

For sale

±302.28 acres
Divisible to ±100 Acres
Rail capable
Port of Brownsville, TX

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Property overview



Land area

- ±302.28 acres - Divisible to ± 100 acres
- ±7,262 ft of frontage on Hwy 48
- Level topography
- ±400 acres contiguous to North potentially available for ground lease only for a total of ±702.28 acres

Access

- Direct access via State Highway No. 48 (Brownsville Port Isabel Hwy)
- Distance from State Highway 550: ±3 miles
- Located within the Port of Brownsville area provides access to 6 liquid cargo docks, 13 cargo docks & access to Brownsville & Rio Grande International Railway with 3 Class 1 Railroads (UP, BNSF and CPCK), and connection to the USMCA Corridor

Frontage

- ±7,262 ft on State Highway No. 48 South
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Zoning

- No known zoning restrictions
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Utilities

- Water and wastewater – Brownsville Navigation District
 - Electricity – Available along State Highway 48 via AEP & Brownsville Public Utility Board (BPUB)
 - Natural gas – Pipeline borders northern end of property
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Surrounding land use

- State Highway 48 and Brownsville Ship Channel (South)
 - Forza Steel Project (West) - \$60 million manufacturing facility across State Highway 48 from the Keppel AmFELS yard
 - Rio Grande LNG Plant Construction (Northeast/North of Brownsville Ship Channel) - On 984 acres, the plant is the largest privately funded infrastructure project in Texas
 - Texas LNG Export Facility (Port of Brownsville north shore)
 - SpaceX Starbase, Boca Chica, TX
 - Element Fuels hydrogen powered 240 - Acre refinery facility
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Flood plain designation

- Special Flood Hazard Area subject to flooding by the 1% (100-year) annual chance flood
 - Zone AE with Base Flood Elevations 9-12 ft
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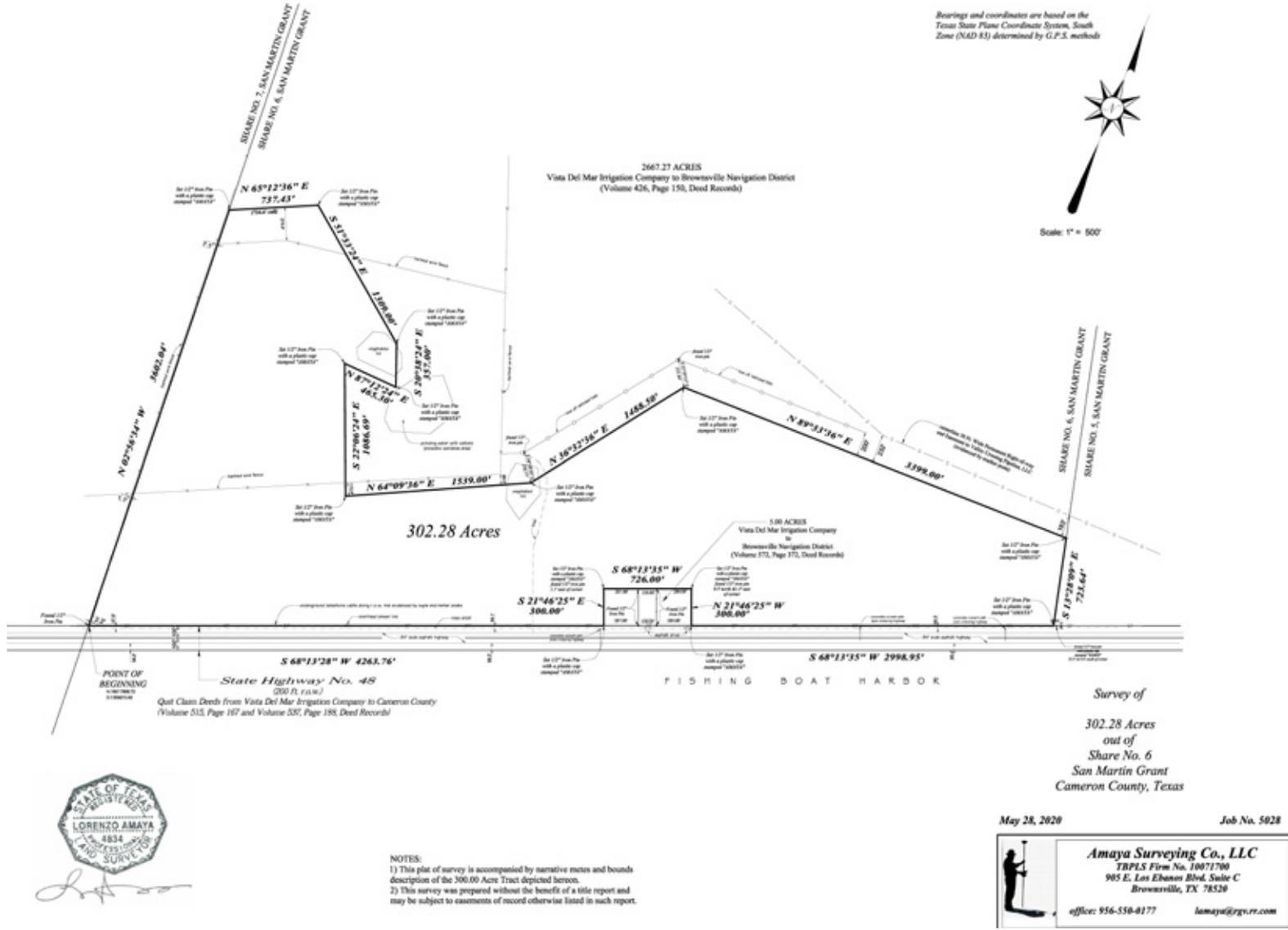
Incentives

- The site is within Cameron County Foreign Trade Zone (FTZ) No. 62 - The Port of Brownsville is the grantee for Foreign Trade Zone No. 62, one of the largest FTZs in Texas, and within the county
 - Located in a Federal Opportunity Zone in Texas which offers incentives in the form of capital gains tax abatement: gov.texas.gov/business/business/page/opportunity -
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Surrounding land use



Survey



Port of Brownsville at a glance

The Port of Brownsville, is the only deepwater seaport directly on the U.S.-Mexico border and offers strategic transportation advantages including convenient highway access with connections to Interstate 69 via State Highway 550 (future Interstate 169) and State Highway 48, facilitating easy cross-border cargo transport with Mexico. Located just 7.4 miles from the Veterans International Commercial Bridge and 29 miles from the Free Trade Commercial Bridge at Los Indios, the port's proximity to key border crossings enhances its role as a vital logistics hub.

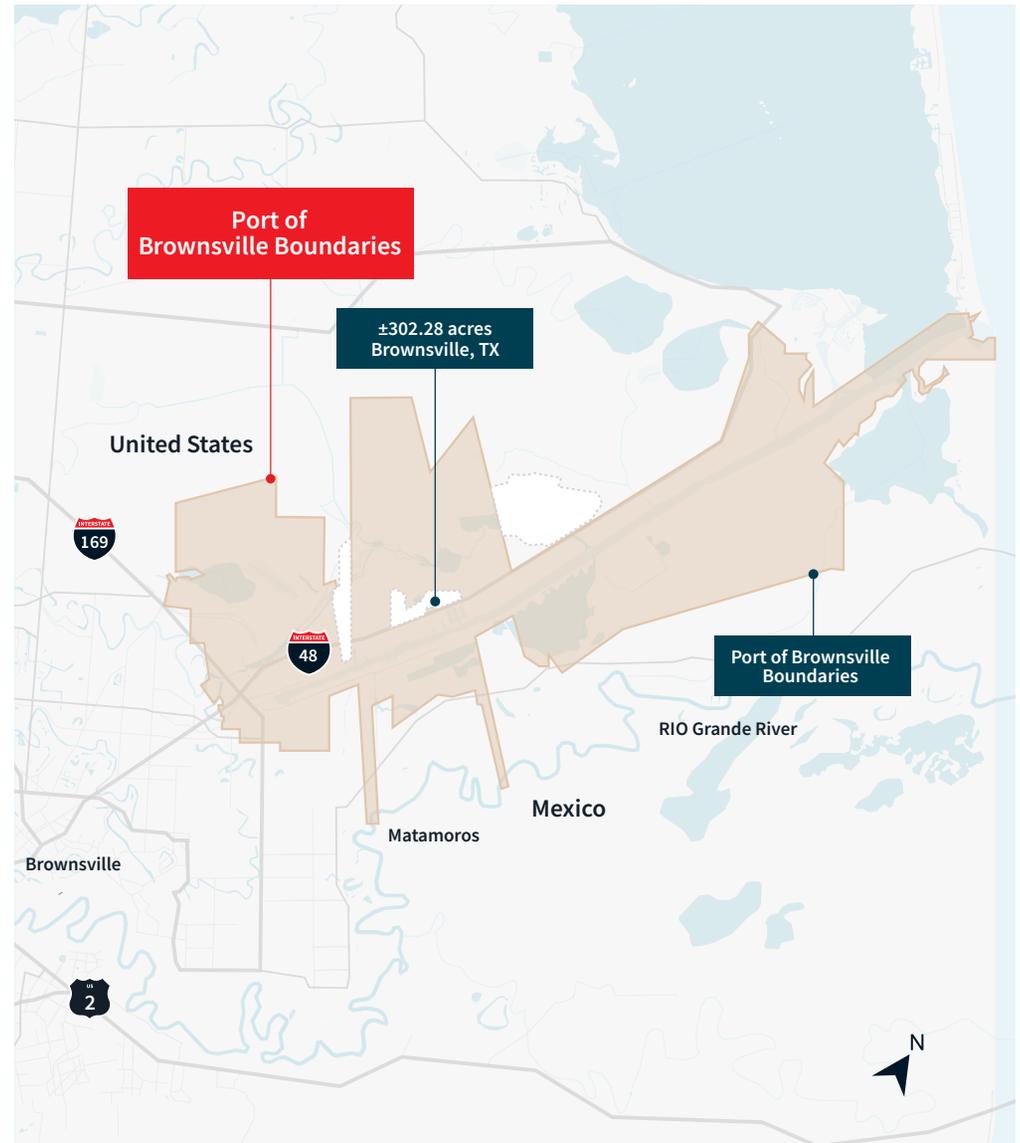
Port of Brownsville facilities

- 13 Cargo docks
- 6 Liquid cargo docks
- 39ft Current vessel draft

Primary commodities

Steel slabs, plates, wire rod, hot and cold rolled steel, beams, pipe, pig iron, ingots, and chrome ore. Petroleum, including lubricants, gasoline, jet fuel, diesel, No. 6 oil, naphtha, vacuum gas oils. Wax, latex, asphalt, aluminum, machinery, wind energy components, barite, pet coke, scrap metals, limestone, sand, grain, sugar, rutile ore, bauxite, minerals, cement, salt.

Source: Portofbrownsville.com



Location highlights

Brownsville, the county seat of Cameron County and Texas' 16th most populous city, is situated at the southernmost tip of Texas on the Rio Grande's northern bank, directly opposite Matamoros, Mexico. The city is part of the Rio Grande Valley, a region spanning 1,881 square miles with a population of about 1.5 million across 46 cities and towns, known for its strong personal and professional ties with the neighboring Mexican states of Tamaulipas and Nuevo Leon.

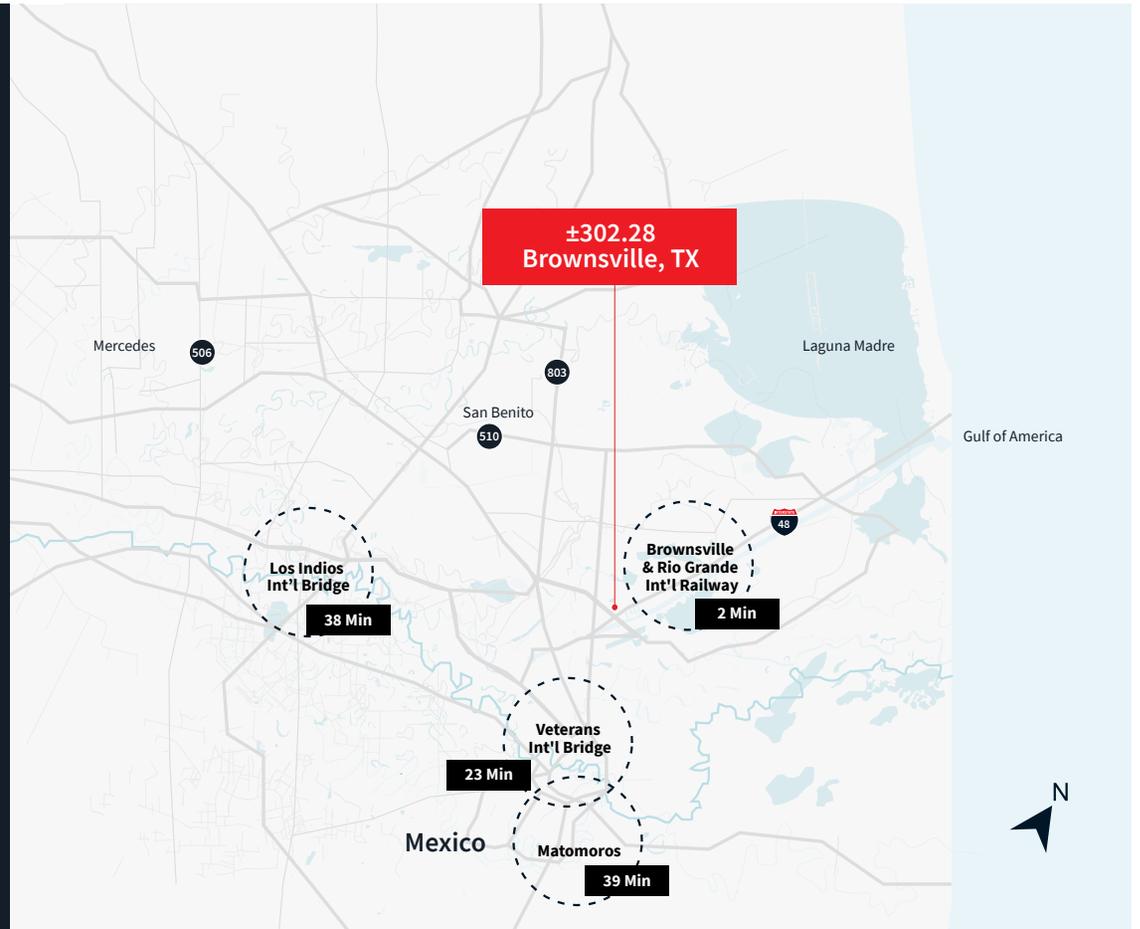
Drive times

United States

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|--|---------|
| Brownsville & Rio Grande Int'l Railway | 2 min |
| Veterans Int'l Bridge | 23 min |
| Los Indios Int'l Bridge | 38 min |
| Laredo | 3.5 Hrs |
| San Antonio | 4 Hrs |
| Austin | 5.5 Hrs |
| Houston | 5.5 Hrs |
| Dallas | 8 Hrs |

Mexico

| | |
|-----------|---------|
| Matamoros | 39 min |
| Reynosa | 1.3 Hrs |
| Monterrey | 3.5 Hrs |



±302.28 Acres

Divisible to ±100 Acres

Rail capable

Port of Brownsville, TX

JLL

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