

TGS CEDAR PORT DC 10

±420,510 SF | For Sale or Lease
5400 E. McKinney Road, Baytown, TX 77523



partners

JOHN SIMONS
PARTNER
713.275.9634
john.simons@partnersrealestate.com

GRAY GILBERT, SIOR
PARTNER
713.301.7252
gray.gilbert@partnersrealestate.com

CHRIS HARO
PARTNER
713.275.9620
chris.haro@partnersrealestate.com

TGS CEDAR PORT DC 10 BUILDING FEATURES

DELIVERING Q2 2026

±420,510 SF

±7,534 SF TWO-STORY SPEC OFFICE DESIGN

CROSS DOCK CONFIGURATION

TILT WALL CONSTRUCTION

BUILDING DEPTH 530'

CLEAR HEIGHT 40'

ESFR SPRINKLER SYSTEM

8" SLAB, TRUCK COURT, AND RING ROAD

POWER: 277/480 VOLT, 3-PHASE, 6000 AMP

CLERESTORY WINDOWS FOR NATURAL LIGHTING

56' X 47' COLUMN SPACING WITH 60' SPEED BAYS

100 (9' X 10') OVERHEAD DOORS

4 (20' X 20') DRIVE-IN DOORS, RAMPED

185' FULL CONCRETE TRUCK COURT

136 TRAILER PARKS, EXPANDABLE

230 CAR PARKS, EXPANDABLE

CIRCULATION DRIVES WITH MULTIPLE LANES FOR
ON-SITE QUEUING

ADDITIONAL LAND AVAILABLE FOR BUILDING
EXPANSION, ADDITIONAL TRAILER/CAR PARKS,
OR OUTSIDE STORAGE

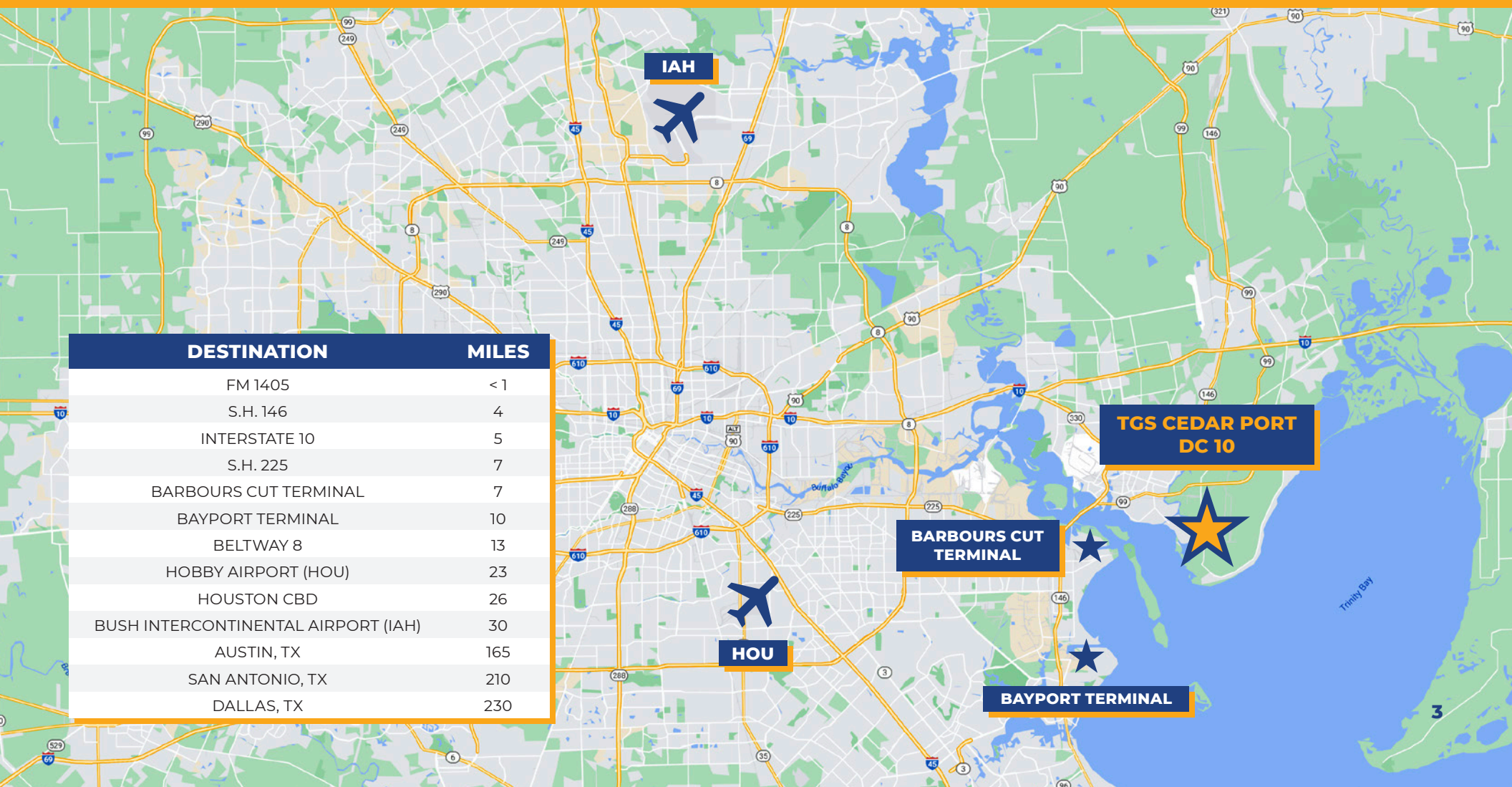
POTENTIAL TAX INCENTIVES AVAILABLE



- DIRECT ACCESS ON S.H. 99 (GRAND PARKWAY)
- LOCATED IN CEDAR PORT INDUSTRIAL PARK, BAYTOWN, TX (CHAMBERS COUNTY)
- RAIL-SERVED (UP & BNSF) IN THE PARK

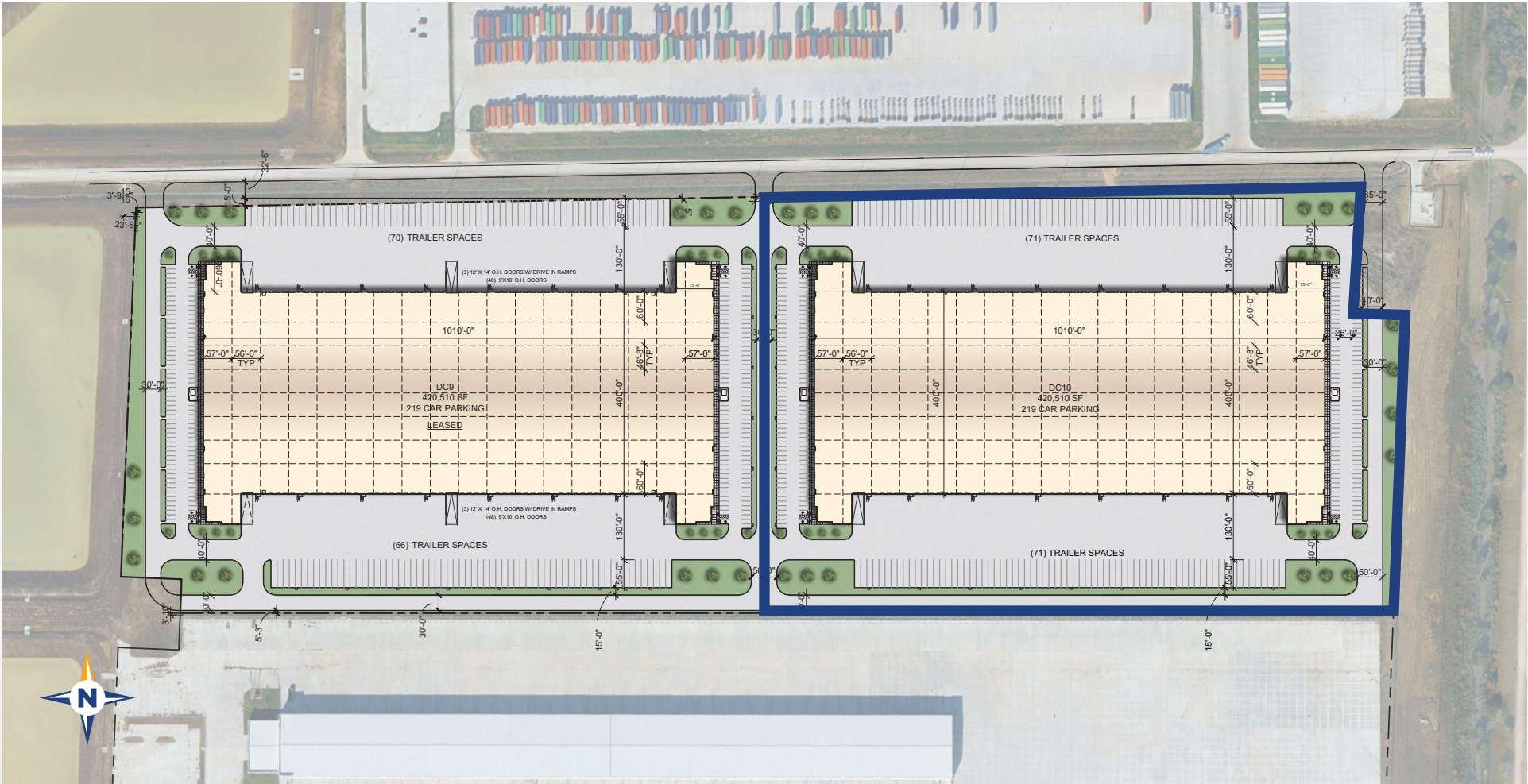
- LESS THAN A 15-MINUTE DRIVE TO BARBOURS CUT TERMINAL
- BARGE SERVICE IN THE PARK
- HEAVY HAUL CORRIDOR IN THE PARK

DESTINATION	MILES
FM 1405	< 1
S.H. 146	4
INTERSTATE 10	5
S.H. 225	7
BARBOURS CUT TERMINAL	7
BAYPORT TERMINAL	10
BELTWAY 8	13
HOBBY AIRPORT (HOU)	23
HOUSTON CBD	26
BUSH INTERCONTINENTAL AIRPORT (IAH)	30
AUSTIN, TX	165
SAN ANTONIO, TX	210
DALLAS, TX	230



AS BUILT
Cross Dock Configuration

SITE AREA	TOTAL BUILDING AREA	TRAILER PARKING	CAR PARKING
±23.425 ACRES	±420,510 SF	136 SPACES	230 SPACES



TGS CEDAR PORT DC 10

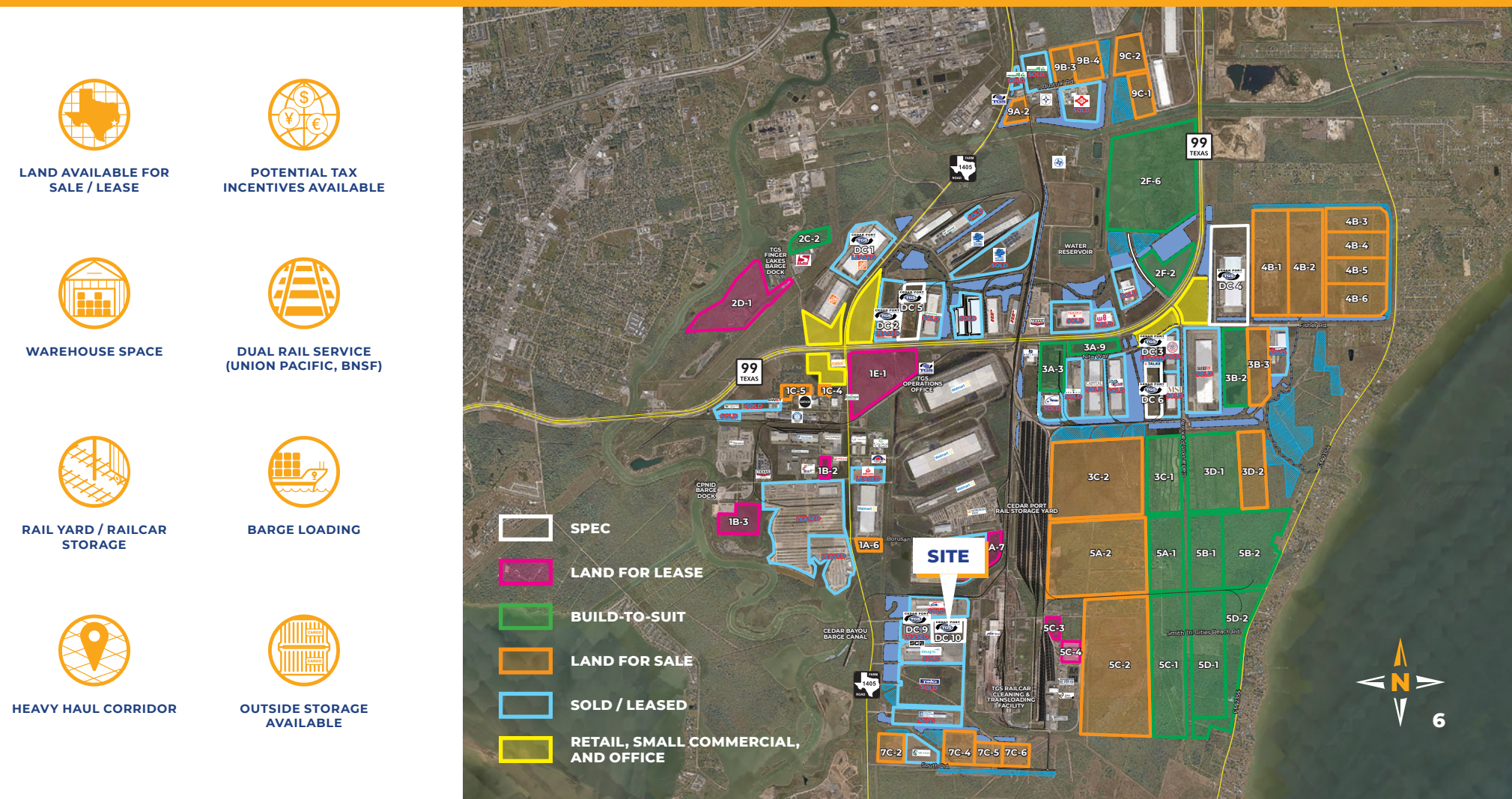
±420,510 SF



ABOUT TGS CEDAR PORT INDUSTRIAL PARK

Located adjacent to Baytown, TX, TGS Cedar Port Industrial Park is the largest master-planned rail-and-barge-served industrial park in the U.S. offering rail-served, e-commerce, distribution, and manufacturing users unmatched resources for the future of industrial logistics and development. There is potential for tax abatements through Chambers County, City of Baytown, and State of Texas.

The park comprises approximately 15,000 acres with over 10,500 acres available for sale, lease, and build-to-suit development. Currently, Cedar Port has more than 25 million square feet of industrial and manufacturing warehouses that are either existing or under construction. Industry leaders such as Walmart, Home Depot, Floor & Décor, IKEA, Niagara Bottling, Webstaurant, Ravago, Vinmar, Plastic Express, Maersk, and NFI all have major distribution and fulfillment centers, taking advantage of the location and access to abundant, cost-effective labor.





TGS CEDAR PORT

PARK FEATURES

TGS CEDAR PORT

- Located across the Houston Ship Channel from Bayport and Barbours Cut container terminals
- TxDOT-approved and heavy haul rated roads
- Two barge dock terminals
- Dual rail service (Union Pacific and BNSF)
- Potential tax incentives available
- Sizable labor force in the surrounding area
- Less than 1% of the park is located within the 100-year and 500-year floodplain
- Site elevations up to 32' above sea level
- Excellent access to major thoroughfares

RAIL

- One of the largest intermodal transportation logistics facilities in the world
- More than 100 miles of dual-service operating rail track within the park
- Mainline rail service is provided by Union Pacific and BNSF Railway
- Storage capacity for 6,000 railcars and expanding to over 8,000
- UP and BNSF interchange yard with infrastructure adequate to interchange six (6) 135-car trains with TGS Cedar Port Railroad
- TGS manages all rail movement in the park 24/7/365
- TGS is a Class III shortline rail operator

BARGE

- Two barge dock terminals within the park with access to Barbours Cut Container Terminal and Bayport Container Terminal
- Existing barge dock along the Cedar Bayou on the western portion boundary of the park with a draft depth of 12' and additional capacity
- Cedar Port Navigation and Improvement District (CPNID) has a public barge dock available to all qualified operators and stevedores
- Pipeline corridor and connections spanning across the Houston Ship Channel
- Container terminals are a short drive from the park
- Ability to handle overweight containers, breakbulk, project cargo, and asphalt
- Finger Lakes fleeting area with additional room for dock expansions
- Future development along the southern portion of Cedar Port includes a deepwater port to serve the park tenants, Houston market, and surrounding regions

ACCESS

- Access to the park includes the new master-planned highway, Cedar Port Parkway, S.H. 99 (Grand Parkway), and FM 1405
- Cedar Port Parkway is TxDOT-approved and heavy haul rated
- Heavy haul corridor within the park allows permitted vehicles to transport overweight commodities
- 7 miles south of I-10
- No stop lights from the park to both container terminal exits



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - 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 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	9003949	licensing@partnersrealestate.com	713-620-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Designated Broker of Firm	License No.	Email	Phone
Travis Land	498101	travis.rodgers@partnersrealestate.com	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Simons	491540	john.simons@partnersrealestate.com	713-629-0500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date