



+/- 147.5 acres
Heavy Infrastructure Amenities

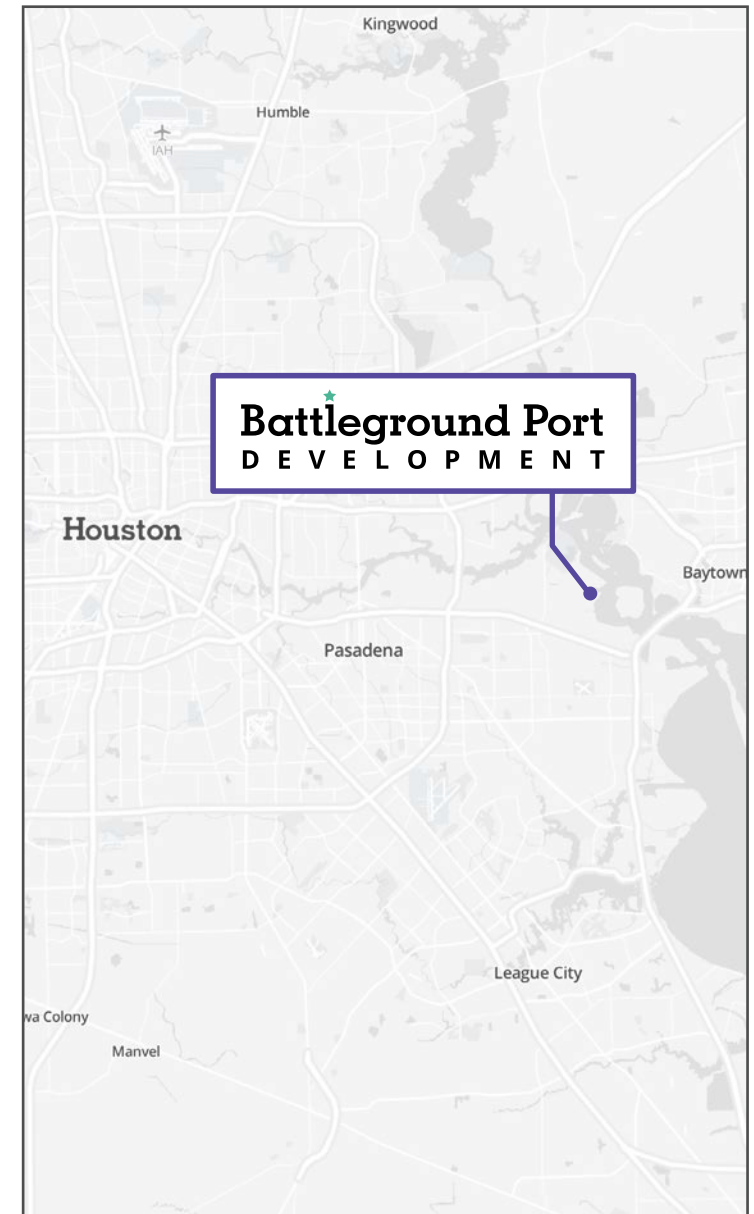
Battleground Port
DEVELOPMENT
2012 Miller Cut Off Rd., LaPorte, TX

**AVISON
YOUNG**



Houston Ship Channel development opportunity

- Ideal site for a power generation and/or refining development.
- Existing 840-megawatt substation that can receive and will be able to deliver power.
- Existing railroad line entering the property via UP and dividing up into four separate lines.
- +/- 600,000 gallons of water per day with max up to 1.2 million.
- Superior location - Less than four miles to Highway 225 (Pasadena Freeway), five miles to the junction of Highway 146 (Fred Hartman Bridge) and Highway 225, seven miles to the major junction of Beltway 8 and Highway 225 and 25 minutes from Downtown Houston.
- Heart of the Houston Ship Channel - Just off the intersection of Independence Parkway and Miller Cut Off Rd., a strategic location near the Port of Houston's Barbour's Cut Container Terminal and adjacent from the San Jacinto Monument.



If you would like more information on this offering, please get in touch.

Darrell L. Betts, CCIM

darrell.betts@avisonyoung.com
713.993.7704

Jessica S. Alexander

jessica.alexander@avisonyoung.com
713.993.7703

Austin S. Stacey

austin.stacey@avisonyoung.com
512.221.8260



battlegroundportdevelopment.com

Visit us online

avisonyoung.com

© 2024 Avison Young – Texas, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Five Post Oak Park, 4400 Post Oak Pkwy #1500 | Houston, TX 77027 | 713 993 7700

**AVISON
YOUNG**