CEDAR PORT™

INDUSTRIAL PARK

TGS

PROPERTY OVERVIEW

2026


CEDAR PORT™
INDUSTRIAL PARK
TGS



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 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.

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, heavy power, 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 300,000 to 550,000 SF, that can be expanded to over 1,000,000 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.

#1

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

#5

PORT HOUSTON CONTAINER TERMINALS RANKED 5TH IN THE NATION



PORT HOUSTON IS THE LARGEST PORT IN THE STATE OF TEXAS




30 MILES
20 MILES
10 MILES
5 MILES
IAH
HOU
HOUSTON
CEDAR PORT™
INDUSTRIAL PARK
TGS
BARBOURS CUT
CONTAINER TERMINAL
BAYPORT
CONTAINER TERMINAL
99
59
8
45
69
290
610
10
90
225
146
288
35
6


CEDAR PORT™
INDUSTRIAL PARK
TGS


LAND SITES
AVAILABLE

TGS CEDAR PORT AVAILABLE SITES

SPEC WAREHOUSE SITES **FOR LEASE**

BUILDING	SIZE (ACRES)	RAIL (Y/N)	SPEC CONSTRUCTION
DC 5	39	Y	609,427 SF
DC 6	29.808	Y	300,825 SF
DC 14	23.60	Y	446,126 SF
DC 15	28.65	Y	556,120 SF
DC 16	30.72	Y	556,120 SF
DC 17	24.12	Y	446,126 SF
DC 18	29.25	Y	556,120 SF
DC 19	30.99	Y	556,120 SF

LAND **FOR LEASE**

TRACT	SIZE (ACRES)	RAIL (Y/N)
1A-7	17	Y
1B-2	6	N
1B-3	50	TO-SUIT
1B-4	160	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	85.5	Y
5A-1	95.75	Y
5B-1	100	Y
5B-2	78	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	193	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	212	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-2	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
LAND FOR LEASE
BUILD-TO-SUIT
LAND FOR SALE
SOLD / LEASED
RETAIL, SMALL COMMERCIAL, AND OFFICE
9A-2
9B-3
9B-4
9C-2
9C-1
Industrial Rd.
99 TEXAS
FARM 1405 ROAD
2F-6
WATER RESERVOIR
2F-2
2C-2
TGS FINGER LAKES BARGE DOCK
2D-1
DC 1 LEASED
DC 5
DC 2 LEASED
4B-1
4B-2
4B-3
4B-4
4B-5
4B-6
DC 4 LEASED
Fisher Rd.
3A-9
Nite Way
3A-3
DC 3 LEASED
DC 6
3B-3
3B-2
1E-1
TGS OPERATIONS OFFICE
1C-5
1C-4
1B-2
1B-4
1B-3
CPNID BARGE DOCK
1A-6
Borusan Rd.
1A-7
CEDAR PORT RAIL STORAGE YARD
3C-2
3C-1
Cedar Port Parkway
DC 14 – 19
Wills Way
FM 2354
5A-2
5A-1
5B-1
5B-2
5D-2
Smith Tri-Cities Beach Rd.
5C-3
5C-4
5C-2
5C-1
5D-1
CEDAR BAYOU BARGE CANAL
DC 9 LEASED
DC 10 SOLD
TGS RAILCAR CLEANING & TRANSLOADING FACILITY
7C-2
7C-4
7C-5
7C-6
South Rd.


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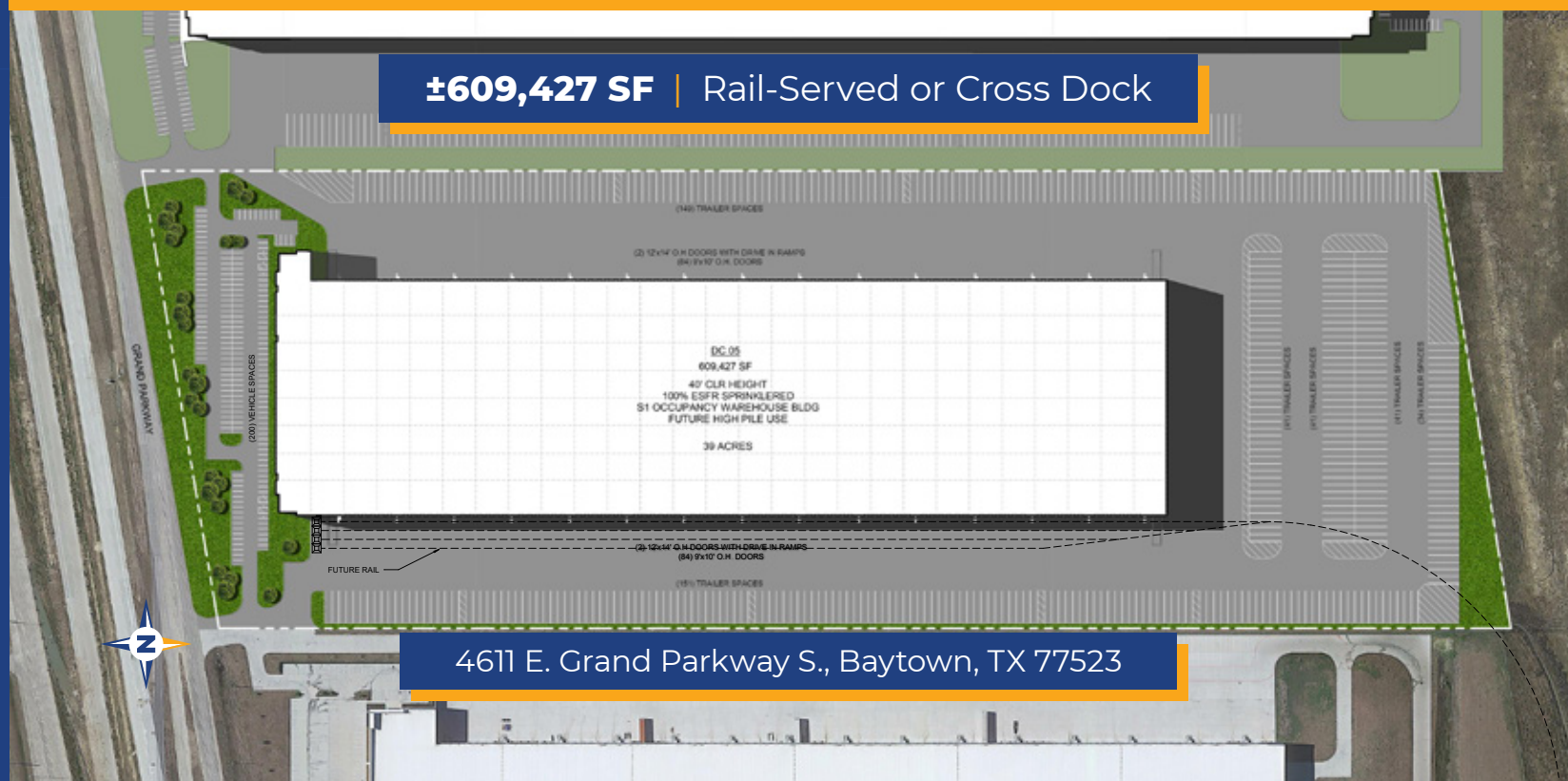
SPEC CONSTRUCTION

TGS CEDAR PORT

DC 5



±609,427 SF | Rail-Served or Cross Dock



4611 E. Grand Parkway S., Baytown, TX 77523

TGS CEDAR PORT DC 5
BUILDING FEATURES

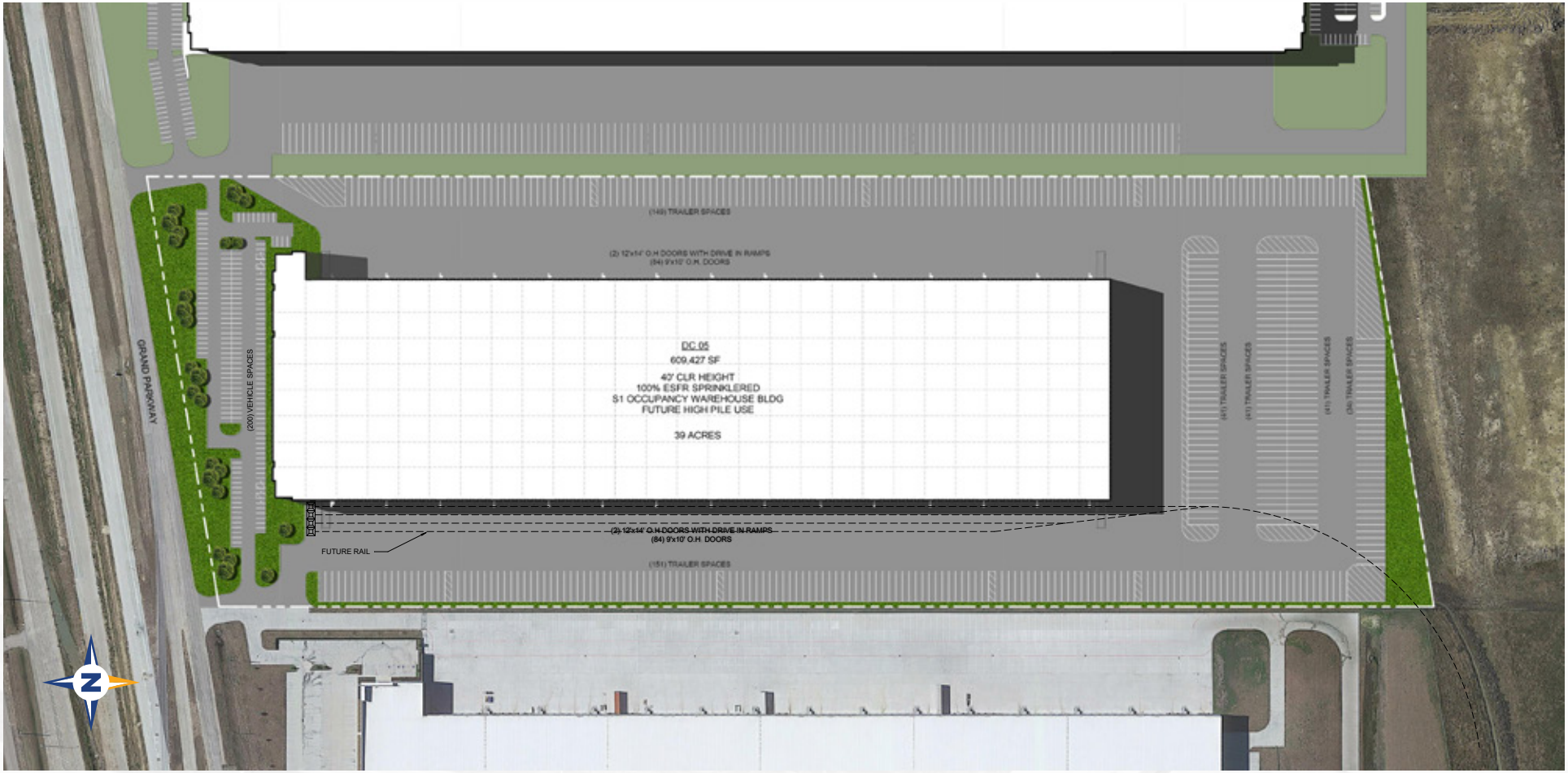
DELIVERING Q2 2027
±609,427 SF ON ±39 ACRES
RAIL-SERVED, FRONT LOAD CONFIGURATION
CROSS DOCK CONFIGURATION POSSIBLE
TILTWALL CONSTRUCTION
BUILDING DEPTH 400’
CLEAR HEIGHT 40’
BUILD-TO-SUIT OFFICE
ESFR SPRINKLER SYSTEM
8” SLAB
POWER: 277/480 VOLT, 3-PHASE, 6,000 AMPS
CLERESTORY WINDOWS FOR NATURAL LIGHTING
56’ X 50’ COLUMN SPACING WITH 60’ SPEED BAYS
84 (9’ X 10’) OVERHEAD DOORS
2 (20’ X 20’) 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





TGS CEDAR PORT DC 6
BUILDING FEATURES

DELIVERING Q1 2027
±300,825 SF ON ±29.808 ACRES
±5,000 SF SPEC OFFICE
RAIL-SERVED (UNION PACIFIC AND BNSF)
FRONT LOAD CONFIGURATION
TILTWALL CONSTRUCTION
BUILDING DEPTH 250’
CLEAR HEIGHT 36’
ESFR SPRINKLER SYSTEM
8” SLAB
POWER: 277/480 VOLT, 3-PHASE, 6,000 AMPS
CLERESTORY WINDOWS FOR NATURAL LIGHTING
56’ X 43’4” COLUMN SPACING WITH 60’ SPEED BAYS
59 (9’ X 10’) OVERHEAD DOORS
2 (20’ X 20’) DRIVE-IN DOORS, RAMPED
185’ FULL CONCRETE TRUCK COURT
71 TRAILER PARKS, EXPANDABLE
169 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 6 **SITE PLAN**

AS BUILT

SITE AREA	TOTAL BUILDING AREA	TRAILER PARKING	CAR PARKING
±29.808 ACRES	±300,825 SF	71 SPACES	169 SPACES



TGS CEDAR PORT **DC 6**

±300,825 SF



TGS CEDAR PORT
DC 14





TGS CEDAR PORT DC 14
BUILDING FEATURES

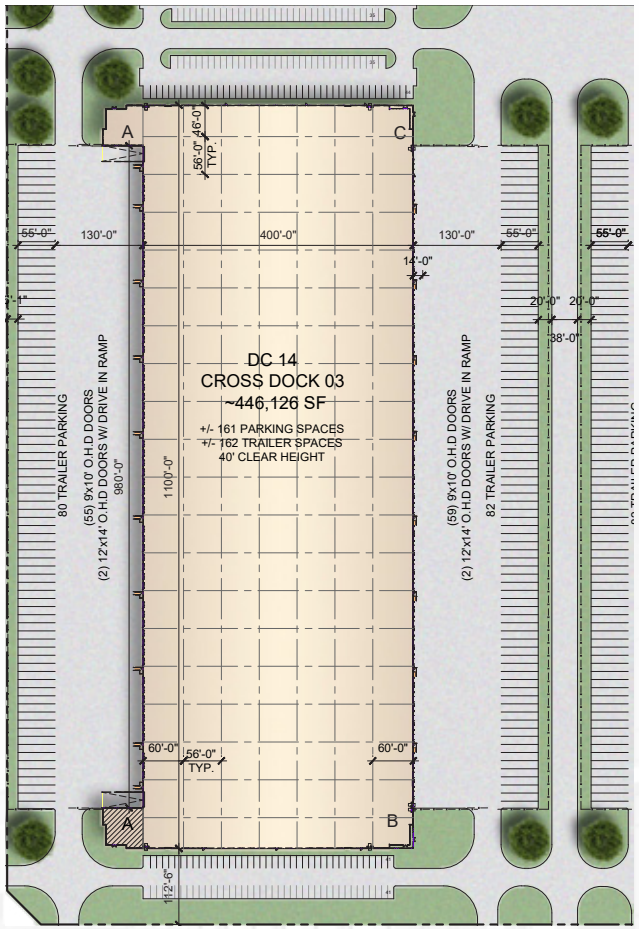
DELIVERING Q2 2027
±446,126 SF ON ±23.60 ACRES
RAIL-SERVED OR CROSS DOCK CONFIGURATION
DUAL RAIL SERVICE AVAILABLE (UP & BNSF)
TILTWALL CONSTRUCTION
BUILDING DEPTH 400’
CLEAR HEIGHT 40’
BUILD-TO-SUIT OFFICE
ESFR SPRINKLER SYSTEM
8” SLAB AND TRUCK COURTS
POWER: 277/480 VOLT, 3-PHASE, 6,000 AMPS
CLERESTORY 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**

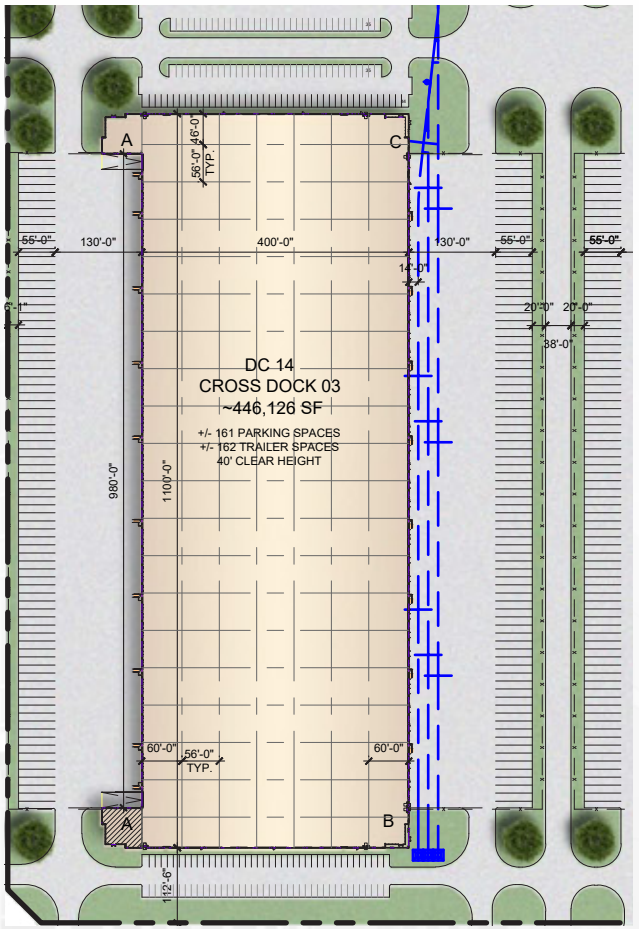
SITE AREA	TOTAL BUILDING AREA	TRAILER PARKING	CAR PARKING
±23.60 ACRES	±446,126 SF	162 SPACES	161 SPACES

OPTION A:
CROSS DOCK





OPTION B:
FRONT LOAD / RAIL-SERVED



TGS CEDAR PORT DC 14

±446,126 SF

CEDAR PORT™ INDUSTRIAL PARK



TGS CEDAR PORT
DC 15





TGS CEDAR PORT DC 15
BUILDING FEATURES

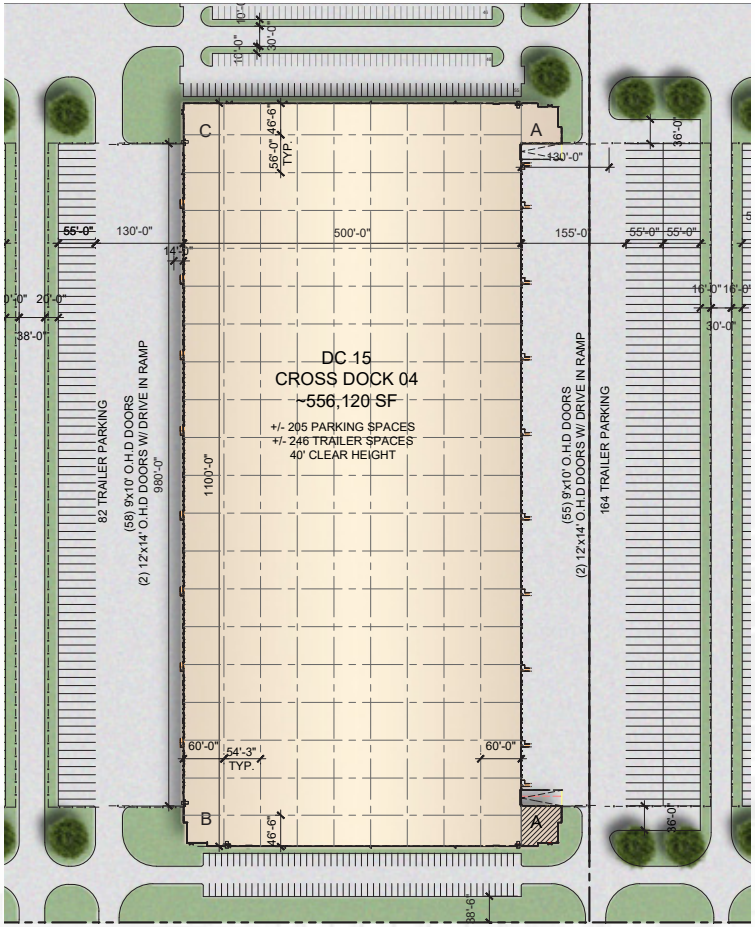
DELIVERING Q2 2027
±556,120 SF ON ±28.65 ACRES
RAIL-SERVED OR CROSS DOCK CONFIGURATION
DUAL RAIL SERVICE AVAILABLE (UP & BNSF)
TILTWALL CONSTRUCTION
BUILDING DEPTH 500’
CLEAR HEIGHT 40’
BUILD-TO-SUIT OFFICE
ESFR SPRINKLER SYSTEM
8” SLAB AND TRUCK COURTS
POWER: 277/480 VOLT, 3-PHASE, 6,000 AMPS
CLERESTORY WINDOWS FOR NATURAL LIGHTING
56’ X 54’3” COLUMN SPACING WITH 60’ SPEED BAYS
114 (9’ X 10’) DOCK HIGH DOORS
4 (20’ X 20’) DRIVE-IN DOORS, RAMPED
185’ – 265’ FULL CONCRETE TRUCK COURT
246 TRAILER PARKS
205 CAR PARKS
POTENTIAL TAX INCENTIVES AVAILABLE



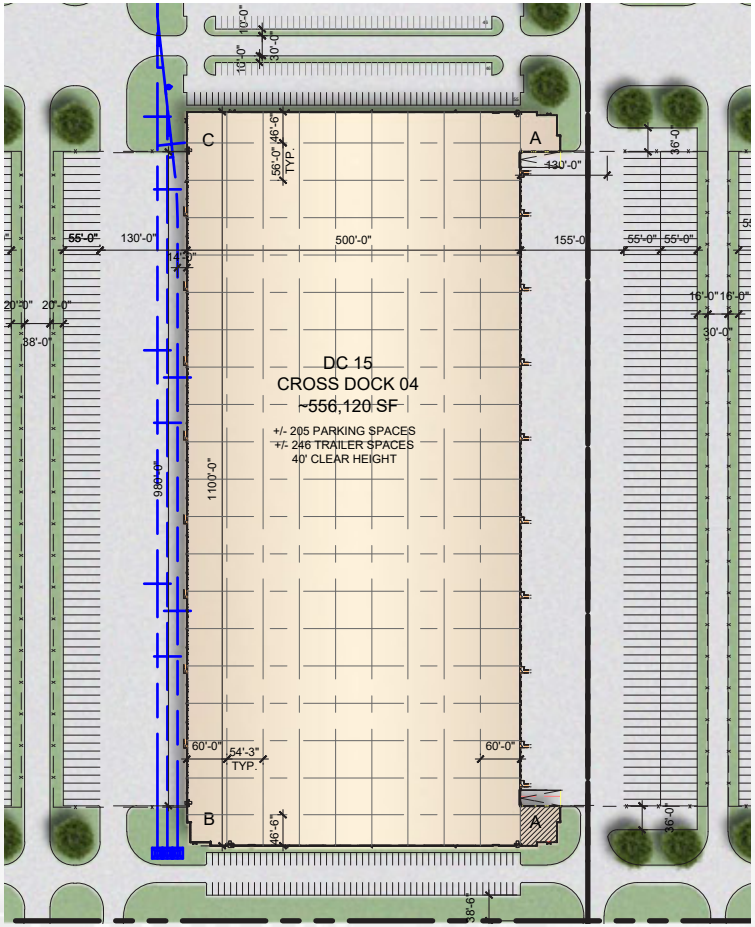
TGS CEDAR PORT DC 15 **SITE PLAN**

SITE AREA	TOTAL BUILDING AREA	TRAILER PARKING	CAR PARKING
±28.65 ACRES	±556,120 SF	246 SPACES	205 SPACES

OPTION A:
CROSS DOCK



OPTION B:
FRONT LOAD / RAIL-SERVED



TGS CEDAR PORT DC 15

±556,120 SF

CEDAR PORT™ INDUSTRIAL PARK



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