



FOR SALE



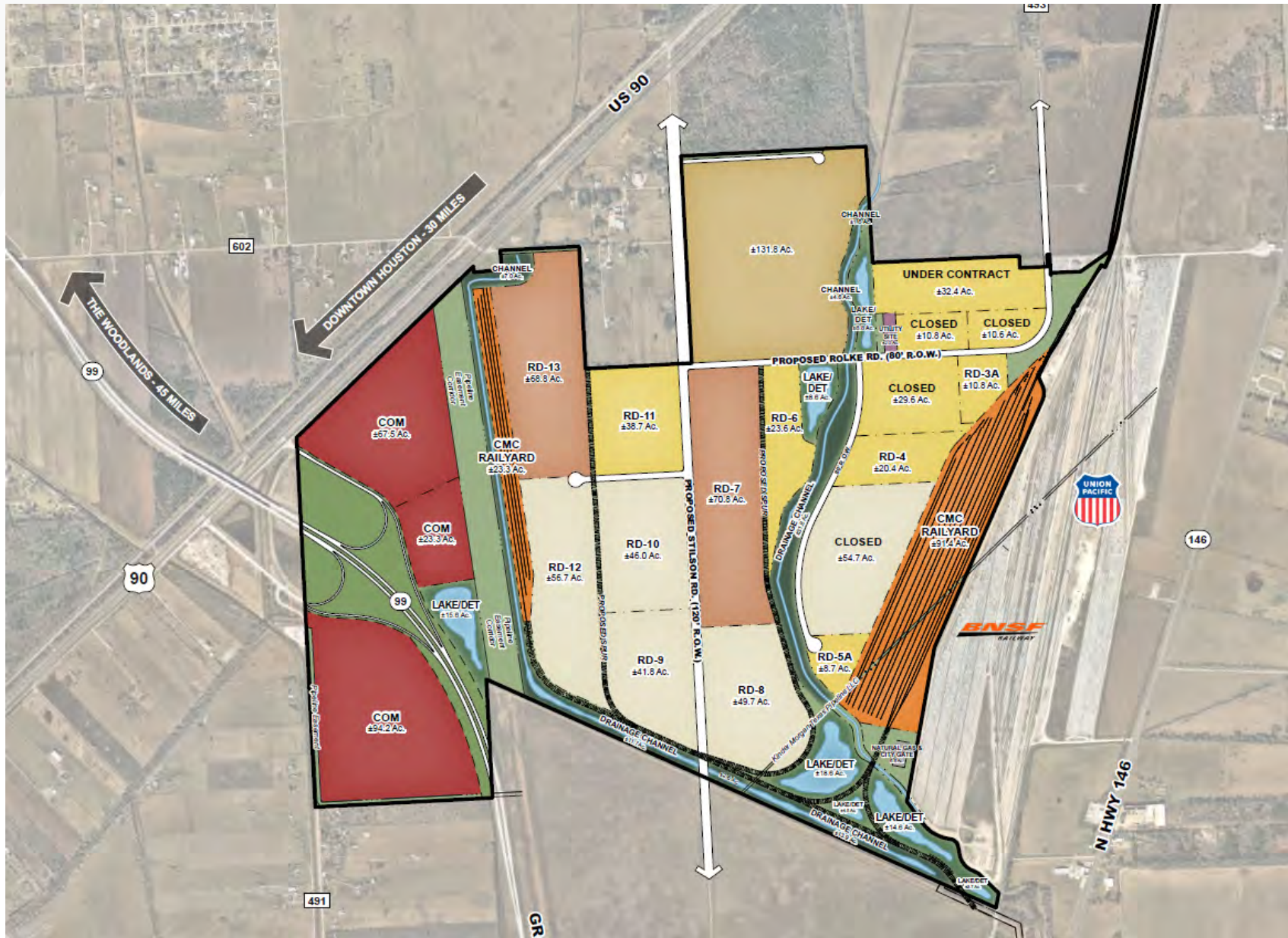
**GULF INLAND**  
LOGISTICS PARK

GRAND PARKWAY AT US 90 IN DAYTON, TX | ±2,500 ACRES DUAL RAIL SERVED DEVELOPMENT LAND



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# Site Plan





# Stilson Road Improvements



- City water/sewer lines installed in 2022
- To be expanded to have 2 North bound and 2 South bound 41' lanes.
- 3,800 foot road improvement will be a 41 feet wide concrete heavy haul road
- The first external road improvement connecting the 2,400 acre property to U.S. Highway 90
- There will be a new signal at the intersection of the two roads

## Coming Soon: Rolke Road

- Rolke Road will stretch 7,000 feet from Highway 90 to the entrance of Gulf Inland Logistics Park
- Expected Delivery: May 2024
- To be expanded as a 41' concrete wide heavy haul corridor

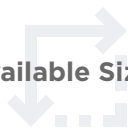
# Overview

**± 2,500 Acre master-planned rail served mega site served with City of Dayton utilities, heavy power, high pressure natural gas, and direct access to BNSF and Union Pacific.**



## Location

South side of US 90 at Grand Parkway Dayton, Liberty County, TX adjacent to the Union Pacific Baytown subdivision



## Available Sizes

Ready to develop industrial sites ±15 acres up to ±2,150 acres, with off-site regional detention. Refer to the Site Plan



## Rail Access and Service

Construction for first 1,000 rail car storage spaces to start in 2024. On-site rail services provided by CMC Railroad, planned rail car storage for over 2,700 rail car spaces with direct connection to the adjacent BNSF railway and Union Pacific Railroad. A Transloading Facility is also planned.



## Road Access

### Stilson Road

- City water/sewer lines installed in 2022
- Roadway construction awarded 3-27-2023, to be a 41' heavy haul corridor with signalization at U.S. Hwy 90 and Stilson
- Construction will be complete Q4 2023.
- To be expanded to have 2 North bound and 2 South bound 41' lanes.

### Rolke Road

- Engineering 75% complete, construction to start Q3 2023



## Infrastructure

- Regional “off-site” detention, within GILP, Phase 1 improvements to be complete Q2 2023.
- Water and sanitary sewer available from City of Dayton
- Entergy, 138KV transmission line
- High-speed internet via Daynet
- High pressure natural gas provided by Centric Infrastructure Group



## Additional Property Features

- Controlled industrial park environment
- Sites for sale, lease, will consider build-to-suit/design build
- Shorter travel time/enhanced access via the Grand Parkway completed in 2022.
- Foreign Trade Zone Designation (No. 171)
- Excellent site for logistics, transportation, and manufacturing, strategically located proximate to major refineries and chemical companies including Enterprise, Exxon Mobil, Chevron, Westlake Chemical, that require rail transportation
- Non-Attainment Zone
- Incentives Available

PLACE YOUR BUSINESS AT THE

# Intersection of Rail and Road



**EXPEDIENT ACCESS** to Gulf Coast ports, significant highway infrastructure, and two Class 1 rail carriers.



**COMPETITIVE SITE PRICING** with best-in-class infrastructure.



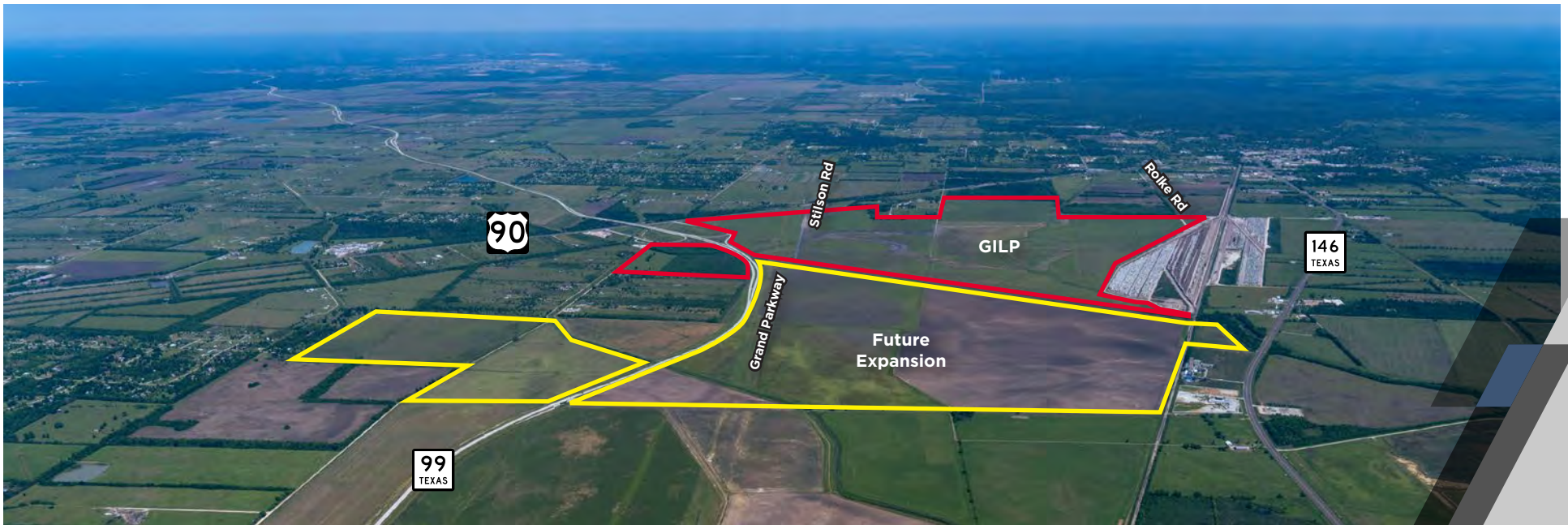
**SUPPORTIVE LOCAL COMMUNITY** with a skilled, readily accessible workforce.

## HELPFUL LINKS AND RESOURCES

- [Gulf Inland Logistics Park](#)
- [BNSF Network Map](#)
- [Entergy](#)
- [City of Dayton](#)
- [Texas Economic Development/Office of the Texas Governor](#)
- [Greater Houston Partnership](#)
- [Dayton, TX Economic Development](#)
- [BNSF Railway](#)
- [Centric Infrastructure Group](#)
- [Why Houston](#)



# Aerials



Gulf Inland Logistics Park





## FOR MORE INFORMATION, PLEASE CONTACT:

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