

CHAMBERS99

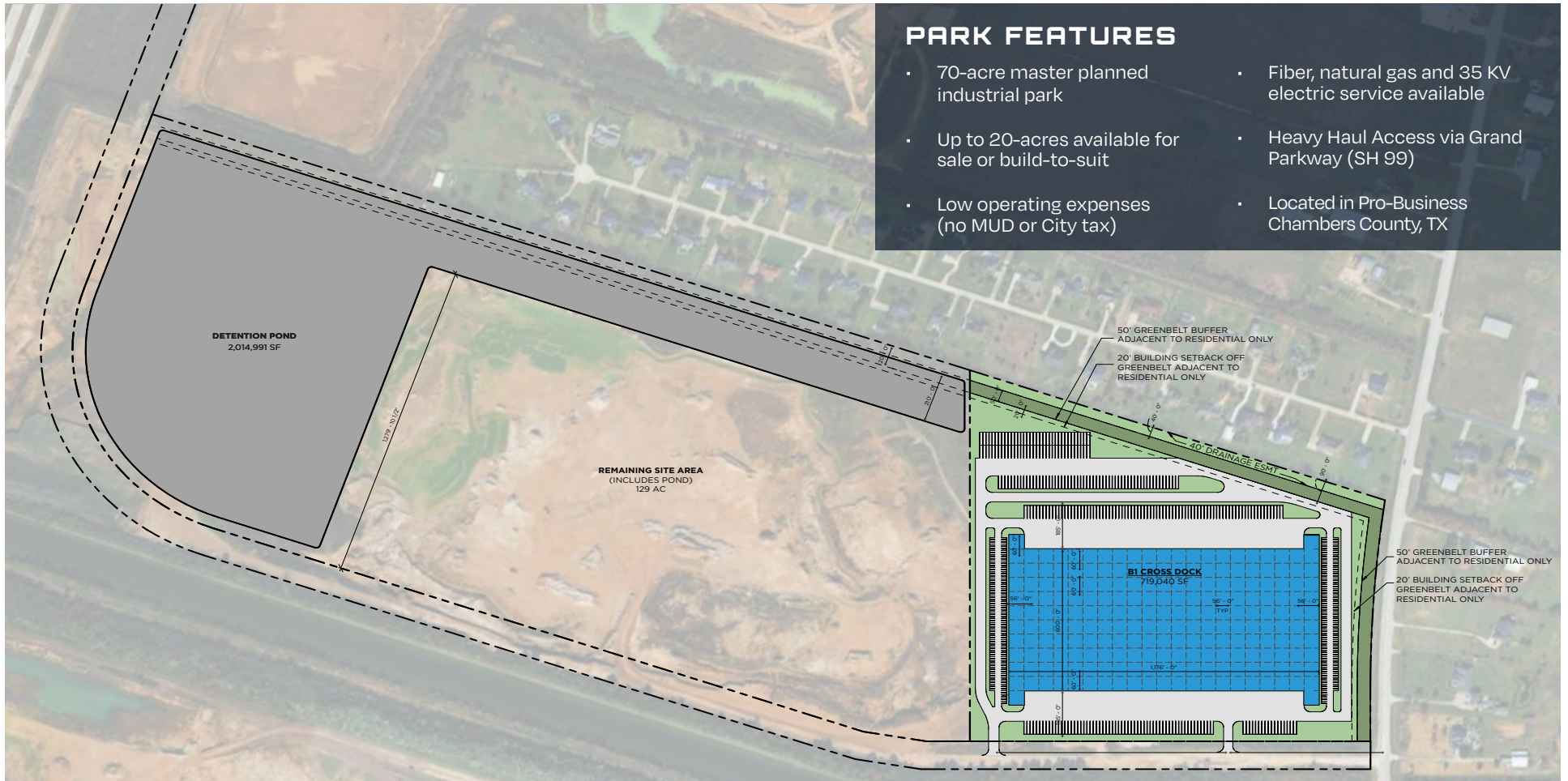
LOGISTICS CENTER

9300 E GRAND PKWY S, BAYTOWN, TX 77523

NOW INTRODUCING PHASE III
PREMIER BUILD-TO-SUIT INDUSTRIAL
SITES



CONCEPTUAL SITE PLAN 1



STATE HIGHWAY 99

**UP TO 43 ACRES
AVAILABLE FOR BTS**

DETENTION POND
2,014,991 SF

**REMAINING SITE AREA
(INCLUDES POND)**
129 AC

Dimensions:
- Pond: 1278'-0" x 630'-0"
- Remaining Site Area: 1050'-0" x 1050'-0"
- Building Footprint 1: 1278'-0" x 630'-0"
- Building Footprint 2: 1050'-0" x 1050'-0"

INDUSTRIAL NEIGHBORS



TOP-RANKED PORT OF HOUSTON



**1ST RANKED U.S. PORT IN FOREIGN
WATERBORNE TONNAGE**

220.1 million short tons (2024)



**1ST RANKED U.S. PORT IN TOTAL
FOREIGN & DOMESTIC WATERBORNE**

309.5 million short tons (2023)



LARGEST GULF CONTAINER PORT,
handling 70% of U.S. Gulf Coast Container traffic



5TH RANKED U.S. CONTAINER PORT
by total TEUs



LARGEST TEXAS PORT
with 44% of market share by tonnage (2024)



2ND RANKED U.S. PORT
in terms of total foreign cargo valued (\$222.5 billion)

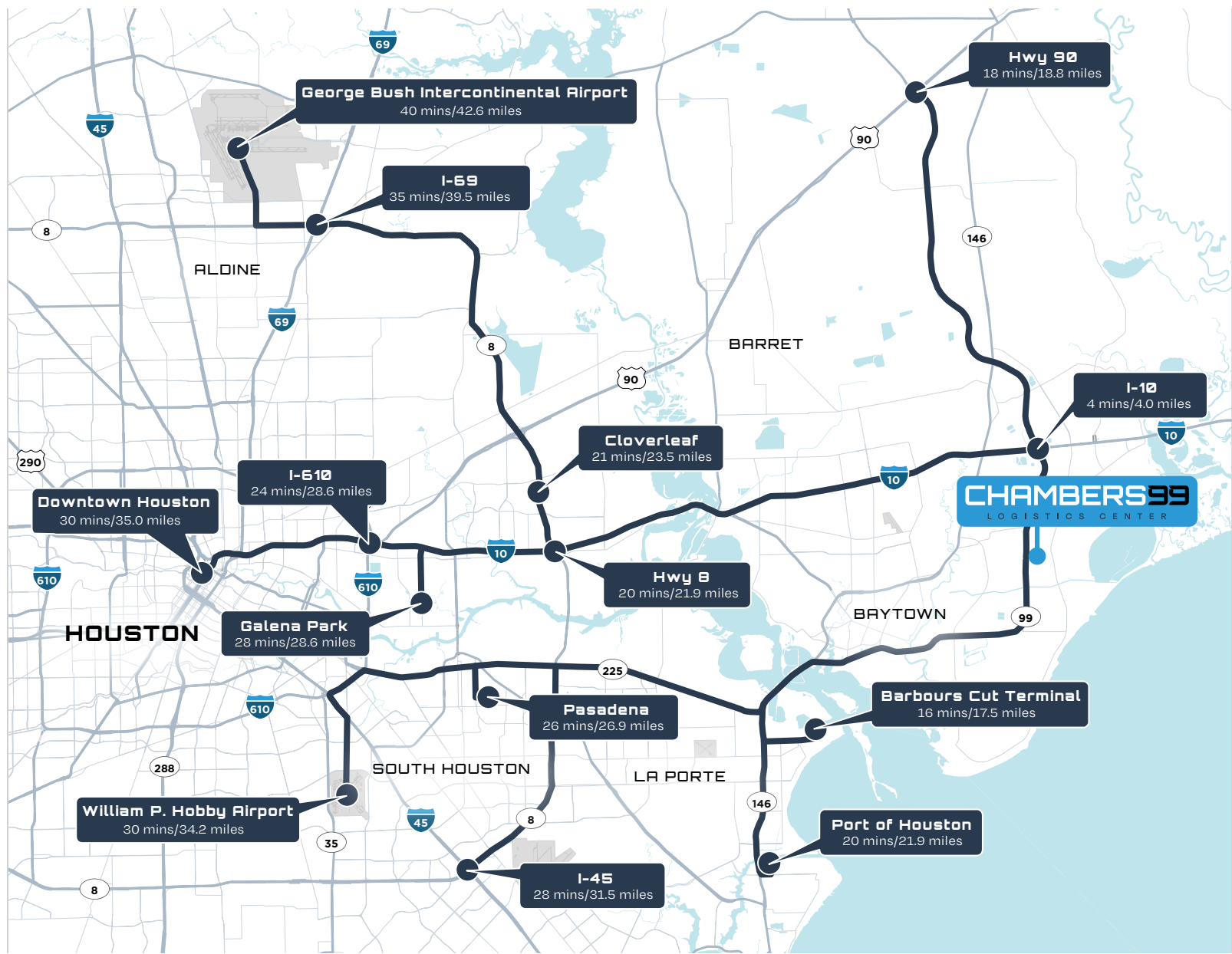


432.6 MILLION SHORT TONS
in 2024



309.5 MILLION SHORT TONS
in 2023

STRATEGIC LOCATION



EXCELLENT LABOR ACCESS

2025 DEMOGRAPHICS

WITHIN 30 MIN DRIVE TIME

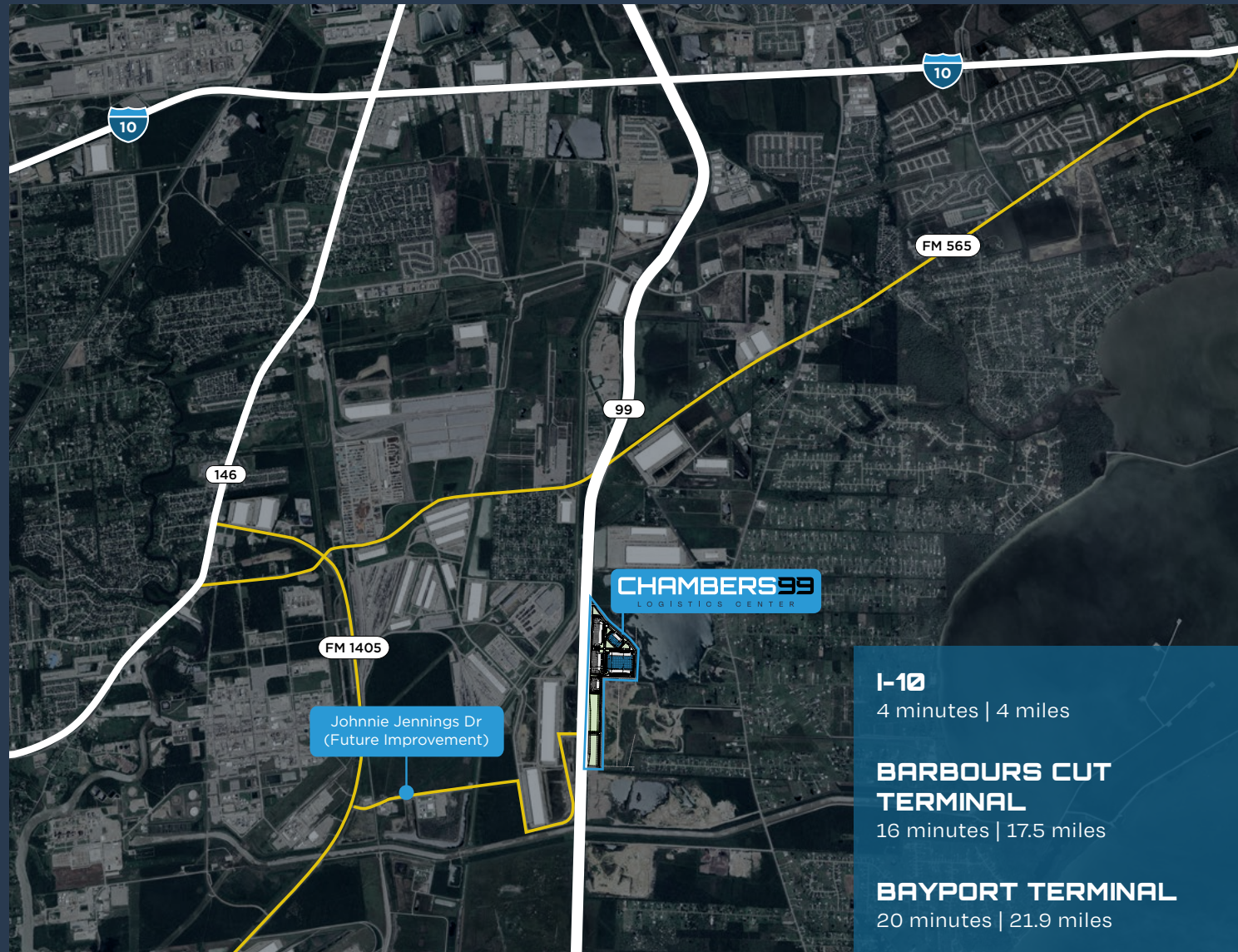
400,141
TOTAL POPULATION

\$77,056
MEDIAN HOUSEHOLD INCOME

20.6%
COLLEGE EDUCATED

19,292
WAREHOUSE EMPLOYEES

65.2%
LABOR FORCE
PARTICIPATION RATE



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FOR MORE INFORMATION,
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