



BROKER INFORMATION GUIDE JULY 16, 2026

Gulf Inland Logistics Park

A 3,800-acre, rail-served industrial megasite — shovel-ready in the Houston Gulf Coast market.

±3,800

contiguous acres

2 Class I

railroads on-site. Union Pacific and
BNSF

30 min

to downtown Houston and Port
Houston

Speed to Market

utilities to site, fast permitting

Speed to market is the differentiator

Most “available” sites still need years of horizontal work. At Gulf Inland the hard infrastructure is already built — so tenants break ground, not dirt studies.

2–5 days

Faster than competitors to
national rail network

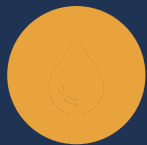
<30 days

permit review at the City



Roads

- Stilson Rd & Rolke Rd — 41-ft heavy-haul corridors to U.S. 90
- Both U.S. 90 intersections fully signalized
- Planned 4-lane expansion through to FM 1413



Drainage & detention

- Regional, master-planned detention for all users
- Phase 1 drainage & detention complete (2022)
- Phase 2 design complete (Q4 2024)

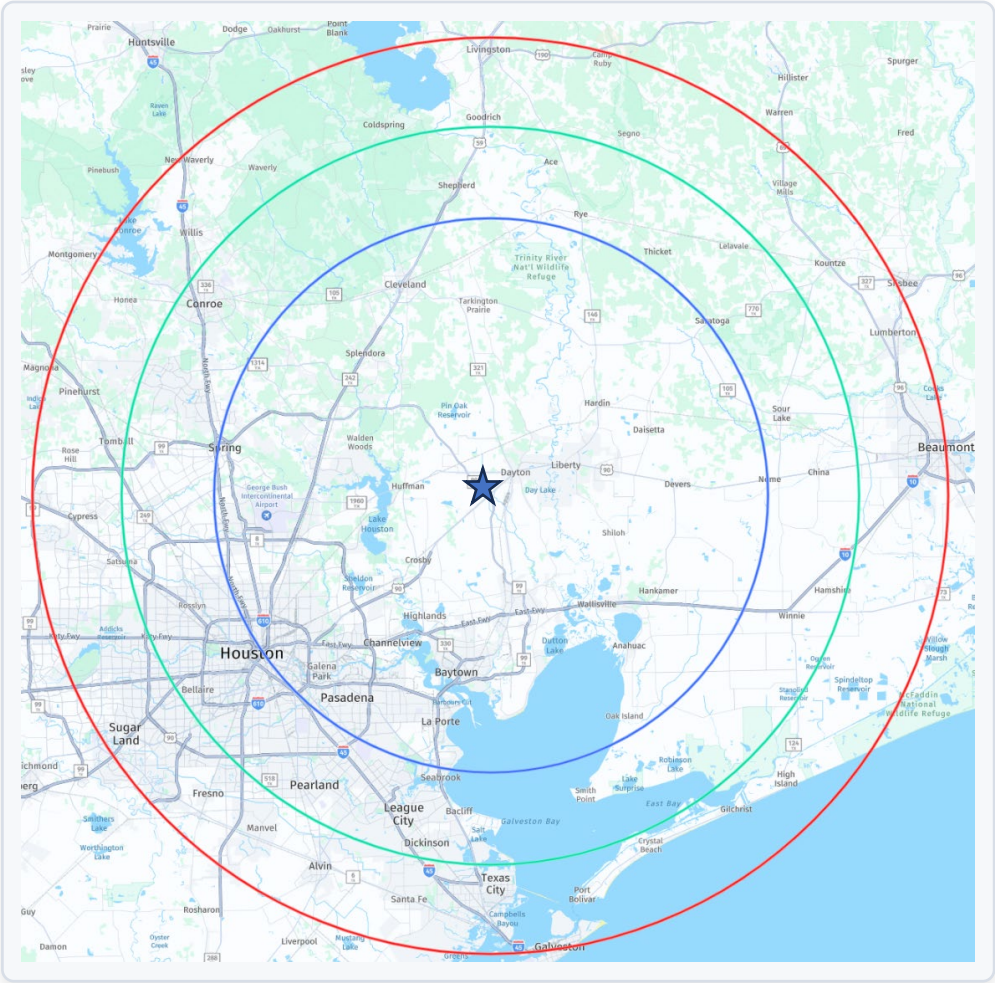


Rail

- Phase 1 of 1,000-railcar storage complete & open
- +2,000 storage spaces added in 2026
- Two on-site transload tracks (rail/truck)

LOCATION

In the center of the Houston growth market



Strategically positioned at the intersection of the Grand Parkway (SH 99) and U.S. Highway 90, with fast reach into the region’s workforce and demand centers.

	Downtown Houston	30 min
	Port of Houston	30 min
	Bush Intercontinental (IAH)	30 min
	The Woodlands	40 min

POPULATION WITHIN REACH

525K	2.29M	5.23M	7.65M
20 mi	30 mi	40 mi	50 mi

CONNECTIVITY

Class I rail and Gulf Coast ports at the door

Gulf Inland sits 1 mile south of the BNSF / Union Pacific mainline — the most expedient rail connection on the Gulf Coast to Texas, North America and global markets.



On-site CMC Railroad

Delivery and pick-up of tenant cars six days per week
Transload operations and railcar repair serving park tenants and storage customers



1,000+ railcar storage open

Additional 2,000 spaces coming in 2026 for tenants and outside customers.



Two dedicated transload tracks

Rail-to-truck and truck-to-rail, integrated with on-site storage.

TEXAS PORTS WITHIN 100 MILES

48 mi

Beaumont

71 mi

Port Arthur

76 mi

Galveston

99 mi

Freeport



SITE UTILITIES

Utility capacity ready for heavy industrial

Water and sewer by the City of Dayton; fiber by AT&T or EZEE, natural gas by Centric Infrastructure; power by Entergy Texas.



Water

4 MGD production capacity

12" main; typical demand ~1.3 MGD leaves ample headroom for new users.



Wastewater

4 MGD treatment capacity

Aerobic racetrack plant, 10" line; average flow ~1.8 MGD.



Natural gas

600 psi high-pressure

Centric Infrastructure supply with a Kinder Morgan high-pressure line on-site.



Electricity

138 kV transmission nearby

Entergy: ~1 mi from substation, 13.2 kV feeder; new 34.5 kV line & substation on SH 146.



Fiber & internet

Redundant providers

EZEE and AT&T Fiber on-site; Comcast high-speed service available.



Single jurisdiction

Coordinated delivery

City of Dayton delivers water and sewer — simplifying utility planning.

A business-friendly host community

Dayton and Liberty County actively compete for large industrial projects — with fast permitting, meaningful incentives, and a deep, growing workforce next door.



Expedient permitting

City permit review turnaround of fewer than 30 days keeps projects on schedule.



10-year abatements

City & County will consider real and personal property abatements based on value and jobs; JETI school-district relief case-by-case.



Grants & low friction

Dayton EDC supports grants for qualifying businesses — and there are no city or county business licenses.



A ready workforce

3.1M

people within a 35-minute drive of Dayton

8,000+ ac

of master-planned residential in process nearby
24 communities, 27,000 homes in the residential pipeline

24,500+

new platted homes within 10 miles of the park

INCENTIVES

A stackable State of Texas incentive package

Qualifying projects can layer state programs on top of local abatements — materially lowering total cost of occupancy. Programs are evaluated case-by-case on investment and job creation.



JETI (school district)

10-year reduction in school-district M&O ad valorem tax for eligible projects.



Texas Enterprise Fund

Cash grants typically \$1,000–\$10,000 per qualified job (avg ~\$6,500).



Sales & use tax exemption

Manufacturing machinery, equipment and replacement parts exempt from state & local sales tax.



Skills Development Fund

Custom job-training grants with local colleges — averaging ~\$2,000 per trainee.



Enterprise Zone Program

Refund of state sales & use taxes paid at a qualified enterprise-project site.



R&D tax credit

Choice of a franchise tax credit or sales-tax exemption on R&D materials & equipment.

PROOF OF MOMENTUM

Users are already committing to the park



CURRENT & COMMITTED USERS

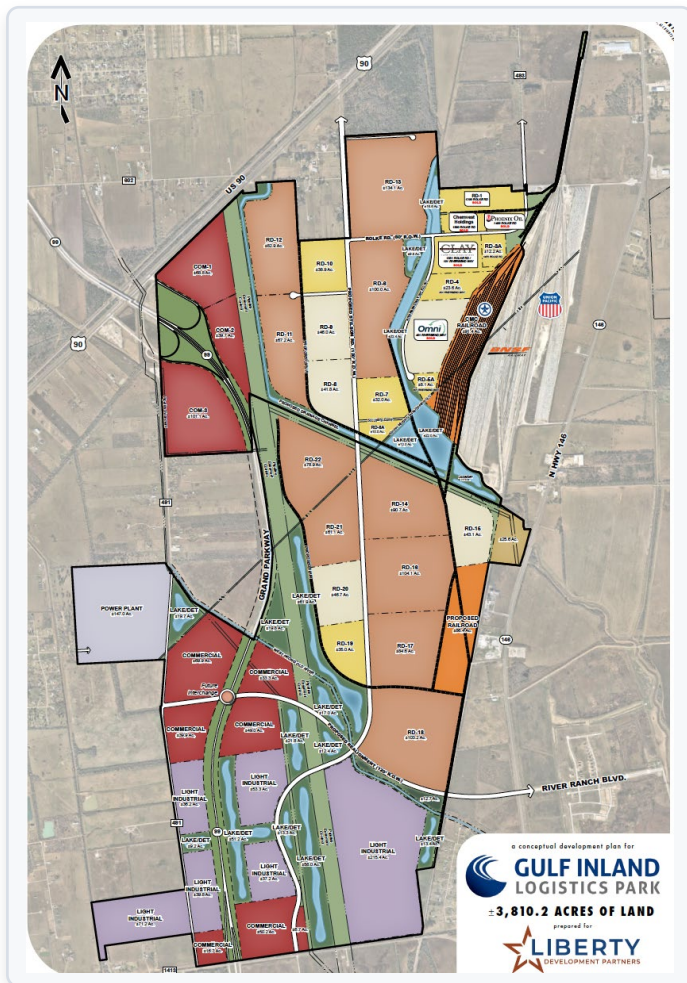


EGF
ENERGY
PARTNERS



AVAILABILITY

Flexible sites for every footprint



Conceptual development plan — ±3,810 acres

Master-planned districts accommodate rail-served heavy industrial, logistics, light industrial and commercial — with lots sized to fit the deal.



Rail-served industrial

Direct-served districts adjacent to on-site rail and transload.



Logistics & distribution

Heavy-haul road access with quick reach to highways and ports.



Commercial frontage

U.S. 90 and SH 99 frontage parcels for supporting commercial uses.



Power-ready tracts

Large tracts positioned for energy-intensive users near transmission.

THE BOTTOM LINE

Place your business at the intersection of rail and road

Gulf Inland delivers what most sites only promise: multimodal access, infrastructure that's already built, and a community ready to move at your pace.



LET'S TALK

Ready to explore a site?

Our team partners with the brokerage and site-selection community. We welcome tours, RFP responses and confidential discussions.

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A development of

