

GATEWAY TEN
Business Park

*2 acre to 7 acre pad sites
for lease, purchase,
design build or BTS*

**7500 - 7615 GATEWAY BLVD.
BAYTOWN, TX 77521**



Prices Reduced

For property
information,
contact:

Tyler Maner
tmaner@streamrealty.com
830.992.0834

Tommy Erwin
tommy.erwin@streamrealty.com
713.516.0052

STREAM

GATEWAY TEN

Business Park

**2 acre to 7 acre pad sites
for lease, purchase,
design build or BTS**

**7500 - 7615 GATEWAY BLVD.
BAYTOWN, TX 77521**



| AVAILABLE LAND | | |
|---------------------|--------------------------|----------------|
| 7500 | 5.47 AC | \$2,621,005.20 |
| 7510 | 4.31 AC | \$1,595,820.60 |
| 7605 | 3.92 AC | \$1,451,419.20 |
| 7609 | 6.94 AC | \$2,569,604.40 |
| 7615 | 2.33 AC | \$862,705.80 |
| BUILDINGS AVAILABLE | | |
| 7608 | 15,000 SF + 1.67 AC yard | |
| 7619 | 15,000 SF + 0.70 AC yard | |

For property
information,
contact:

Tyler Maner
tmaner@streamrealty.com
830.992.0834

Tommy Erwin
tommy.erwin@streamrealty.com
713.516.0052

STREAM



Land Features:

- Net of detention and shovel-ready
- Contiguous land tracts ranging in size from 2.33 acres to 6.94 acres
- Industrial zoning in Baytown, Texas
- Exceptional frontage and visibility on I-10 and Sjolander Rd.
- Owners will do a BTS or Design Build, or sell a shovel-ready site
- Utilities provided by City of Baytown

For property
information,
contact:

Tyler Maner
tmaner@streamrealty.com
830.992.0834

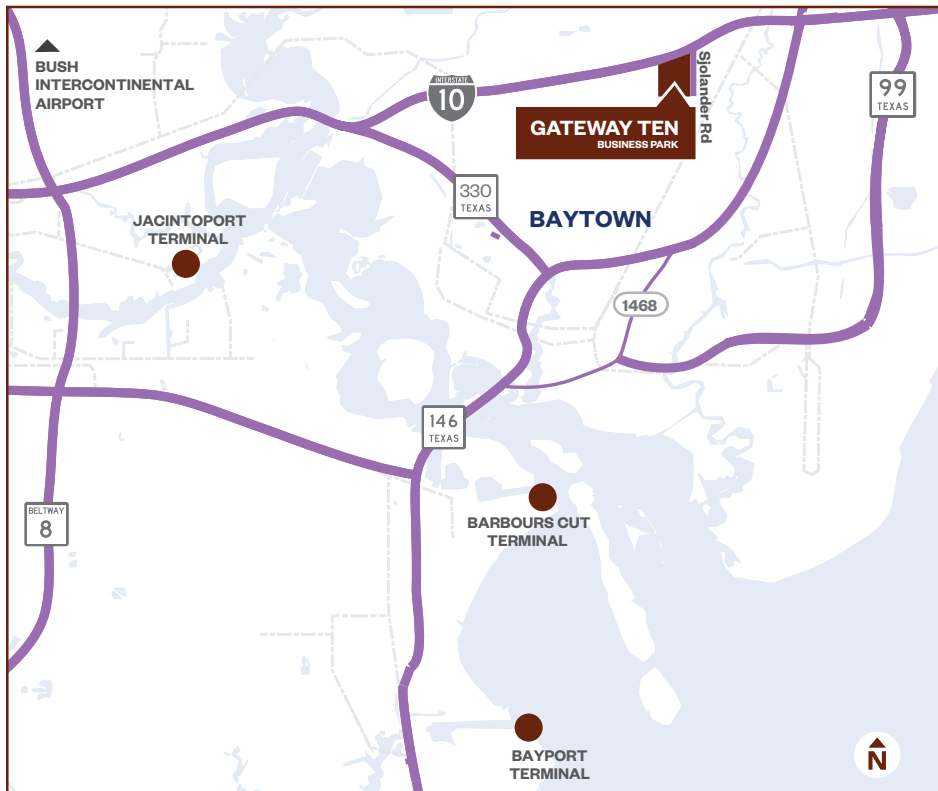
Tommy Erwin
tommy.erwin@streamrealty.com
713.516.0052

GATEWAY TEN Business Park

Prime Location

Located along I-10 at the Sjolander Road exit, Gateway Ten Business Park is conveniently located near Port of Houston terminals.

Zoned in Baytown, Texas, as an industrial site, Gateway Ten is a rare business park as the city is no longer rezoning or transitioning any future land tract.



Land for Lease or Sale
7500 - 7615 GATEWAY BLVD.
BAYTOWN, TX 77521



| LOCATION | DRIVE TIME |
|------------------------|------------|
| Grand Parkway | 8 minutes |
| Jacintoport Terminal | 17 minutes |
| Barboours Cut Terminal | 21 minutes |
| Greensport Terminal | 21 minutes |
| Bayport Terminal | 24 minutes |
| Bush Int. Airport | 34 minutes |
| Hobby Airport | 32 minutes |

For property information, contact:

Tyler Maner
tmaner@streamrealty.com
830.992.0834

Tommy Erwin
tommy.erwin@streamrealty.com
713.516.0052

