



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 with direct rail access

~3,800
Acres

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

1,000+
Railcar Spaces
Open 2025

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 - DUAL SERVED

UNMATCHED HIGHWAY ACCESS

LOCATED IN DAYTON, TEXAS

~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 commute of Dayton and Gulf Inland.

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

Dayton and Liberty County provide a variety of **tax incentives** to encourage strong job growth.

CONTACT US TO LEARN MORE OR SCHEDULE AN ONSITE VISIT!

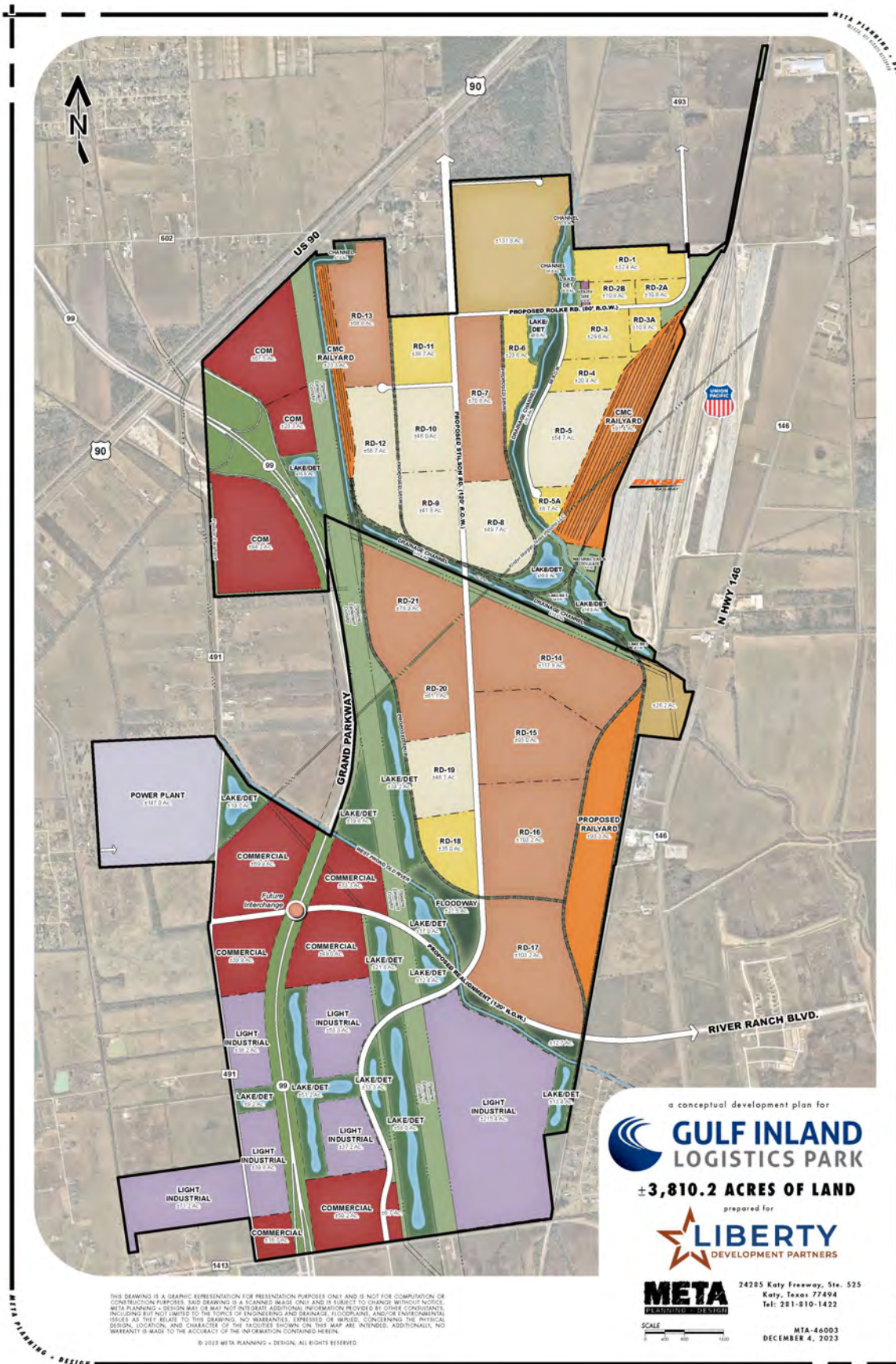


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**TEXAS INDUSTRIAL
REALTY LLC**



~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