



AmeriPort BUSINESS PARK



A Development by:
NATIONAL
PROPERTY HOLDINGS

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AmeriPort BUSINESS PARK

The Area

The location offers superior connectivity to, through, and around the Greater Houston metroplex. The business park lies at the intersection of the Grand Parkway and S. FM 565, which provides direct connectivity to Interstate 10 to the north and Highway 146 to the south.

The Business Park

AmeriPort Business park offers Class A space suitable for a variety of uses. The location can provide Grand Parkway signage opportunities as well as direct, convenient access to Hwy 146 and I-10. The park is served by Chambers Co. Improvement District No. 2 utilities and benefits from one of the lowest tax rates in the area.

The Space

The project offers institutional grade tilt-wall buildings with high efficiency TPO roofs. Ample clear height, LED lighting, ESFR sprinkler systems, and Build-to-Suit office space are standard accommodations within the park. Generous amounts of trailer parking and dedicated truck circulation roads are standard amenities within the development.

Amenities include:



Immediate
Highway Access



Port
Proximity



ESFR/Foam



30' Minimum
Clear Height



Class A Building
Class



Exterior LED
Lighting



Dock-High
Loading



Build
To-Suit



Oversized
Drive-In Ramps



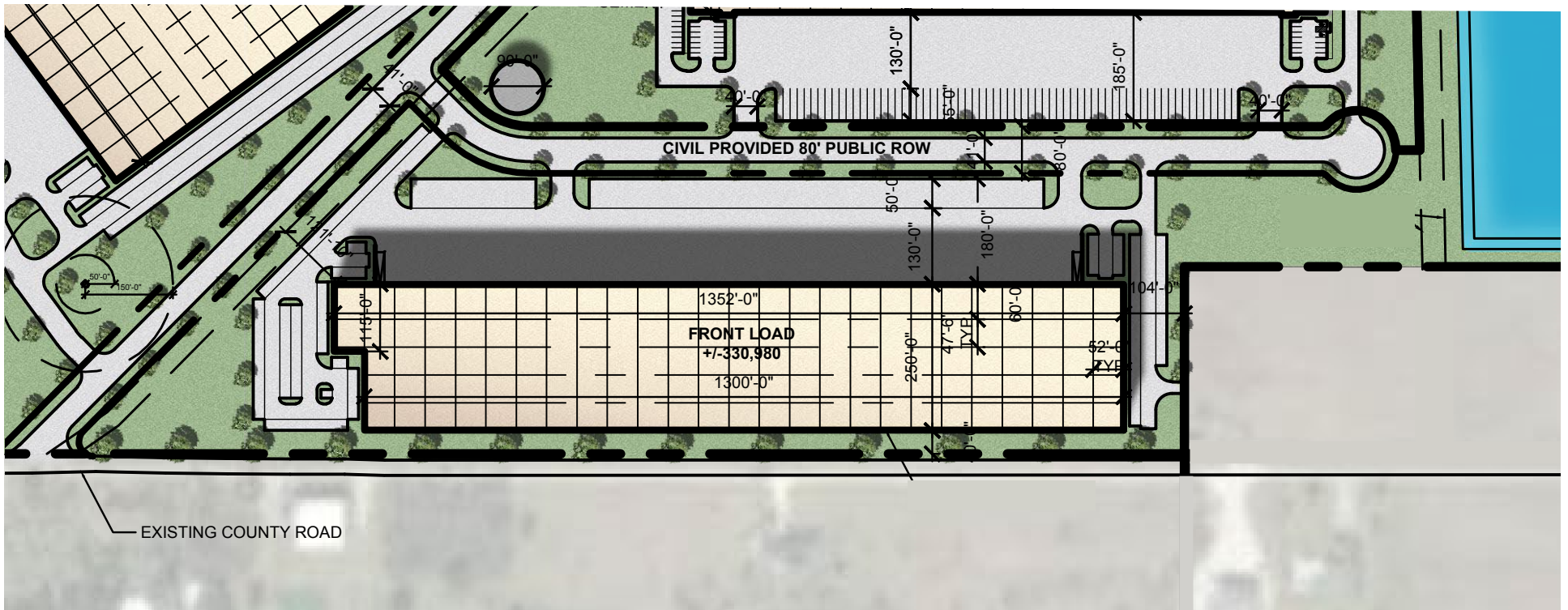
Low Operating
Expenses



Park Features

- Grand Parkway Frontage Sites Available for Lease or Sale
- 425 Acre Master Planned, Deed Restricted Mixed Use Development
- 20 Acres Available for Retail Use
- Up to 150 Acres Available for Build-to-Suit or Design Build
- Foreign Trade Zone (FTZ) No. 171
- Among the Lowest Operating Expenses in the Region
- Regional Detention System - 100% Net Acreage
- Fiber, Natural Gas and 35 KV Electric Service Available
- Close Proximity to Port Houston (Heavy Haul Access)
- Located in Pro-Business Chambers County (Baytown, TX)
- Utilities provided by Chambers County Improvements District No. 2

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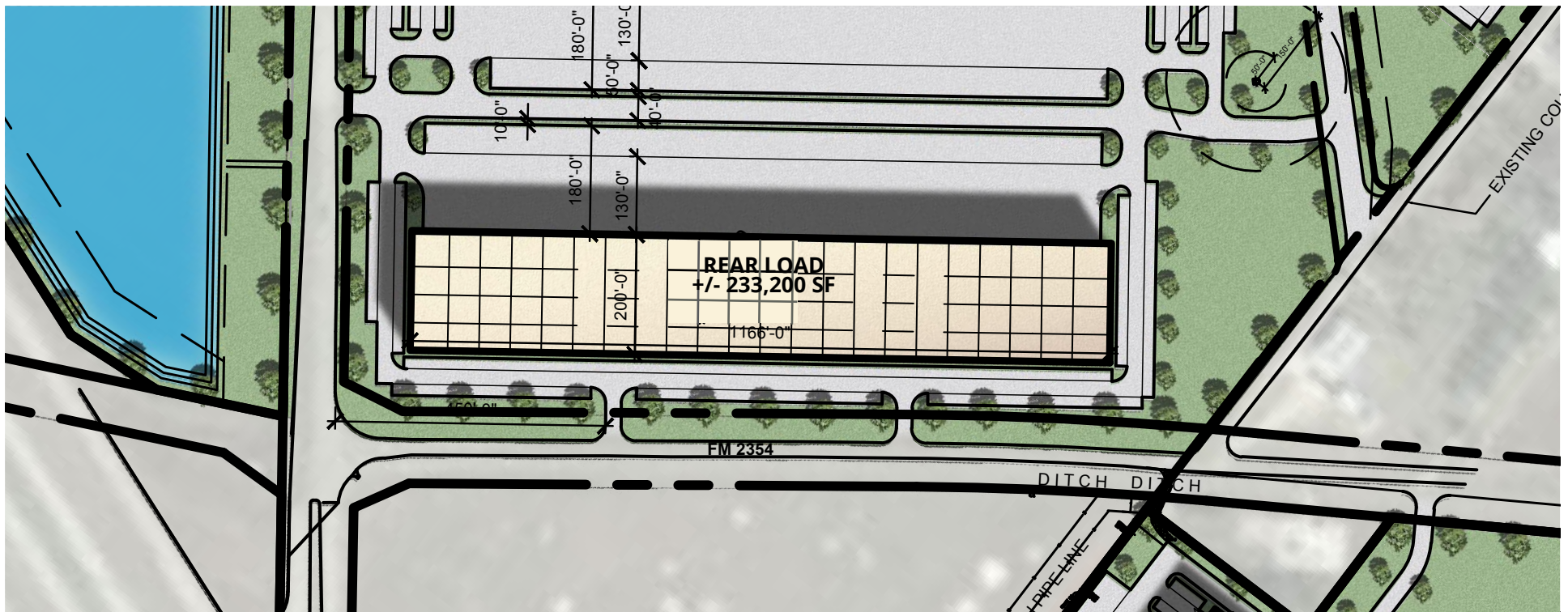


Building Specifications

Name	Building 2	Sprinklers	ESFR Sprinkler System
Address	3320 S. FM 565 Rd. Baytown, TX 77523	Loading	Dock-High
Building Size	330,980 SF Total	Ramps	Oversized Drive-In Ramps
Available	330,980 SF	Column Spacing	Minimum 52' on Interior Bays
Divisible to	100,000 SF	Lighting	LED Exterior Lighting
Office	Build-to-suit	Flood Plain	Outside of 500-year
Configuration	Front Load	Access	Close access to Grand Parkway and Highway 146
Clear Height	36'		

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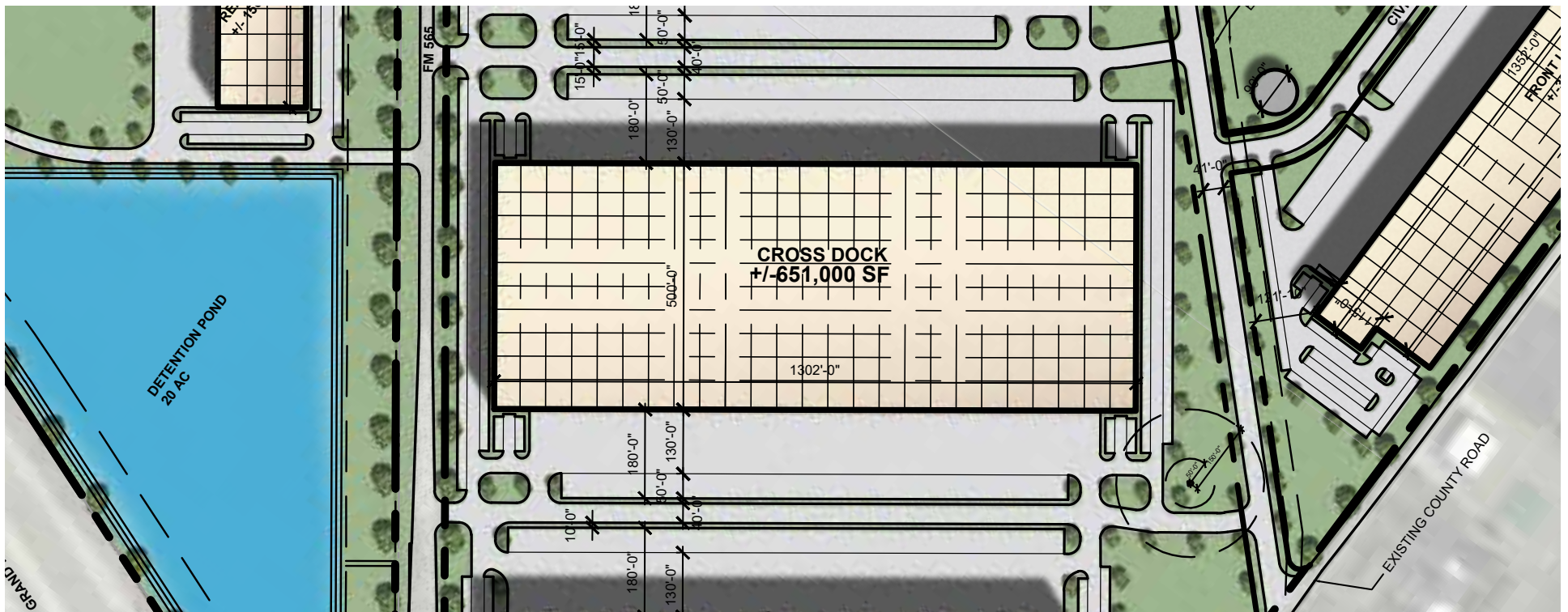


Building Specifications

Name	Building 3	Sprinklers	ESFR Sprinkler System
Address	3100 S. FM 565 Rd. Baytown, TX 77523	Loading	Dock-High
Building Size	233,200 SF Total	Ramps	Oversized Drive-In Ramps
Available	233,200 SF	Column Spacing	Minimum 52' on Interior Bays
Divisible to	50,000 SF	Lighting	LED Exterior Lighting
Office	Build-to-suit	Flood Plain	Outside of 500-year
Configuration	Rear Load	Access	Close access to Grand Parkway and Highway 146
Clear Height	36'		

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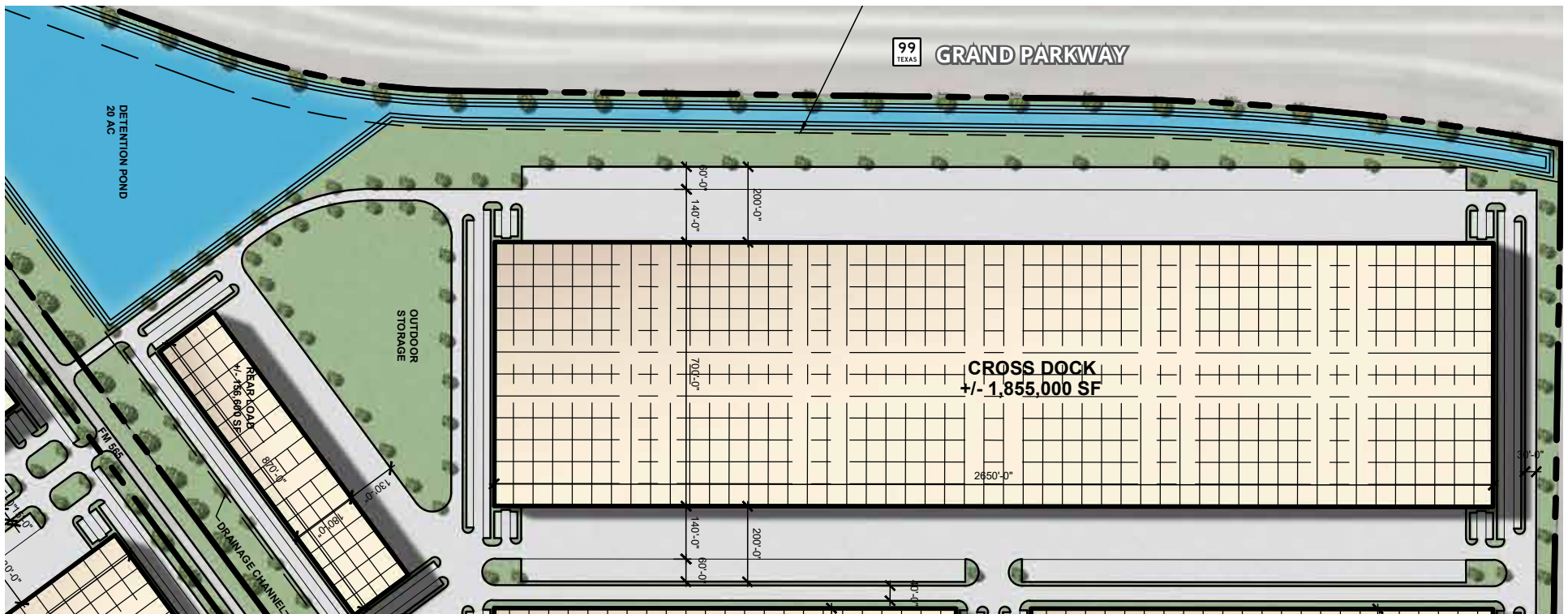


Building Specifications

Name	Building 4	Sprinklers	ESFR Sprinkler System
Address	3200 S. FM 565 Rd. Baytown, TX 77523	Loading	Dock-High
Building Size	651,000 SF Total	Ramps	Oversized Drive-In Ramps
Available	651,000 SF	Column Spacing	Minimum 52' on Interior Bays
Divisible to	160,000 SF	Lighting	LED Exterior Lighting
Office	Build-to-suit	Flood Plain	Outside of 500-year
Configuration	Cross Dock	Access	Close access to Grand Parkway and Highway 146
Clear Height	36'		

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Building Specifications

Name	Building 10	Sprinklers	ESFR Sprinkler System
Address	3323 S. FM 565 Rd. Baytown, TX 77523	Loading	Dock-High
Building Size	1,855,000 SF Total	Ramps	Oversized Drive-In Ramps
Available	1,855,000 SF	Column Spacing	Minimum 52' on Interior Bays
Divisible to	400,000 SF	Lighting	LED Exterior Lighting
Office	Build-to-suit	Flood Plain	Outside of 500-year
Configuration	Cross Dock	Access	Immediate access to Grand Parkway and Highway 146
Clear Height	40'		

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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 and its alliance with Rail Logix 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.

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





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 purposes. 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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Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date