TGS CEDAR PORT **DC 14**

±446,126 SF | For Lease or Sale

4400 Cedar Port Parkway, Baytown, TX 77523

CEDAR PORT™ INDUSTRIAL PARK



partners

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TGS CEDAR PORT DC 14
BUILDING FEATURES

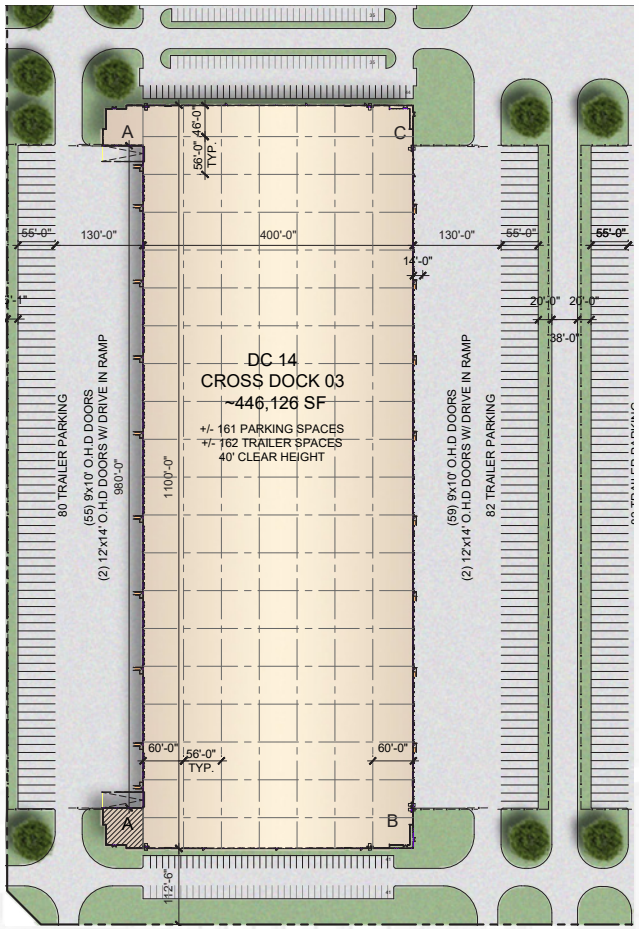
DELIVERING Q2 2027
±446,126 SF ON ±23.60 ACRES
RAIL-SERVED OR CROSS DOCK CONFIGURATION
DUAL RAIL SERVICE AVAILABLE (UP & BNSF)
TILTWALL CONSTRUCTION
BUILDING DEPTH 400’
CLEAR HEIGHT 40’
BUILD-TO-SUIT OFFICE
ESFR SPRINKLER SYSTEM
8” SLAB AND TRUCK COURTS
POWER: 277/480 VOLT, 3-PHASE, 6,000 AMPS
CLERESTORY WINDOWS FOR NATURAL LIGHTING
56’ X 56’ COLUMN SPACING WITH 60’ SPEED BAYS
114 (9’ X 10’) DOCK HIGH DOORS
4 (20’ X 20’) DRIVE-IN DOORS, RAMPED
185’ FULL CONCRETE TRUCK COURT
162 TRAILER PARKS
161 CAR PARKS
POTENTIAL TAX INCENTIVES AVAILABLE



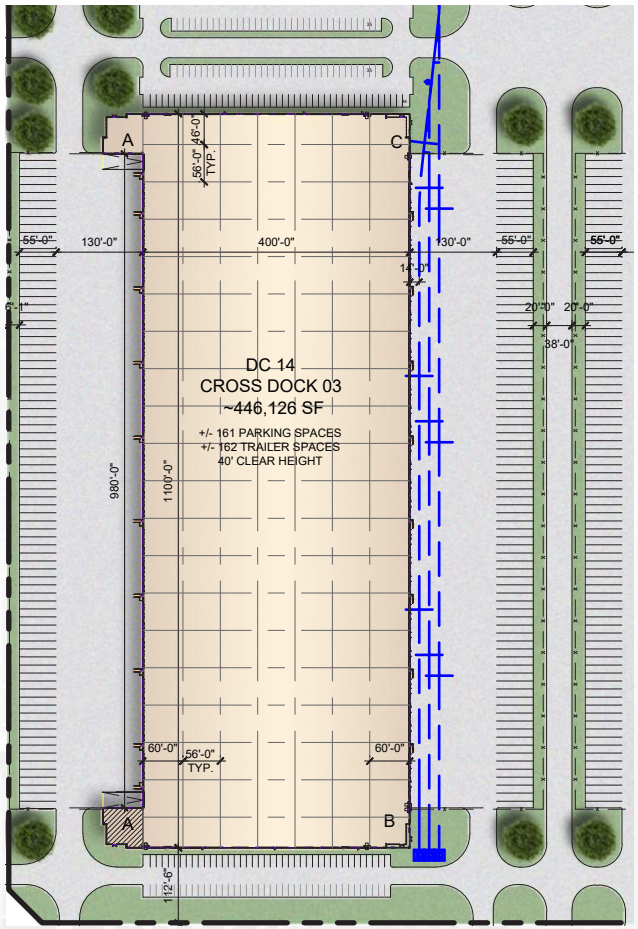
TGS CEDAR PORT DC 14 **SITE PLAN**

SITE AREA	TOTAL BUILDING AREA	TRAILER PARKING	CAR PARKING
±23.60 ACRES	±446,126 SF	162 SPACES	161 SPACES

OPTION A:
CROSS DOCK

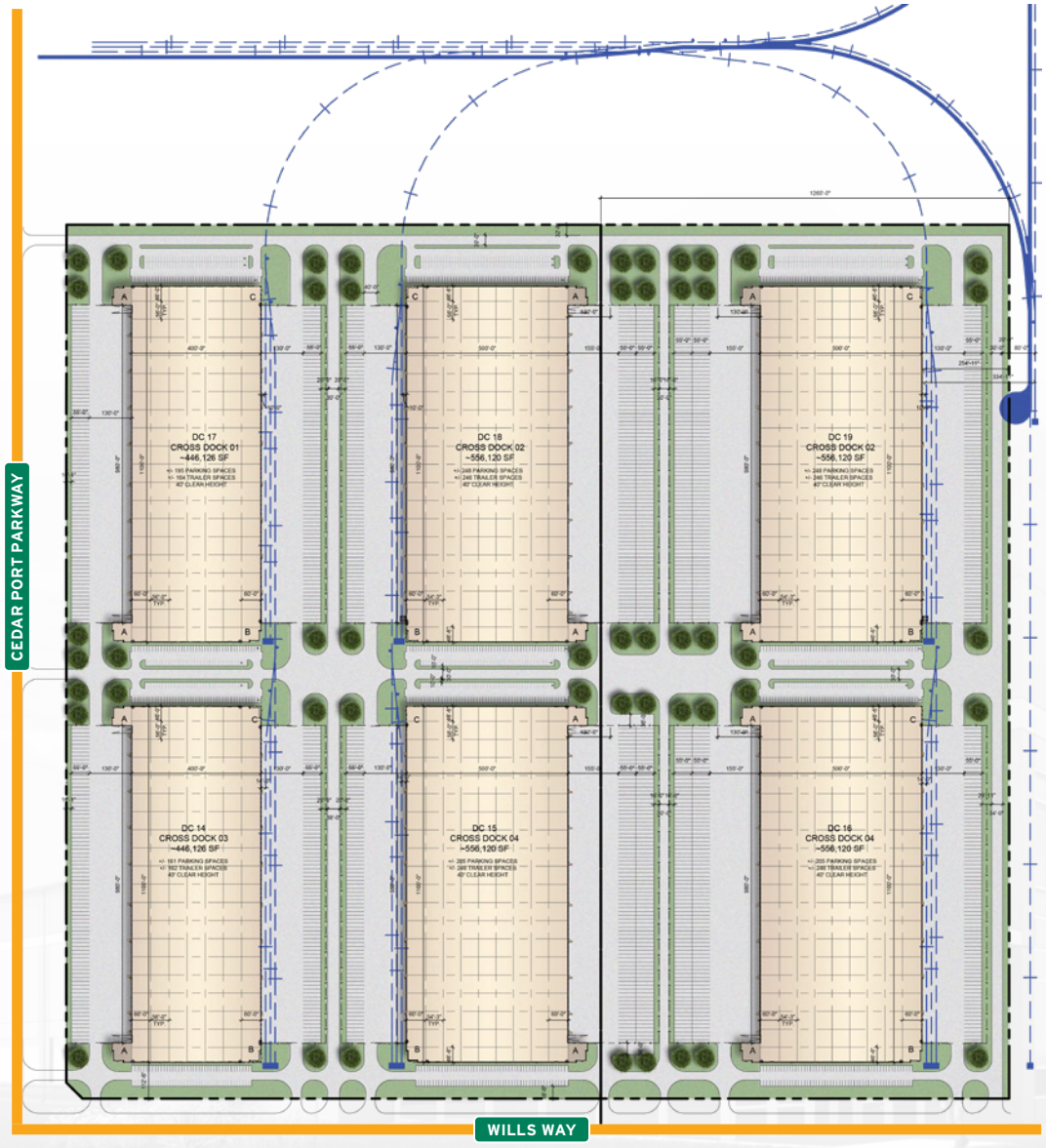


OPTION B:
FRONT LOAD / RAIL-SERVED



TGS CEDAR PORT DC 14-19 **MASTER SITE PLAN**

SITE AREA	TOTAL BUILDING AREA
±176.63 ACRES	±3,116,732 SF



TGS CEDAR PORT **DC 14**

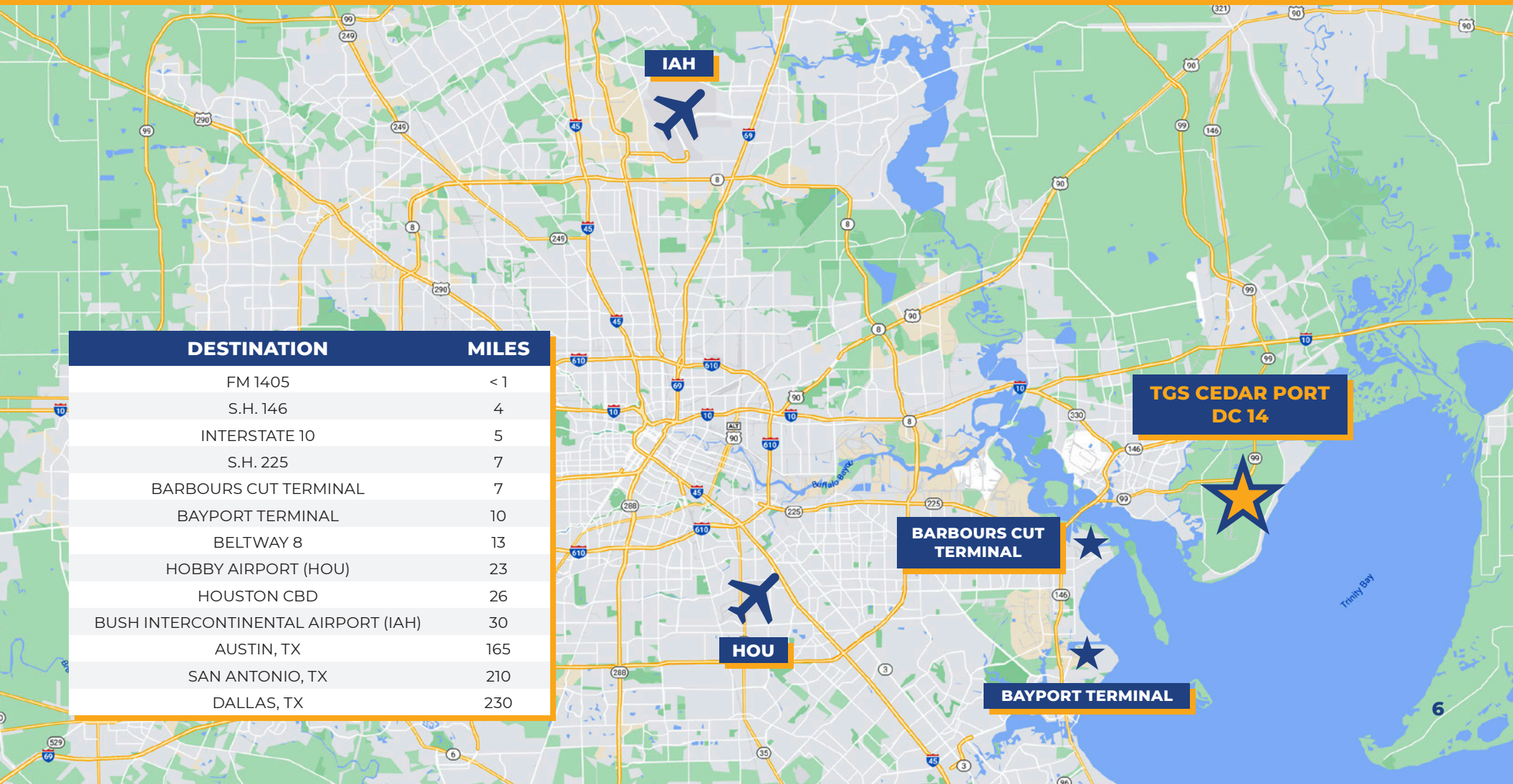
±446,126 SF

CEDAR PORT™ INDUSTRIAL PARK



TGS CEDAR PORT DC 14 **LOCATION**

- 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

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 30 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



CEDAR PORT™
INDUSTRIAL PARK
TGS

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



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

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
John Simons	491540	john.simons@partnersrealestate.com	713-629-0500
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____