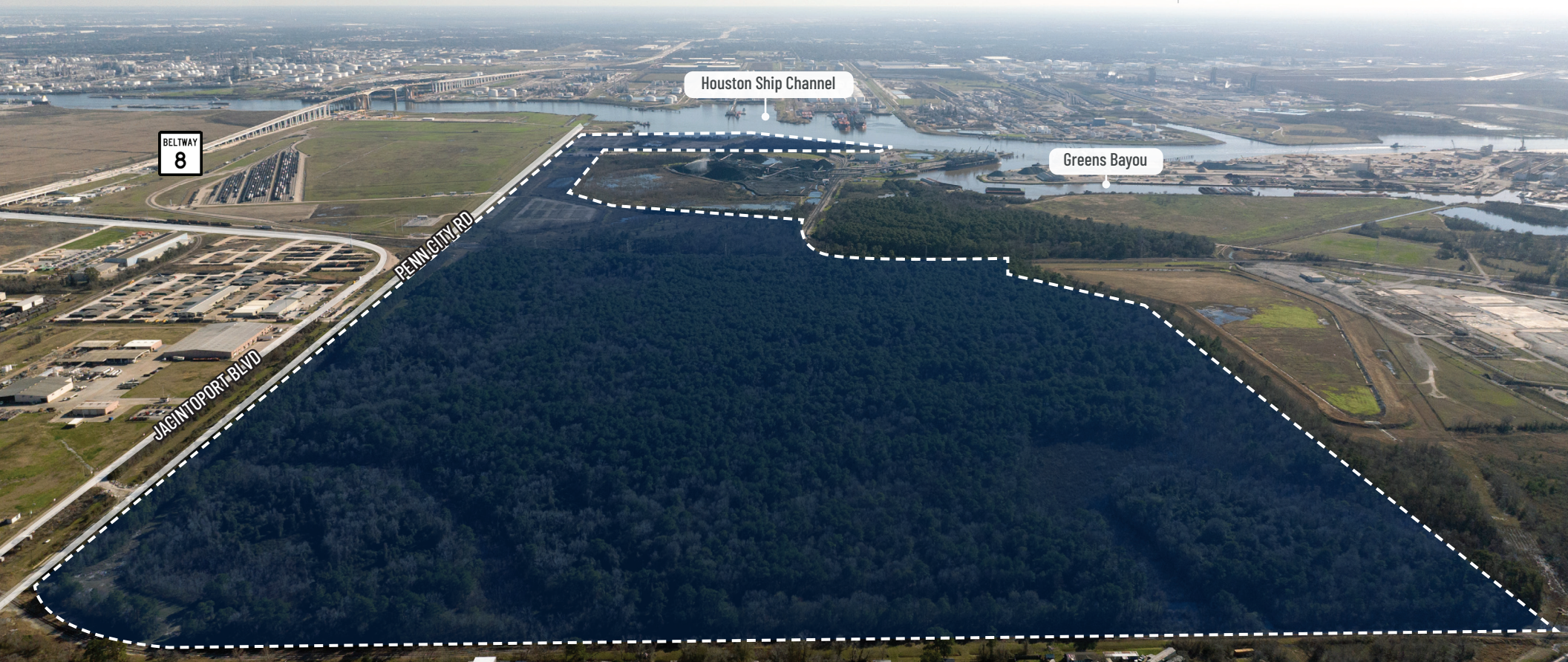


DEEP WATER SITE ON HOUSTON SHIP CHANNEL



+389 ACRES AT GREENS BAYOU

- Adjacent to Jacintoport Industrial Park
- Access to Beltway 8 via Jacintoport Blvd
- Access to I-10 via Penn City Road
- Non-exclusive deep water access
- Rail access (PTRA)
- Utilities available
- Access to major pipeline corridor
- May be subdivided
- For lease only
- Call Broker for details

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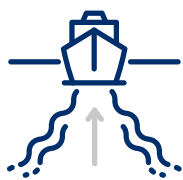
ABOUT THE PROPERTY

Port Houston's Greens Bayou property is a perfect fit for liquid bulk storage and transloading bulk materials. The property is minutes away from Interstate-10 and Beltway 8 allowing for easy access and has 16 acres grandfathered into Foreign Trade Zone #84. The land is fully permitted by the U.S. Army Corps of Engineers and ready for immediate development. The site permit includes unit train loop for bulk liquids transfer - UP/PTRA and storage capacity for up to 15 million barrels. Part of the property connects with the Houston Ship Channel and Buffalo Bayou which will have water depth up to 46.5 feet in 2024/25. There are 6 barge docks, 3 Aframax ship docks, and 5 docks with two Suez Max capabilities all permitted*.



±389.11

Acres



ACCESS

to 46.5ft deep
Houston Ship Channel



±15M BARRELS

of bulk liquid
storage capacity*



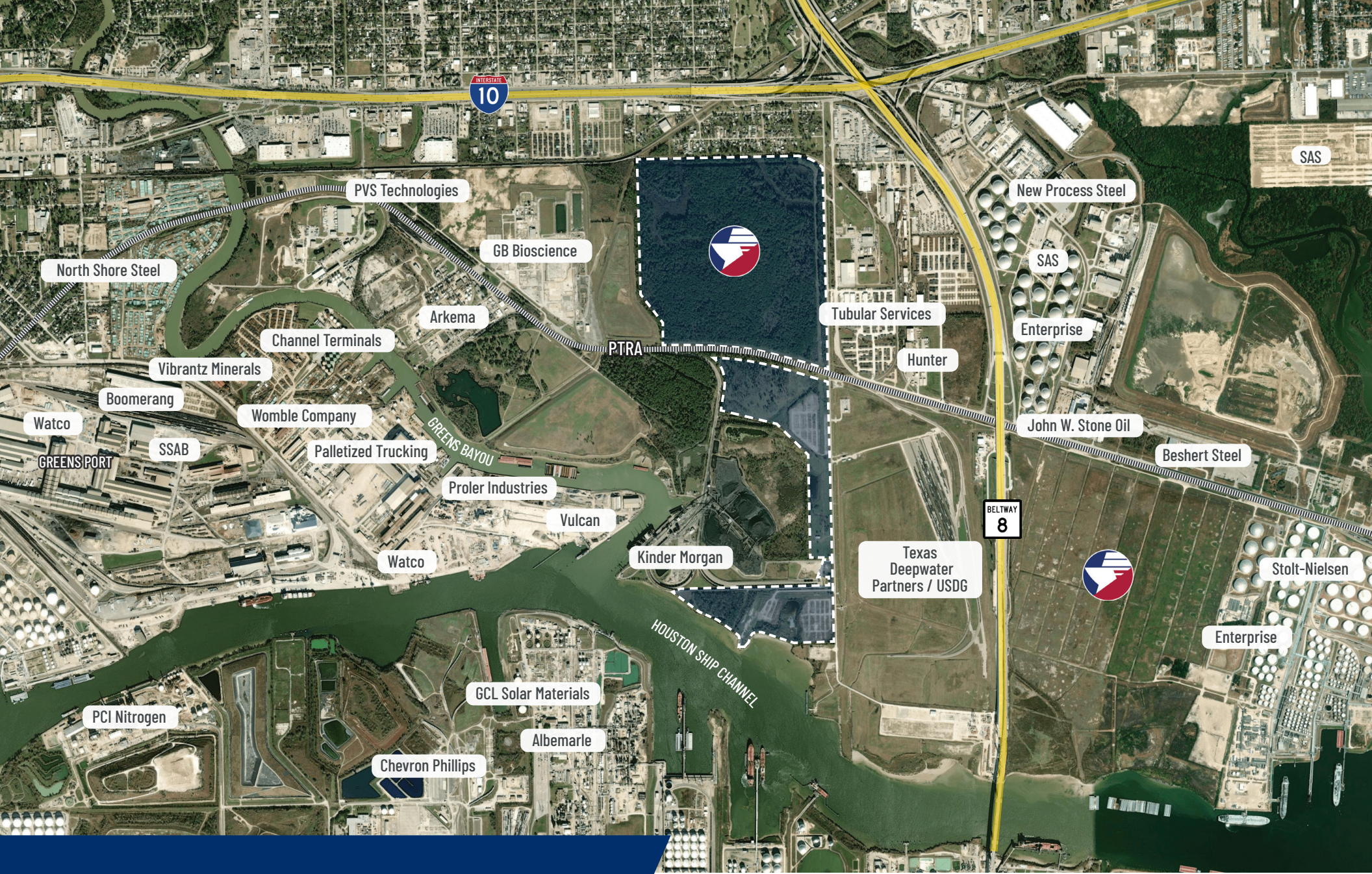
16 ACRES

grandfathered into
Foreign Trade Zone #84



6 Barge Docks*
5 Vessel Docks*
3 Aframax Docks*

*Permitted not existing



INTERSTATE 10

BELTWAY 8

North Shore Steel

PVS Technologies

GB Bioscience

New Process Steel

SAS

Channel Terminals

Arkema

Tubular Services

Enterprise

Vibrant Minerals

Womble Company

Palletized Trucking

Proler Industries

Vulcan

Kinder Morgan

Texas Deepwater Partners / USDG

John W. Stone Oil

Beshert Steel

Watco

Boomerang

SSAB

Watco

Stolt-Nielsen

Enterprise

PCI Nitrogen

GCL Solar Materials

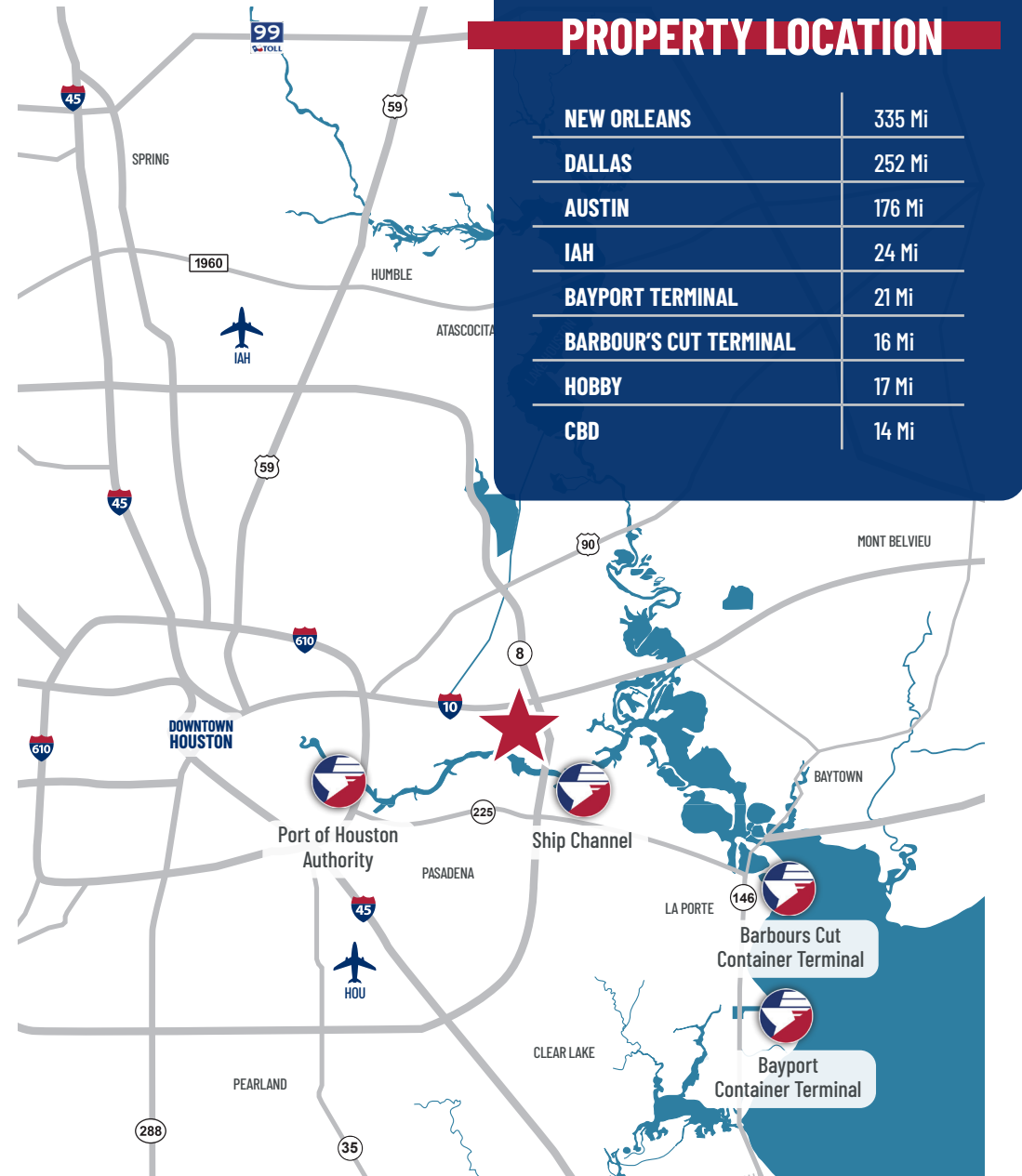
Albemarle

Chevron Phillips

AREA OVERVIEW



PIPELINE MAP

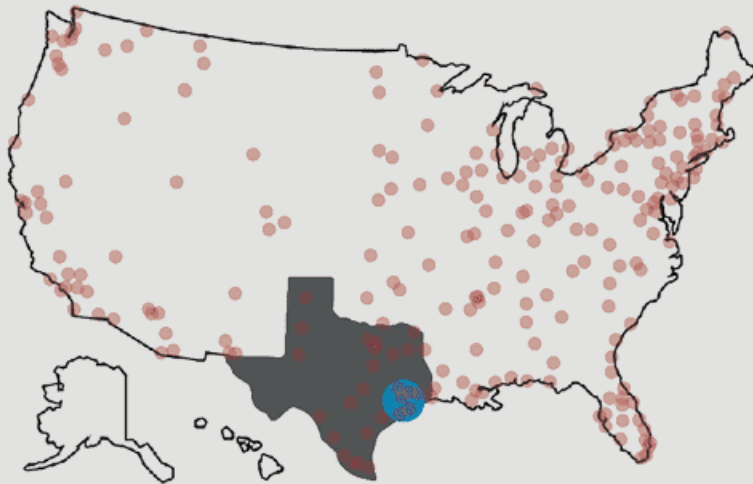


PORT HOUSTON & FTZ

Port Houston manages Foreign Trade Zone 84, which includes many privately owned and port-owned sites located throughout Houston and Harris County, Texas. The key benefits come in the form of import duty and tariff savings, since no duty is paid if merchandise is exported directly from a FTZ.

What is a Foreign Trade Zone (FTZ)?

Land area within the U.S. that is legally considered outside of national customs territory.



There are **more than 300 foreign trade zones** in the U.S. today.

Port Houston manages FTZ 84, ranked #1 in the U.S. for total merchandise received.

Who benefits the most from Foreign Trade Zones (FTZ)?

- Large Exporters moving \geq \$5M annually
- Manufacturers using \geq \$10M in imported parts annually
- Retail importers using \geq 100,000 sq. ft. of import inventory

Import duty benefits when using an FTZ site depend on these actions:

- Goods enter the zone duty free
- Goods are inside the zone. Storage, processing and manufacturing are permitted
- Goods exit the zone and import duties are reduced or completely eliminated

Enacted in 1934 to expedite and encourage foreign commerce. Allows delayed or reduced duty payments on foreign merchandise as well as other savings.



PORT HOUSTON
BY THE NUMBERS

**1.5
Million**

jobs supported by Port activity

**\$439.2
Billion**

of total economic value

18.6%

of Texas GDP

**\$10.6
Billion**

of state & local taxes

52 Miles
Long

200 Public & Private
Facilities Alongside

20^K Ship Movements
Annually

200^K Barge Movements
Annually

#1

U.S. Port for
Waterborne Tonnage

#1

Container port
on the Gulf of Mexico*

#1

Ranked U.S. port in terms of total
foreign cargo value

#1

Largest Texas port with 97%
market share in container



PORT HOUSTON

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conduct their own due diligence and verification.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date