

- Transit Key**
- IH 10
  - US 287/ Hwy 69/ Hwy 96
    - US 287/ Hwy 69
    - Hwy 96
  - TX 380 (MLK)
  - Hwy 90 (College St)
  - Hwy 105

- Distance Estimates**
- Jack Brooks Regional Airport: +/- 9 miles
  - Louisiana Border: +/- 25 miles
  - Beaumont: +/- 26 miles
  - Houston: +/- 90 miles
  - Port of Houston: +/- 86 miles
  - Port of Galveston: +/- 81 miles
  - Port of Beaumont: +/- 18 miles

**5110 & 5140 Mechanic**  
**5.5 Acres**  
**Sabine Pass, Texas**





Main Channel

Sabine Pass  
Port Authority



96 ft

Buford St

Tremont St

3rd Ave

Mechanic St

S 5th Ave

S Gulfway Dr

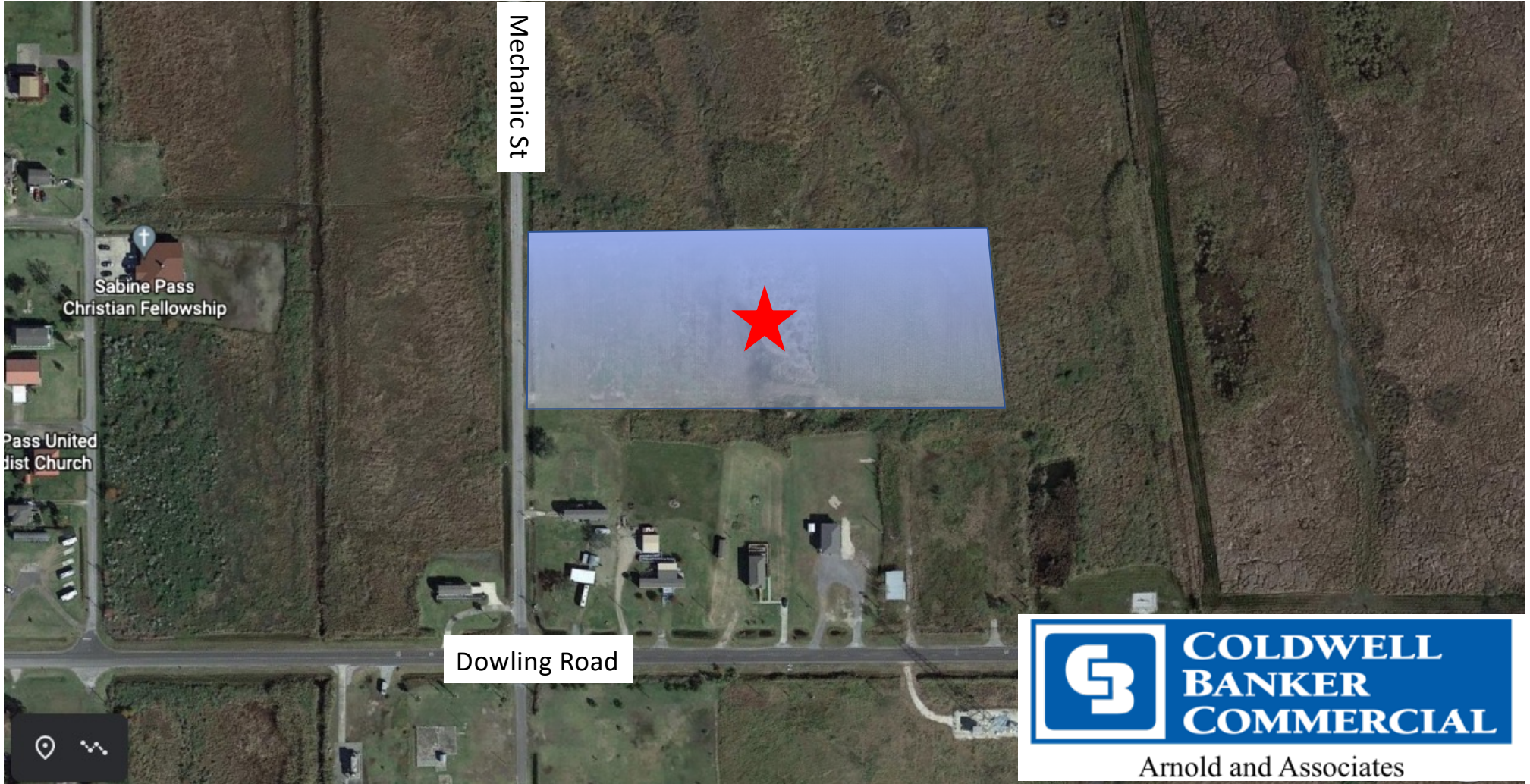
87

Sabine Pass

3322

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Dowling P



Mechanic St

Sabine Pass  
Christian Fellowship

Pass United  
Methodist Church

Dowling Road



**COLDWELL  
BANKER  
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Arnold and Associates