

GRAND PORT 99

PHASE I
a development by

AUTO

Real Estate Funds

&

IDV



NEW CONSTRUCTION AVAILABLE FOR SALE OR LEASE IN BAYTOWN, TX

PHASE I - 338,337 SF Cross Dock & 142,739 SF Front Load Distribution Buildings

Delivering 2Q 2025 | Contact Broker for Details

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NEW CONSTRUCTION AVAILABLE FOR SALE OR LEASE IN BAYTOWN, TX
120 AC Class A Business Park at Kilgore Parkway & FM 565

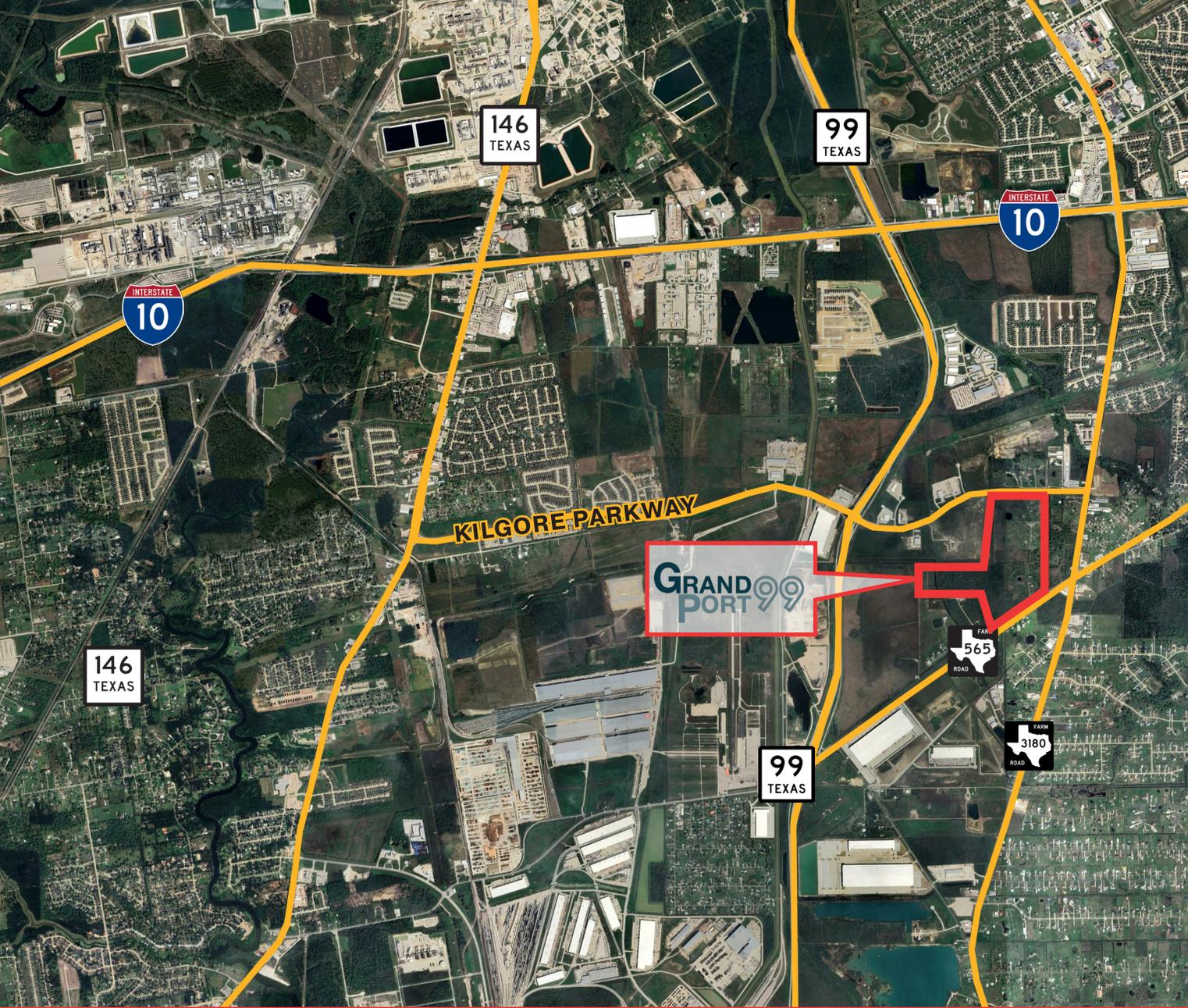
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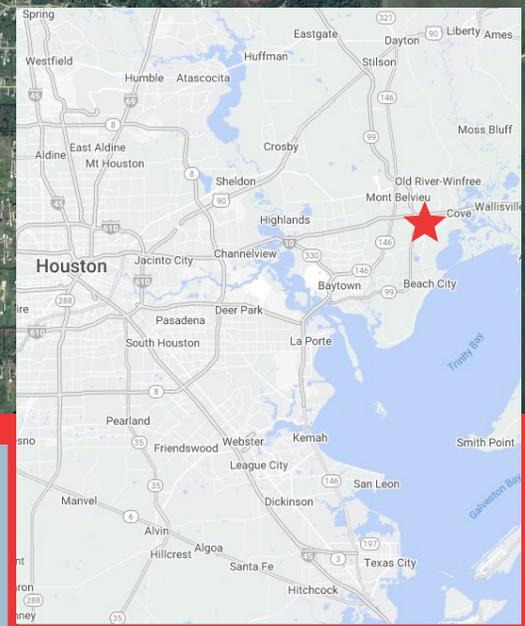
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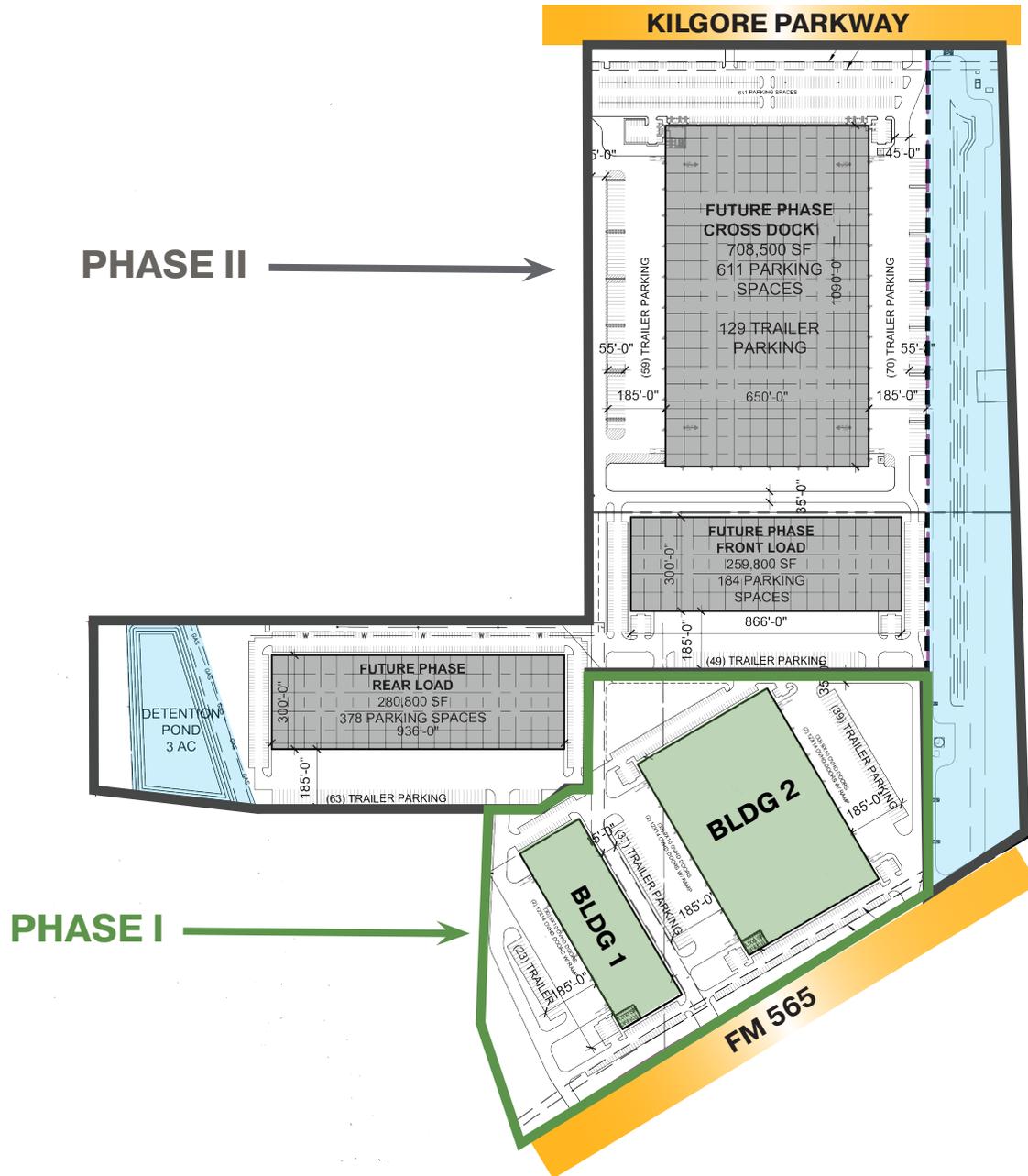


DESTINATION	MILES
GRAND PARKWAY 99	1
INTERSTATE 10	2
SH 146	4
SH 225	15
BARBOURS CUT TERMINAL	17
BAYPORT TERMINAL	23
BELTWAY 8	23
HOBBY AIRPORT (HOU)	36
HOUSTON CBD	36
BUSH INTERCONTINENTAL AIRPORT (IAH)	43
BEAUMONT	53
AUSTIN	197
SAN ANTONIO	231
DALLAS	264



PRIME LOCATION WITH IMMEDIATE ACCESS TO GRAND PARKWAY 99 & I-10

BUSINESS PARK MASTER PLAN



PHASE I - Delivering 2Q 2025

Green color

Building 1 - Front Load - 142,739 SF

- 32' Clear Height
- Dock High Loading with Ramps
- 23 Trailer Stalls
- ESFR Sprinkler System

Building 2 - Cross Dock - 338,337 SF

- 40' Clear Height
- Dock High Loading with Ramps
- 76 Trailer Stalls
- ESFR Sprinkler System

Contact Broker For Pricing Details

PHASE II - Estimated Delivery 12 Months

Gray color

Cross Dock - 708,500 SF

- 40' Clear Height
- Dock High Loading with Ramps
- 129 Trailer Stalls
- ESFR Sprinkler System

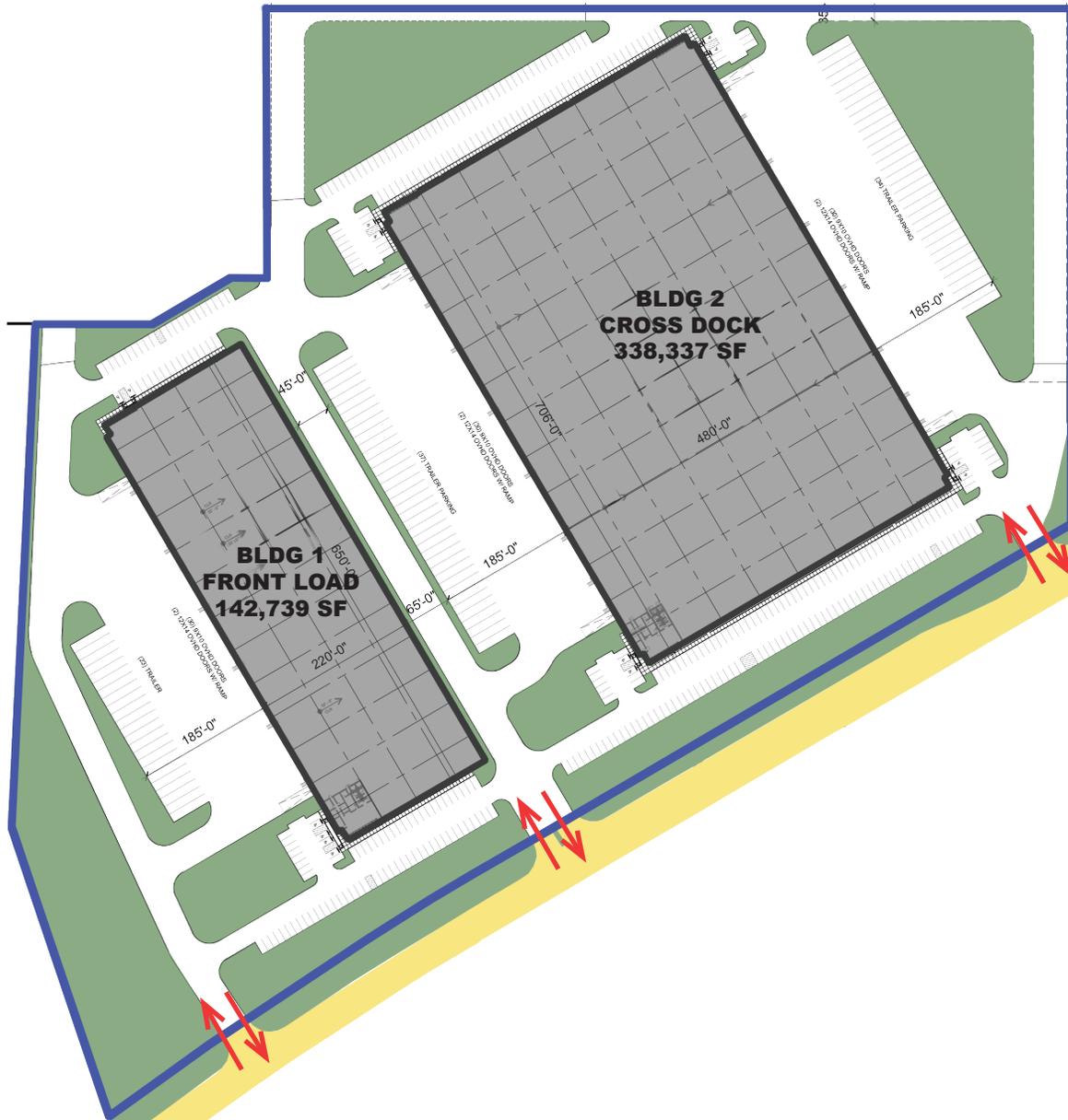
Rear Load - 280,800 SF

- 36' Clear Height
- Dock High Loading with Ramps
- 63 Trailer Stalls
- ESFR Sprinkler System

Front Load - 259,800 SF

- 36' Clear Height
- Dock High Loading with Ramps
- 49 Trailer Stalls
- ESFR Sprinkler System

PHASE I PROPOSED LAYOUT



PHASE I

Green color

Building 1 - Front Load - 142,739 SF

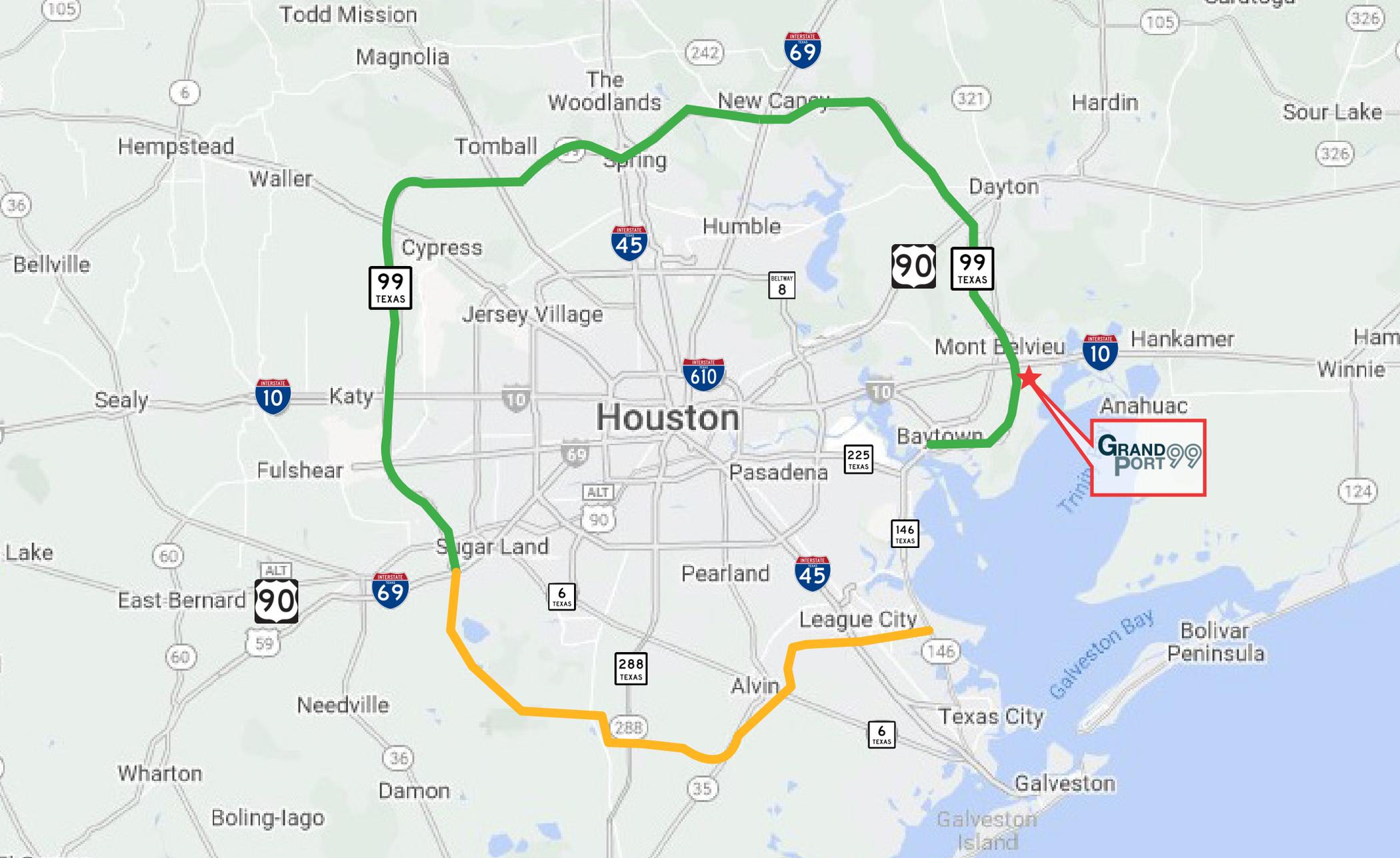
- Institutional Distribution Building
- Concrete Tiltwall Construction
- Office Finish to Suit
- 32' Clear Height
- Dock High Loading with Ramps
- 2 Mechanical Dock Levelers
- 3 Phase, 480 Volt, 2,000 Amp Power
- 115 Parking Spaces
- 23 Trailer Stalls
- Divisible
- ESFR Sprinkler System
- Additional Parking and Trailer Storage Available
- LEED Certified

Building 2 - Cross Dock - 338,337 SF

- Institutional Distribution Building
- Concrete Tiltwall Construction
- Office Finish to Suit
- 40' Clear Height
- Dock High Loading with Ramps
- 4 Mechanical Dock Levelers
- 3 Phase, 480 Volt, 4,000 Amp Power
- 266 Parking Spaces
- 76 Trailer Stalls
- Divisible
- ESFR Sprinkler System
- Additional Parking and Trailer Storage Available
- LEED Certified

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GRAND PARKWAY CONNECTIVITY

- Grand Parkway 99 - Completed Segments
- Grand Parkway 99 - Future Segments

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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 others, including the broker's own interests;
- 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 buyer/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 opinions 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 ESTABLISH:

- 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 purposes. 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.

PCR Brokerage Houston, LLC dba Partners	<u>9003949</u>	<u>licensing@partnersrealestate.com</u>	<u>713-629-0500</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
A.J. Williams	<u>695104</u>	<u>aj.williams@partnersrealestate.com</u>	<u>713-629-0500</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date