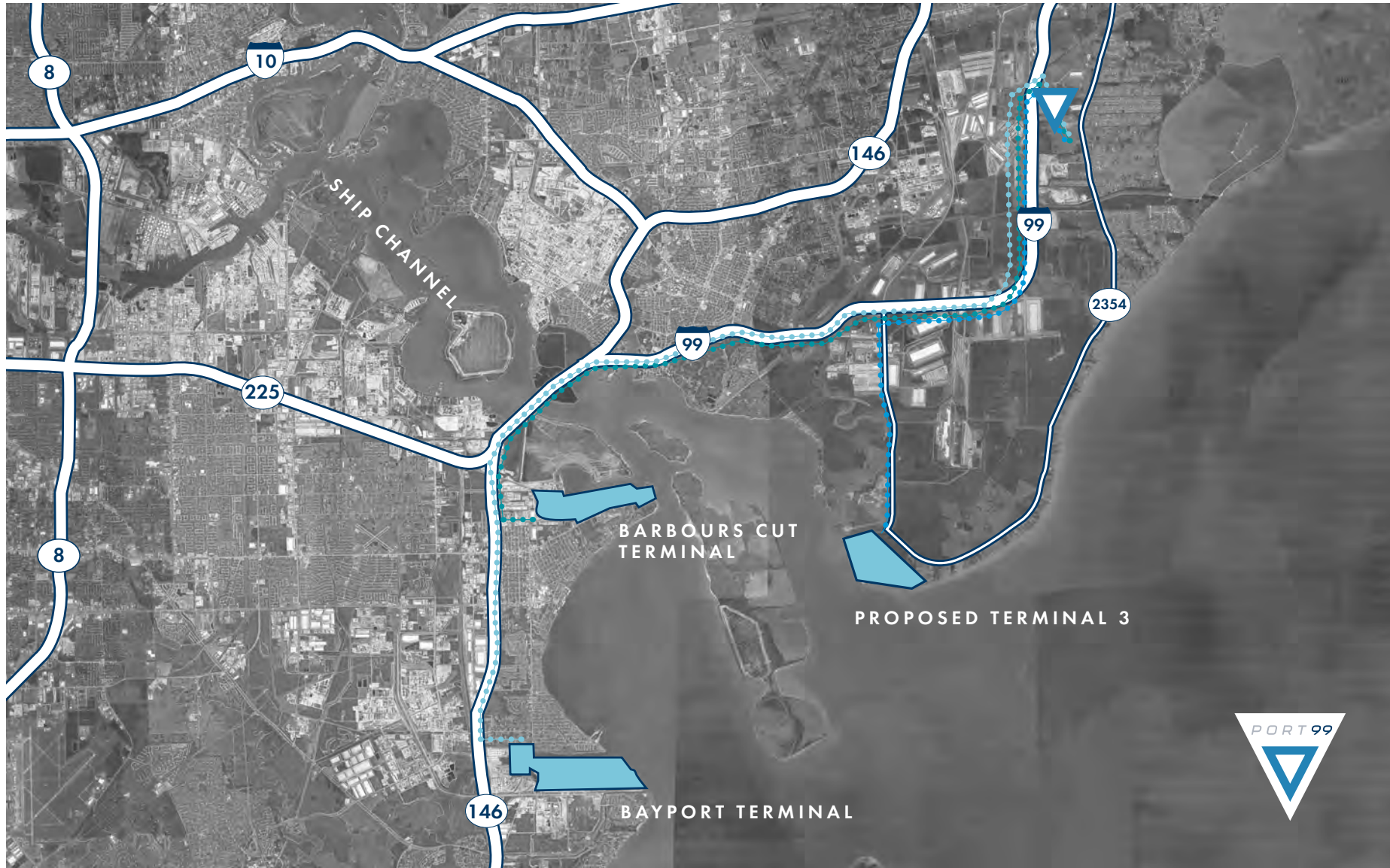




VIDEO

FOR SALE OR LEASE | 1,027,490 SF

▼ 16801 FM 2354 RD. | BAYTOWN, TX 77523



▼ PORT PROXIMITY

● FROM PORT 99 TO BARBOURS CUT TERMINAL (VIA SH 99)

- 18.5 MILES
- 27 MINUTES
- SPEED LIMIT 60 - 70 MPH

● FROM PORT 99 TO BAYPORT TERMINAL (VIA SH 99)

- 22.8 MILES
- 26 MINUTES
- SPEED LIMIT 60 - 70 MPH

● PROPOSED TERMINAL 3 (VIA SH 99 AND FM 1405)

- 11.1 MILES
- 14 MINUTES
- SPEED LIMIT 60 - 70 MPH

4

INGRESS RIGHT
TURNS



4

EGRESS LEFT
TURNS



▼ CORPORATE NEIGHBOORS





BUILDING 1 OVERVIEW

159 TRAILER PARKING SPACES
190' TRUCK COURTS

1,027,490 TOTAL SF

518 TRAILER STORAGE SPACES (#1770 AC)

130 TRAILER PARKING SPACES
190' TRUCK COURTS

40' CLEAR HEIGHT

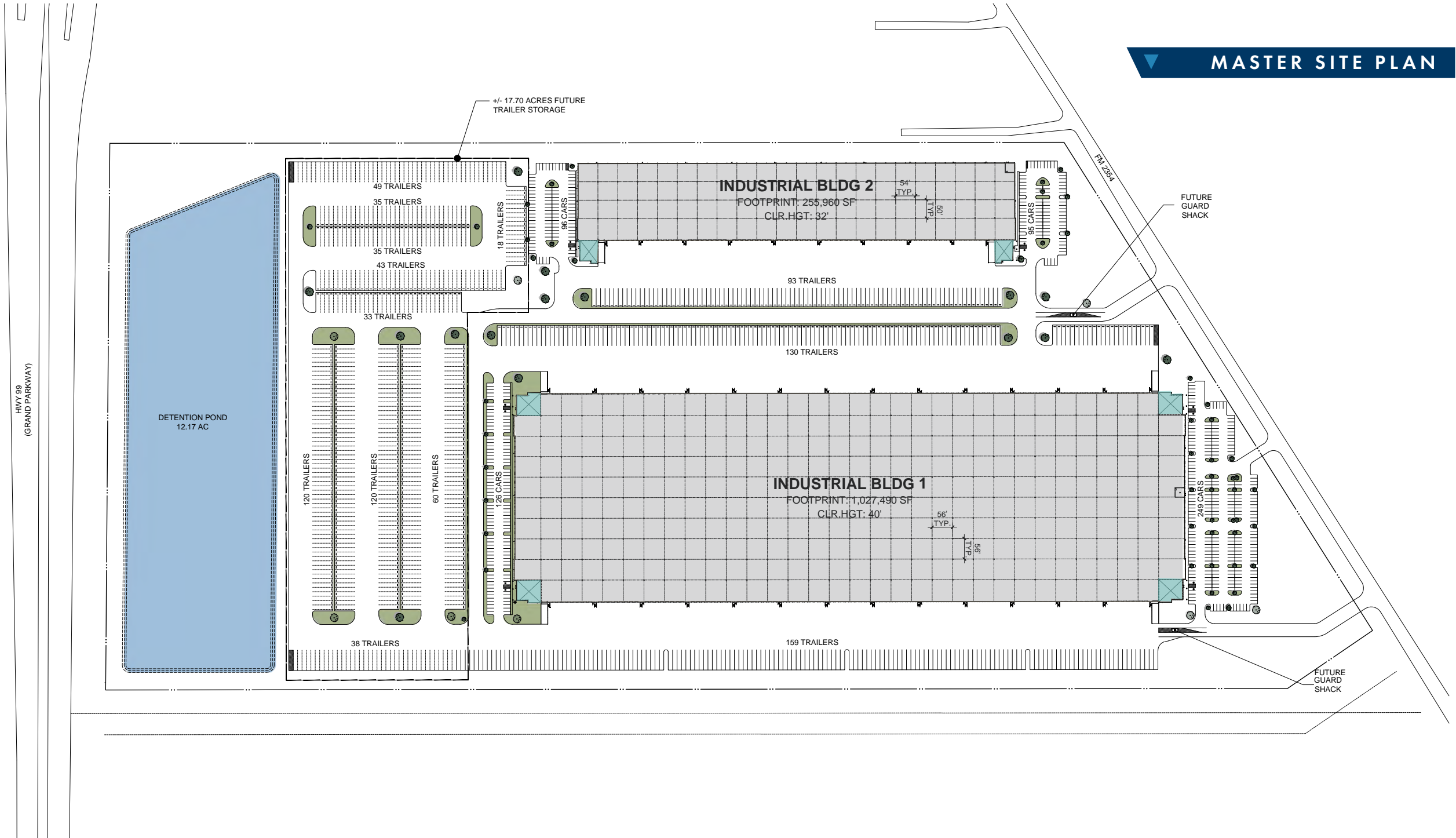
375 AUTO PARKING SPACES

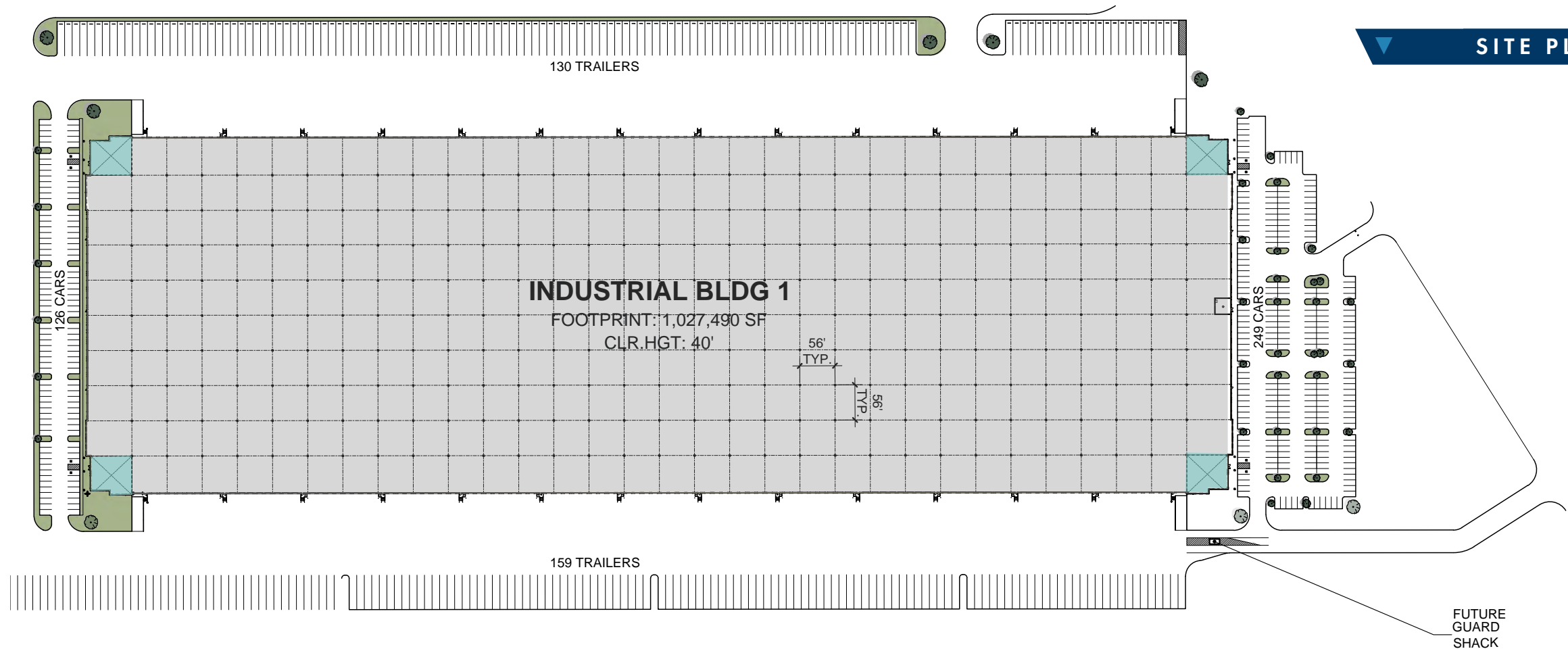
PORT 99 is an industrial development located near the port.
Featuring cross-dock and front-load configured buildings.



360° AERIALS

MASTER SITE PLAN



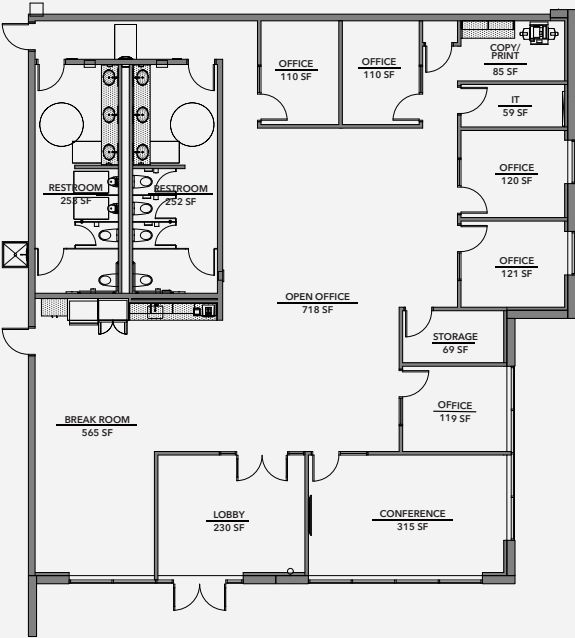
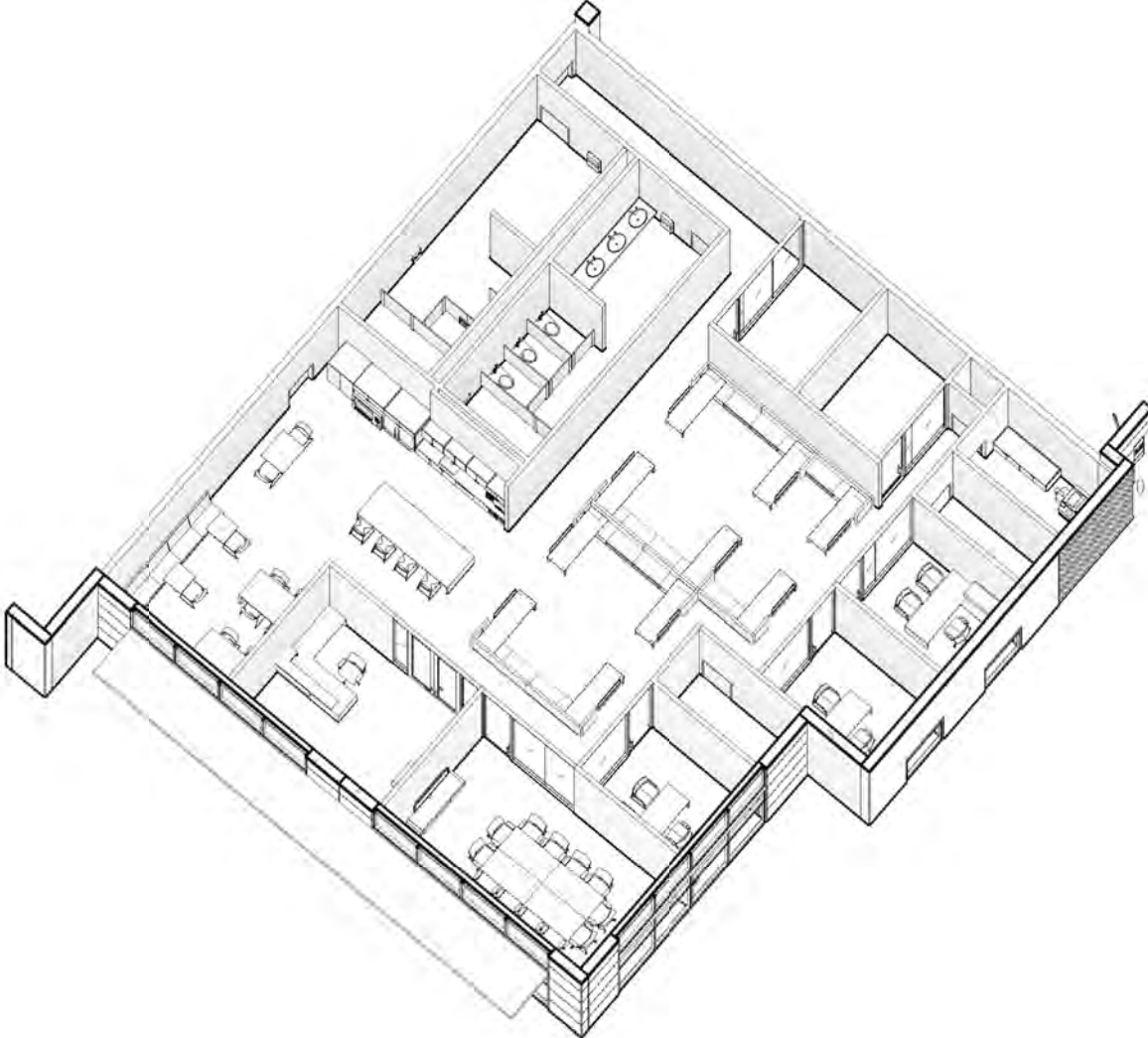


BUILDING
1

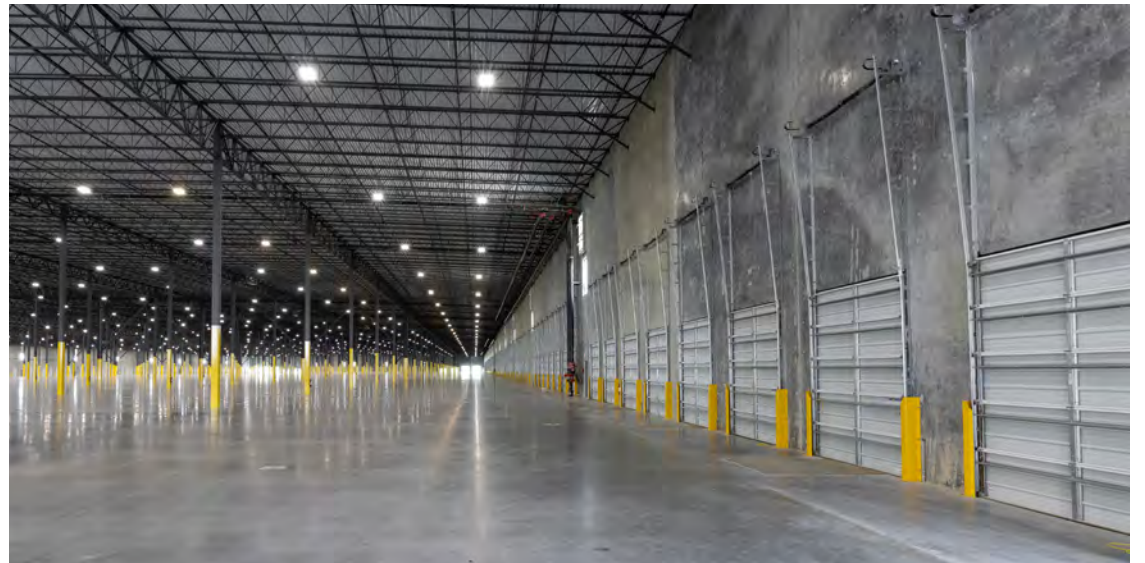
- ±1,027,490 SF
- 40' clear height
- Cross-dock configuration
- 56' x 56' column spacing
- 60' speed bays
- 204 dock-high doors
- 4 grade-level doors
- 289 trailer parking spaces
- 518 additional trailer spaces available
- 375 auto parking spaces
- ±17 AC trailer storage
- (2) 3-phase 4,000 amp services
- Foreign-Trade Zone No. 171
- **Tax Rate 1.55%**

- NOTE**
- 150 Megawatts available
 - 1 M GPD processed water available

OFFICE FLOOR PLAN



OFFICE SF
±3,994





CONCRETE YARD

- ±17 AC concrete yard
- Additional 518 trailer parks
- 7" concrete
- Site lighting
- Striped
- Wheel stops

▼ TEXAS MEGAREGION

110,000,000

PEOPLE SERVED THROUGH
INTERNATIONAL PORT
OF TEXAS

DALLAS
Population 7.76M

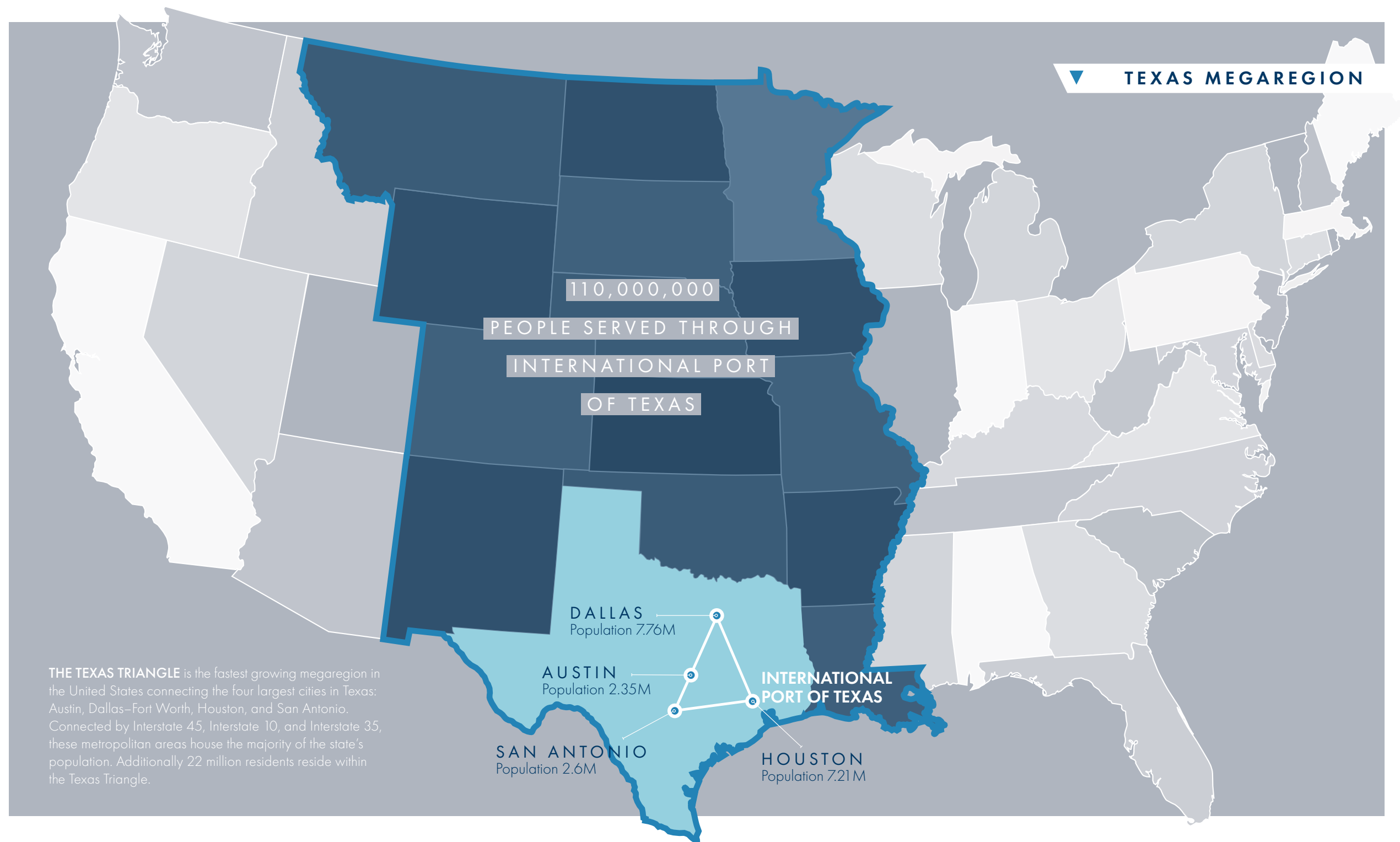
AUSTIN
Population 2.35M

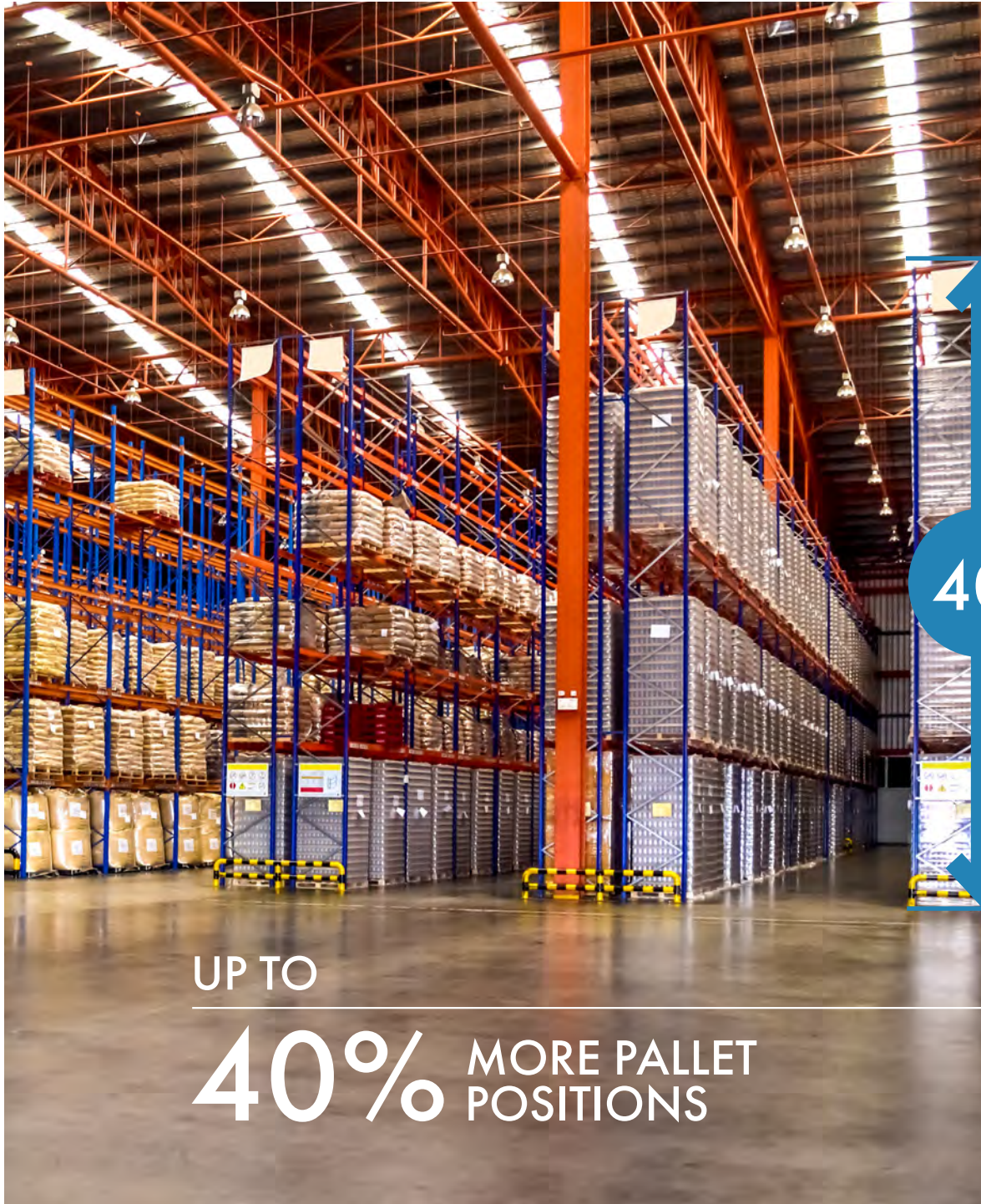
SAN ANTONIO
Population 2.6M

INTERNATIONAL
PORT OF TEXAS

HOUSTON
Population 7.21M

THE TEXAS TRIANGLE is the fastest growing megaregion in the United States connecting the four largest cities in Texas: Austin, Dallas–Fort Worth, Houston, and San Antonio. Connected by Interstate 45, Interstate 10, and Interstate 35, these metropolitan areas house the majority of the state's population. Additionally 22 million residents reside within the Texas Triangle.





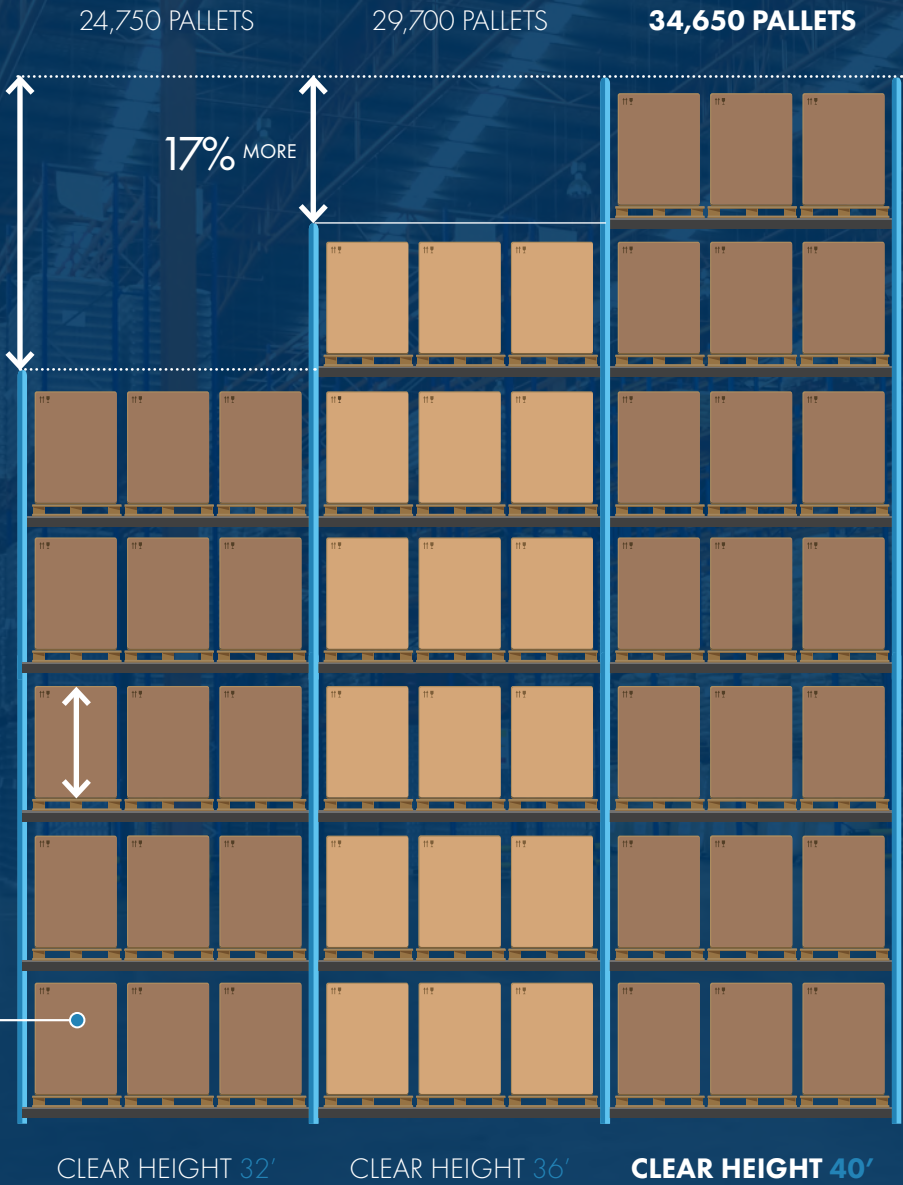
UP TO
40% MORE PALLET
POSITIONS



40% MORE

58" PALLET
HEIGHT

CLEAR HEIGHT ADVANTAGE





FOR LEASING INFORMATION CONTACT

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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.

2-10-2025



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 others, including the broker's own interests;
- 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. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 opinions 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 ESTABLISH:

- 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.

| | | | |
|---|----------------|--|----------------------|
| DFW Lee & Associates, LLC - Houston Office, RS | 9012596 | contacthouston@lee-associates.com | (713)744-7400 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Mike Spears, SIOR, CCIM | 493926 | contacthouston@lee-associates.com | (713)744-7400 |
| Designated Broker of Firm | License No. | Email | Phone |
| N/A | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Justin Tunnell, SIOR | 498388 | jtunnell@lee-associates.com | (713)744-7431 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov