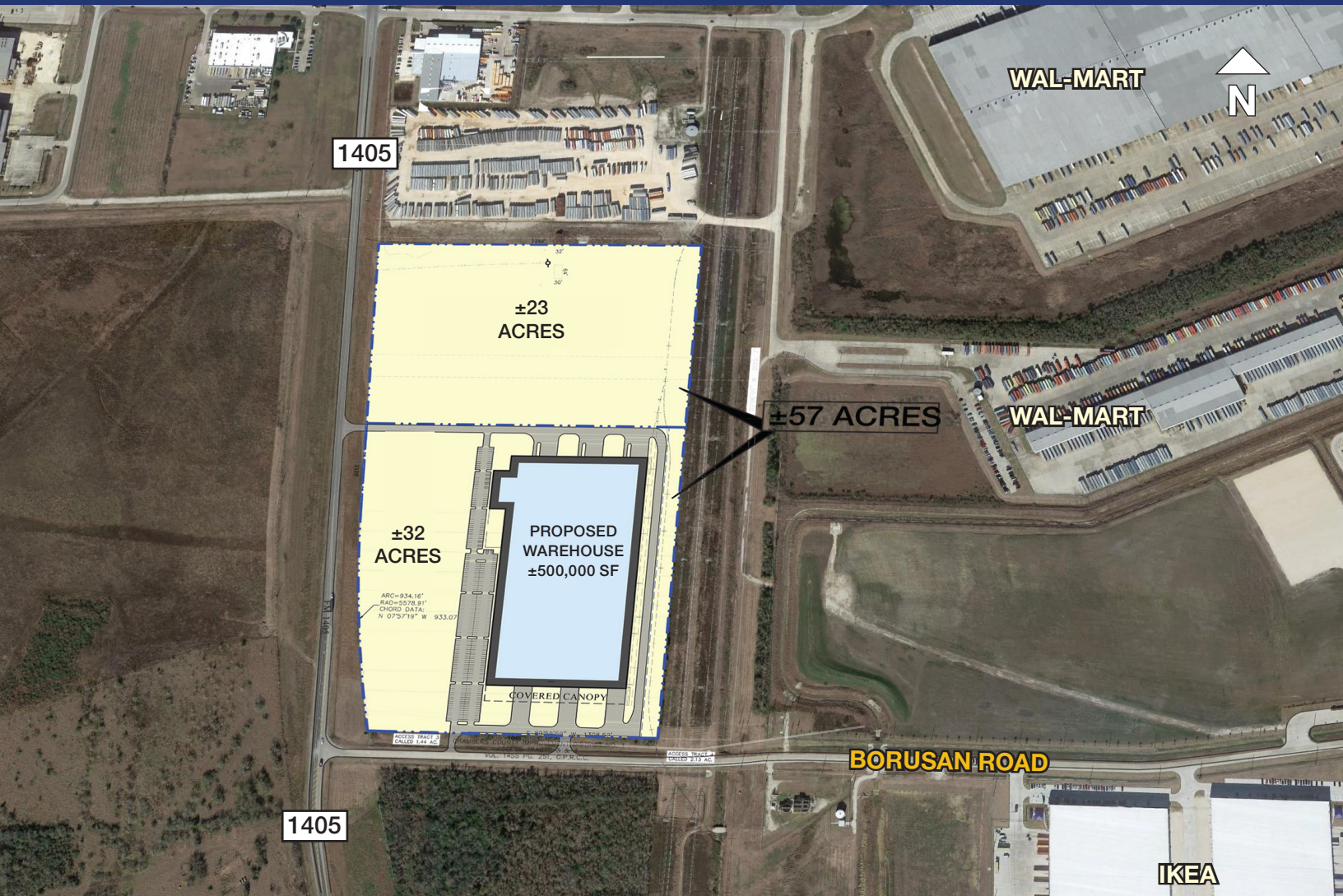


# TGS Cedar Port Industrial Park

## FM 1405 / BORUSAN ROAD LAND FOR SALE AND DEVELOPMENT



### Site Features

- ±57 acres of land available for sale/lease, build-to-suit, and design build
- Sites are development ready with roads, utilities, and detention in-place
- More than 90 miles of dual-service (UP & BNSF) operating rail track within the park
- Storage capacity for 3,000 rail cars and expanding to over 4,500
- Call broker for pricing
- Heavy haul corridor within the park
- Two barge dock terminals with the ability to handle overweight containers
- Tax incentives available
- Foreign Trade Zone available
- Excellent access to Highway 99 (Grand Pkwy), Interstate 10, SH 225, SH 146, Port Houston, and Bayport and Barbour's Cut container terminals

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