

CEDAR PORTTM

INDUSTRIAL PARK



PROPERTY OVERVIEW

2026





TGS CEDAR PORT OVERVIEW

TGS CEDAR PORT SUMMARY



Located adjacent to Baytown, TX (30 miles east of downtown Houston), 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, cold-storage, 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.



**LAND AVAILABLE FOR
SALE / LEASE**



**POTENTIAL TAX
INCENTIVES AVAILABLE**



WAREHOUSE SPACE



**DUAL RAIL SERVICE
(UNION PACIFIC, BNSF)**



**RAIL YARD / RAILCAR
STORAGE**



BARGE LOADING



HEAVY HAUL CORRIDOR



**OUTSIDE STORAGE
AVAILABLE**



THE LARGEST MASTER-PLANNED RAIL-AND-BARGE-SERVED INDUSTRIAL PARK IN THE U.S.

SPANNING 15,000 ACRES



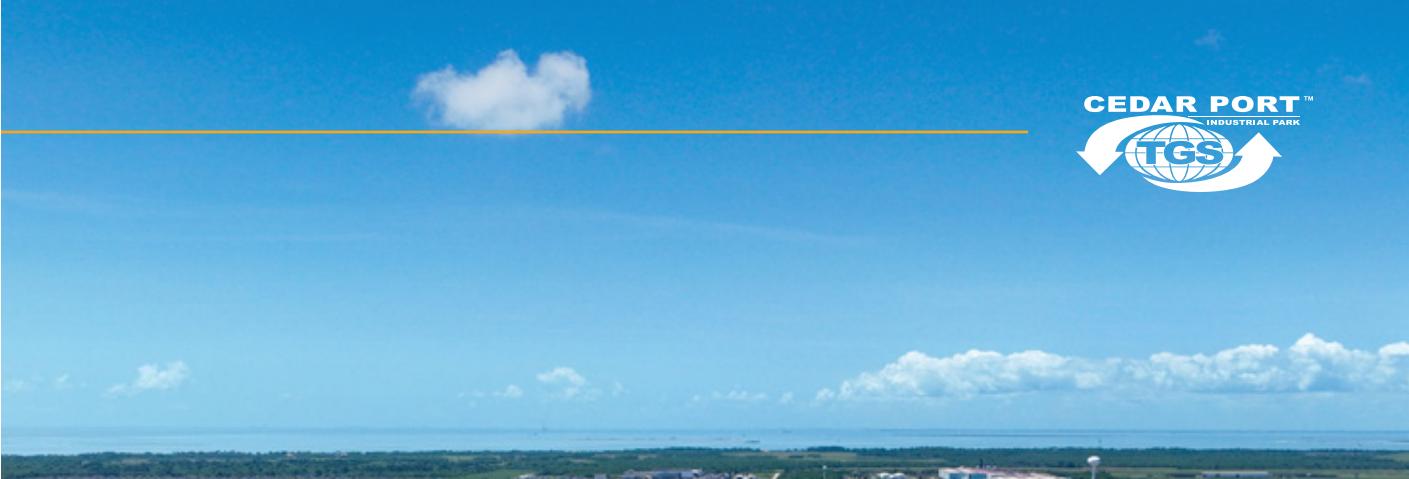
PARK

FEATURES



TGS CEDAR PORT INDUSTRIAL PARK

- 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



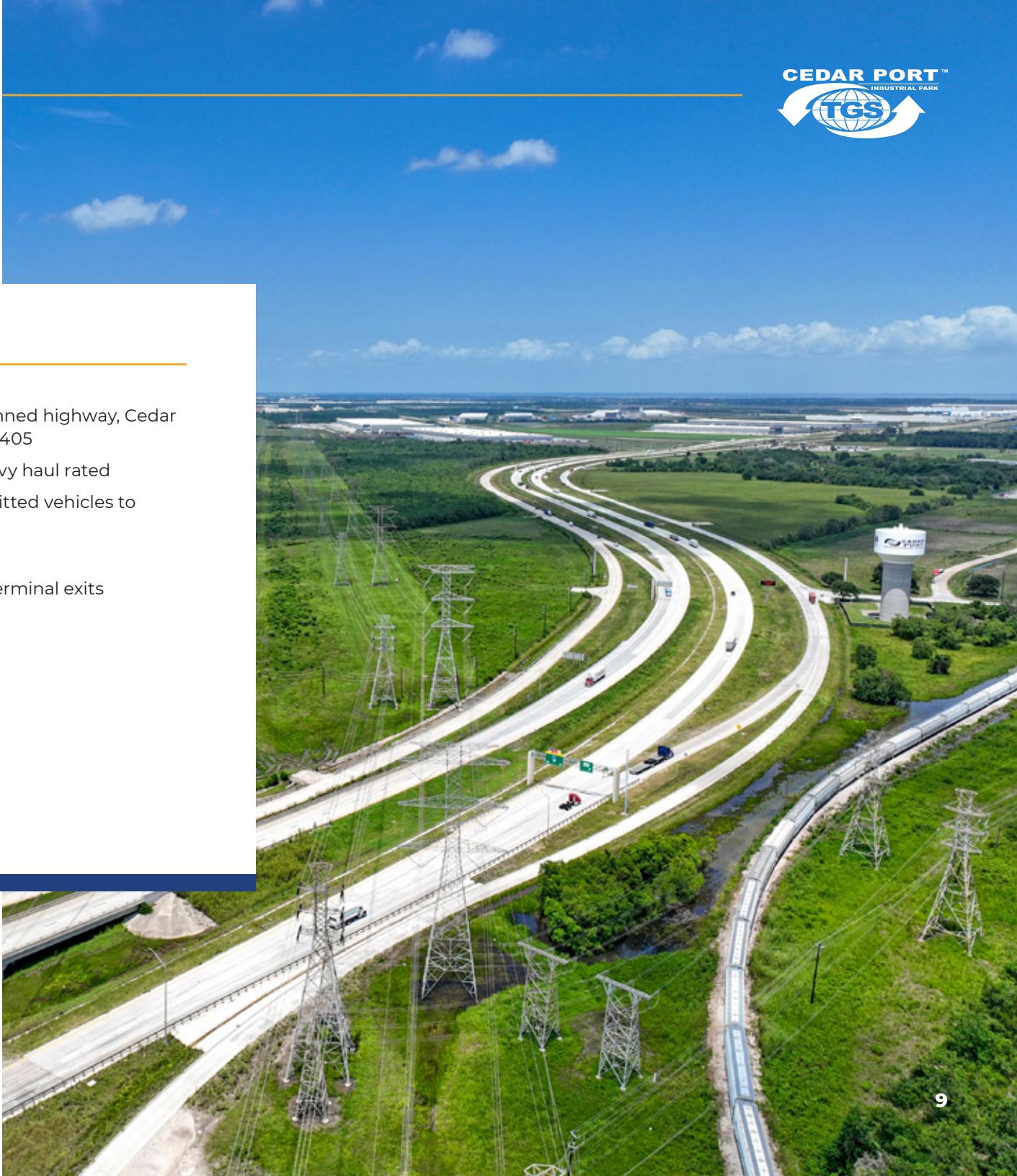


BARGE

- 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



TGS CEDAR PORT LOCATION



TGS Cedar Port Industrial Park, located in West Chambers County near Houston, Texas, is the largest master-planned, rail-and-barge-served industrial park in the U.S.

Situated across the Houston Ship Channel from Bayport and Barbours Cut Container Terminals, Cedar Port spans approximately 15,000 acres of land with more than 10,500 acres available for sale, lease, and build-to-suit development.

Sites are delivered “turn-key”—fully entitled with utilities, drainage, and detention. The park is both barge-served and dual-served by the Union Pacific and BNSF railroads. Over 25% of Port Houston containers move through Cedar Port Industrial Park. TGS Cedar Port Partners, L.P. operates and oversees rail service within the park and can tailor operations to customer needs. The current storage capacity is 6,000 railcars with expansion to over 8,000 railcars. Cedar Port is approximately 25+ feet above sea level and includes heavy utilities and industrial and commercial transportation infrastructure.

With the newly constructed segment of State Highway 99/Grand Parkway, park customers can easily travel to and from the Port Houston container terminals with no stoplights.

Within the past 3 years, TGS Cedar Port Partners, L.P. has developed nearly 4 million SF of its own warehouses, including three newly completed spec distribution centers available for lease. The distribution centers range in size from 150,000 SF to 1.2 million SF.

These distribution centers feature highly desirable amenities:

- 40' Clear height
- 8" Minimum slab
- Ring road around the entire building and truck court
- LED warehouse lighting
- ESFR sprinkler system
- Oversized truck courts
- Ample parking for cars
- Trailer storage
- Dual rail service

Additional land adjacent to the buildings has the ability to be fully fenced and utilized as an area for additional trailer parking, car parking, and outside storage. Cedar Port creates a unique logistics opportunity for users to operate in a prime port location within one of the prominent industrial parks in America.



1

LARGEST RAIL-AND-
BARGE-SERVED
INDUSTRIAL PARK IN
THE U.S.

1

HOUSTON SHIP
CHANNEL RANKS #1
IN TOTAL TONNAGE
IN THE U.S.

2

HOUSTON IS THE 2ND
LARGEST EXPORT
CONTAINER TERMINAL
IN THE U.S.

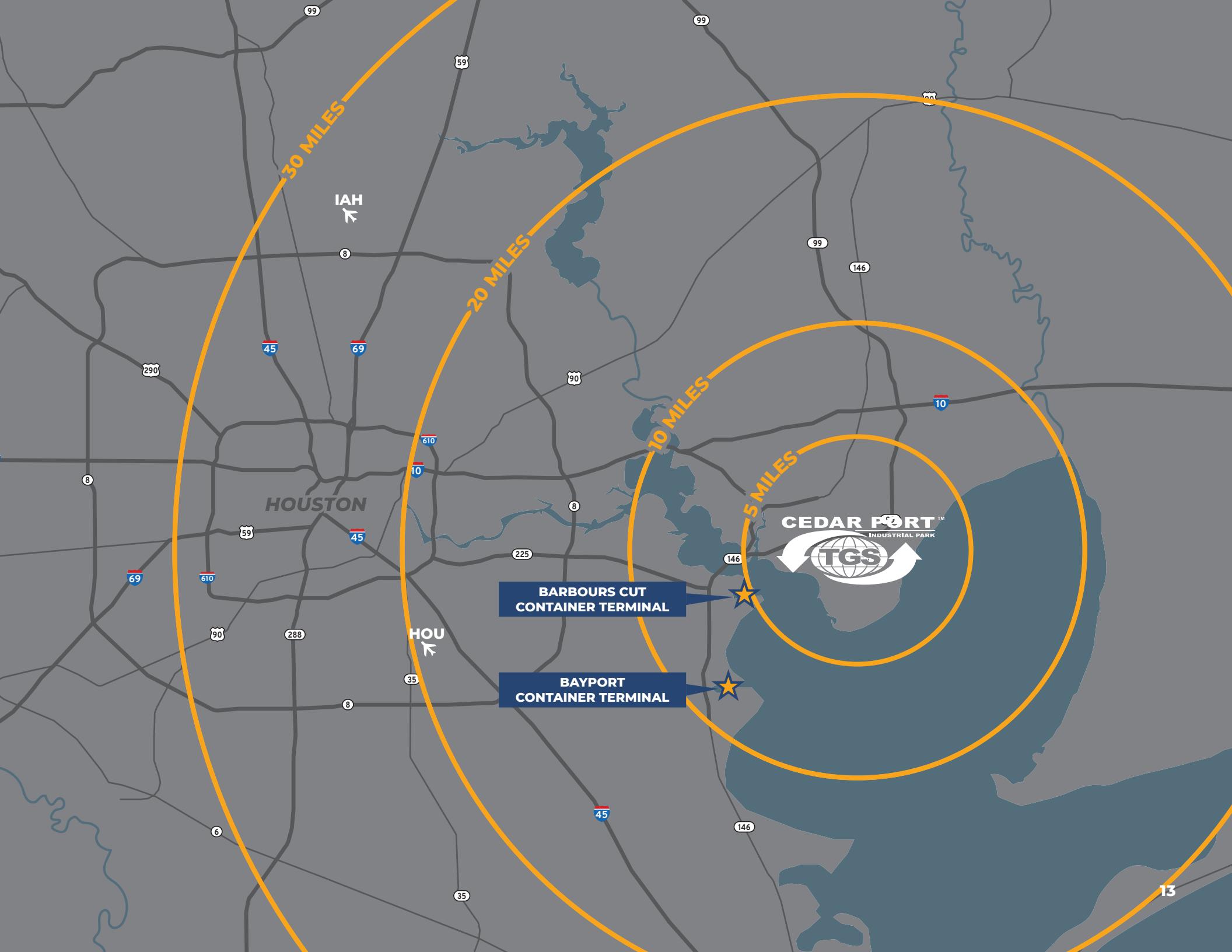
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PORT HOUSTON
CONTAINER
TERMINALS RANKED
5TH IN THE NATION



PORT HOUSTON IS
THE LARGEST PORT
IN THE STATE OF
TEXAS







An aerial photograph of a large industrial and logistics complex. In the foreground, a long, modern building with a light blue or grey exterior and a white roof is visible, surrounded by a parking lot with several cars. Behind it, a large, flat, open area with some dirt roads and construction activity. In the background, there are numerous other industrial buildings, some with blue roofs, and a long train with many white cylindrical tanks or containers is visible on a set of tracks. The overall scene is a mix of developed industrial infrastructure and surrounding undeveloped land.

LAND SITES
AVAILABLE

TGS CEDAR PORT AVAILABLE SITES

SPEC WAREHOUSE SITES **FOR LEASE**

BUILDING	SIZE (ACRES)	RAIL (Y/N)	SPEC CONSTRUCTION
DC 1	73	N	LEASED 1,211,620 SF
DC 2	26.75	Y	LEASED 496,421 SF
DC 3	15	Y	LEASED 150,000 SF
DC 4	74.755	N	1,218,956 SF
DC 5	39	Y	609,427 SF
DC 6	29.88	Y	310,800 SF
DC 9	23.425	N	LEASED 420,510 SF
DC 10	23.425	N	420,510 SF

LAND **FOR LEASE**

TRACT	SIZE (ACRES)	RAIL (Y/N)
1A-7	17	Y
1B-2	6	N
1B-3	50	TO-SUIT
2D-1	100	N
1E-1	100	TO-SUIT
5C-3	10	Y
5C-4	15.98	Y

BUILD-TO-SUIT SITES **FOR LEASE**

TRACT	SIZE (ACRES)	RAIL (Y/N)
1A-6	10	N
2C-2	30	N
2F-2	44	N
2F-6	300	N
3A-3	40	Y
3A-9	24	N
3B-2	65	Y
3C-1	100	Y
3D-1	145	Y
5A-1	86.5	Y
5B-1	86.5	Y
5B-2	141	Y
5C-1	164	Y
5D-1	144	Y
5D-2	102.5	Y

AVAILABLE SITES **FOR SALE & DEVELOPMENT**

TRACT	SIZE (ACRES)	RAIL (Y/N)
1C-4	4	N
1C-5*	11.31	N
3B-3	53	Y
3C-2	240	Y
3D-2	68	Y
4B-1	125	N
4B-2	125	N
4B-3	50	N
4B-4	55	N
4B-5	55	N
4B-6	67	N
5A-2	260	Y
5C-2	328.5	Y
7C-2	26.3	N
7C-4	35.63	Y
7C-5	20.45	Y
7C-6	20.45	Y
9A-1	14	N
9B-3	25	N
9B-4	33.49	N
9C-1	29.2	N
9C-2	35.3	N

*Site not sold net of detention

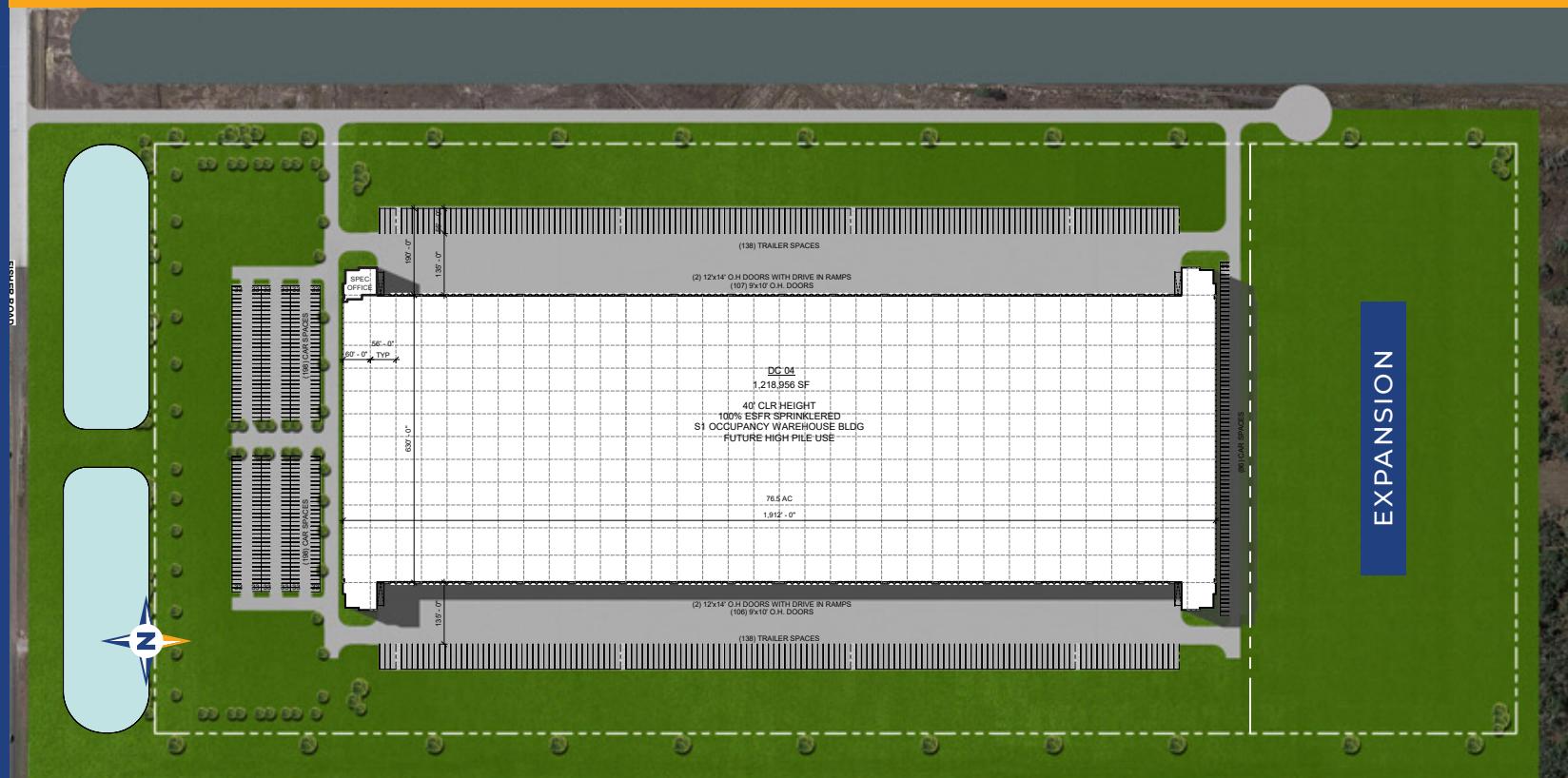






SPEC CONSTRUCTION

TGS CEDAR PORT DC4



TGS CEDAR PORT DC 4 **BUILDING FEATURES**

READY FOR IMMEDIATE OCCUPANCY

±1,218,956 SF ON ±74.755 ACRES

±8,236 SF TWO-STORY SPEC OFFICE

CROSS DOCK CONFIGURATION

TIltwall construction

BUILDING DEPTH 630'

CLEAR HEIGHT 40'

ESFR SPRINKLER SYSTEM

8" MINIMUM SLAB

POWER: 277/480 VOLT, 3-PHASE, 8000 AMP

CLERESTORY WINDOWS FOR NATURAL LIGHTING

56' X 50' COLUMN SPACING WITH 65' SPEED BAYS

213 (9' X 10') OVERHEAD DOORS

4 (12' X 14') DRIVE-IN DOORS, RAMPED

190' - 325' FULL CONCRETE TRUCK COURTS

284 TRAILER PARKS, EXPANDABLE TO 1,131

482 CAR PARKS, EXPANDABLE TO 1,412

CIRCULATION DRIVES WITH MULTIPLE LANES
FOR ON-SITE QUEUING

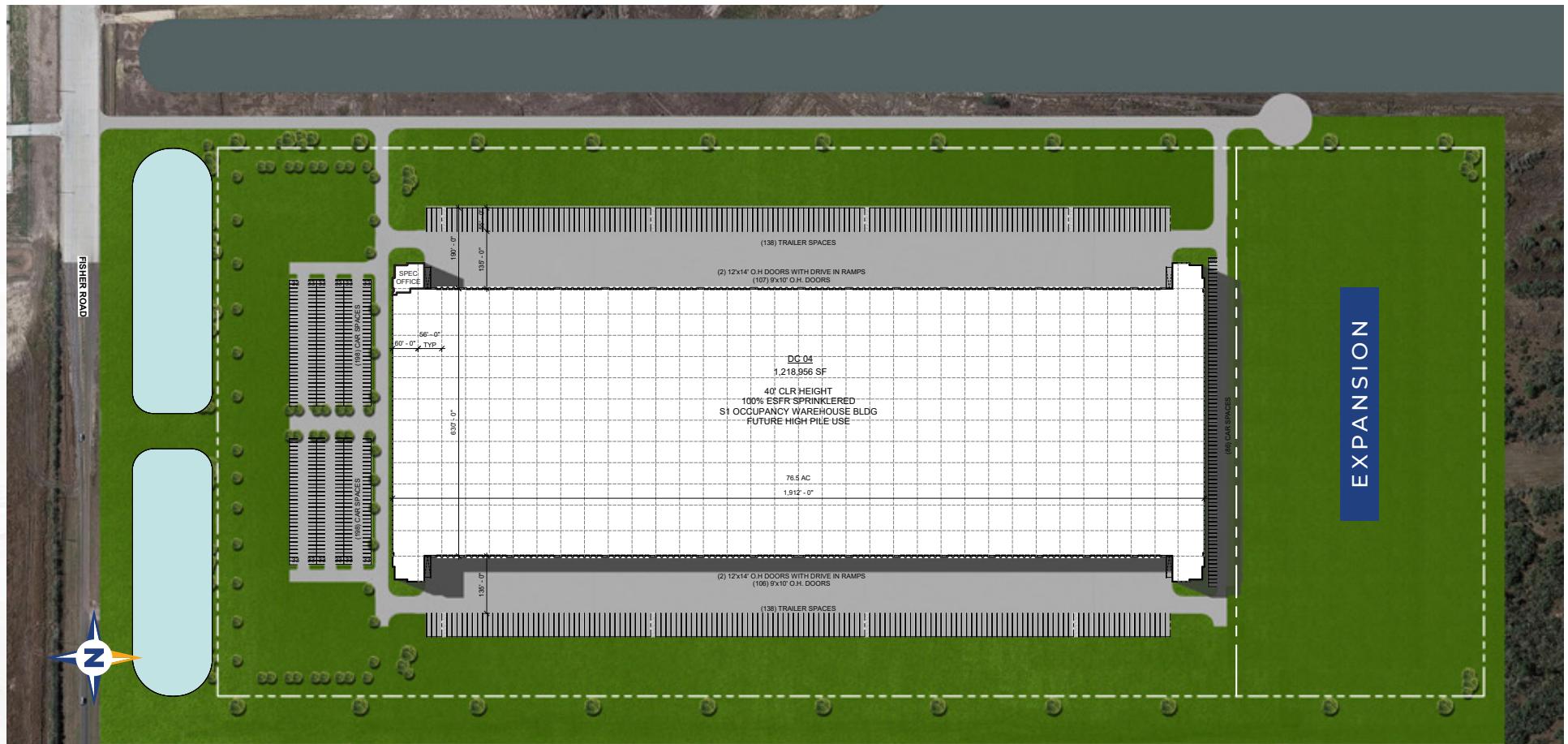
ADDITIONAL LAND AVAILABLE FOR BUILDING
EXPANSION, ADDITIONAL TRAILER/CAR PARKS,
OR OUTSIDE STORAGE

POTENTIAL TAX INCENTIVES AVAILABLE



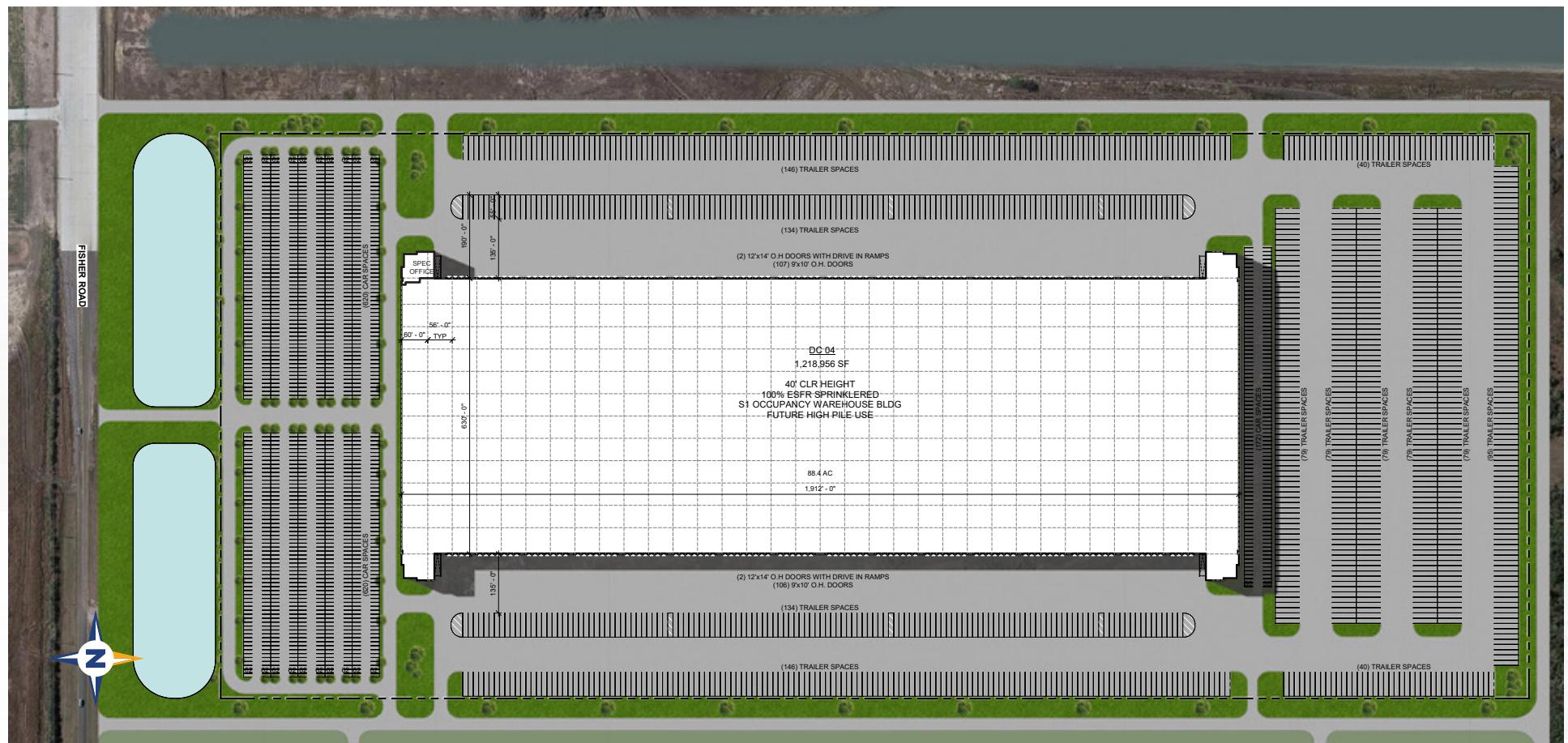
AS BUILT

SITE AREA	TOTAL BUILDING AREA	TRAILER PARKING	CAR PARKING
±74.755 ACRES	±1,218,956 SF	284 SPACES	482 SPACES



EXPANSION CAPABILITY

SITE AREA	TOTAL BUILDING AREA	TRAILER PARKING	CAR PARKING
±88.4 ACRES	±1,218,956 SF	1,131 SPACES	1,412 SPACES



TGS CEDAR PORT DC 5



TGS CEDAR PORT DC 5 BUILDING FEATURES

DELIVERING Q3 2026

±609,427 SF ON ±39 ACRES

RAIL-SERVED, FRONT LOAD CONFIGURATION

CROSS DOCK CONFIGURATION POSSIBLE

TIltwall construction

Building Depth 400'

Clear Height 40'

Build-to-Suit Office

ESFR Sprinkler System

8" Minimum Slab

Power: 277/480 Volt, 3-Phase, 4000 Amp

Clerestory Windows for Natural Lighting

56' x 53' Column Spacing with 60' Speed Bays

84 (9' x 10') Overhead Doors

2 (12' x 14') Drive-In Doors, Ramped

185' Full Concrete Truck Court

149 Trailer Parks, Expandable to 457

200 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

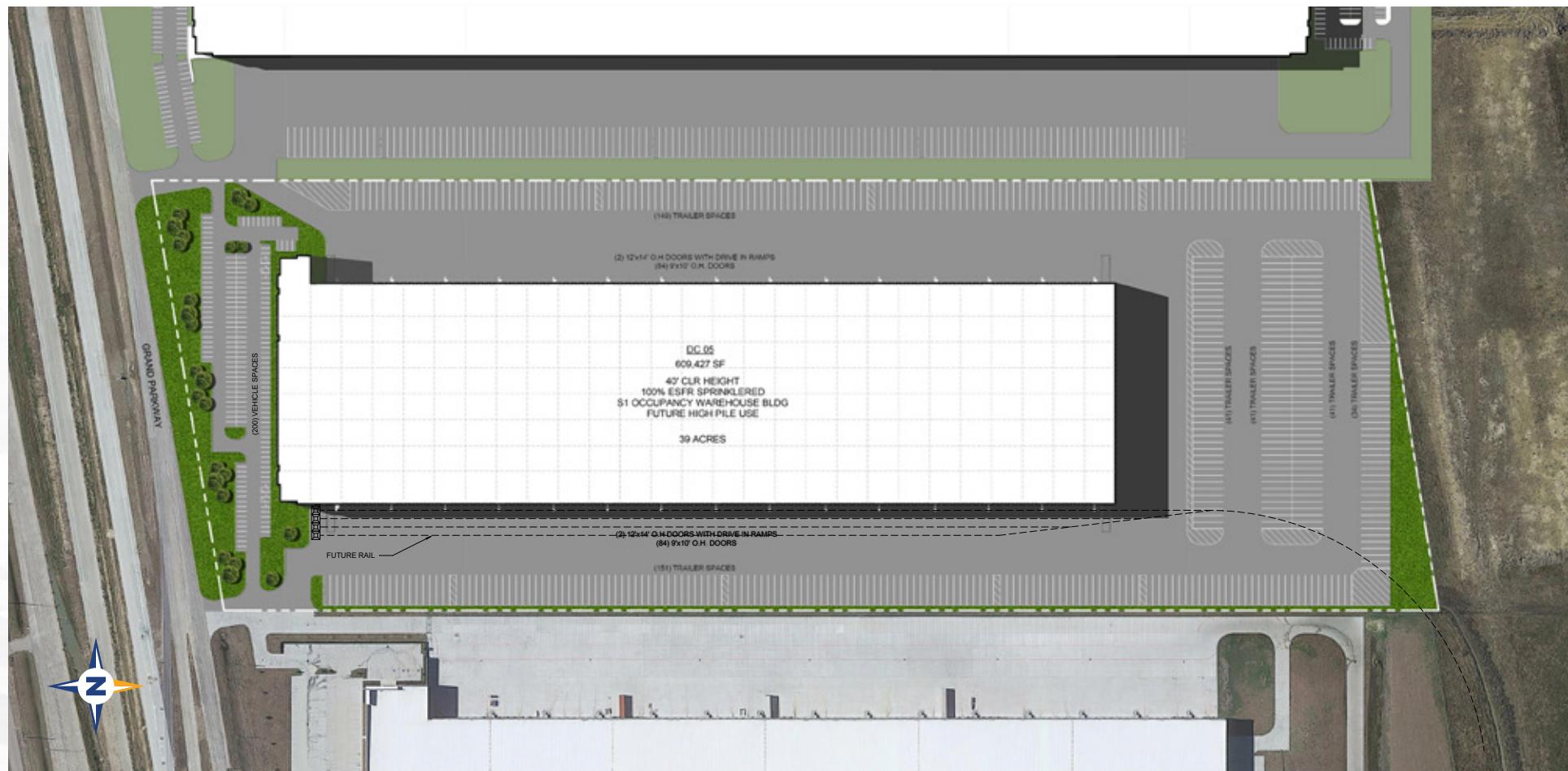
Potential Tax Incentives Available



TGS CEDAR PORT DC 5 **SITE PLAN**

AS BUILT

Site Area	Total Building Area	Trailer Parking	Car Parking
±39 Acres	±609,427 SF	457 Spaces	200 Spaces



TGS CEDAR PORT **DC 5**

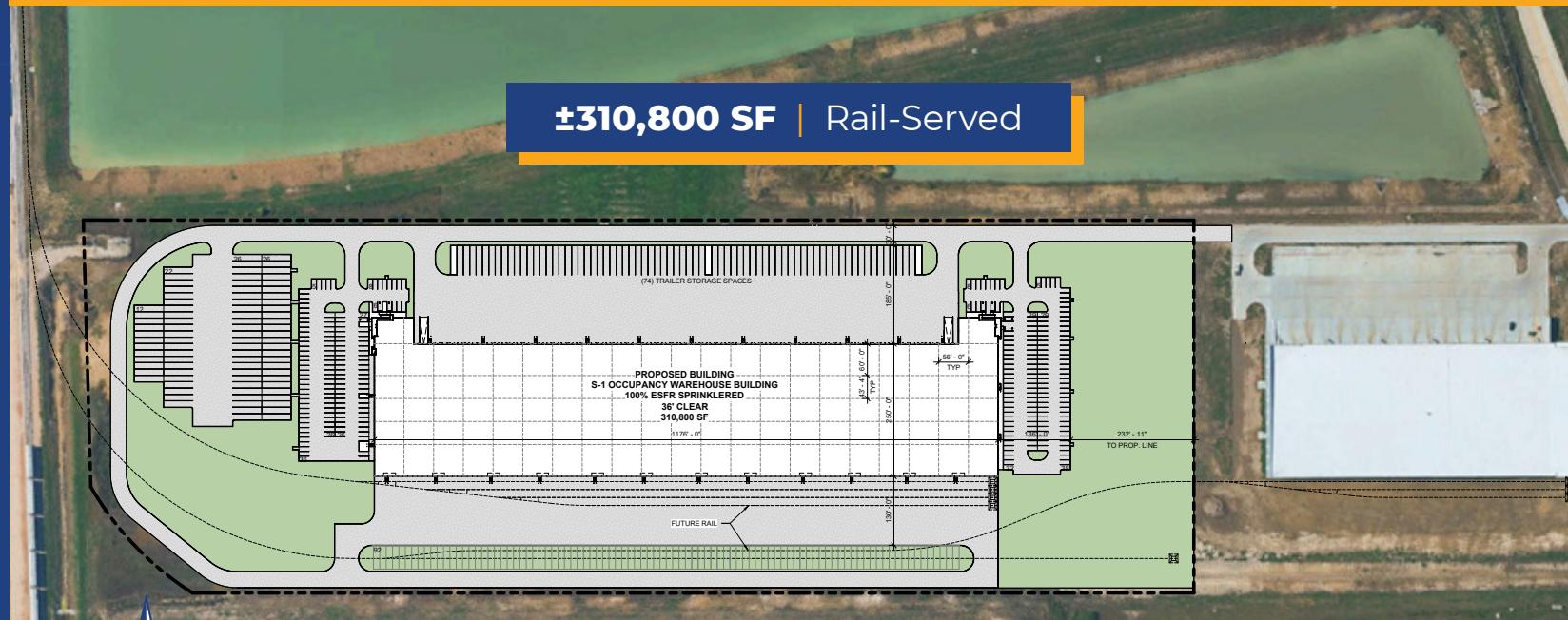
±609,427 SF



TGS CEDAR PORT DC 6



±310,800 SF | Rail-Served



PROPOSED BUILDING
S-1 OCCUPANCY WAREHOUSE BUILDING
100% ESR SPRINKLERED
36' CLEAR
310,800 SF
1178'-0"

FUTURE RAIL

6964 Nita Way, Baytown, TX 77523

TGS CEDAR PORT DC 6 BUILDING FEATURES

DELIVERING Q3 2026

±310,800 SF ON ±29.88 ACRES

RAIL-SERVED (UNION PACIFIC AND BNSF)

FRONT LOAD CONFIGURATION

CROSS DOCK CONFIGURATION POSSIBLE

TIltwall construction

BUILDING DEPTH 250'

CLEAR HEIGHT 36'

BUILD-TO-SUIT OFFICE

ESFR SPRINKLER SYSTEM

8" SLAB

POWER: 277/480 VOLT, 3-PHASE, 4000 AMP

CLERESTORY WINDOWS FOR NATURAL LIGHTING

56' X 43'4" COLUMN SPACING WITH 60' SPEED BAYS

59 (9' X 10') OVERHEAD DOORS

2 (12' X 14') DRIVE-IN DOORS, RAMPED

185' FULL CONCRETE TRUCK COURT

74 TRAILER PARKS, EXPANDABLE TO 252

147 CAR PARKS, EXPANDABLE TO 281

CIRCULATION DRIVES WITH MULTIPLE LANES FOR
ON-SITE QUEUING

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

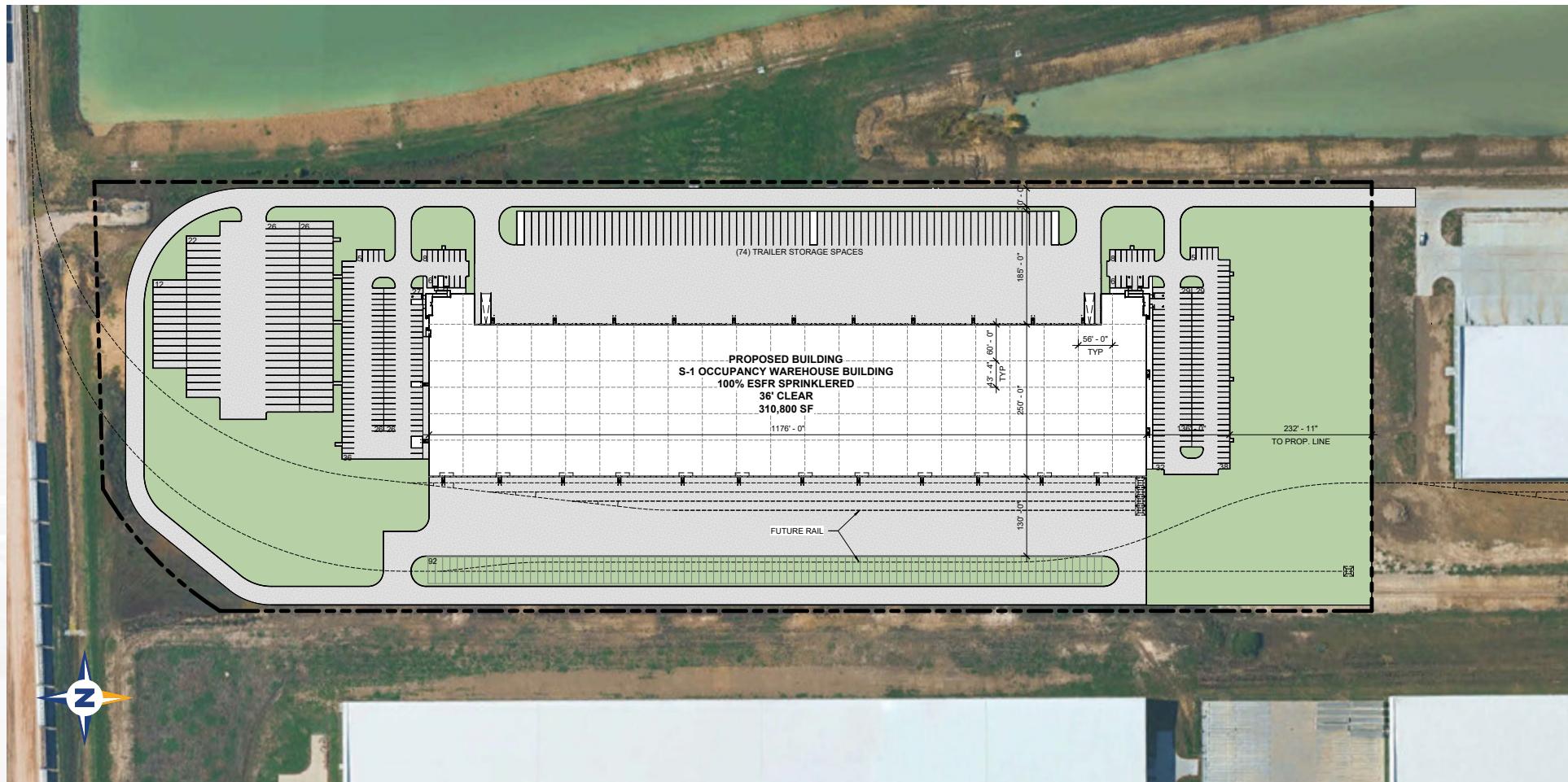
POTENTIAL TAX INCENTIVES AVAILABLE



TGS CEDAR PORT DC 6 SITE PLAN

AS BUILT

SITE AREA	TOTAL BUILDING AREA	TRAILER PARKING	CAR PARKING
±29.88 ACRES	±310,800 SF	74 SPACES	200 SPACES



TGS CEDAR PORT DC 6

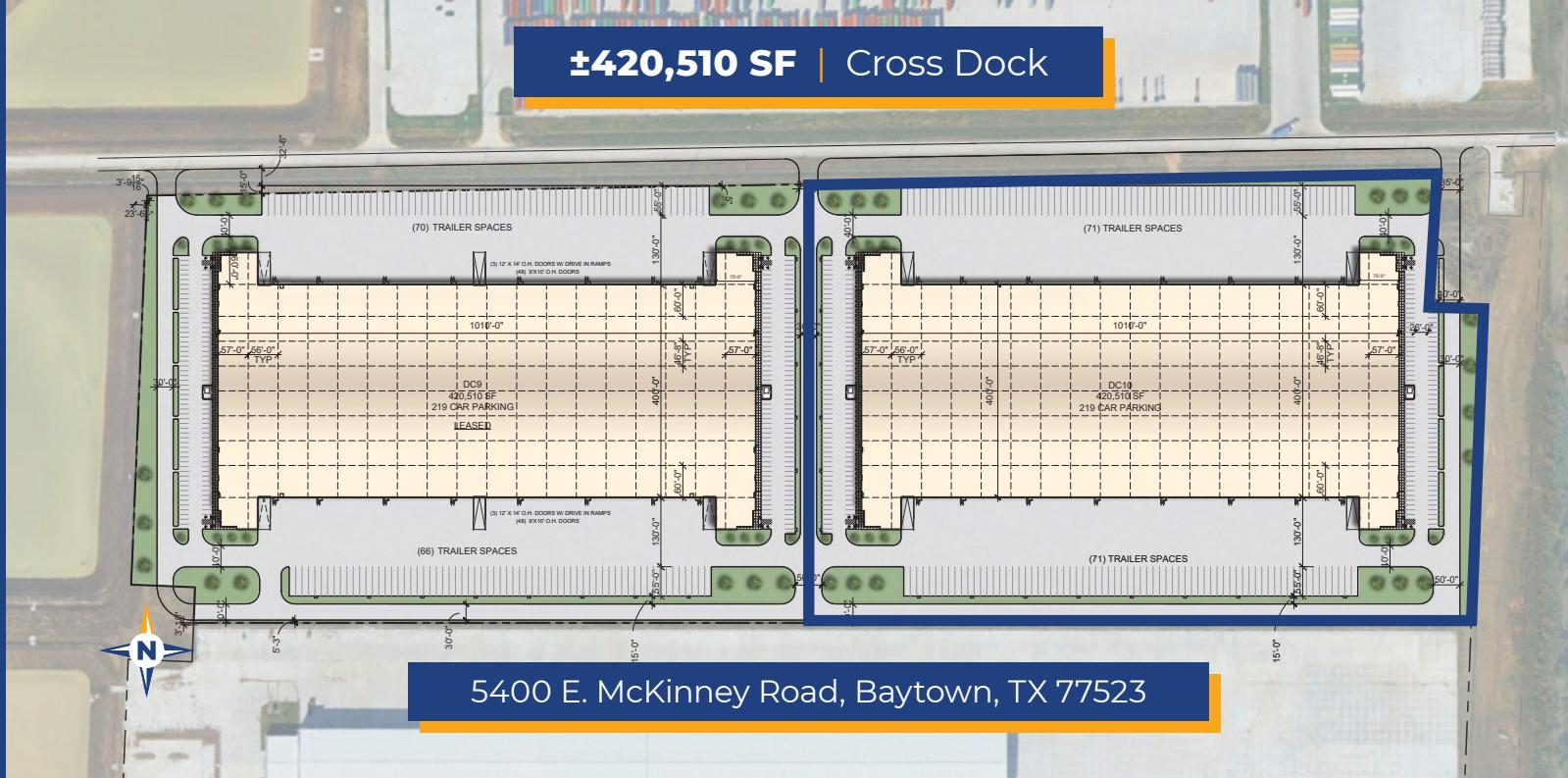
±310,800 SF



TGS CEDAR PORT DC10



±420,510 SF | Cross Dock



TGS CEDAR PORT DC 10 BUILDING FEATURES

DELIVERING Q2 2026

±420,510 SF

±7,534 SF TWO-STORY SPEC OFFICE DESIGN

CROSS DOCK CONFIGURATION

TIltwall 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



TGS CEDAR PORT DC 10 SITE PLAN

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



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