

FOR SALE OR LEASE

6421 FM 1942

BAYTOWN, TX 77521



San Jacinto River

FM 1942

FOR SALE: ±56.64 ACRES WITH ±20,000 SF OF SHOP

ANDREW JEWETT SR.

Senior Vice President

+1 713 577 1735

andrew.jewett@cbre.com

KAYLA RIPPLE

Transaction Manager

+1 713 577 1731

kayla.ripple@cbre.com

CBRE

ExxonMobil

Hwy 99

ENERGY TRANSFER

ONEOK



TARGA

Interstate 10

ARCANUM

Chevron
Phillips
Chemical Company LP

± 56.64 Acres

PROPERTY HIGHLIGHTS

- ±56.64 AC SITE
- ±20,005 SF OF IMPROVEMENT
- ±17,005 SF WAREHOUSE
- ±3,000 SF FREESTANDING OFFICE
- ±43.33 AC OF HEAVILY STABILIZED / DEVELOPED YARD
- ±13.34 AC UNDEVELOPED / DETENTION
- UTILITIES:
 - Possible Process Water Through CWA
- POWER: 3-PHASE / 480 V / 1,000 AMPS
- 1.823% TAX RATE

CONTACT BROKER FOR SALE PRICE AND LEASE RATE

SITE PLAN



26.815 ACRES

56.644 ACRES

SITES

ACRES

Primary site

+/- 56.64

ACCESS MAP & UTILITY/PIPELINE MAPS

PLEASE CONTACT

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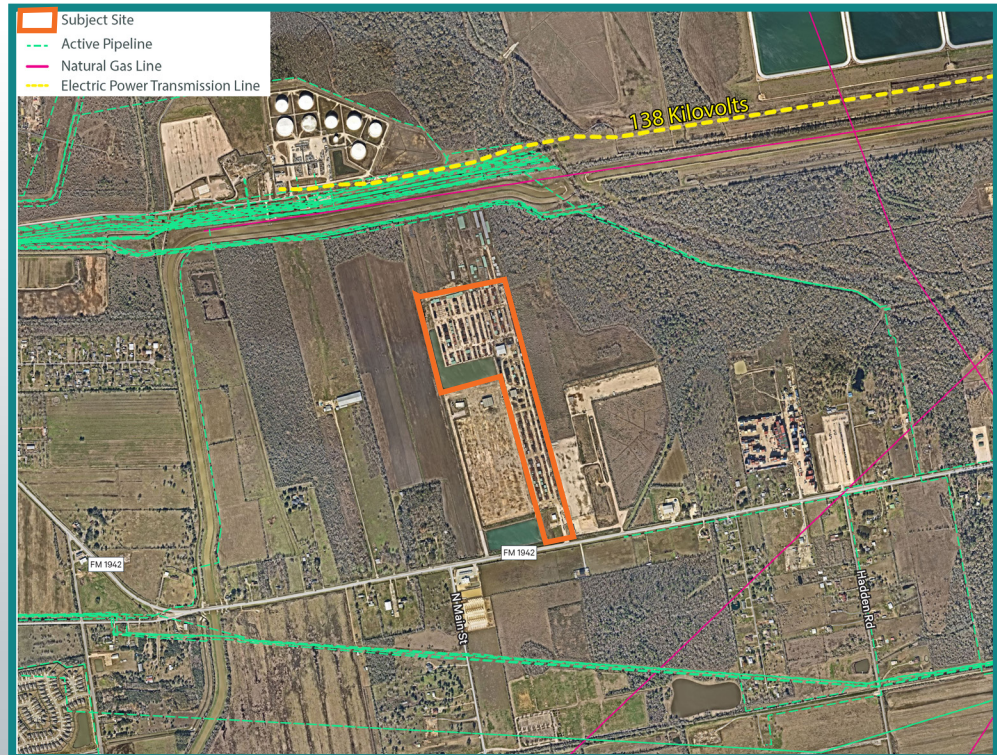
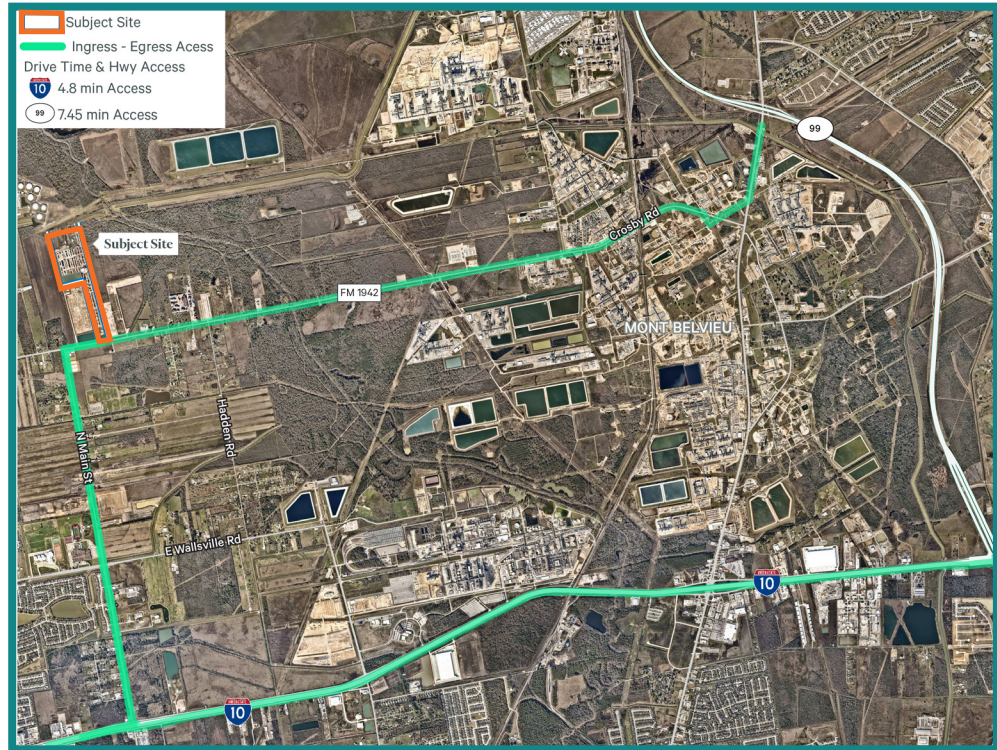
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