



For sale

±302.28 acres -
Rail capable at
Port of Brownsville, TX

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Property overview



Land area

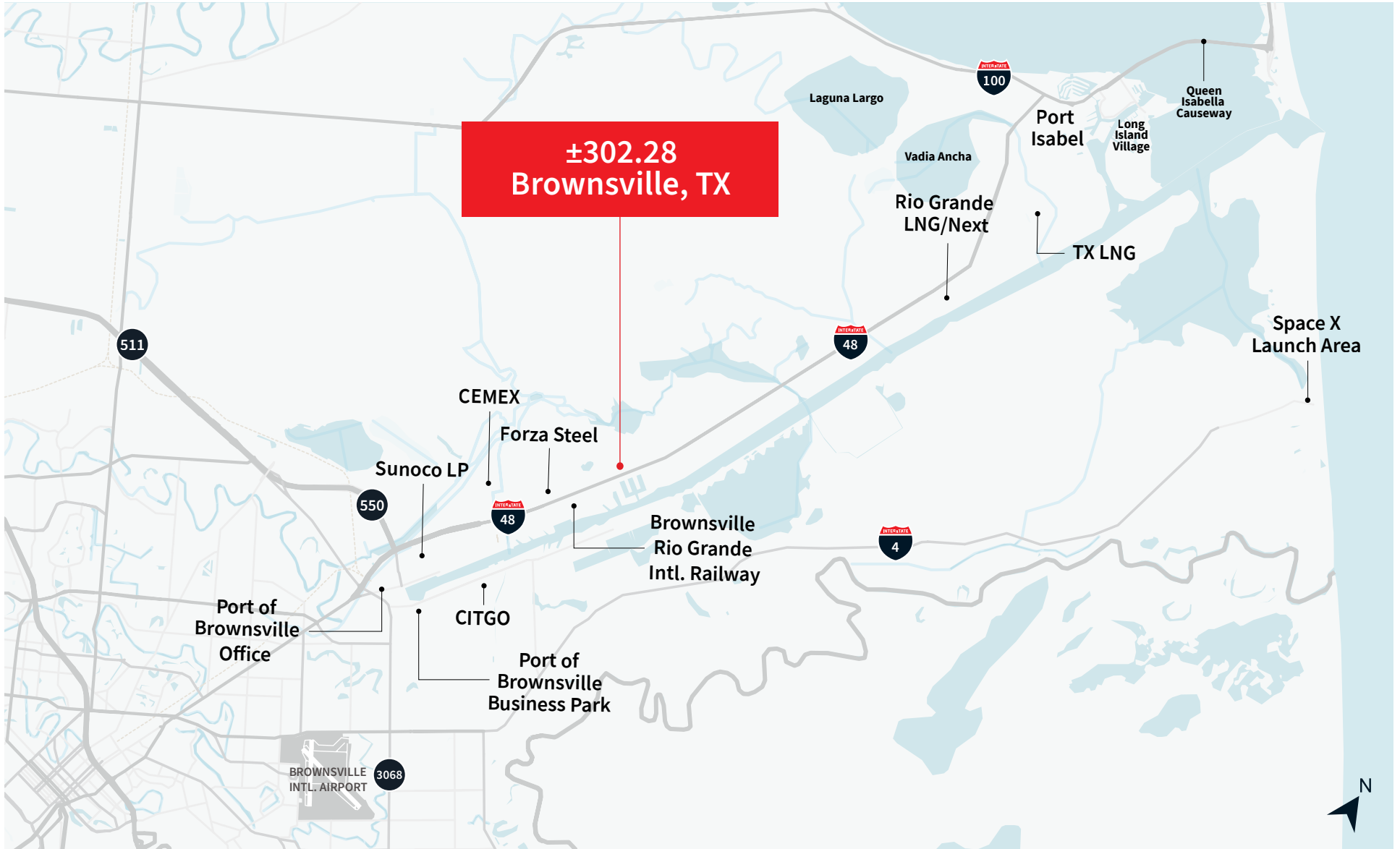
- ± 302.28 acres
- Level topography
- ± 400 acres contiguous to North potentially available for ground lease only for a total of ± 702.28 acres

Access

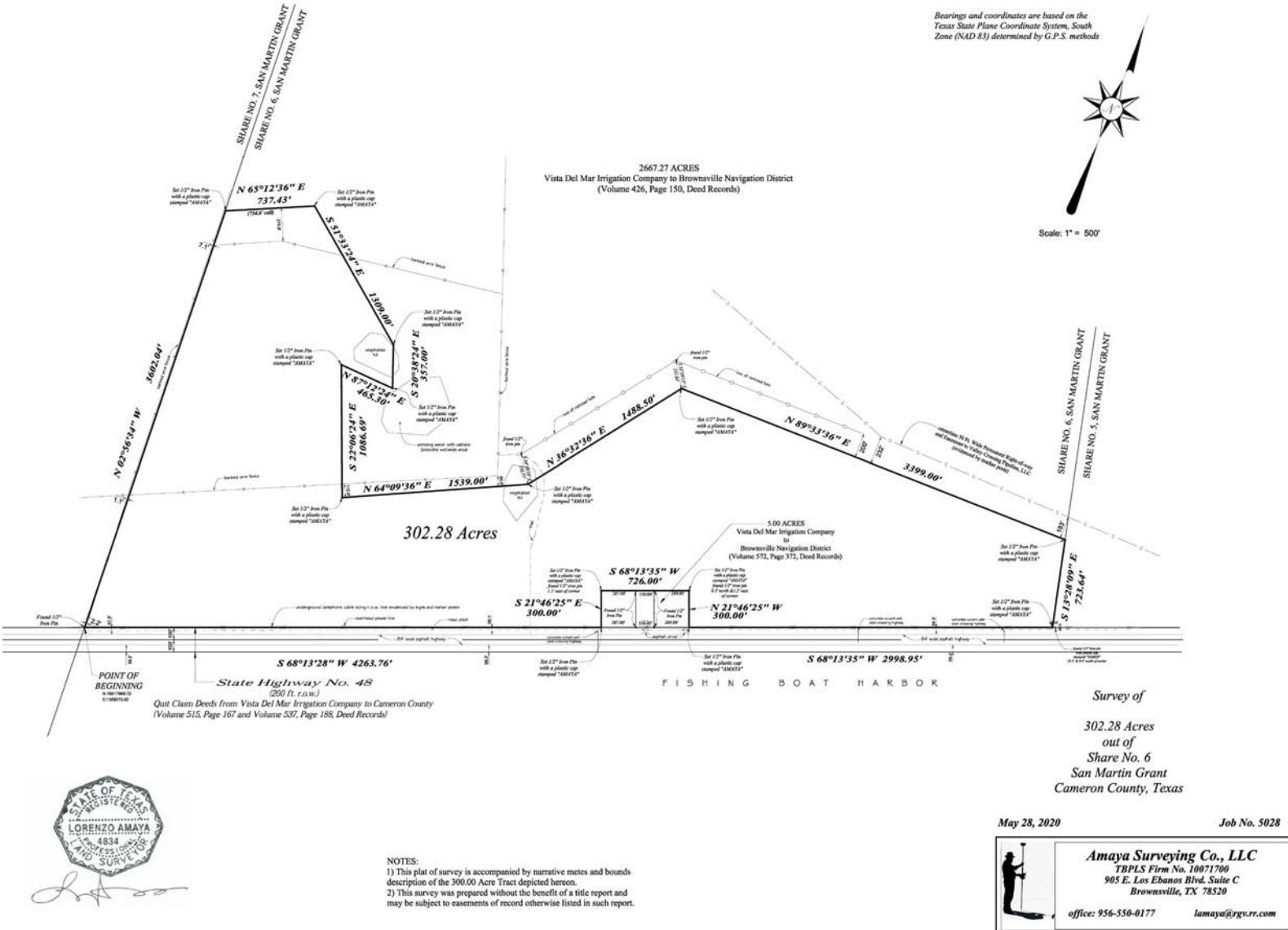
- Via State Highway No. 48 (Brownsville Port Isabel Hwy)
- Distance from State Highway 550: ± 3 miles
- Located within the Port of Brownsville providing access to 6 liquid cargo docks, 13 cargo docks, access to Brownsville & Rio Grande International Railway with 3 Class 1 Railroads (UP, BNSF and CPCK),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

Frontage	<ul style="list-style-type: none">• ±7,262 ft on State Highway No. 48 South
Zoning	<ul style="list-style-type: none">• No known zoning restrictions• 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
Utilities	<ul style="list-style-type: none">• Water and wastewater – Brownsville Navigation District• Electricity – Available along State Highway 48• Natural gas – Pipeline borders northern end of property
Surrounding land use	<ul style="list-style-type: none">• 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 will be the largest privately funded infrastructure project in Texas• Texas LNG Export Facility (Port of Brownsville north shore)• SpaceX Starbase, oca Chica, TX
Flood plain designation	<ul style="list-style-type: none">• Special Flood Hazard Area subject to flooding by the 1% (100-year) annual chance flood• Zone AE with Base Flood Elevations 9-12 ft
Incentives	<ul style="list-style-type: none">• Potential incentives working through Greater Brownsville Incentives Corporation

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.

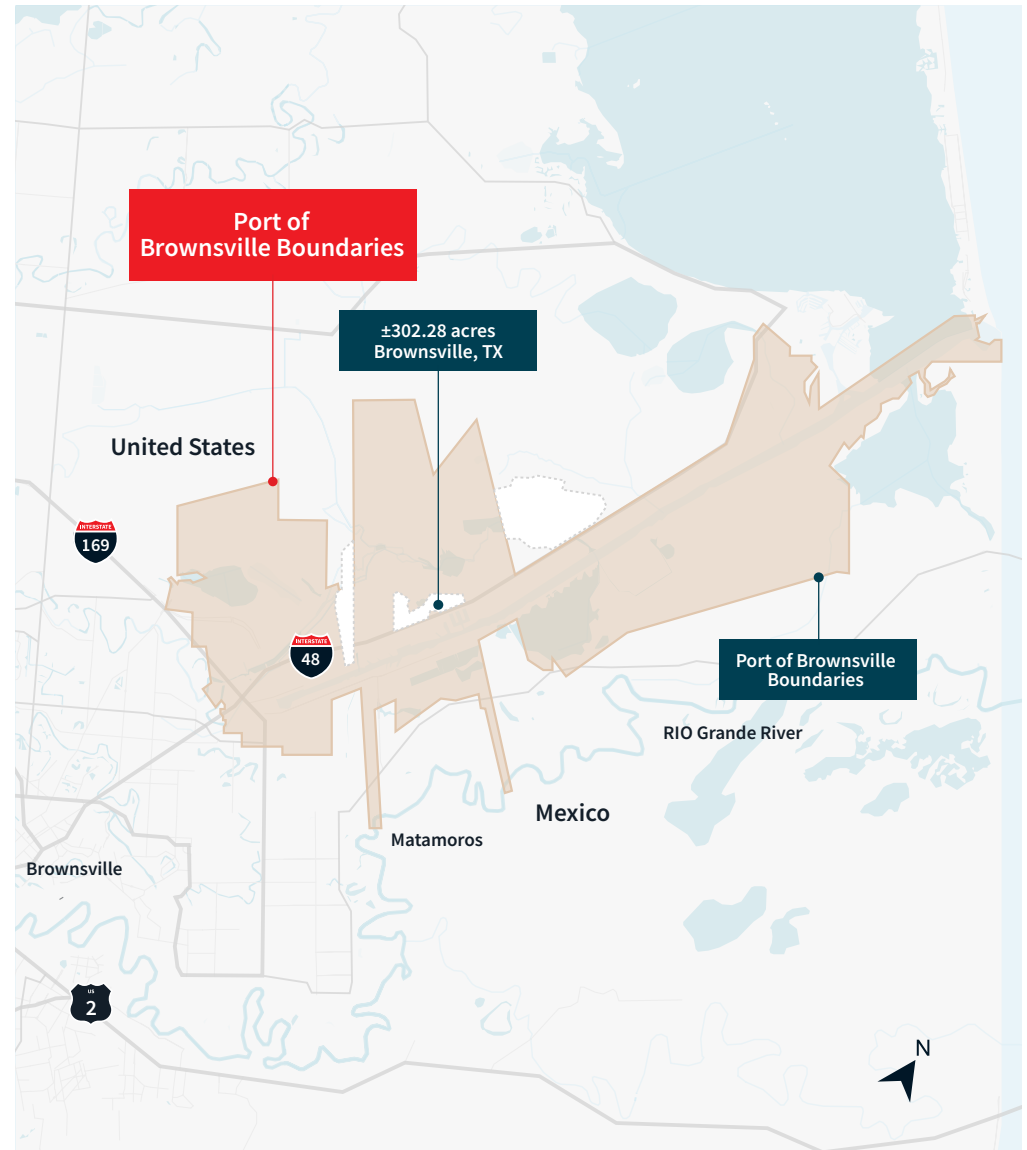
Port of Brownsville facilities

- 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.

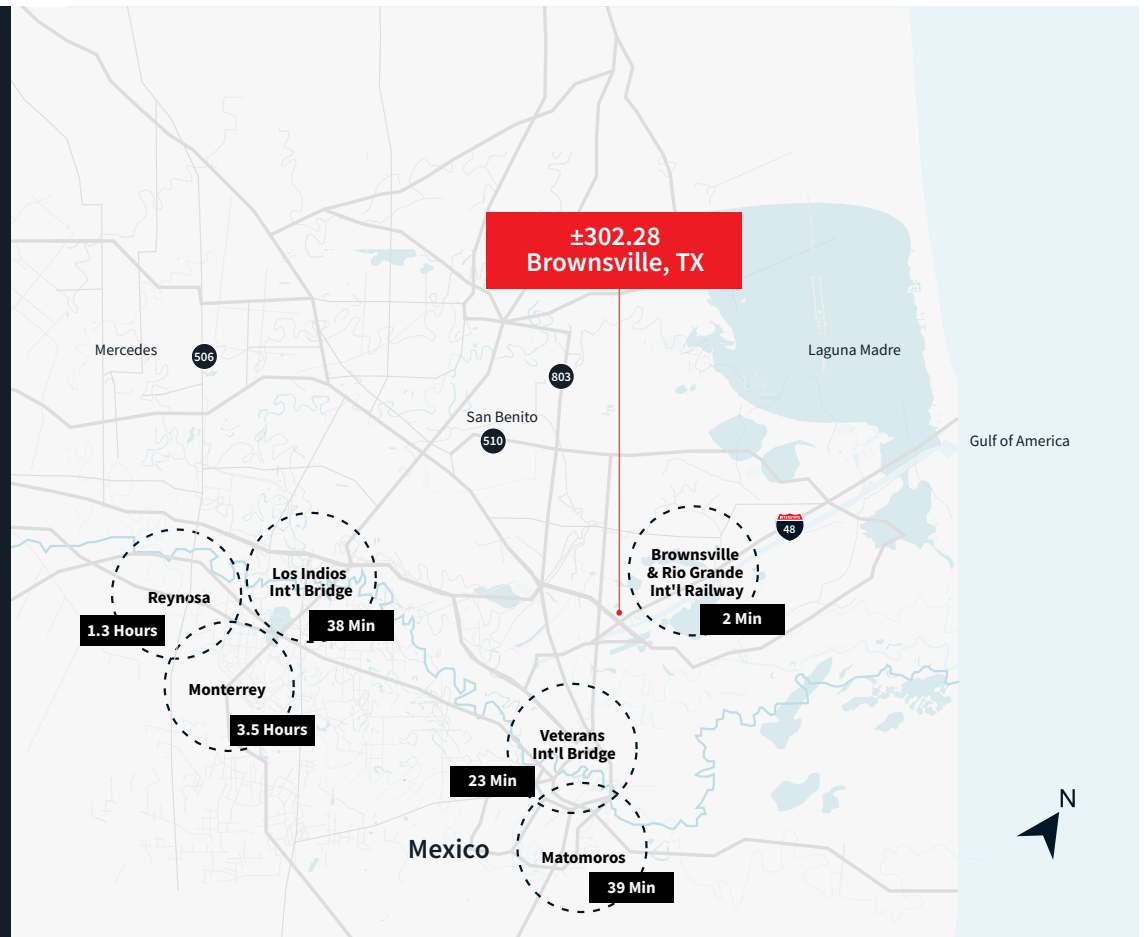
Drive times

United States

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



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JLL

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