

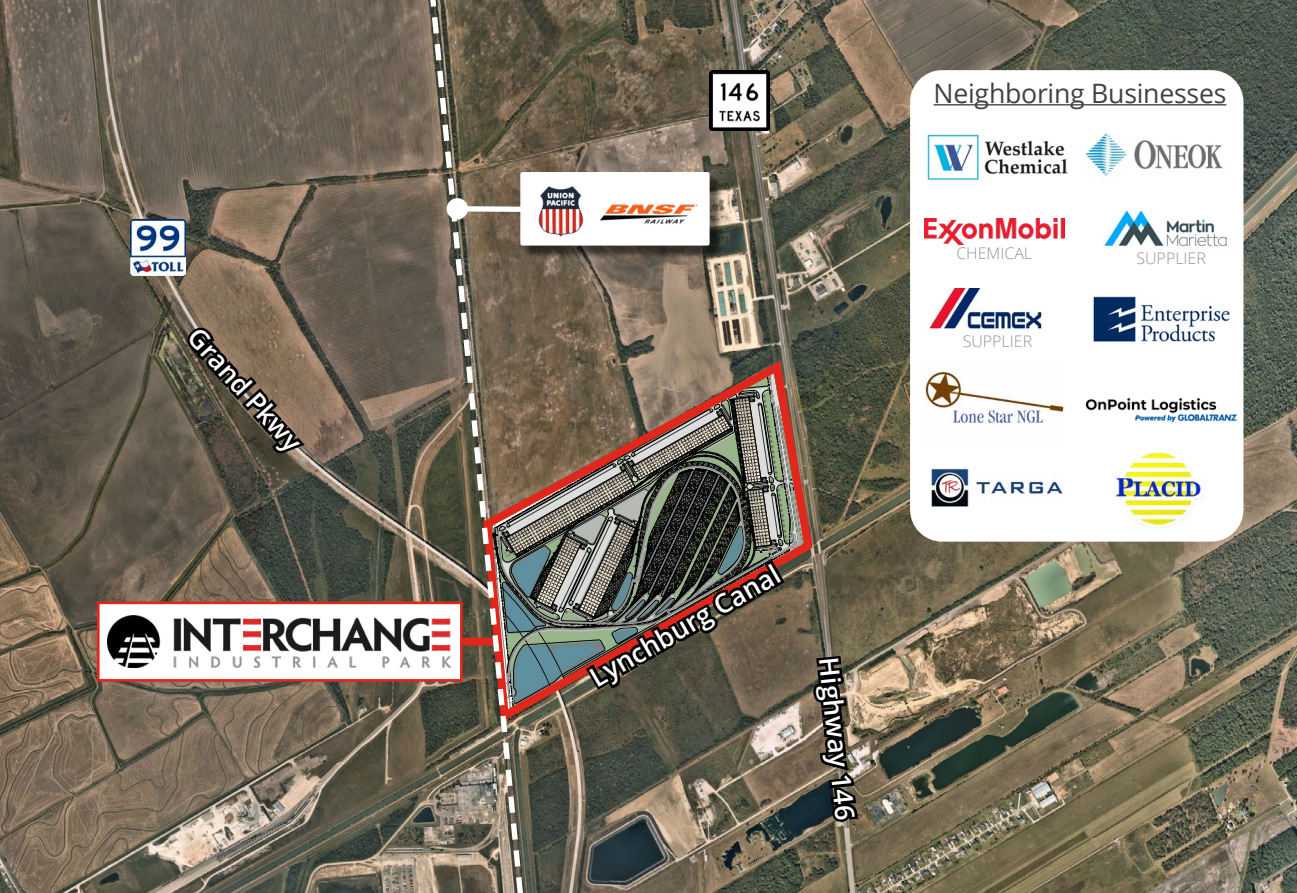


A Development by:  
**NATIONAL**  
PROPERTY HOLDINGS

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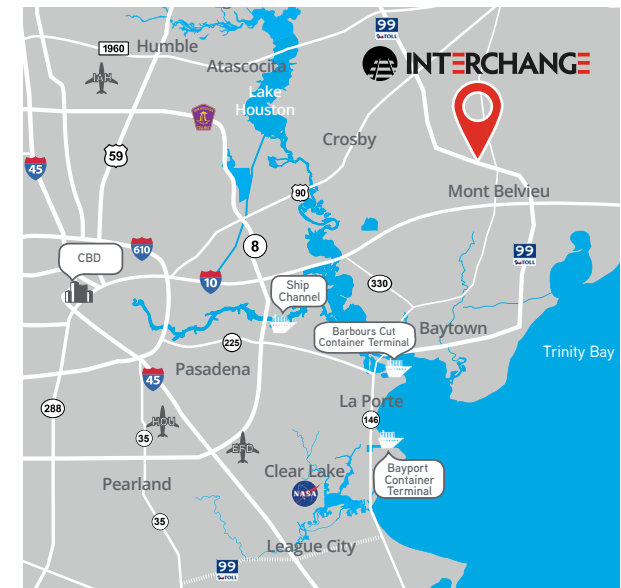


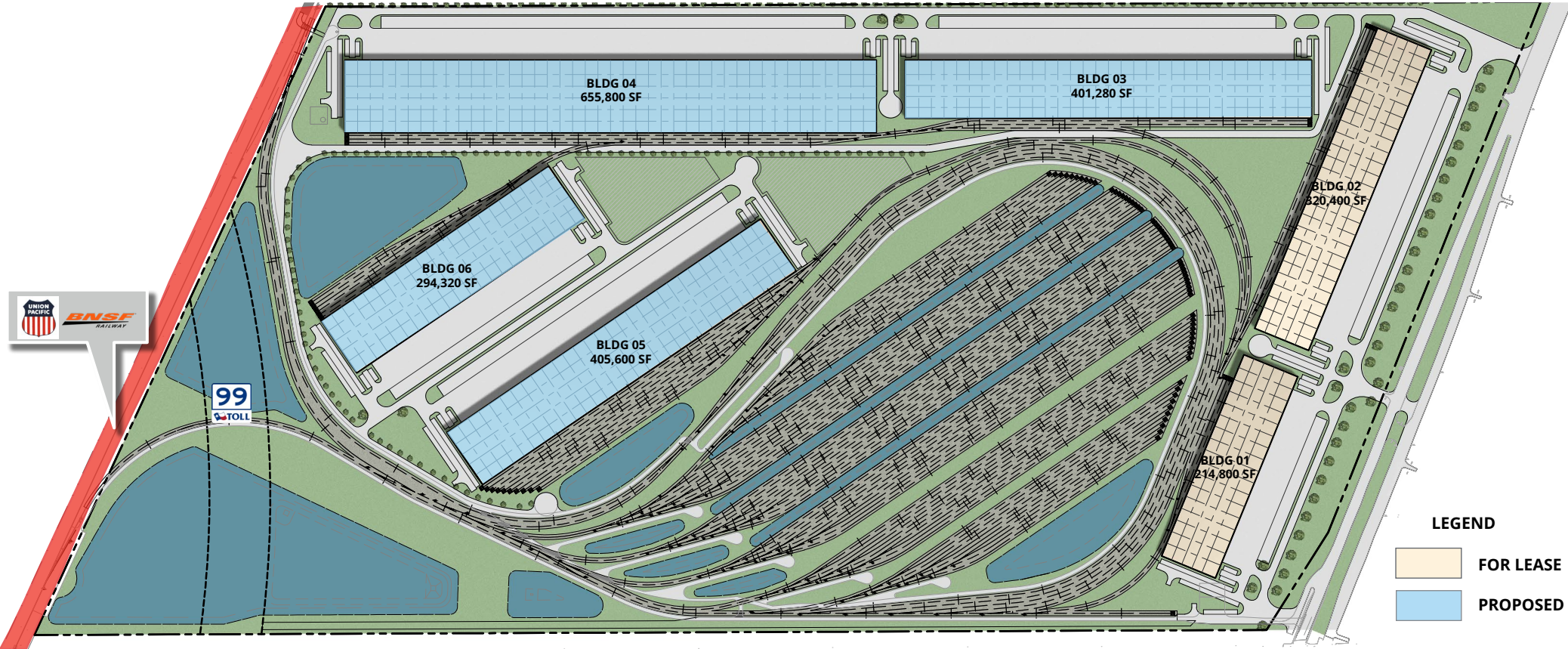
will accommodate  
**2,500+ rail cars** with 4  
interchange tracks totaling  
272 rail car spots.

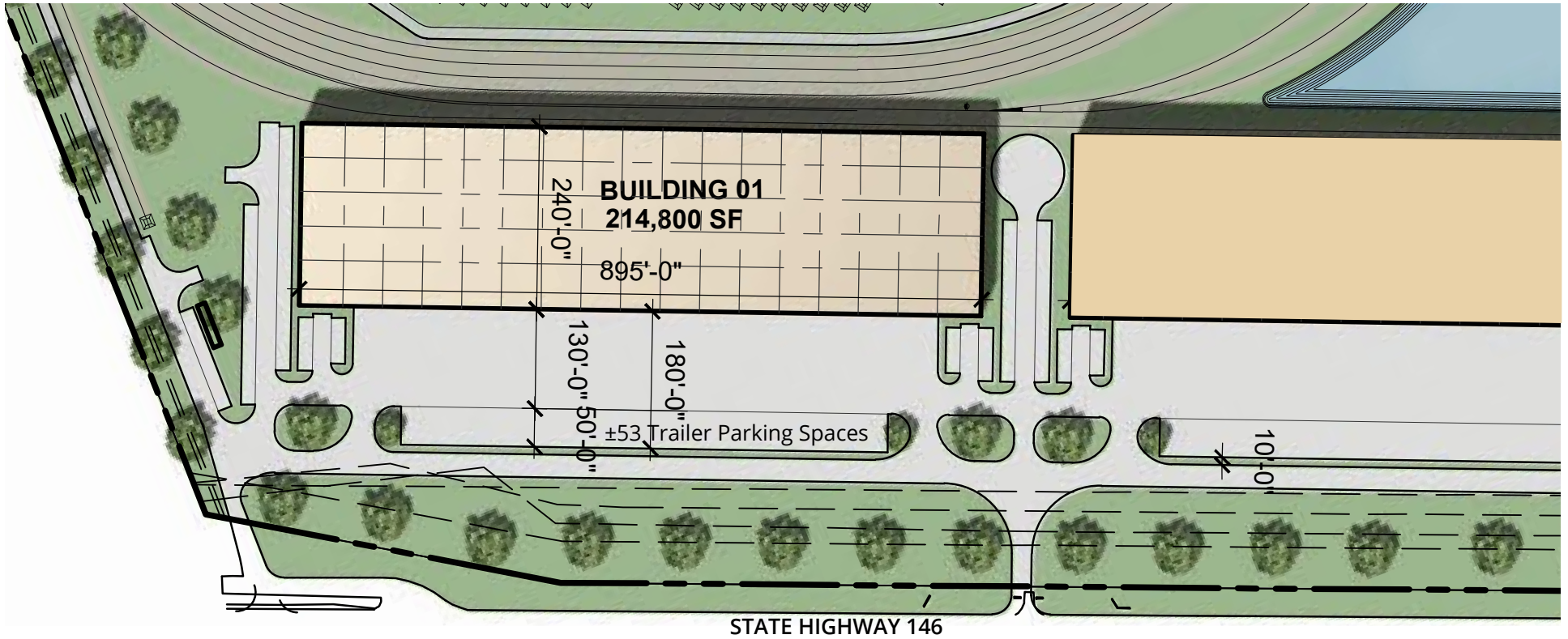
Located on jointly operated  
**UP & BNSF Railway**  
along Hwy 146, just 5  
miles north of I-10.

## FEATURES:

- 300 Acre master planned, deed restricted industrial park
- Dual rail service with Union Pacific and BNSF railway
- Integrated rail services provided by Rail Logix Dayton
- Up to 100 acres available for build-to-suit
- Over 2,200,000 SF of Class A, rail-served space available
- Foreign Trade Zone No. 171
- Hwy 146 frontage with convenient Grand Parkway access
- Regional detention system - 100% net acreage
- Natural gas, fiber and electric service on-site
- Industrial water supply available from Coastal Water Authority (Lynchburg Canal)
- City of Dayton tax incentives
- 10 year tax abatements available
- Located in Pro-Business Liberty County
- Liberty County Municipal Utility District No. 8

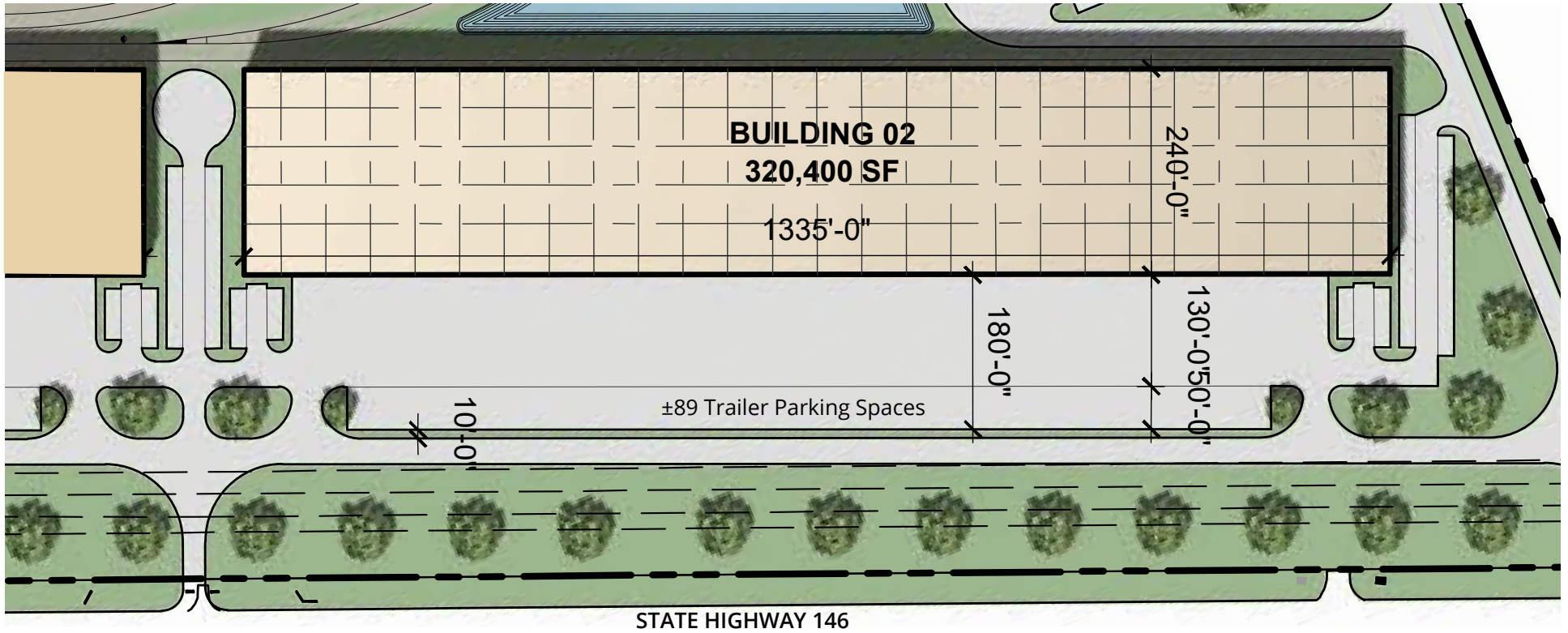






## BUILDING 1 SPECIFICATIONS

Address	13850 Highway 146 Dayton, TX 77535	Sprinklers	ESFR Sprinkler System
Building Size	214,800 SF Total	Loading	Dock-High
Available	214,800 SF	Ramps	Oversized Drive-In Ramps
Divisible to	107,400 SF	Column Spacing	Minimum 52' on Interior Bays
Office	Build-to-suit	Lighting	LED Exterior Lighting
Configuration	Front Load / Rail Served	Flood Plain	Outside of 500-year
Clear Height	30'	Visibility	State Highway 146
Trailer Parking	± 53	Access	Highway 146 frontage & Grand Pkwy



## BUILDING 2 SPECIFICATIONS

Address	13800 Highway 146 Dayton, TX 77535	Sprinklers	ESFR Sprinkler System
Building Size	320,400 SF Total	Loading	Dock-High
Available	320,400 SF	Ramps	Oversized Drive-In Ramps
Divisible to	80,100 SF	Column Spacing	Minimum 52' on Interior Bays
Office	Build-to-suit	Lighting	LED Exterior Lighting
Configuration	Front Load	Flood Plain	Outside of 500-year
Clear Height	30'	Visibility	State Highway 146
Trailer Parking	± 89	Access	Highway 146 frontage & Grand Pkwy



## ABOUT RAIL LOGIX

Rail Logix is a privately-owned rail yard operator specializing in the storage, handling and switching of railcars for users in the petrochemical, energy, agricultural and logistics industries. Established in 2006, Rail Logix combines world-class railcar handling, switching, and staging services with augmented services such as railcar cleaning, maintenance, and transloading. Designed for maximum efficiency, the Rail Logix's rail yards provide reliable, on-demand release of its users railcars to interchange with Class I carriers a minimum of five (5) days per week in a safe and economical manner.

Our state-of-the-art facilities are equipped with a web-based yard management system and AEI readers which provide real-time inventory control of each customer's product. At a moment's notice, Rail Logix's yard management system can generate electronic rail activity reports for its valued customers on a daily basis. In addition, each of Rail Logix's access-controlled, rail yard facilities are monitored under constant video surveillance 24 hours a day, seven days a week.

Strategically located in both Texas and Louisiana, Rail Logix is poised to become the premier provider of railcar storage and handling solutions in the Gulf Coast region and beyond. With exciting new opportunities on the horizon, Rail Logix looks to continue its tradition of service excellence and commitment to safety while surpassing expectations as a conscientious and responsible neighbor in the communities it serves.

Located within the expansive 835-acre Ameriport Industrial Park in Baytown, Texas. With more than 55 miles of total track, Rail Logix Ameriport accommodates 2,250 Rail Cars (expandable to 3,000+) with more than 380 rail car spots of interchange track. Via common ownership, Rail Logix Ameriport and Ameriport Industrial Park offer unique synergies in the coordination and delivery of rail cars to Ameriport's tenants, enabling increased efficiencies and reduced operating costs. Through their partnership with Rail Logix, on-site service providers will safely coordinate the transloading of product, and the cleaning, maintenance and staging of outbound rail cars on the interchange as a turnkey service, keeping its customer's rail cars ready for action.

## SERVICES & AMENITIES

- Dual-Served by the Union Pacific Railroad & BNSF Railways
- Guaranteed Same-Day Interchange Service
- Rail Car Cleaning, Transloading and Packaging Services Available On-Site
- Multiple Locomotives Assures Uninterrupted Service
- Secure, Access Controlled Facility with 24 Hour Video Surveillance
- Heavy-Haul Corridor with Access to Barge Terminals on Cedar Bayou
- Yard Management System Features Real-Time Inventory Control with Web-Based Customer Interface

## RAIL OPPORTUNITIES



Randy Bennett  
Chief Operating Officer  
713-962-3200  
rbennett@rail-logix.com



Rail Logix AmeriPort, LLC  
1040 S. FM 565  
Baytown, TX 77523



## ABOUT THE DEVELOPER

Clients have long relied on National Property Holdings (NPH) for the perfect union of industrial assets, proven expertise and the capacity to orchestrate complex turn-key developments in strategic locations. As a full-service real estate developer, NPH is well equipped to develop and construct unique build-to-suit and design-build projects.

With the resources and expertise that industry leaders can rely on, National Property Holdings specializes in the development of rail-served manufacturing and distribution facilities in the Port Houston submarket and Gulf Coast region. Leveraging its relationships with best-in-class design and construction professionals, the NPH team and its alliance with Rail Logix have developed over 6,500,000 square feet of class “A” industrial buildings and 150 miles of railroad greatly enhancing its industrial parks with a full complement of rail-related services and terminals.

At National Property Holdings, it’s all about logistics. Each and every day, the professionals at National Property Holdings put this belief into practice – the development, construction and leasing of rail served, port accessible industrial facilities that create measurable advantages for its clients. The result...Industrial developments that work harder – and smarter – for your bottom line.

## REAL ESTATE SERVICES INCLUDE:

### Project Development

- Feasibility Studies
- Tax Abatements & Incentives
- Environmental Site Assessments
- Survey & Platting
- Architectural Design Coordination
- Engineering Coordination

### Construction Management

- Competitive Bid Management
- Contractor Qualification & Selection
- Value Engineering
- Design/Bid/Build Services
- Guaranteed Maximum Pricing
- Railroad Construction Coordination

### Leasing & Property Management

- Inspection & Testing of Critical Systems
- Ad Valorem Tax Protest Administration
- Management of Capital Improvements
- Repair & Maintenance Coordination
- Service Agreement Oversight
- Landscape Maintenance



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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 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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Designated Broker of Firm	License No.	Email	Phone

Patrick Duffy, MCR	604308	patrick.duffy@colliers.com	+1 713 830 2112
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Robert Alinger SIOR, LEED AP, CCIM	562023	robert.alinger@colliers.com	+1 713 830 2167
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date