

SABINE PASS, IN THE TEXAS COAST COUNTRY.

Sabine Pass is not a new place. It was a town before the war. A railroad was built here during the fifties, and a town sprang up with good buildings, warehouses, saw mills, sash and door factory, etc., and with a population of from fifteen hundred to two thousand. The Morgan line of Coast steamers ran in here, and considerable cotton as well as lumber shipments were the result of the rail and coast carrying trade. The depth of water over the bar from the Pass to the Gulf was then about six feet, but by taking advantage of the tides, and with the soft mud bottom, vessels drawing from six to eight feet made regular trips to this point. The town was destroyed during the war; all the business houses, factories, railroad depot, mills and other business enterprises being burned to the ground.



S. S. CAIRCRAIG. Bk. GENTORA F., AND SAILING VESSELS. SABINE PASS, TEX.

At the close of the war this section of country remained for a long time wholly prostrated. Cattle raising and grazing were the only occupations of profit. Some indications of returning life had appeared in the early eighties, and a new railroad was built by the then, as now, principal stockholders of the Sabine Land & Improvement Co. This road extended north about a hundred miles and has been a source of great encouragement to the export lumber business, and now forms a part of the Southern Pacific system. It has been extended to the new town site, and is improving its facilities with a view to handling a greatly increased tonnage.

The old town now has a population of from a thousand to fifteen hundred. It has wharves for lumber and general shipping; general merchandise stores, groceries, butcher

shops, drug stores, post office, *Sabine Pass News*, office of Deputy United States Collector, British Vice Consul's office, churches, hotels, United States Marine Life Saving Station, Quarantine Station, Depot, and telephone connection with Beaumont and neighboring cities and towns.

TIMBER INTERESTS.

SABINE PASS is the nearest port to the great long leaf pine forests of Southeastern Texas and Western Louisiana. Its connection with this large area of virgin timber by both rail and water transportation must give it a prominent, if not the leading place in the South



SHIP LEONORA, LOADING, SABINE PASS, TEX.

as a lumber export city. About 30,000,000 feet of lumber, mostly long leaf pine, were exported from the town of Sabine Pass during the year 1896. The exports for the month of January this year have been 6,868,913 feet, and February 8,186,804 feet. The average cargo for February, 1896, was 307,961 feet to each vessel; February of this year shows the cargoes to average 481,576 feet, while that of June reached an average of almost 1,000,000 feet. The shipments for the first six months of this year aggregate over 36,000,000 feet—more than the whole of last year. As many as twenty-six vessels, some carrying as much as 2,500,000 feet of pine lumber at a load, have been in this harbor at one time this year. This industry is growing rapidly, and new wharves and slips are being constructed to meet its pressing requirements. This of itself will soon make of Sabine Pass a large place. There is no experiment or guess work about this—the business is here, and that

before the facilities are completed for its proper handling. To doubt the future is to ignore the facts of the present. Two of these monster freight steamers, and with an aggregate capacity of 5,000,000 feet of lumber, loaded at the docks of Sabine Pass during the month of June just past, one the Jeanara, an English steamer from Cape Colony, Africa, and bound for Greenock, Scotland; the other, the Victoria, also English, for Liverpool. Think of it—more than six hundred car loads of lumber going out on these two vessels! These steamers draw, when loaded, about twenty-four feet of water, and glide out over the bar to the harbor with their immense tonnage and into the deep waters of the Gulf in ease and safety.

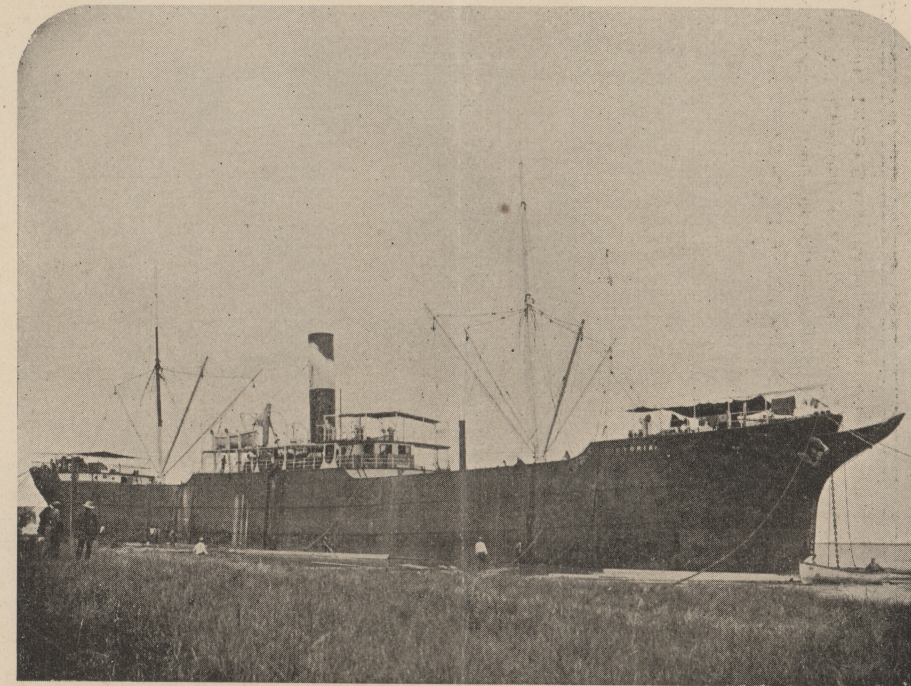


SCHOONERS AT LUMBER WHARF, SABINE PASS, TEX.

SABINE PASS TOWN SITE.

IN laying off the town site good drainage and the conditions necessary for healthfulness have been borne in mind, as well as the requirements of business growth. The surface drainage will be improved at Sabine Pass by filling the lower portions of the town site with the material dredged in constructing the slips along the water front, and other sources. An essential to health in Southern climates is the raising of dwelling houses sufficiently above the ground to permit of free ventilation under the floor, and to secure this result suitable requirements for the general interest will be made in all conveyances.

The final disposition of sewage, a most difficult problem with many cities, is here easily obtainable. The sewage will not go into a stagnant stream or shallow lake whose receding waters leave exposed large areas of dumping and settling grounds to the rays of a tropical sun, but into the deep and ever moving waters of the Gulf of Mexico. No pains or expense will be spared to direct the settlement and development of the town and city along the lines of greatest security, healthfulness and prosperity.



STEAMSHIP VICTORIA, LOADING TIMBERS FROM WATER, SABINE PASS, TEX.

THE OUTLOOK.

THE town of Sabine Pass starts off in its new environments, with deep water positively assured, and with every condition favorable to growth and success. It is located on a natural harbor of ample size, superb anchorage, easy and safe approach, and with a well established deep water-way to the sea. It is connected through Sabine Lake with two navigable rivers—the Sabine for some three hundred, and the Neches river for two hundred miles. These rivers penetrate the finest long leaf pine timber belt in the South and drain millions of fertile acres. Several bayous, navigable for good sized boats for twenty to fifty miles, afford cheap transportation to Sabine Pass, uninterrupted by drouth or ice, for the rapidly developing country along their banks. Some of the best fruit and farming lands, and especially for truck farming, on the Gulf coast, are about this place. The first berries and the earliest melons are raised on the black, sandy loam about Sabine Pass.

LOCATION AND PROSPECTS.

Look at any good map of the United States or Gulf coast; locate thereon this harbor and town, and you will observe that it is the nearest port to the largest grain and wheat producing section of the great West and Northwest. That a city of large proportions and great wealth will inevitably be the fruit of so many favorable and concurring conditions must bear the seal of apparent certainty to the thoughtful observer. Such is Sabine Pass and her prospects.



WINDSOR HOTEL, SABINE PASS, TEX.

ESTABLISHED FACTS.

WHERE deep water navigation ends, there adequate land transportation must begin. Where the ocean tonnage finds the most available point for distribution, there railway systems must converge. It is where the carriers by land and by water come together upon lines of least resistance and are backed by the largest resources from which to draw their burdens of freight and commodities, that the best conditions exist for the growth of cities and manufacturing and trade centers. The prudent investor and careful investigator is governed less by eulogies on the one hand and abuse on the other—less by promises, however sincerely made, than by the application of well established laws of observation and experience governing the growth and stability of cities and communities. He knows that the geographical position must be right to make an important city, and above all, he knows that such a city must be a natural terminal point. The inexorable laws of trade and commerce mould and control the future.

RAILROADS.

THE main servants of commerce—railroads and ships—can only co-operate and exchange burdens at places especially adapted therefor—harbors. The best harbor on the Gulf Coast is the one nearest the greatest grain and meat producing districts of the great West—combining the shortest haul to the best harbor—Sabine Pass. The Southern Pacific is here. The K. C. P. & G., the great North and South road, is nearly here—will be altogether when it has freight to carry, and the absurdity of the Port Arthur ship canal scheme is a



GULF VIEW HOTEL, SABINE PASS, TEX.

little further demonstrated. A company has just been incorporated to build a terminal or belt line connecting the slips, wharves and business and manufacturing interests of the port, and for furnishing easy means of reaching these to every road entering the place. A road to Houston and giving that important rail center access to another deep water outlet, is only a question of time. Several important lines of road are arranging to avail themselves of the cheap deep water privileges of this splendid harbor. The conditions at this harbor are such that the railroad interests, whether great or small, can no longer ignore or neglect them. Sabine Pass must become a railroad center because it occupies the only position as the best Southern port, where the traffic of the rail can exchange with that of the ocean in the most safe, expeditious and economical manner.

MAPS AND CIRCULARS.

THE company's officers and agents will be glad to give you any information within their knowledge, and to show you over the land and town site of the only town upon Sabine Pass harbor. A personal investigation is especially requested.

A pamphlet entitled "Some Useful Information About Sabine Pass and Harbor,"



LIGHT HOUSE, SABINE PASS, TEX.

together with maps of the town site, and other descriptive matter, may be had upon application to the company's offices, or by addressing the

SABINE LAND AND IMPROVEMENT CO.

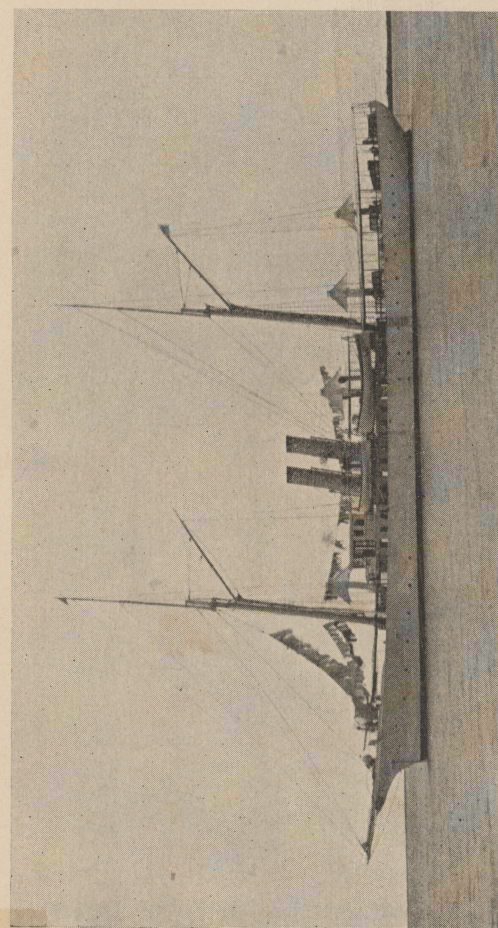
SABINE PASS, TEXAS.

JOS. O. OSGOOD, MANAGER.

W. L. PARKINSON, GENERAL AGENT.

OFFICES.

The main offices of the Sabine Land and Improvement Company are at Sabine Pass, Texas. Here all the business of the Company relative to the sale of property, location of manufacturing enterprises and all other matters pertaining to the company's business or affairs, will be transacted.



U. S. REVENUE CUTTER GALVESTON, SABINE PASS, TEX.

All communications should be addressed to the

SABINE LAND & IMPROVEMENT CO.

SABINE PASS, TEXAS.

JOS. O. OSGOOD, Manager.

W. L. PARKINSON, General Agent.

MAP OF SABINE PASS And VICINITY.

Showing Depth of Water in Harbor and Adjacent Waters from Recent Government Surveys. Shore Line to Port Arthur, Etc.

For information about Sabine Pass and Vicinity, with folders and views, map of Town site, prices of property, etc., address the

Sabine Land & Improvement Company,

SABINE PASS, TEXAS.