

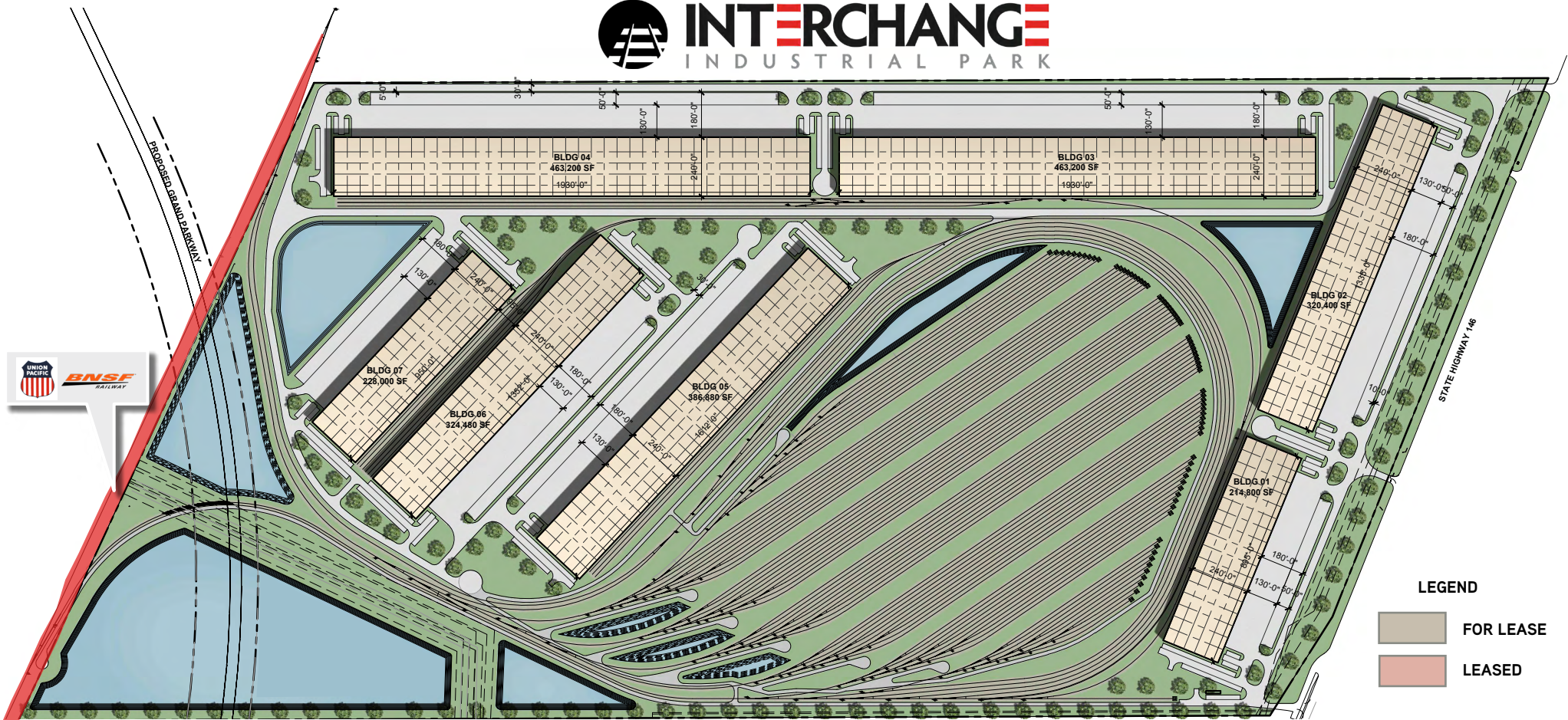


A Development by:
NATIONAL
PROPERTY HOLDINGS



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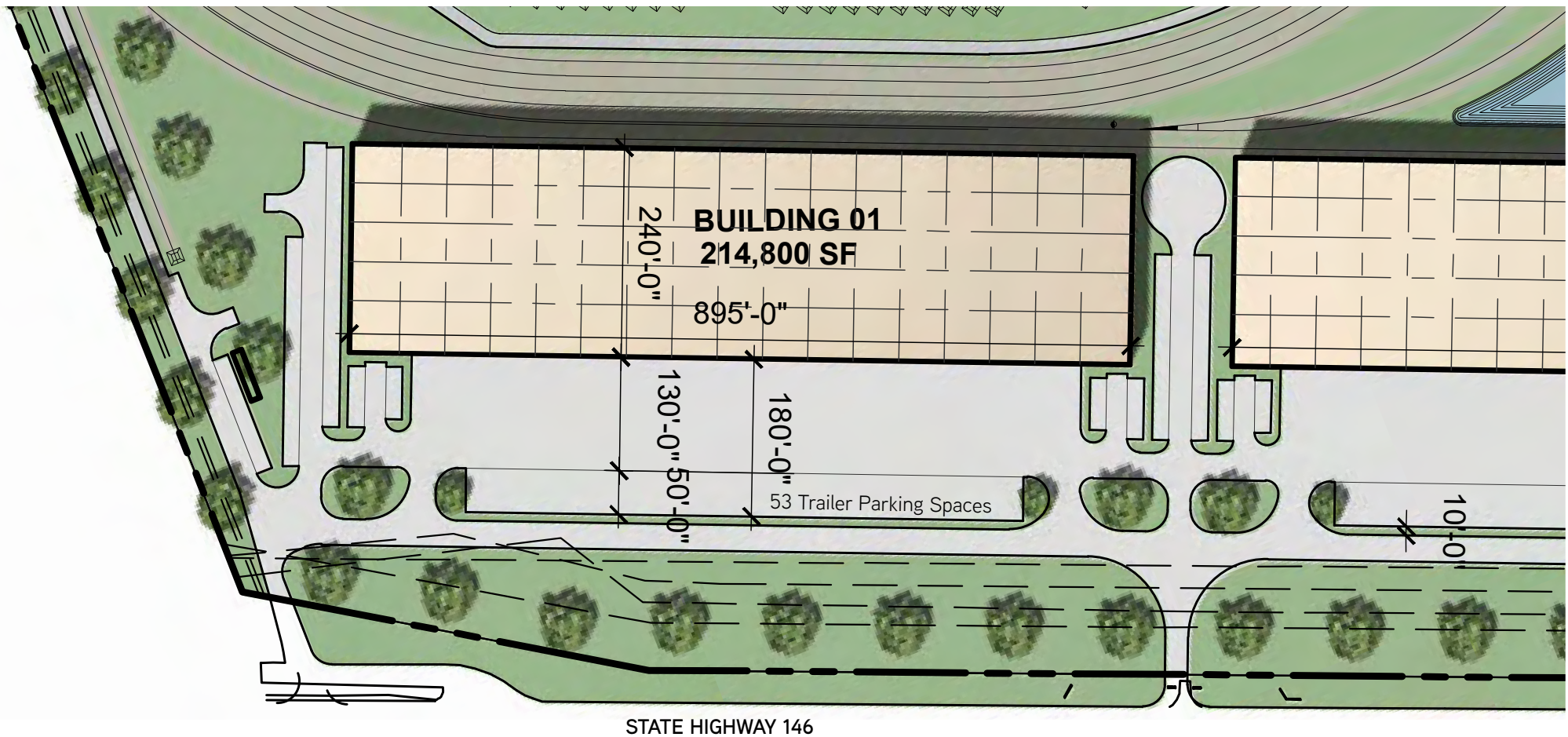




PARK FEATURES

- 300 Acre Master Planned, Deed Restricted Industrial Park
- Dual Rail Service with Union Pacific and BNSF Railway
- Integrated Rail Services Provided by Rail Logix Dayton
- Up to 100 Acres Available for Build-to-Suit
- Over 2,400,000 SF of Class A, Rail-served space available
- Foreign Trade Zone No. 171
- Hwy 146 Frontage with convenient Grand Parkway Access
- Regional Detention System - 100% Net Acreage
- Natural Gas, Fiber and Electric Service On-Site
- Industrial Water Supply available from Coastal Water Authority (Lynchburg Canal)
- City of Dayton Tax Incentives
- 10 Year Tax Abatements Available
- Located in Pro-Business Liberty County
- Liberty County Municipal Utility District No. 8

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BUILDING SPECIFICATIONS

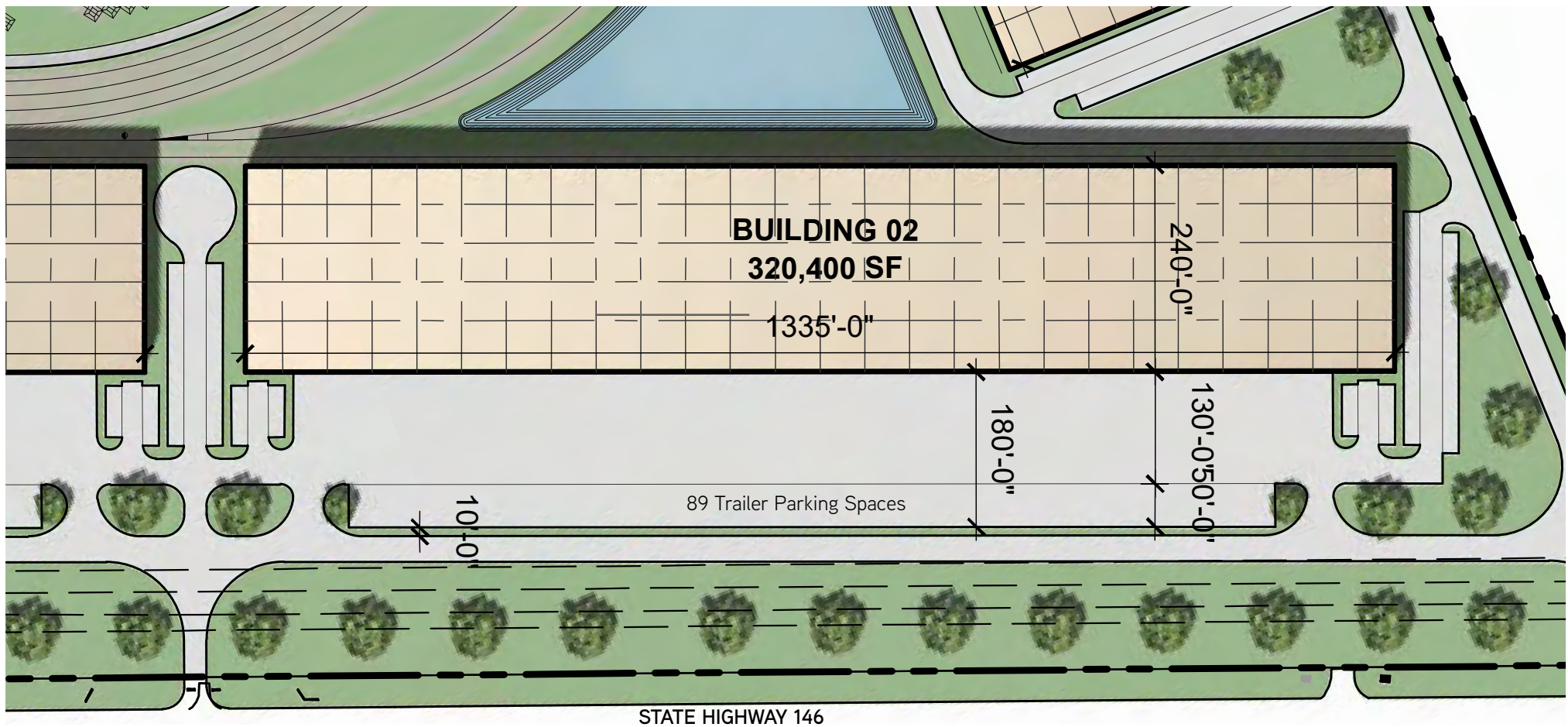
Name	Building 1
Address	13850 Highway 146 Dayton, TX 77535
Building Size	214,800 SF Total
Available	214,800 SF
Divisible to	107,400 SF
Office	Build to Suit
Configuration	Front Load; Rail Served
Clear Height	30'
Trailer Parking Spaces	53

Sprinklers	ESFR Sprinkler System
Loading	Dock-High
Ramps	Oversized Drive-In Ramps
Column Spacing	Minimum 52' on Interior Bays
Lighting	LED Exterior Lighting
Flood Plain	Outside of 500-year
Visibility	State Highway 146
Access	Highway 146 Frontage and convenient Grand Parkway access

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BUILDING SPECIFICATIONS

Name	Building 2
Address	13800 Highway 146 Dayton, TX 77535
Building Size	320,400 SF Total
Available	320,400 SF
Divisible to	80,100 SF
Office	Build to Suit
Configuration	Front Load
Clear Height	30'
Trailer Parking Spaces	89

Sprinklers	ESFR Sprinkler System
Loading	Dock-High
Ramps	Oversized Drive-In Ramps
Column Spacing	Minimum 52' on Interior Bays
Lighting	LED Exterior Lighting
Flood Plain	Outside of 500-year
Visibility	State Highway 146
Access	Highway 146 Frontage and convenient Grand Parkway access

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About the Developer

colliers.com/houston



ABOUT NATIONAL PROPERTY HOLDINGS

Clients have long relied on National Property Holdings (NPH) for the perfect union of industrial assets, proven expertise and the capacity to orchestrate complex turn-key developments in strategic locations. As a full-service real estate developer, NPH is well equipped to develop and construct unique build-to-suit and design-build projects. With the resources and expertise that industry leaders can rely on, National Property Holdings specializes in the development of rail-served manufacturing and distribution facilities in the Port Houston submarket and Gulf Coast region. Leveraging its relationships with best-in-class design and construction professionals, the NPH team creates competitive advantages and its alliance with RailLogix have developed over 6,500,000 square feet of class “A” industrial buildings and 150 miles of railroad greatly enhancing its industrial parks with a full complement of rail-related services and terminals.

- › Development, construction, leasing.
At National Property Holdings, it’s all about logistics. Each and every day, the professionals at National Property Holdings put this belief into practice – the development, construction and leasing of rail-served, port accessible industrial facilities that create measurable advantages for its clients. The result... Industrial developments that work harder – and smarter – for your bottom line.

REAL ESTATE SERVICES INCLUDE:

Project Development

- Feasibility Studies
- Tax Abatements & Incentives
- Environmental Site Assessments
- Survey & Platting
- Architectural Design Coordination
- Engineering Coordination

Construction Management

- Competitive Bid Management
- Contractor Qualification & Selection
- Value Engineering
- Design/Bid/Build Services
- Guaranteed Maximum Pricing
- Railroad Construction Coordination

Leasing & Property Management

- Inspection & Testing of Critical Systems
- Ad Valorem Tax Protest Administration
- Management of Capital Improvements
- Repair & Maintenance Coordination
- Service Agreement Oversight
- Landscape Maintenance





RAIL OPPORTUNITIES



Randy Bennett
Chief Operating Officer
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www.rail-logix.com



Rail Logix Dayton, LLC
13900 State Highway 146
Dayton, TX 77535

ABOUT RAIL LOGIX

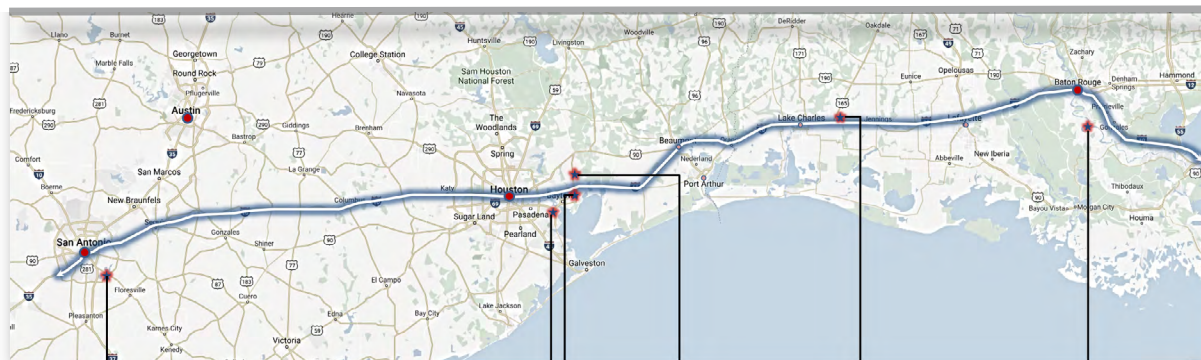
Rail Logix is a privately-owned rail yard operator specializing in the storage, handling and switching of railcars for users in the petrochemical, energy, agricultural and logistics industries. Established in 2007, Rail Logix combines world-class railcar handling, switching, and staging services with augmented services such as railcar cleaning, maintenance, and transloading. Designed for maximum efficiency, the Rail Logix's rail yards provide reliable, on-demand release of its users railcars to interchange with Class I carriers a minimum of five (5) days per week in a safe and economical manner.

Our state-of-the-art facilities are equipped with a web based yard management system and AEI readers which provide real time inventory control of each customer's product. At a moment's notice, Rail Logix's yard management system can generate electronic rail activity reports for its valued customers on a daily basis. In addition, each of Rail Logix's access controlled, rail yard facilities are monitored under constant video surveillance 24 hours a day, seven days a week.

We pride ourselves on an impeccable safety record that is second to none in the rail industry. Rail Logix operations have consistently been awarded the coveted American Short Line Regional Railroad Association "Jake Award with Distinction". At Rail Logix, we have one clear goal in mind - to consistently deliver the highest level of operational performance and safety in the industry.

SERVICES AND AMENITIES

- > Dual-Served by the Union Pacific Railroad & BNSF Railways
- > Storage for 2,500+ Rail Cars
- > 4 Interchange Tracks totaling 227 Rail Car Spots
- > Guaranteed Same-Day Interchange Service
- > Rail Car Cleaning, Transloading, and Maintenance Services Available On-Site
- > Multiple Locomotives Assuring Uninterrupted Service
- > Secure, Access-Controlled Facility with 24-Hour Video
- > Yard Management System Features Real-Time Inventory Control with Web-Based Customer Interface



Rail Logix
Alamo Junction
San Antonio, TX

Rail Logix
Port Crossing
La Porte, TX

Rail Logix
AmeriPort
Baytown, TX

Rail Logix
Interchange
Dayton, TX

Rail Logix
Lacassine
Iowa, LA

Rail Logix
RailPort
St. Gabriel, LA



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Houston, Inc.

29114

houston.info@colliers.com

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or Primary Assumed Business Name

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Phone

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Designated Broker of Firm

License No.

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Patrick Duffy

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Licensed Supervisor of Sales
Agent/Associate

License No.

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Phone

Robert Alinger

562023

robert.alinger@colliers.com

(713) 830-2167

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date