

*For Sale, Lease or Build-to-Suit*



**EASILY ACCESS MAJOR ROADWAYS & 5 PORTS**

Fronts Highway 146 and Highway 90 at the intersection of State Highway 99, the Grand Parkway.

Direct access to all major highways:

- 20 miles southwest to Beltway 8
- 20 miles south to I-10
- 35 miles northwest to Interstate 45
- 55 miles southwest to I-59

Direct route to Houston Ship Channel

- 25 miles to Port of Houston

Within 100 miles of 5 Texas ports: Port of Houston, Beaumont, Galveston, Port Arthur, and Freeport

**1,350**  
Acres

More than  
**10 Mil.**  
Sq. ft. of industrial,  
office and commercial buildings

Capable of delivering  
**100,000**  
Sq. ft. to  
**1,500,000**  
Sq. ft.

CMC Railroad planned capacity of  
**2,700**  
railcars, in addition to existing  
BNSF and UP capacity  
*(in addition to existing facilities)*



**UNMATCHED RAIL ACCESS**

Access the two largest Class I railroads in the nation.

**UNMATCHED HIGHWAY ACCESS**

Access to the Gulf and North America via major US roadways such as The Grand Parkway, I-45, I-10, and more.

**LOCATED IN DAYTON, TEXAS:** *Liberty county offers all you need.*

Access a skilled, **reliable workforce of over 2.3 million** people within 40 minutes of Dayton and Gulf Inland.

Dayton's economy is diversified, with **industrial, commercial, and retail opportunities.**

Dayton provides a variety of tax incentives and has **streamlined the process with one simple application**, available online on the Dayton Incentives & Grants page.

**CONTACT US TO LEARN MORE OR SCHEDULE AN ONSITE VISIT!**



**MARCUS GOERING**  
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**SITE LOCATION**  
4445 Highway 90 W  
Dayton, TX 77535

*For Sale, Lease or Build-to-Suit*



**2,700+**

Railcar storage spaces

Access to

**3**

Major Highways

**220**

Acres at the intersection of Highways 99 + 90

Access to

**2**

Class 1 Railroads

Conveniently located

**>35 Miles**

from Houston, The Woodlands, and Port of Houston

And

**>100 Miles**

From 5 Texas ports

