



## UNMATCHED TRANSPORTATION CAPABILITIES & LOGISTICS SOLUTIONS.

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



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

- 25 miles to Port of Houston

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

2,400  
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

Cell: 936-402-4279

Email: [m.goering@cmcrailroad.com](mailto:m.goering@cmcrailroad.com)

**PAUL CONNOR**

Cell: 713-876-6358

Email: paul@connorinv.com

## SITE LOCATION

202 N.Church St.

Dayton, TX 77535





**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

