Service Road. The Site is 10 miles from downtown Beaumont, 100 miles from Houston, and 300 miles from Dallas.

The Port of Beaumont is located 8 miles from the site by rail. Class 1 Union Pacific Railroad runs adjacent to the site on the south.



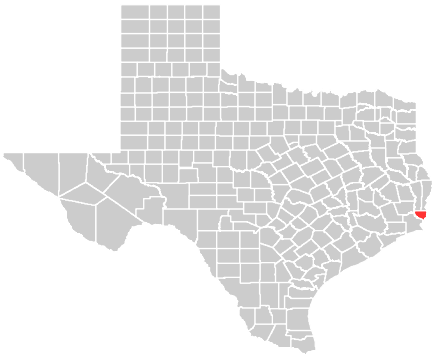


APPELT SITE

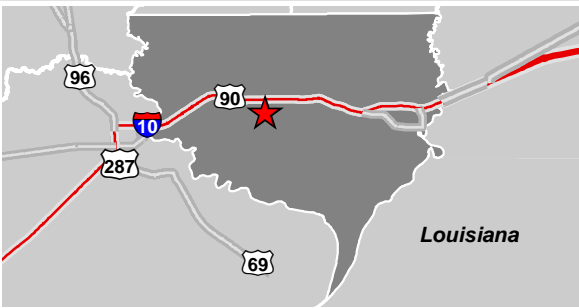
Transportation, Immediate Vicinity

350 Pine Street  
Beaumont, TX 77701  
  
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Orange County



VICINITY



LEGEND

Property Boundary

NOTE

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SOURCE

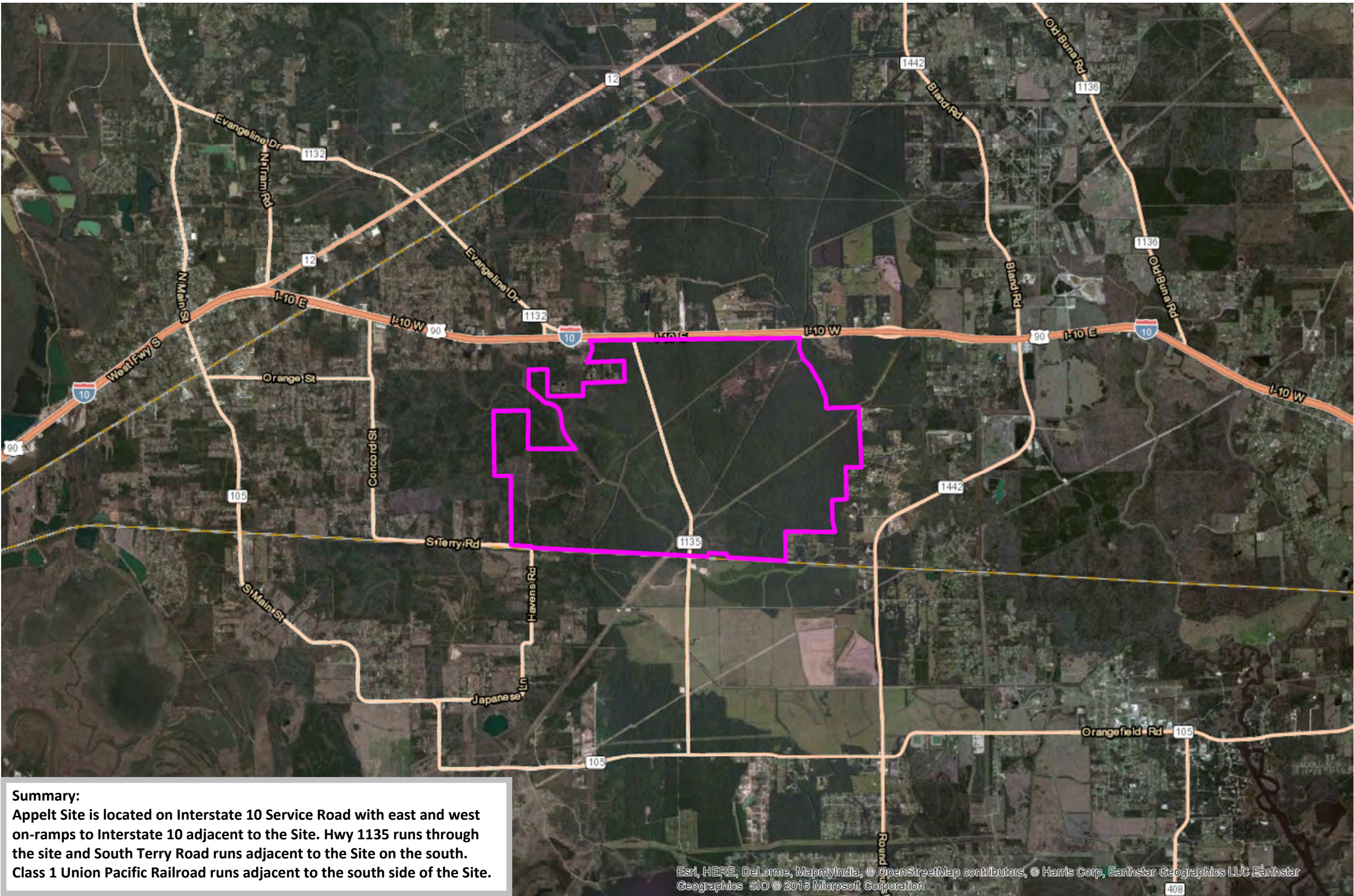
Source:  
--Census Tiger, 2014; Bureau of Transportation, 2014;  
--Orange County Appraisal District, 2014; Desktop Visual Examination



Created by: LL+D  
Date: 11/2016

0 0.5 1  
Miles

0 1 2  
Kilometers



**Summary:**  
Appelt Site is located on Interstate 10 Service Road with east and west on-ramps to Interstate 10 adjacent to the Site. Hwy 1135 runs through the site and South Terry Road runs adjacent to the Site on the south. Class 1 Union Pacific Railroad runs adjacent to the south side of the Site.





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APPELT SITE

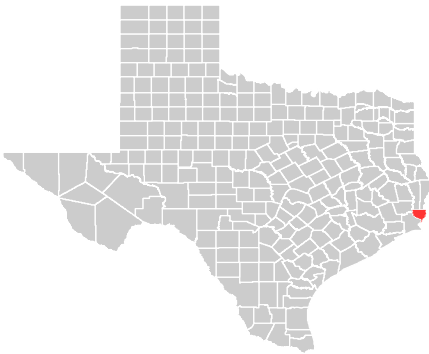
Topographic Image

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Beaumont, TX 77701

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Orange County



VICINITY



LEGEND

 Property Boundary

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SOURCE

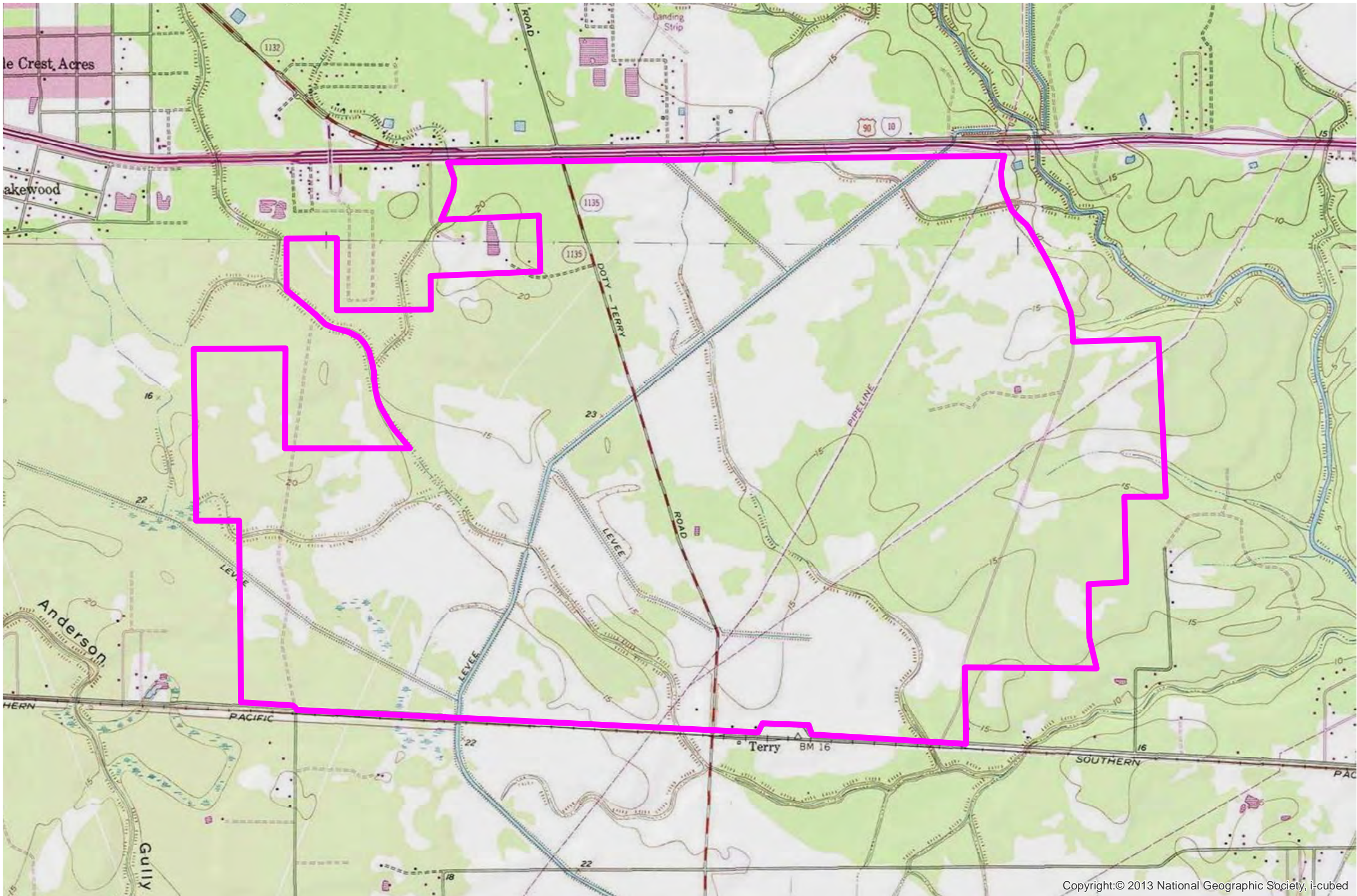
Source:  
--USDA/NRCS - National Geospatial Center of Excellence, 2001



Created by: LL+D  
Date: 11/2016

0 2,000 4,000  
Feet

0 240 480  
Meters







**BUSINESS  
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## APPELT SITE

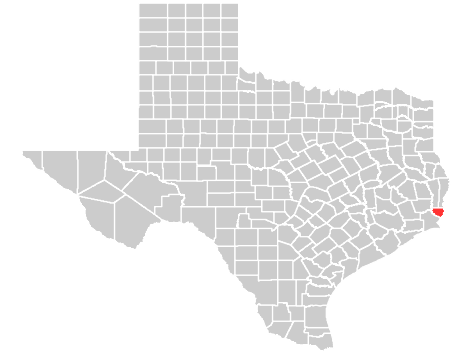
### Elevation Contours

350 Pine Street  
Beaumont, TX 77701

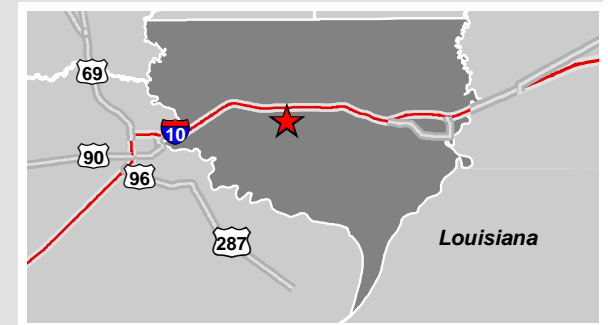
Phone: 1-800-729-7483  
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Orange County



### VICINITY



### LEGEND

Property Boundary

#### Contours (ft)

- 5
- 10
- 15
- 20
- 25

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### SOURCE

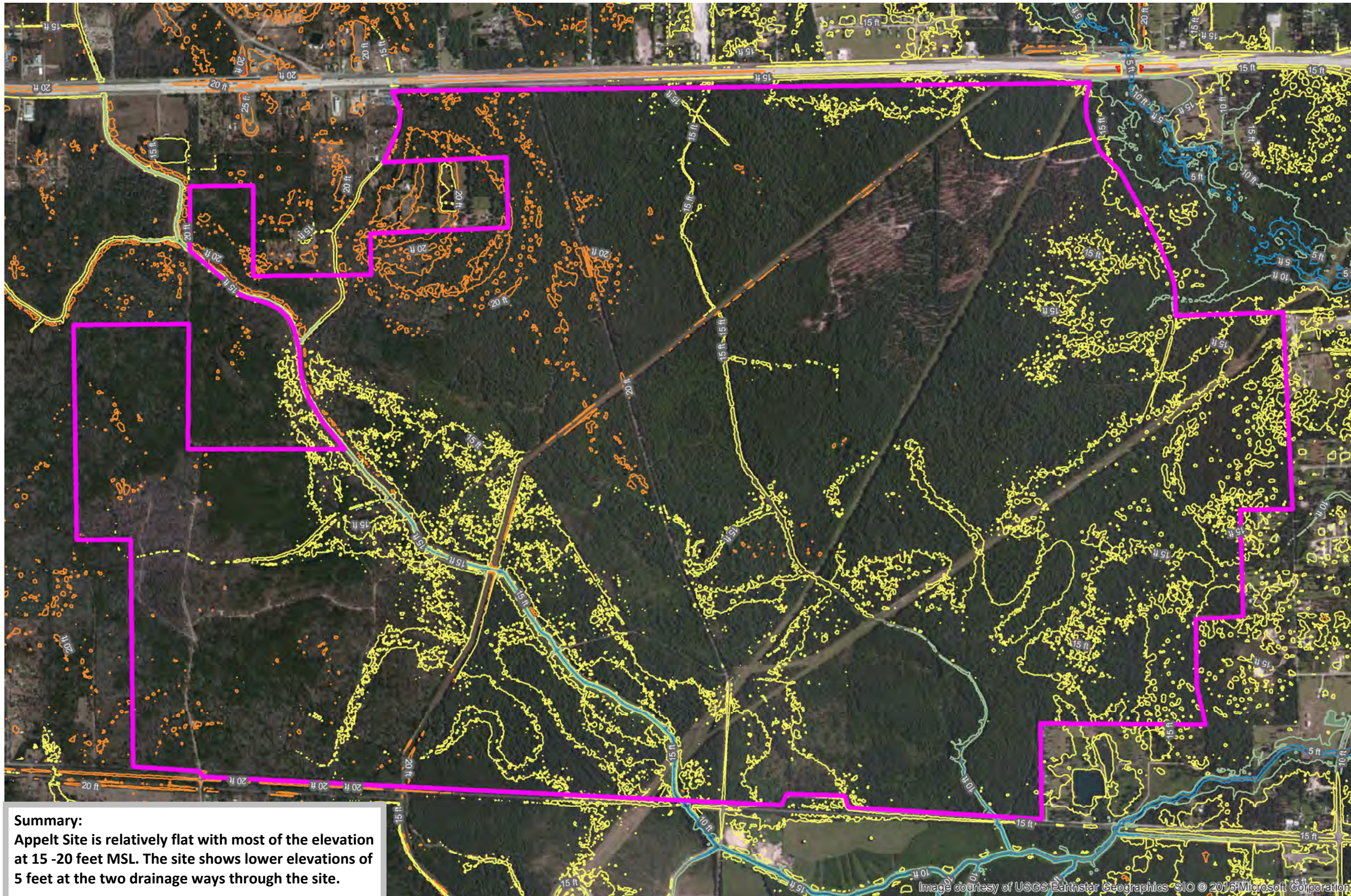
Source:  
--Contours derived from elevation data from The U.S.  
Department of Agriculture, Service Center Agencies, 2014  
--Orange County Appraisal District, 2014



Created by: LL+D  
Date: 11/2016

0 1,600 3,200  
Feet

0 96 192  
Meters



**Summary:**  
Appelt Site is relatively flat with most of the elevation at 15-20 feet MSL. The site shows lower elevations of 5 feet at the two drainage ways through the site.

Image courtesy of USGS Earthstar Geographics SIO © 2016 Microsoft Corporation





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# APPELT SITE

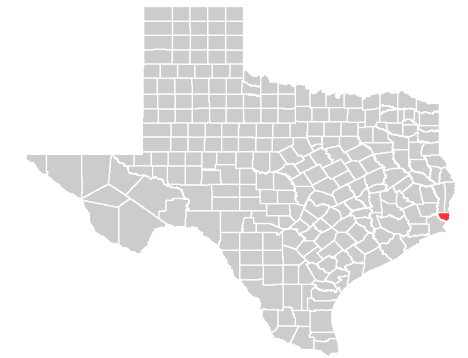
## FEMA Flood Hazard

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Beaumont, TX 77701

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### Orange County



### VICINITY



### LEGEND

- Property Boundary
- Flood Zone, Subtype
  - A, 1% Annual Chance Flood Hazard, no BFES
  - AE, 1% Annual Chance Flood Hazard, BFES

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### SOURCE

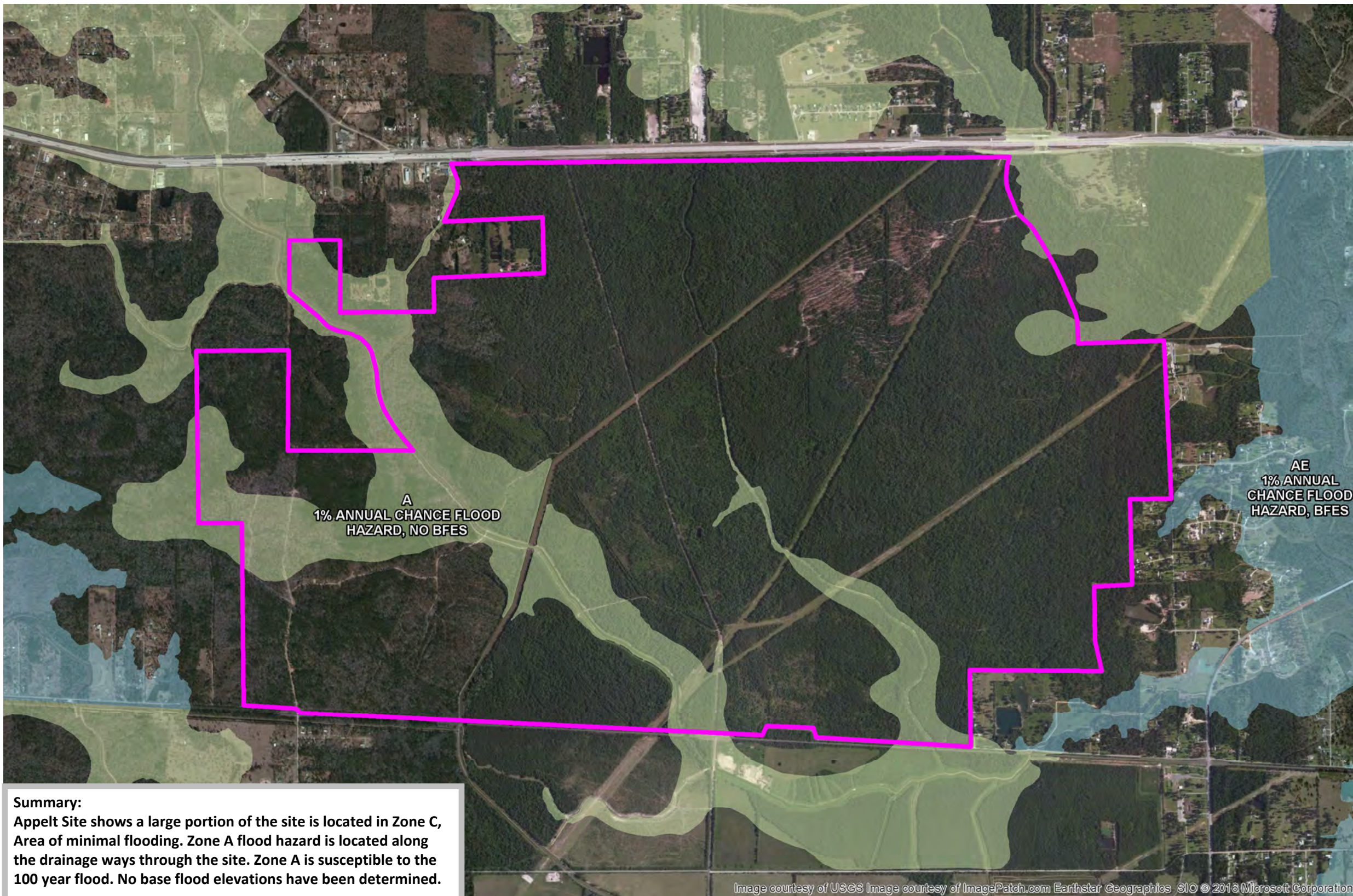
--Federal Emergency Management Agency, pubdate-20140820,  
National Flood Hazard Layer, Version 1.1.1.0, FEMA-NFHL, Washington, D.C  
--Orange County Appraisal District, 2014



Created by: LL+D  
Date: 11/2016

0 2,000 4,000  
Feet

0 240 480  
Meters



### Summary:

Appelt Site shows a large portion of the site is located in Zone C, Area of minimal flooding. Zone A flood hazard is located along the drainage ways through the site. Zone A is susceptible to the 100 year flood. No base flood elevations have been determined.

Image courtesy of USGS Image courtesy of ImagePatch.com Earthstar Geographics SIO © 2016 Microsoft Corporation





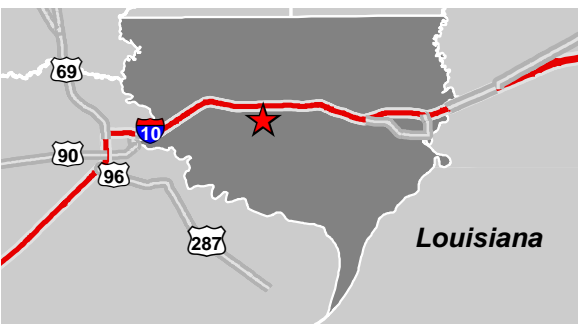
APPELT SITE  
National Wetlands Inventory

350 Pine Street  
Beaumont, TX 77701  
  
Phone: 1-800-729-7483  
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Orange County



VICINITY



LEGEND

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

NOTE

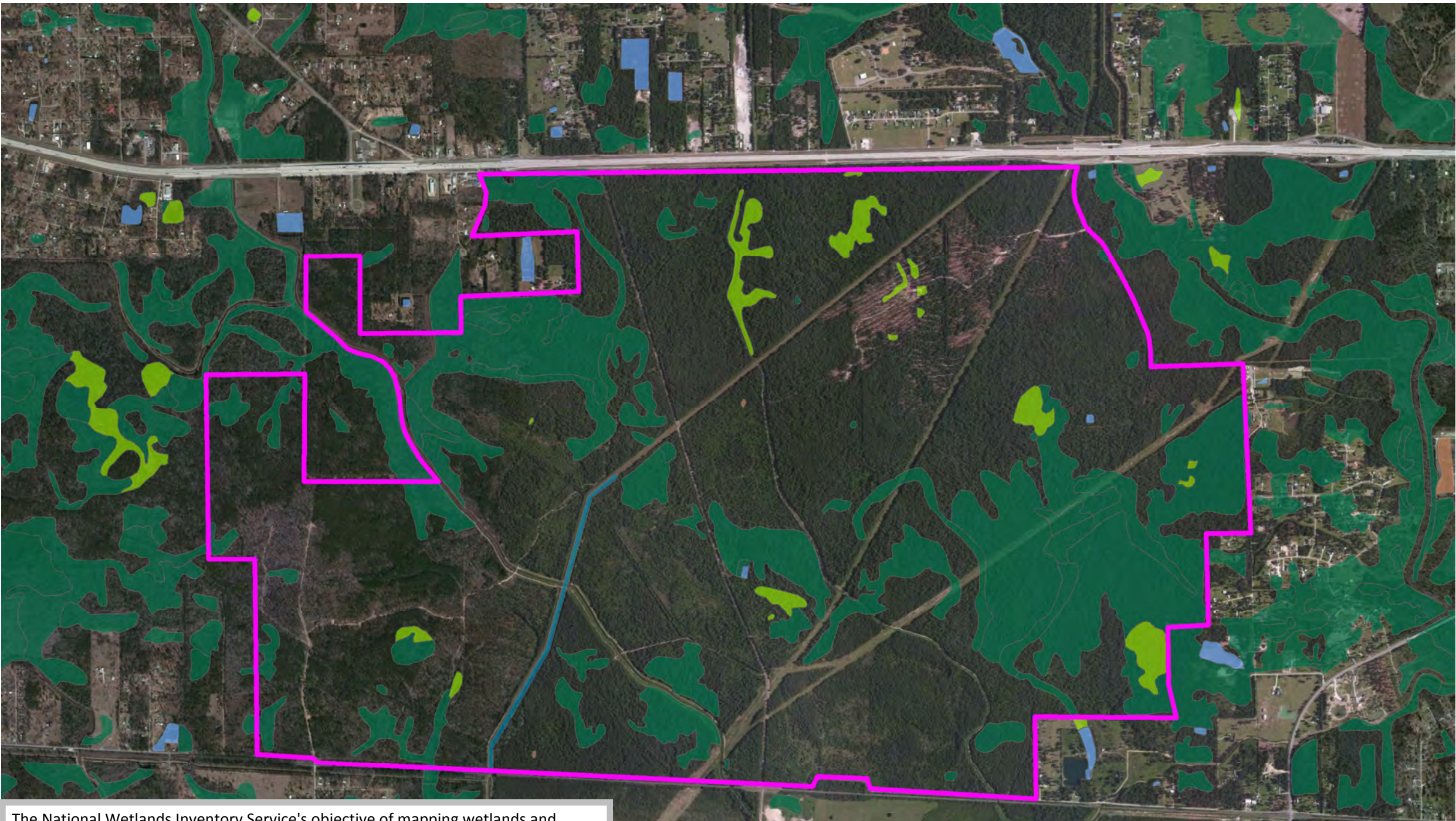
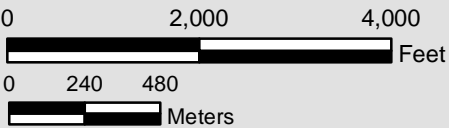
These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries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

SOURCE

Source:  
--Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service, 10/2014  
--Orange County Appraisal District, 2014



Created by: LL+D  
Date: 11/2016



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.

**Summary:**  
**The National Wetland Inventory shows Freshwater Forested/Shrub Wetland, Freshwater Emergent Wetland, and Riverine on site.**  
**PFO1A: PALUSTRINE, FORESTED, Broad-Leaved Deciduous, Temporary Flooded**  
**PEM1A: PALUSTRINE, EMERGENT, Persistent, Temporary Flooded**  
**R2UBHx: RIVERINE, LOWER PERENNIAL, UNCONSOLIDATED BOTTOM, Permanently Flooded, Excavated.**





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## APPELT SITE

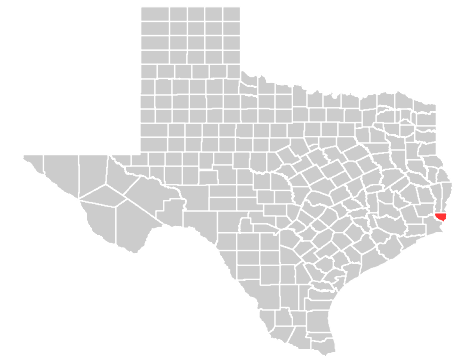
Pipeline Infrastructure

350 Pine Street  
Beaumont, TX 77701

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Orange County



### VICINITY



### LEGEND

#### Pipelines

- CARBON DIOXIDE
- HAZARDOUS VOLATILE LIQUIDS
- NATURAL GAS
- PRODUCT

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### SOURCE

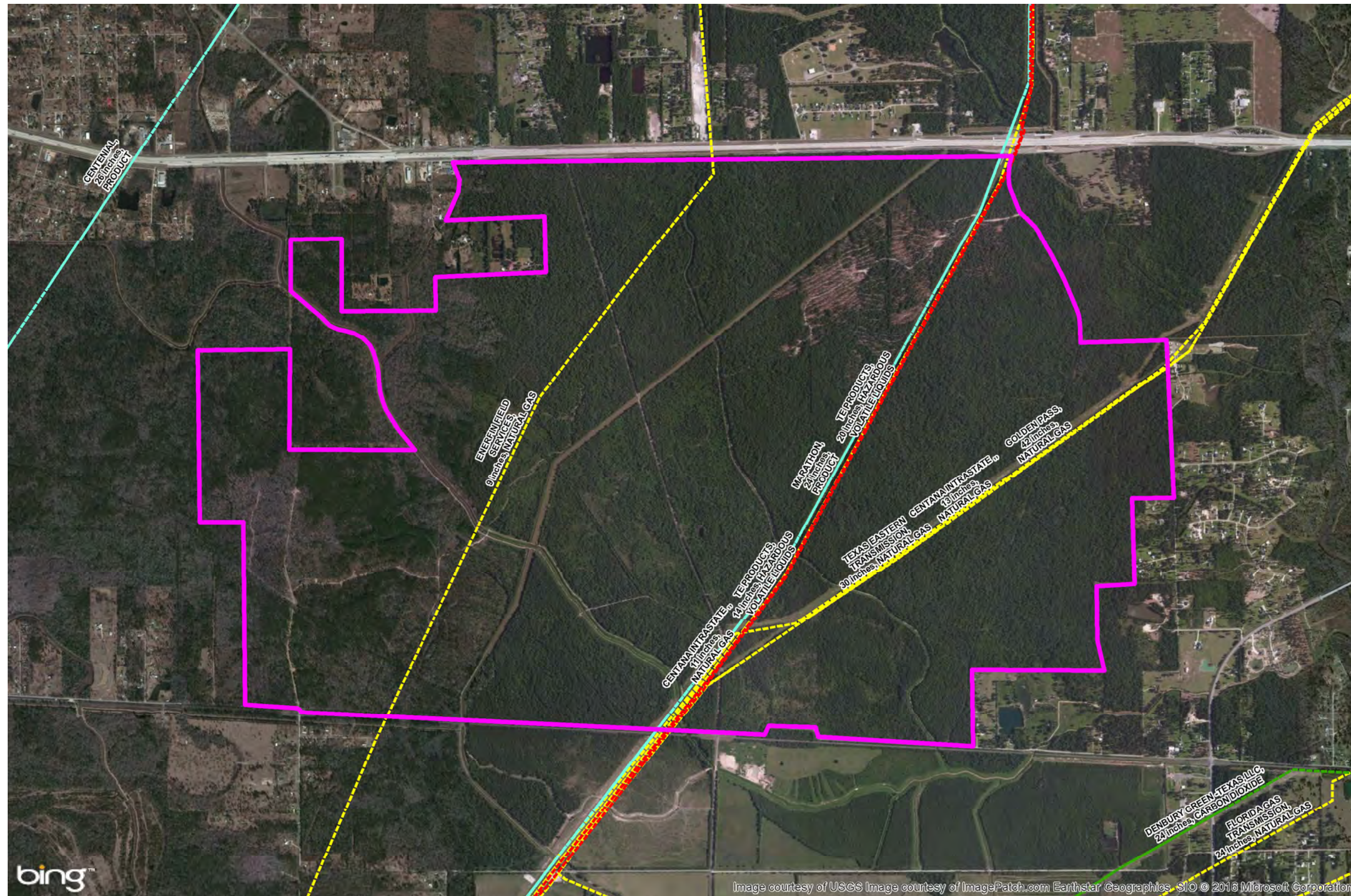
Source:  
--HTSI, 2015  
--Orange County Appraisal District, 2014



Created by: LL+D  
Date: 11/2016

0 2,000 4,000  
Feet

0 240 480  
Meters



bing™

Image courtesy of USGS Image courtesy of ImagePatch.com Earthstar Geographics SIO © 2016 Microsoft Corporation





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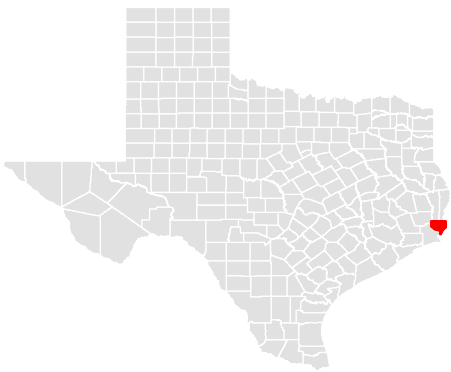
## Appelt Site

Entergy's Electrical Infrastructure

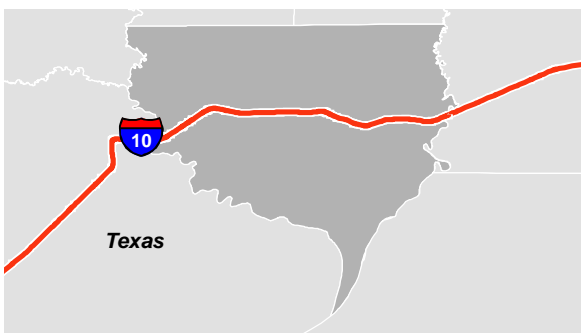
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## ORANGE COUNTY



### VICINITY



### LEGEND

- |                   |                           |
|-------------------|---------------------------|
| Property Boundary | <b>Transmission Lines</b> |
| Substation        | 230 kV                    |
|                   | 138 kV                    |
|                   | 69 kV                     |

#### Distribution

Primary Conductor (Phase, Voltage)

- |                       |
|-----------------------|
| Single Phase, 13.2 kV |
| Single Phase, 34.5 kV |
| Single Phase          |
| Two Phase, 13.2 kV    |
| Two Phase, 34.5 kV    |
| Three Phase, 13.2 kV  |

Secondary conductors and primary underground conductors are not shown.

Does not include customer owned substations.

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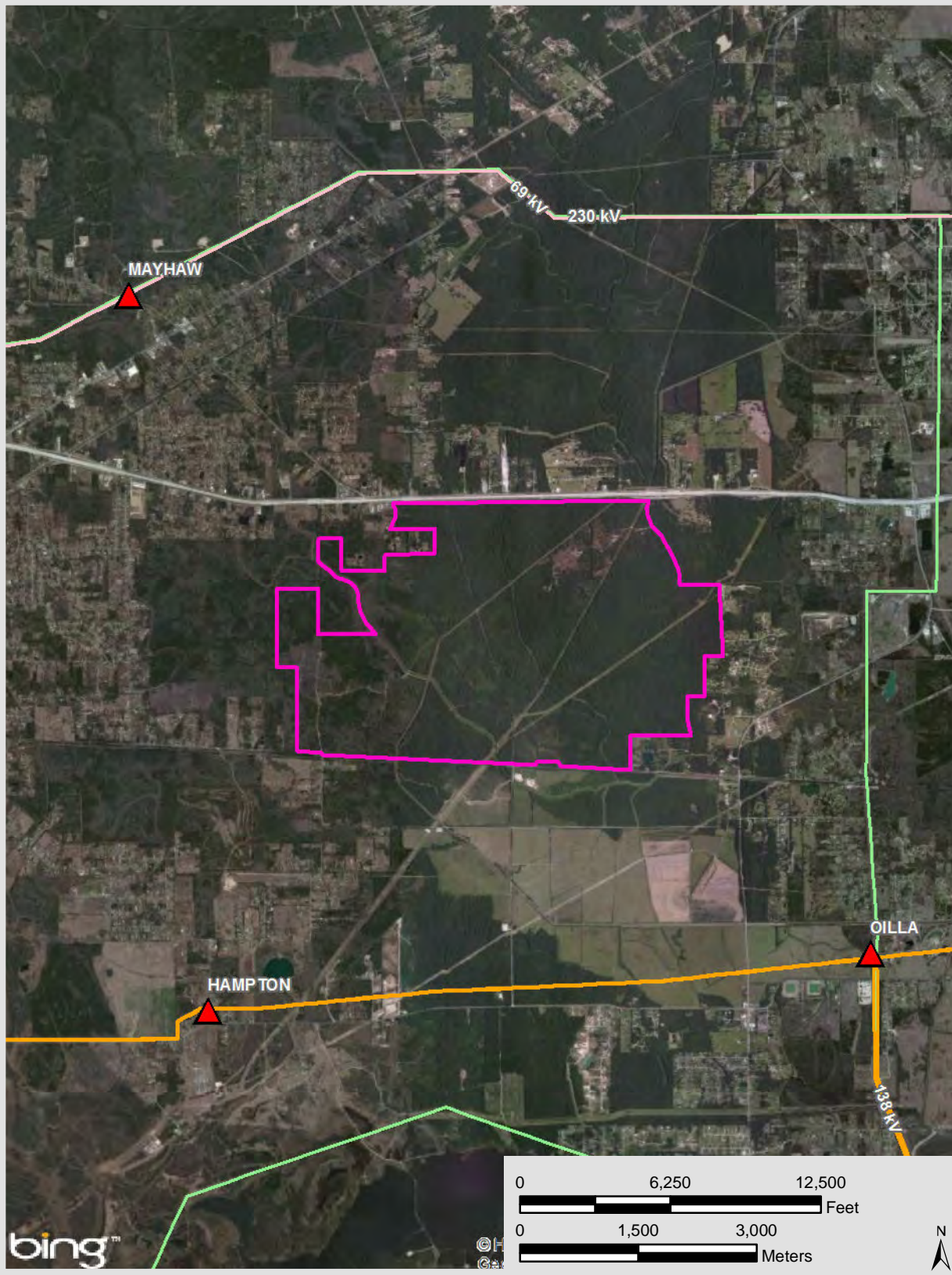
### SOURCE

Service Layer Credits: © Harris Corp, Earthstar Geographics LLC Earthstar Geographics SIO © 2017 Microsoft Corporation

Source: Transmission-Entergy, 2016;  
Distribution-Entergy, 2017

Created by: PCW  
Date: 01/2017

### TRANSMISSION



### DISTRIBUTION

