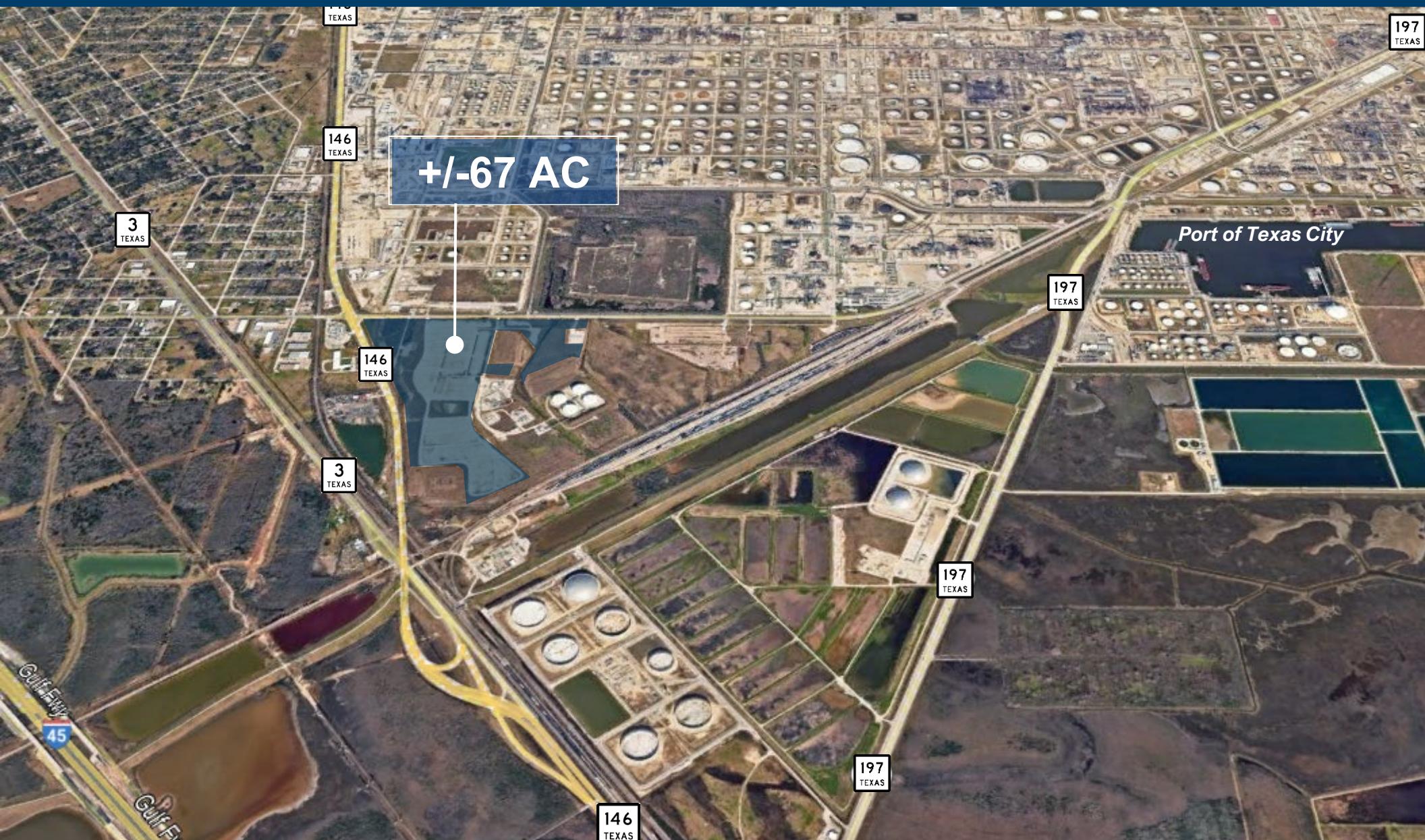


PORT OF TEXAS CITY | INDUSTRIAL LAND FOR LEASE



For information, please contact:

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NEWMARK

PORT OF TEXAS CITY | LOCATION



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NEWMARK

PORT OF TEXAS CITY | PROPERTY DETAILS



Site: +/-67 Acres

- Former industrial site that is cleared for redevelopment.
- Genesis Energy operates a crude oil storage facility on site.
- Verdantas as site monitor.
- Site is protected by the Texas City Storm Protection Levee managed by the U.S. Army Corps of Engineers.

Road Access:

- Direct access to SH-146 and FM-519
- Interstate 45

Rail service:

- Initial rail design for subject site can accommodate 60 rail cars.
- 32 Miles of rail infrastructure in Port
- 2 Rail yards with 1,200 rail car capacity
- Interchanges with BNSF and Union Pacific

Deep Water Port

- 38 Berths
- 2 Barge fleeting areas
- Channel depth of 46 ft
- Primary cargo is bulk liquids, including intermediate chemicals and petroleum products.

Utilities:

- Electric Service:
 - Texas New Mexico Power
 - Substation on subject site
- Domestic Water and Sewer
 - City of Texas City

Waste Water Treatment

- Gulf Coast Authority, 910 Bay Area Blvd., Houston TX 77058
- 40 Acre Industrial Wastewater Treatment Facility in Texas City

Natural Gas

- Enterprise Products, Kinder Morgan, and other providers

Hydrogen

- Linde and other providers

PORT OF TEXAS CITY | RAIL EXPANSION PLANS



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NEWMARK

PORT OF TEXAS CITY | OVERVIEW

Dock	User
1-5	INEOS
11-12	Enterprise
14	Marathon
15	BWC Terminals
16	Valero, Marathon, BWC Terminals
18	Maraton
19	BWC Terminals
20	Valero
22 (N/S)	Valero
32-38	Marathon
40-41	Marathon, Valero
42/43	Texas City Logistics, LLC
44-45	Oxbow
50-52	INEOS
54 (E/A)	Marathon
56-57	Valero
58-59	BWC Terminals
60-67	Advario Texas City
71	Kirby Fleet



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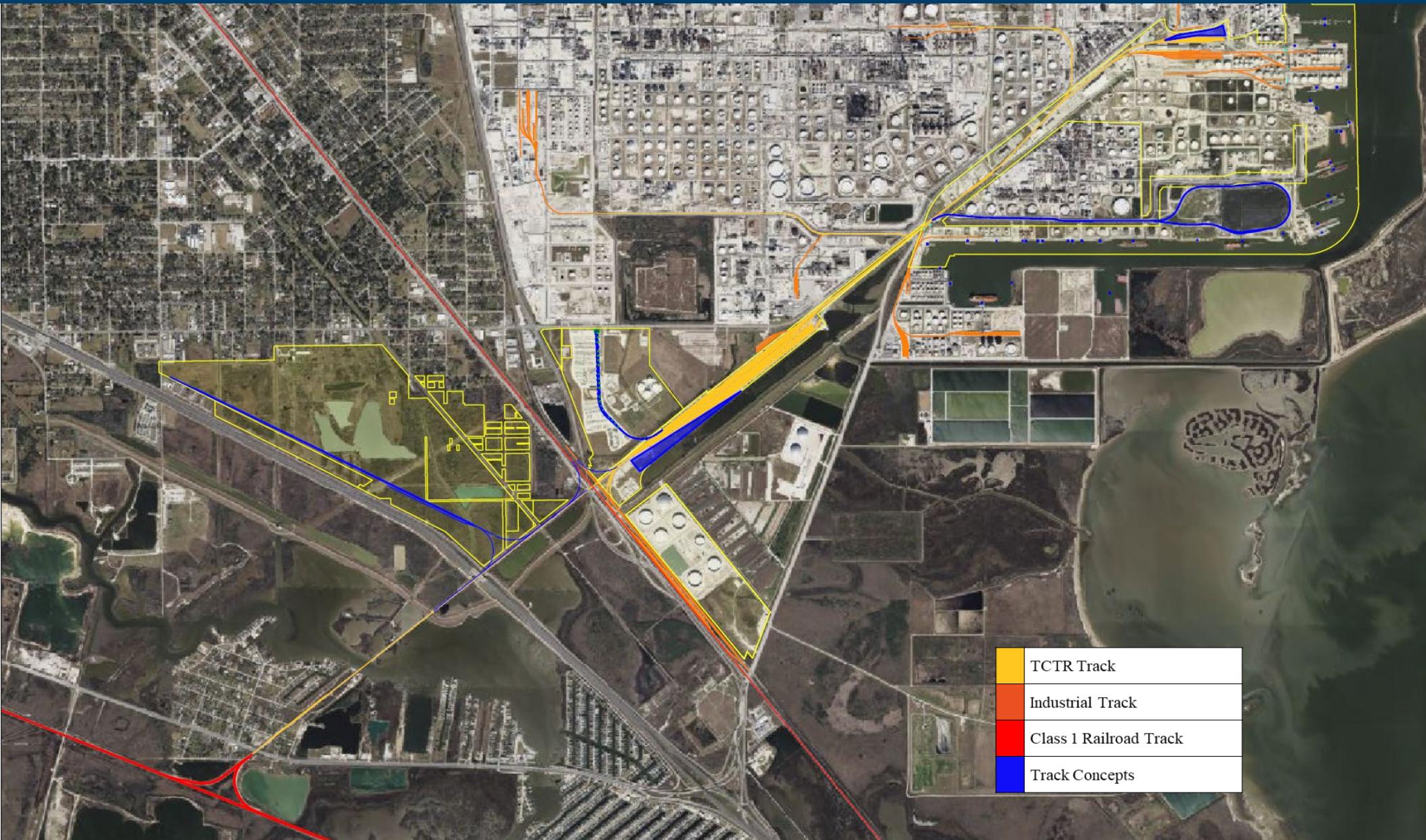
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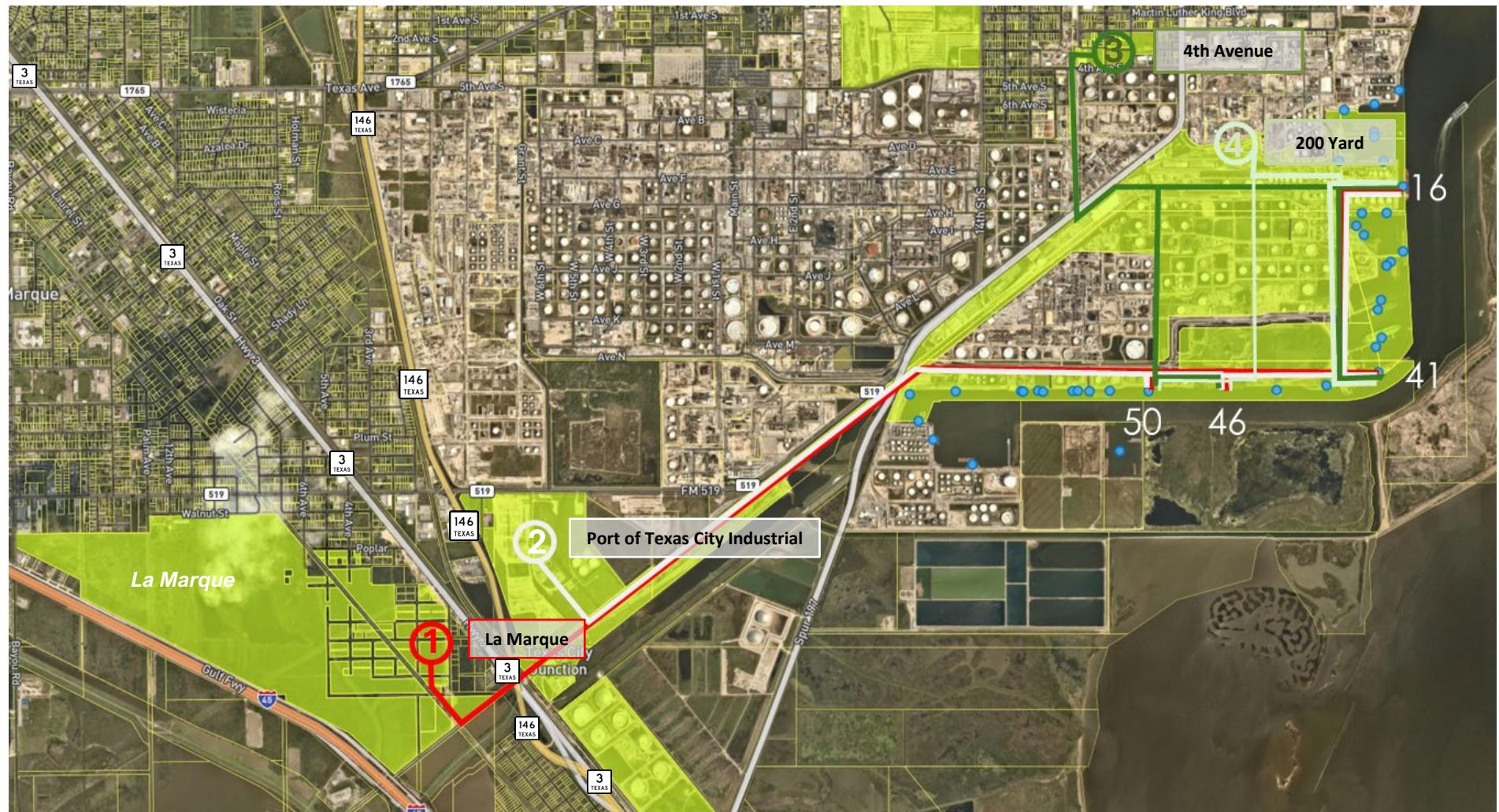
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PORT OF TEXAS CITY | PIPELINE DISTANCES



Distances in Miles

<u>Location</u>	<u>Dock 16</u>	<u>Dock 41</u>	<u>Dock 46</u>	<u>Dock 50</u>
1. La Marque	4.7	4.0	3.6	3.3
2. Port of Tx City Ind	4.4	3.7	3.2	2.9
3. 4 th Ave	1.9	2.3	1.8	1.7
4. 200 Yard	0.7	1.2	0.9	1.1

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NEWMARK

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 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	