

~100 Acres Available



### Great Access to Hwy. 90 and Hwy. 99

134 Acres available

Hwy. 90 and Stilson Rd.

Utilities Available to Property

- City Water/Sewage
- Fiber
- Gas
- Electricity

Property is located out of the floodplain

Regional detention included

Economic incentive packages available from the State of Texas, Liberty County, and the City of Dayton.

Workforce of 1,500,000 people within 30-mile radius of Gulf Inland.

Sixth fastest growing county in the US / Second fastest in Texas. (*Texas Tribune*, March 13, 2025)

~3,800  
Acres

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

**1,000+**  
Railcar Spaces  
Open 2025

**30**  
Minutes  
to the Port of Houston,  
IAH, and Downtown Houston



**BNSF**  
RAILWAY



UNMATCHED RAIL ACCESS - DUAL SERVED

UNMATCHED HIGHWAY ACCESS

CONTACT JEFF TO LEARN MORE OR SCHEDULE AN ONSITE VISIT!



JEFF NATIONS  
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TEXAS INDUSTRIAL  
REALTY LLC



### Easily Access Major Roadways and Five Ports

Fronts Hwy. 146 and Hwy 90 at the intersection of Hwy. 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 I-45
- 55 miles southwest to I-59

### Direct route to the Houston Ship Channel

- 25 miles to Port of Houston with direct rail access

