



PHASE I - COMPLETE AND READY FOR OCCUPANCY

Contact Broker for Details

NEW CONSTRUCTION AVAILABLE FOR SALE OR LEASE IN BAYTOWN, TX

120 AC Class A Business Park at Kilgore Parkway & FM 565
Additional Build-to-Suit Options Available of 1,000,000 SF+

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PHASE I
a development by

ALTO
Real Estate Funds



NEW CONSTRUCTION AVAILABLE FOR SALE OR LEASE

4101 & 4221 S FM 565, Baytown, Texas 77523

PHASE I - 338,336 SF Cross Dock & 142,739 SF Front Load Distribution Buildings

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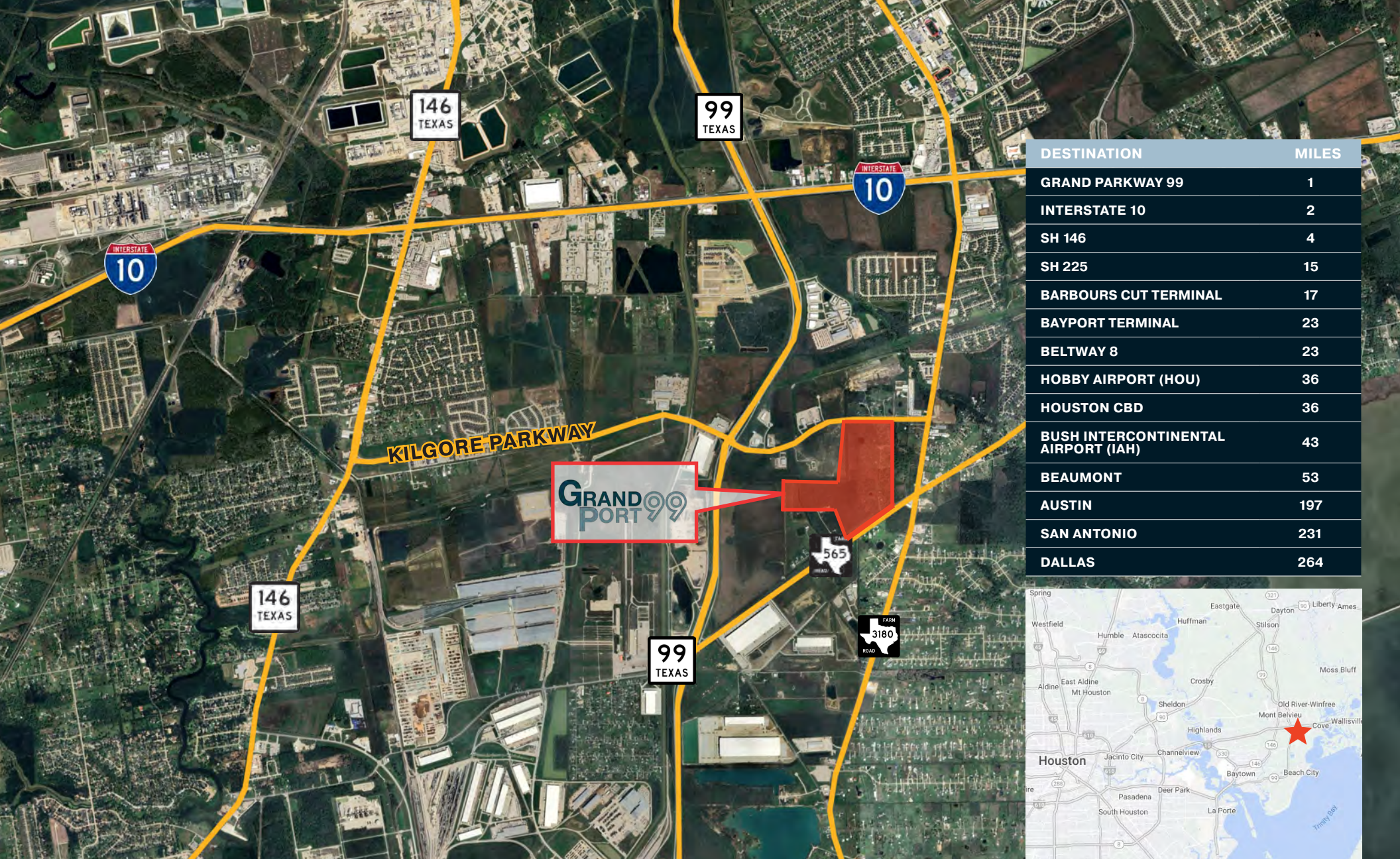
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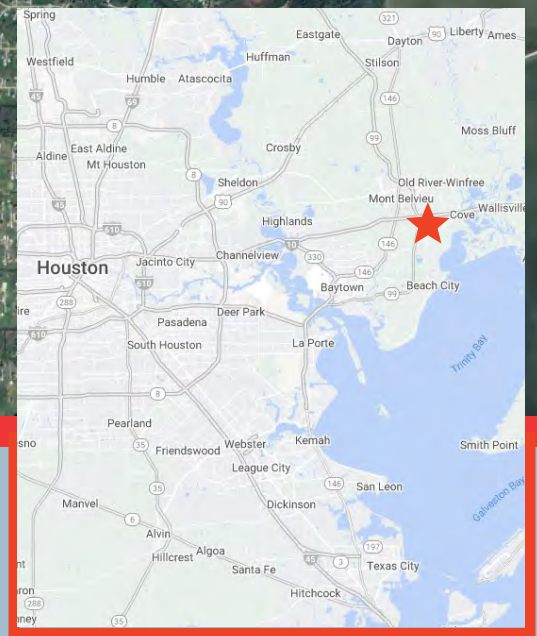
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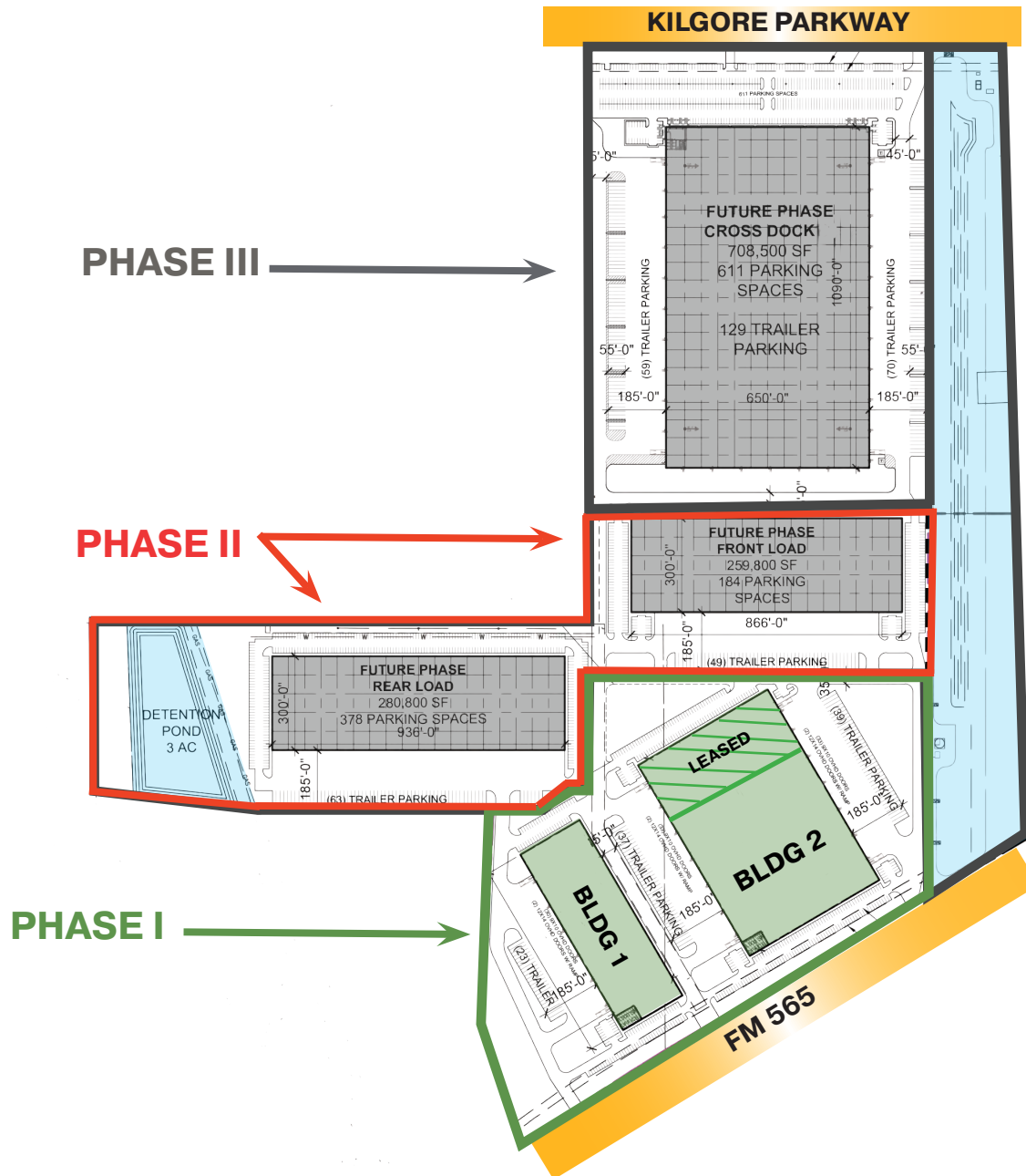


DESTINATION	MILES
GRAND PARKWAY 99	1
INTERSTATE 10	2
SH 146	4
SH 225	15
BARBOURS CUT TERMINAL	17
BAYPORT TERMINAL	23
BELTWAY 8	23
HOBBY AIRPORT (HOU)	36
HOUSTON CBD	36
BUSH INTERCONTINENTAL AIRPORT (IAH)	43
BEAUMONT	53
AUSTIN	197
SAN ANTONIO	231
DALLAS	264



PRIME LOCATION WITH
IMMEDIATE ACCESS TO
GRAND PARKWAY 99 & I-10

BUSINESS PARK MASTER PLAN



PHASE I - Available for Immediate Occupancy

4101 S FM 565 - Building 1 - Front Load - 142,739 SF

- 32' Clear Height
- 3,567 SF Prefinished Office
- Dock High Loading with Ramps
- 23 Trailer Stalls
- ESFR Sprinkler System

4221 S FM 565 - Building 2 - Cross Dock - 338,336 SF

- 236,368 SF Available
- 40' Clear Height
- 3,562 SF Prefinished Office
- Dock High Loading with Ramps
- 71 Trailer Stalls

PHASE II - Proposed

Rear Load - 280,800 SF

- 36' Clear Height
- Dock High Loading with Ramps
- 63 Trailer Stalls
- ESFR Sprinkler System

Front Load - 259,800 SF

- 36' Clear Height
- Dock High Loading with Ramps
- 49 Trailer Stalls
- ESFR Sprinkler System

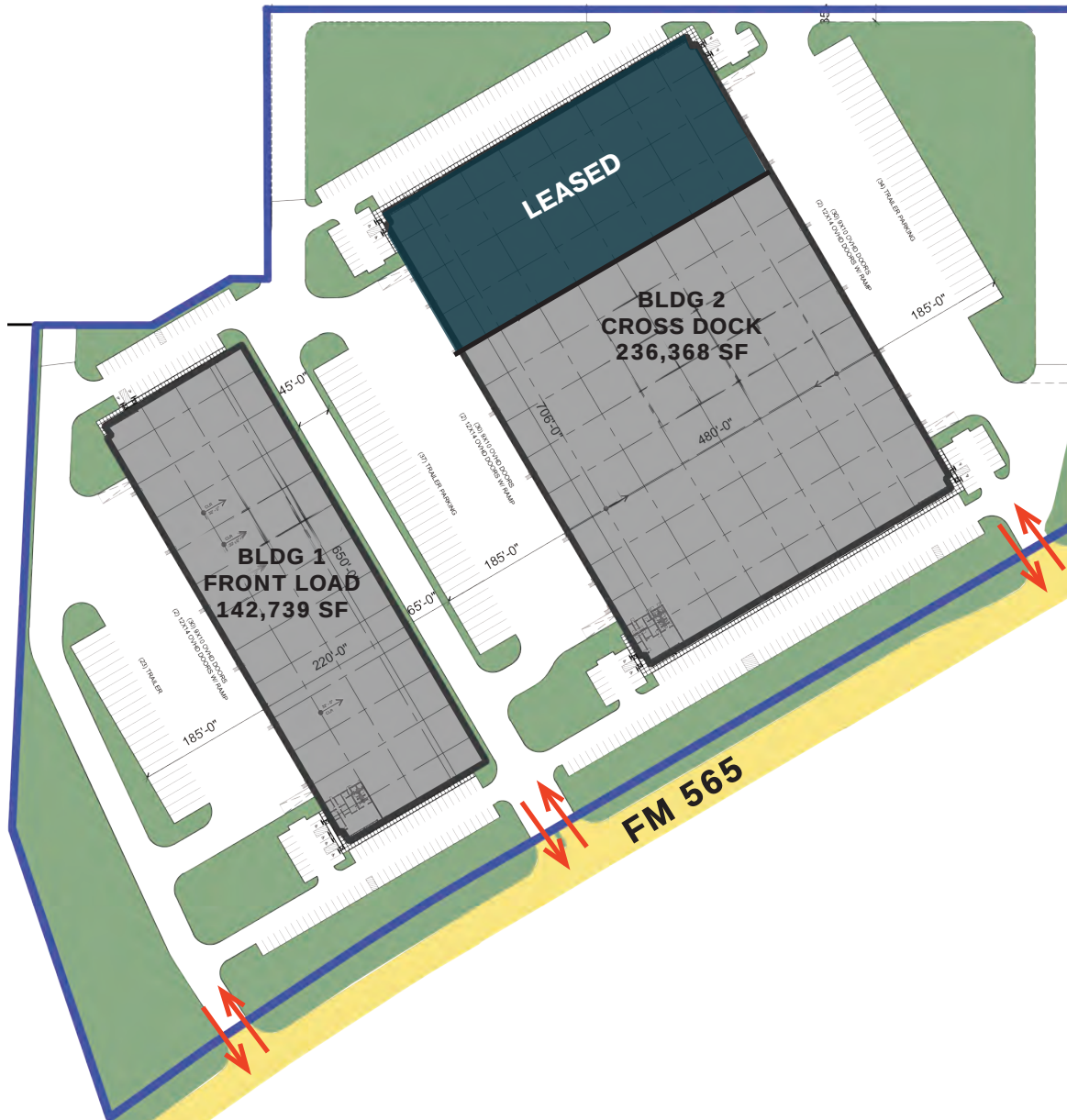
PHASE III - Proposed

Cross Dock - 708,500 SF

- 40' Clear Height
- Dock High Loading with Ramps
- 129 Trailer Stalls
- ESFR Sprinkler System

PHASE I SITE PLAN

PHASE I - Available for Immediate Occupancy



4101 S FM 565 - Building 1 - Front Load - 142,739 SF

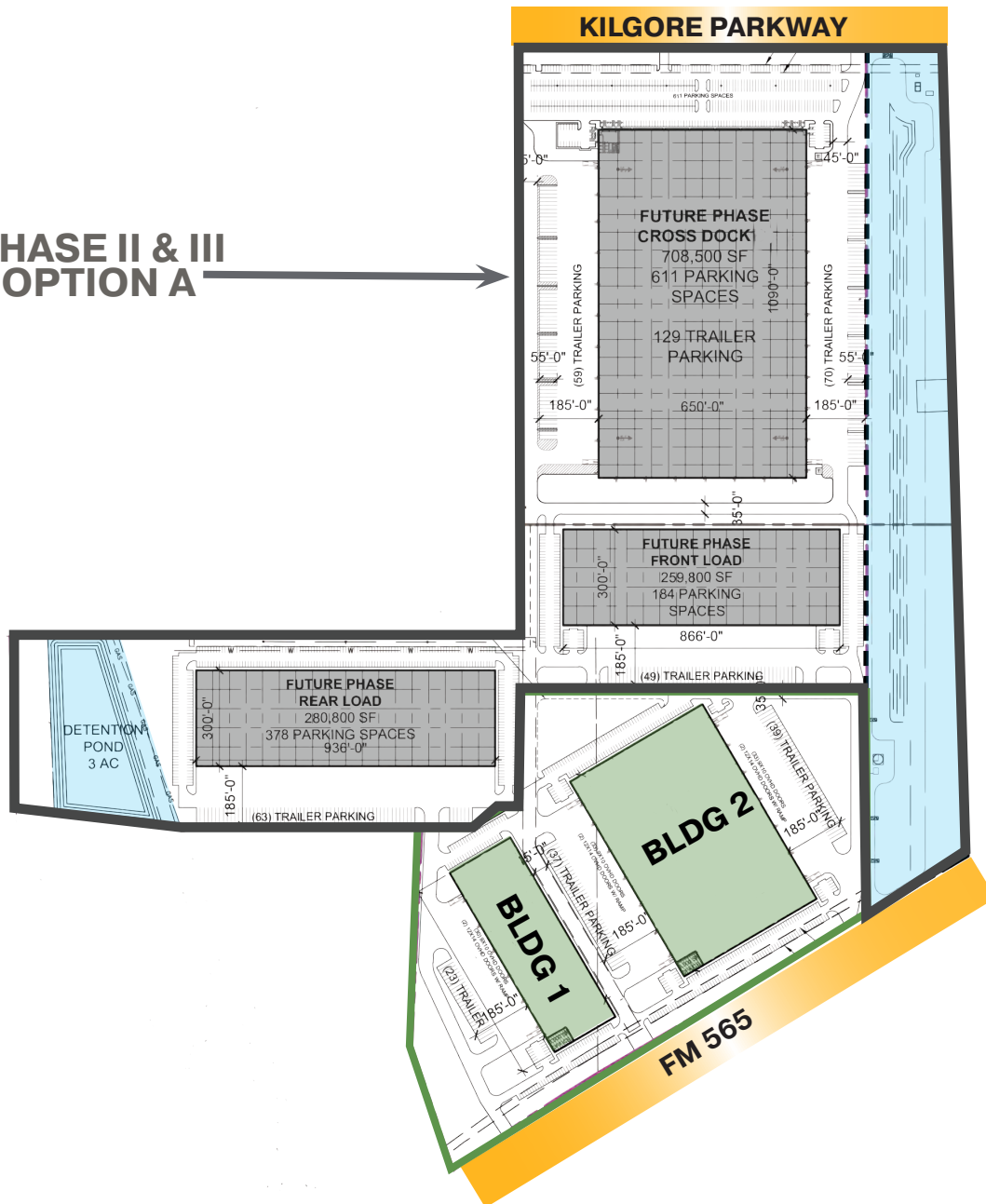
- Institutional Distribution Building
- Concrete Tiltwall Construction
- 3,567 SF Prefinished Office
- 32' Clear Height
- (30) Dock High Loading Doors (9' x 10')
- (2) Loading Ramps (12' x 14')
- (1) Air Change Per Hour Exhaust Fans with Louvers for 2 Changes Per Hour
- LED Warehouse Lighting (2 light fixtures per bay)
- (2) 40,000 lb. Mechanical Dock Levelers
- Joint Sealants and Diamond Hard-Floor Sealer Throughout Warehouse
- 3 Phase, 480 Volt, 2,000 Amp Power
- 115 Parking Spaces
- 23 Trailer Stalls
- Divisible
- ESFR Sprinkler System
- Additional Parking and Trailer Storage Available
- LEED Certified

4221 S FM 565 - Building 2 - Cross Dock - 236,368 SF

- Institutional Distribution Building
- Concrete Tiltwall Construction
- 3,562 SF Prefinished Office
- 40' Clear Height
- (50) Dock High Loading Doors (9' x 10')
- (2) Loading Ramps (12' x 14')
- (2) 40,000 lb. Mechanical Dock Levelers
- (1) Air Change Per Hour Exhaust Fans with Louvers for 2 Changes Per Hour
- LED Warehouse Lighting (2 light fixtures per bay)
- Joint Sealants and Diamond Hard-Floor Sealer Throughout Warehouse
- 3 Phase, 480 Volt, 4,000 Amp Power
- 61 Trailer Stalls
- Divisible
- ESFR Sprinkler System
- Additional Parking and Trailer Storage Available
- LEED Certified

PHASE II & III - SITE PLAN OPTION A

PHASE II & III OPTION A



PHASE II & III - OPTION A

Gray color

Cross Dock - 708,500 SF

- 40' Clear Height
- Dock High Loading with Ramps
- 129 Trailer Stalls
- ESFR Sprinkler System

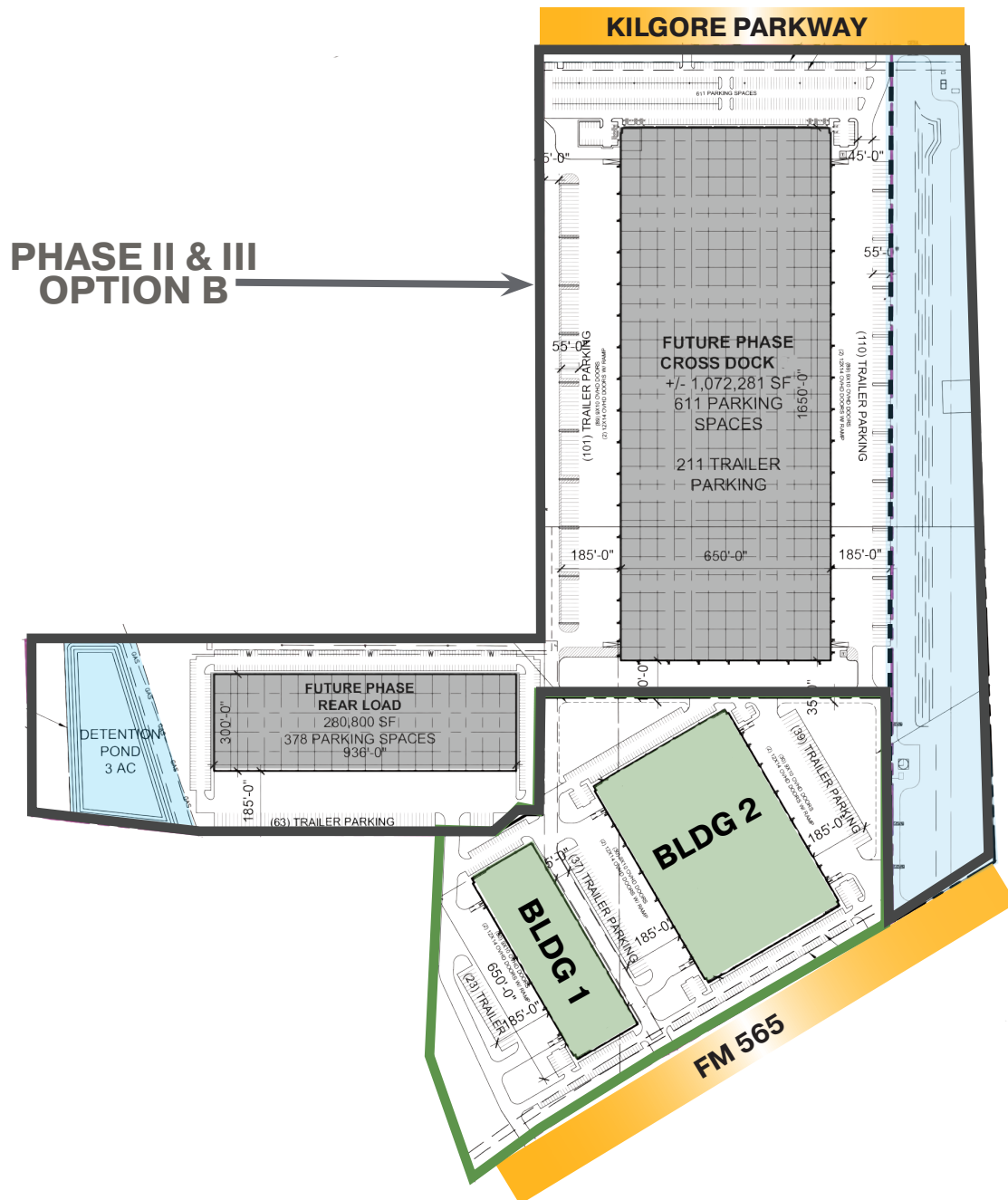
Rear Load - 280,800 SF

- 36' Clear Height
- Dock High Loading with Ramps
- 63 Trailer Stalls
- ESFR Sprinkler System

Front Load - 259,800 SF

- 36' Clear Height
- Dock High Loading with Ramps
- 49 Trailer Stalls
- ESFR Sprinkler System

PHASE II & III - SITE PLAN OPTION B



PHASE II & III - OPTION B

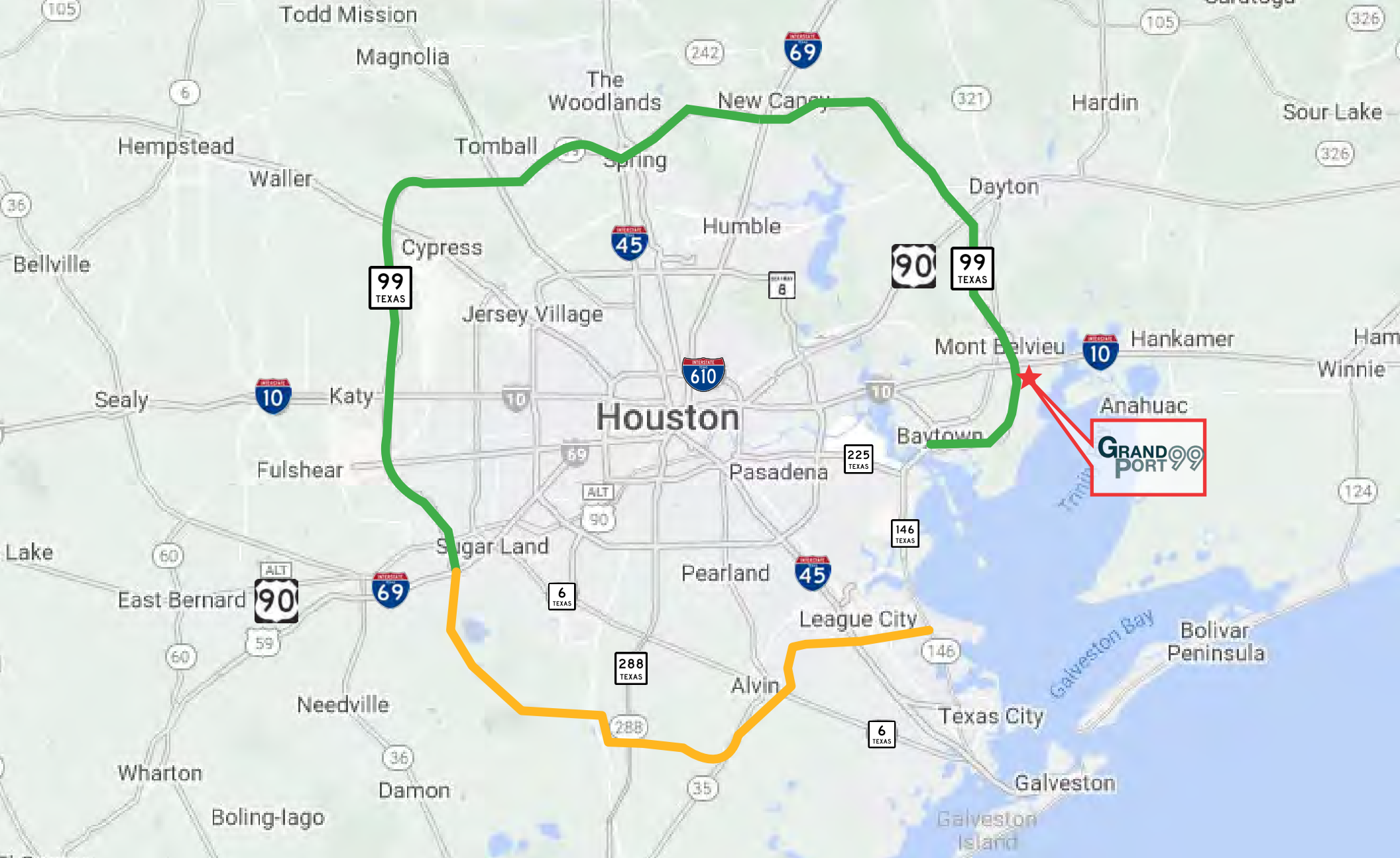
Gray color

Cross Dock - 1,072,281 SF

- 40' Clear Height
- Dock High Loading with Ramps
- 211 Trailer Stalls
- ESFR Sprinkler System

Rear Load - 280,800 SF

- 36' Clear Height
- Dock High Loading with Ramps
- 63 Trailer Stalls
- ESFR Sprinkler System



GRAND PARKWAY CONNECTIVITY

- Grand Parkway 99 - Completed Segments
- Grand Parkway 99 - Future Segments



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date