

# Gulf Inland Logistics Park

±1,230 Acres Dual-Rail-Served Development Land



FOR SALE

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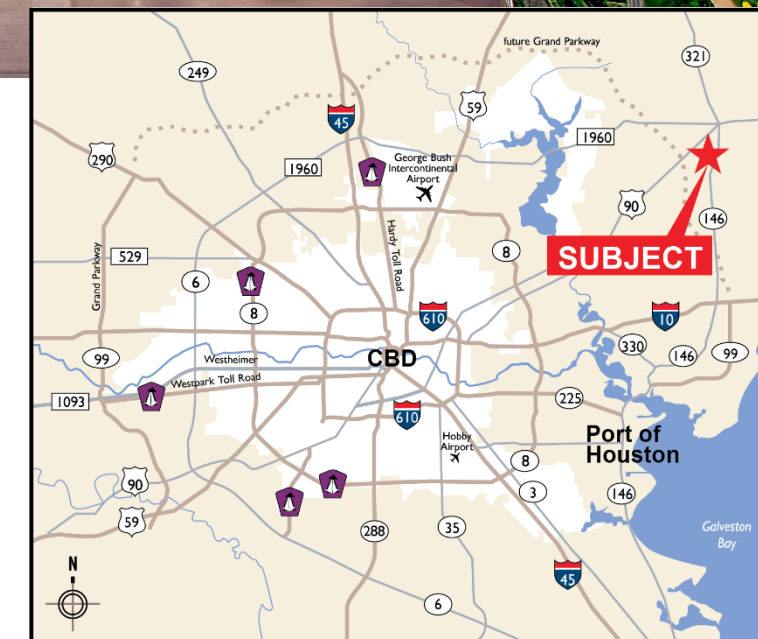
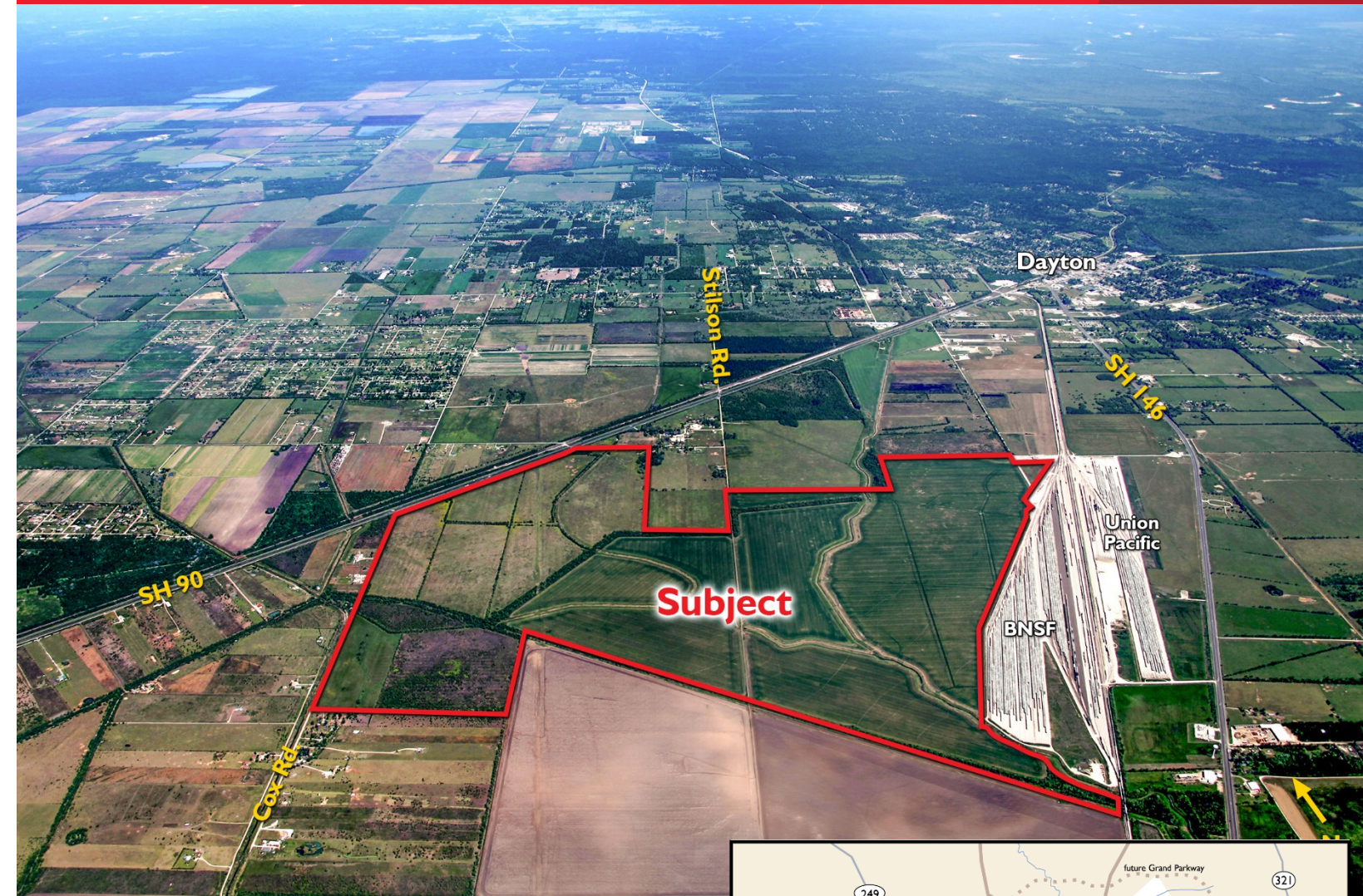
## Direct Rail and Highway Access

- **Located on the Baytown Branch line**, the Property is immediately adjacent to a 4,700-car BNSF Railway ("BNSF") facility and 3,000-car Union Pacific ("UP") facility. Both railroads have operated at the site since the mid-1990s and have gradually expanded their activity within and commitment to the Park.
- The Property has **±3,150 feet of frontage along US 90**.
- Owner is expecting to commence infrastructure construction by no later than the third quarter of 2018.
- Over 14.7 million square feet of master planned development.



## Robust Houston Economy

- The Property is **proximate to major facilities owned by ExxonMobil, Chevron, Bayer** and many other major public companies, all of whom rely on the Property for critical rail transportation logistics.
- The Property will be positively affected by the **6-billion-pound surge in polyethylene production** on the Gulf Coast from Dow Chemical, ExxonMobil Chemical, and ChevronPhillips Chemical -- anticipated to occur in the near term.



Cushman & Wakefield is pleased to offer ±1,230 acres of dual-rail-served development land within the Gulf Inland Logistics Park.



**Gulf Inland**  
LOGISTICS PARK

<http://www.gulfinlandlogisticspark.com>

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# Gulf Inland Logistics Park

## ±1,230 Acres Dual-Rail-Served Development Land



### Property Overview

- The site is comprised of **±1,230 acres** of land immediately west of the BNSF 4,700-car facility rail yard and across the Baytown branch line from the UP 3,000-car rail yard.
- The site is suitable for **vertical buildings** ranging in size from 100,000 to 1,500,000 square feet.
- There is an opportunity to connect industrial real estate product with rail service from CMC Railroad, BNSF Railway or Union Pacific via the **Baytown Branch line**.
- Highway connections** to the Port of Houston via US Highway 90 and to Houston and its highways via Highway 146 have been improved and widened to allow greater access to and from the Property.
- Economic incentive packages** available for qualified park tenants through governmental jurisdictions, including tax abatements through the City of Dayton and Liberty County.

### Property Features

- 24/7 operational capacity regardless of noise, lights, etc.
- Natural gas directly to the property in 4-inch lines
- Water and sewer service from the City of Dayton
- 138V transmission line on site and a 13.2V distribution line
- High-speed internet connections via Comcast and AT&T
- Frontage on US Highway 90, and direct access to Highway 146, which provide direct connections to I-10, I-45, Beltway 8, and US Highway 59
- Access to Houston just 38 miles to the Southwest
- 30 miles to Bush Intercontinental Airport
- Direct access to Port of Houston ± 25 miles to the South

### Proposed Land Development Plan

