

# PLACE YOUR BUSINESS AT THE INTERSECTION OF RAIL AND ROAD.

*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 with direct rail access

**~3,800**  
Acres

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

**1,000+**  
Railcar Spaces  
Open 2025

CMC Railroad planned capacity of  
**2,000+**  
railcars, in addition to existing  
BNSF and UP capacity  
*(in addition to existing facilities)*



**BNSF**  
RAILWAY



UNMATCHED RAIL ACCESS - DUAL SERVED

UNMATCHED HIGHWAY ACCESS

## LOCATED IN DAYTON, TEXAS

**~4 miles** of Highway 99/Grand Parkway frontage     **4.5 miles** of Baytown Subdivision frontage

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

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

Dayton and Liberty County provide a variety of **tax incentives** to encourage strong job growth.

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



**MARCUS GOERING**  
Cell: 936-402-4279  
Email: [marcus@ldp-llc.com](mailto:marcus@ldp-llc.com)

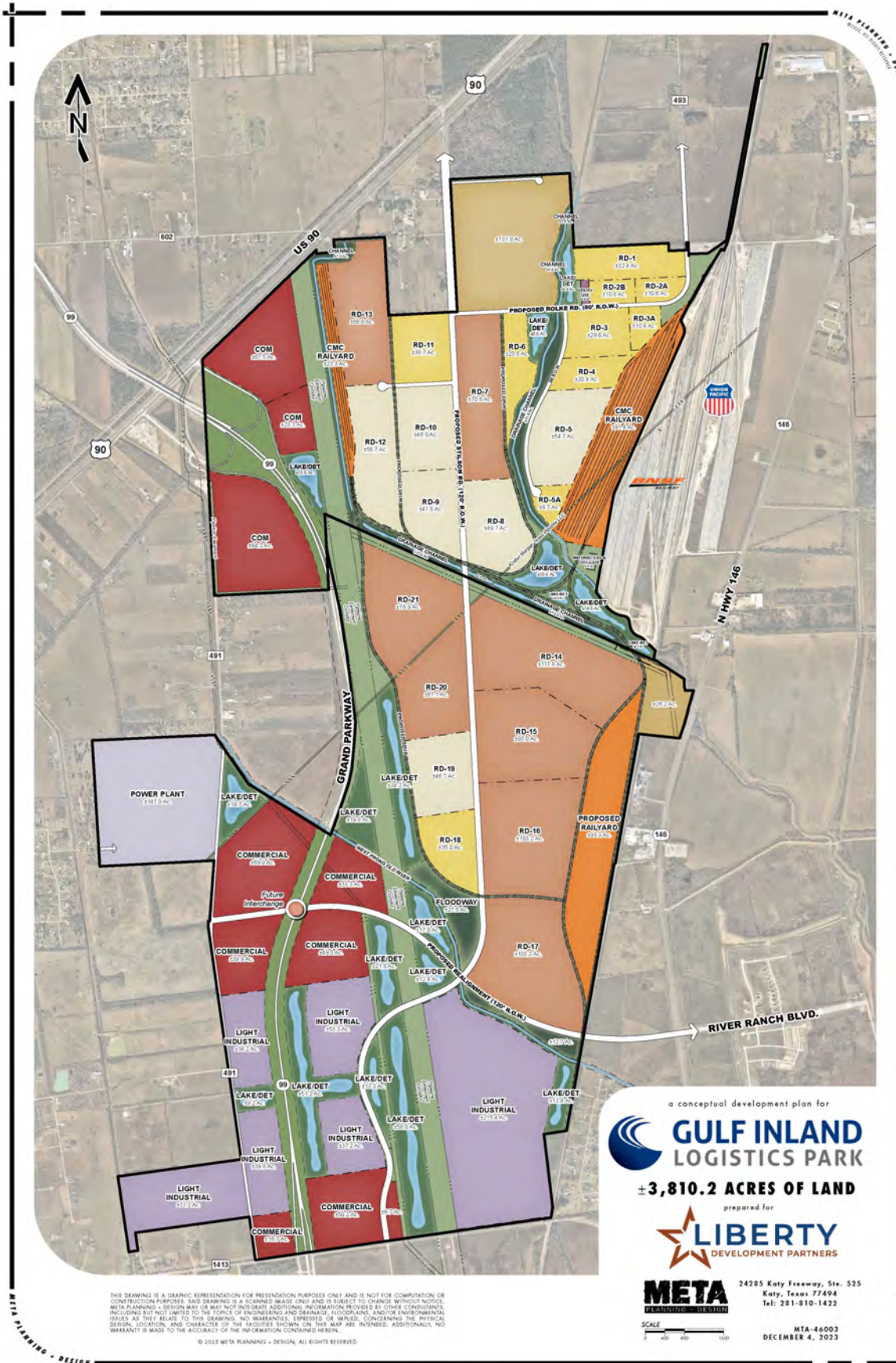
**PAUL CONNOR**  
Cell: 713-876-6358  
Email: [paul@ldp-llc.com](mailto:paul@ldp-llc.com)

**JEFF NATIONS**  
Cell: 936-402-3480  
Email: [jeff@tir-llc.com](mailto:jeff@tir-llc.com)





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**~3,800**  
Acres

**3,000+**  
Railcar storage spaces

**2**  
Major Highway 99 Intersections at U.S. 90 and F.M. 1413

**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

**>100**  
Miles  
From 5 Texas ports

**~30**  
Minutes  
To the Port of Houston, IAH, and Downtown Houston

a conceptual development plan for

**GULF INLAND LOGISTICS PARK**

**±3,810.2 ACRES OF LAND**

prepared for

**LIBERTY DEVELOPMENT PARTNERS**

**META**  
PLANNING + DESIGN

24285 Katy Freeway, Ste. 525  
Katy, Texas 77494  
Tel: 281-810-1422

SCALE  
0 100 200

MTA-44003  
DECEMBER 4, 2023