

100.33 ACRES FOR SALE



Baytown, TX 77521

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Jones Lang LaSalle Americas, Inc.

PROPERTY OVERVIEW



This prime **100.33 AC development opportunity** offers developers an exceptional opportunity for a large-scale industrial development in the highly sought after Southeast ("Port") Submarket. This submarket has seen substantial growth due to its strategic location and accessibility to major truck, barge, and rail routes, making it a key hub for logistics and distribution operations. The site is a 15-minute drive from Barbour's Cut Terminal and a 20-minute drive from Bayport Terminal via a direct freeway route, reducing drayage costs and providing superior accessibility and transportation connectivity. Target occupiers are well connected and can distribute regionally to Houston, Austin, Dallas, San Antonio, and the Rio Grande Valley.



Located in the southeast "Port" submarket



Total site area: 100.33 Acres

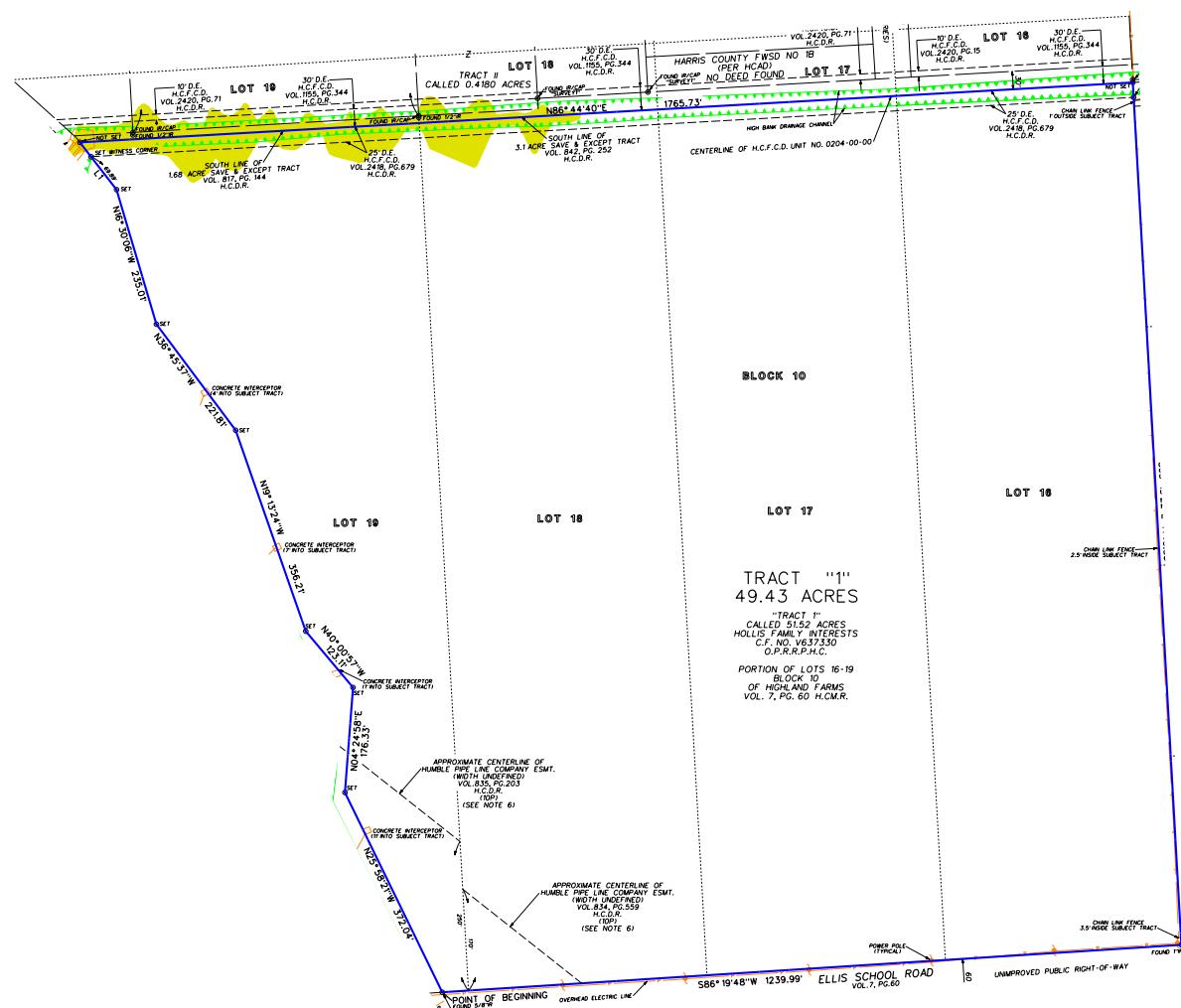


Utilities available via WCID 1
(0.324 tax rate)

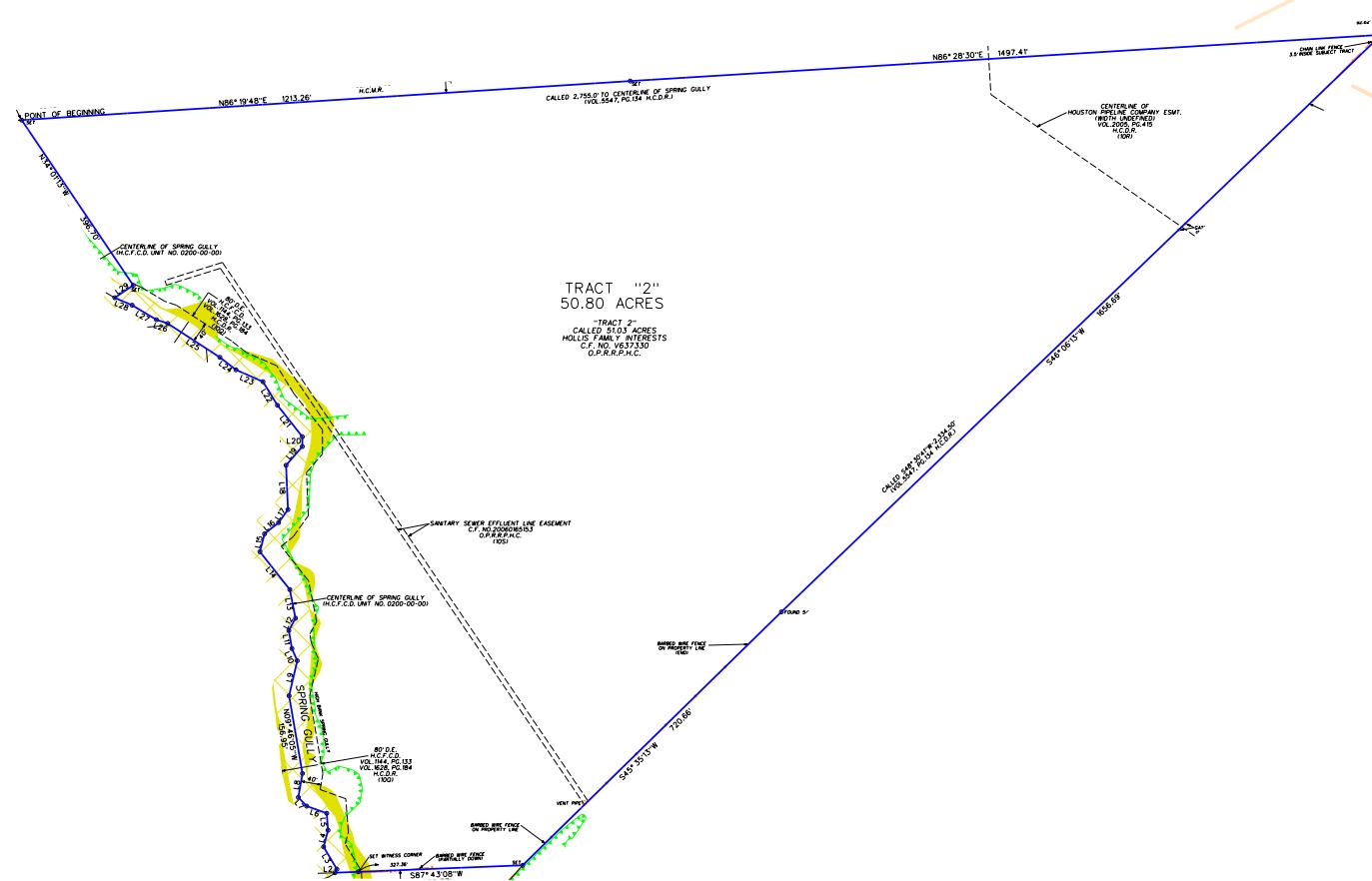


Well connected location offering easy access to I-10 & Highway 330 via Thompson Rd & South Main street

North Tract Survey



South Tract Survey



SURROUNDING AREA

SITE

10 minutes | 12.5 miles to Grand Parkway

15 minutes | 15 miles to Barbours Cut Terminal

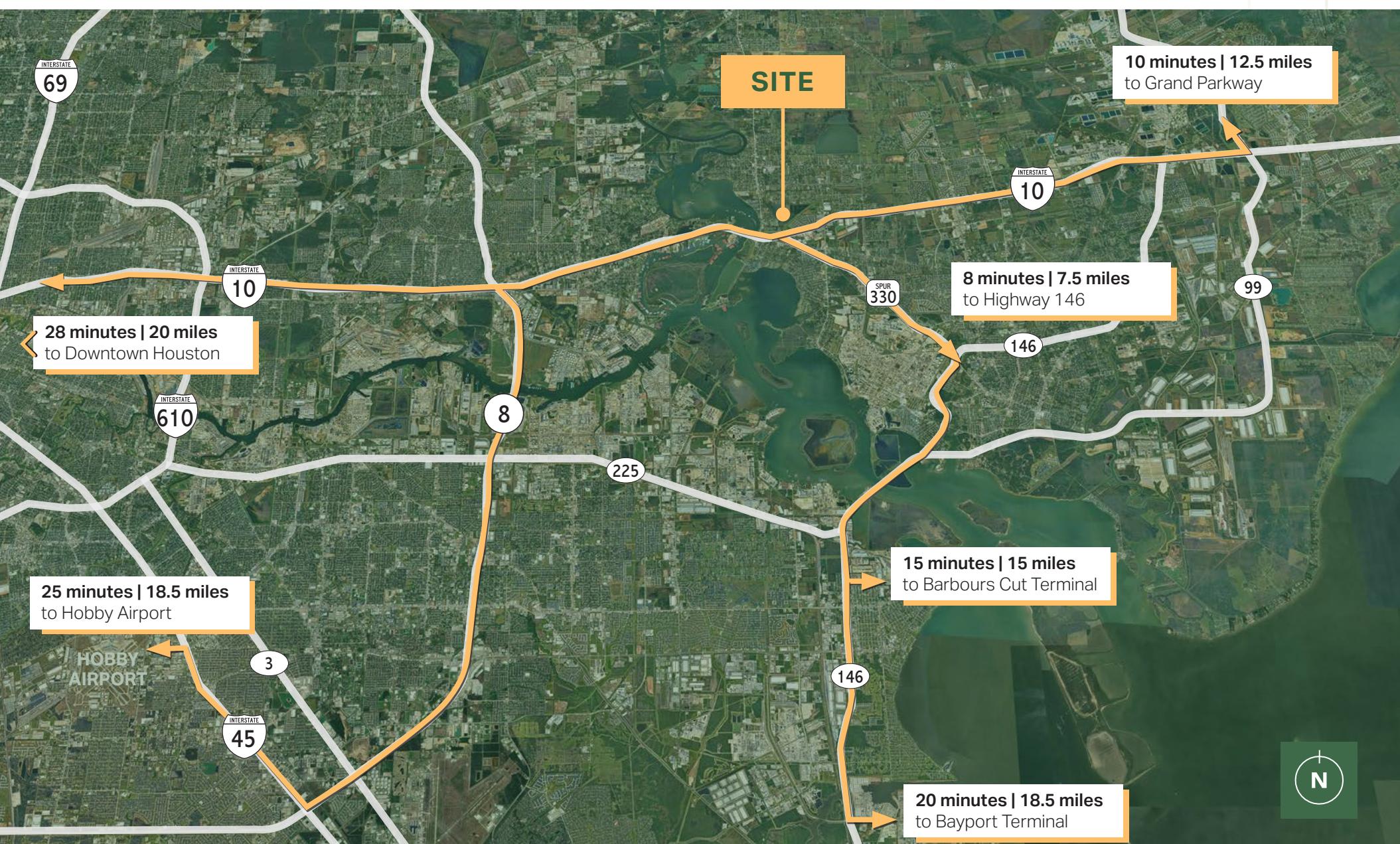
20 minutes | 17.5 miles to Port of Houston

20 minutes | 18.5 miles to Bayport Terminal

25 minutes | 26.5 miles to Hobby Airport



LOCATION





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