

PLACE YOUR BUSINESS AT THE INTERSECTION OF RAIL AND ROAD.

For Sale, Lease or Build-to-Suit



EASILY ACCESS MAJOR ROADWAYS & 5 PORTS

Fronts Highway 146 and Highway 90 at the intersection of State Highway 99, the Grand Parkway.

Direct access to all major highways:

- 20 miles southwest to Beltway 8
- 20 miles south to I-10
- 35 miles northwest to Interstate 45
- 55 miles southwest to I-59

Direct route to Houston Ship Channel

- 25 miles to Port of Houston

Within 100 miles of 5 Texas ports: Port of Houston, Beaumont, Galveston, Port Arthur, and Freeport

~3,800
Acres

Capable of delivering
100,000
Sq. ft. to
1,500,000
Sq. ft.

1,000
Railcar Spaces
Coming online 2024

CMC Railroad planned capacity of
>3,000
railcars, in addition to existing
BNSF and UP capacity
(in addition to existing facilities)



BNSF
RAILWAY



UNMATCHED RAIL ACCESS

Access the two largest Class I railroads in the nation.

UNMATCHED HIGHWAY ACCESS

Access to the Gulf and North America via major US roadways such as The Grand Parkway, I-45, I-10, and more.

LOCATED IN DAYTON, TEXAS: *Liberty county offers all you need.*

~4 miles of Highway 99/Grand Parkway frontage **4.5 miles** of Baytown Subdivision frontage

Access a skilled, **reliable workforce of over 2.3 million** people within 40 minutes of Dayton and Gulf Inland.

Dayton's economy is diversified, with **industrial, commercial, and retail opportunities.**

Dayton provides a variety of tax incentives and has **streamlined the process with one simple application**, available online on the Dayton Incentives & Grants page.

CONTACT US TO LEARN MORE OR SCHEDULE AN ONSITE VISIT!

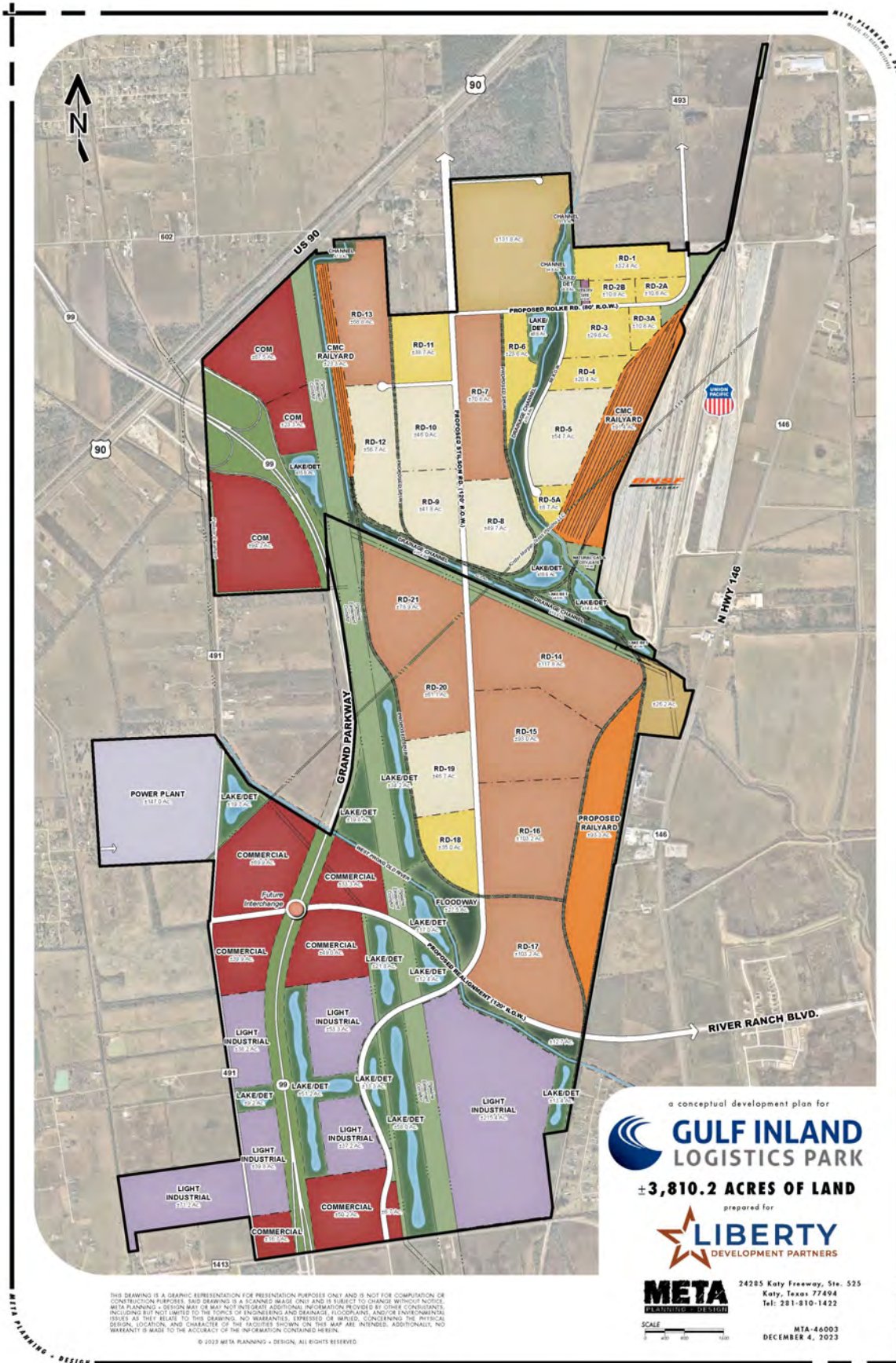


MARCUS GOERING
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OFFICE LOCATION
202 N. Church St.
Dayton, TX 77535

For Sale, Lease or Build-to-Suit



~3,800
Acres

3,000+
Railcar storage spaces

2
Major Highway 99 Intersections at U.S. 90 and F.M. 1413

220
Acres at the intersection of Highways 99 + 90

Access to
2
Class 1 Railroads

Conveniently located
>35
Miles
from Houston, The Woodlands, and Port of Houston

>100
Miles
From 5 Texas ports

~30
Minutes
To the Port of Houston, IAH, and Downtown Houston

a conceptual development plan for

GULF INLAND LOGISTICS PARK

±3,810.2 ACRES OF LAND

prepared for

LIBERTY DEVELOPMENT PARTNERS

META PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE 1" = 100'

MTA-44003
DECEMBER 4, 2023