

PROVIDING UNMATCHED TRANSPORTATION CAPABILITIES & LOGISTICS SOLUTIONS



Gulf Inland Logistics Park is uniquely situated in the Gulf transportation network to provide the most expedient access to the nation's highway and rail systems.

Gulf Inland's direct access to US Highway 90 and Highway 146, as well as two Class I rail carriers, the BNSF Railway and Union Pacific Railroad, provide unmatched access to Houston, the Gulf, the nation and the globe.

1,500 ACRE RAIL-SERVED INDUSTRIAL PARK NEAR HOUSTON, TEXAS

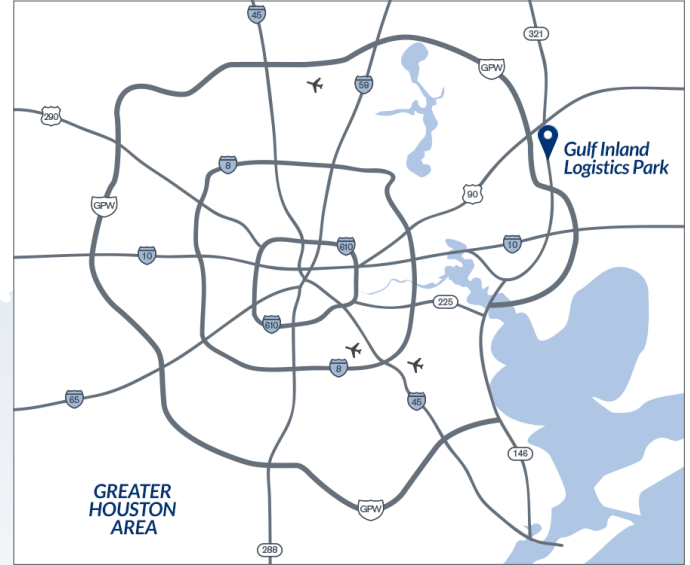
WWW.GULFINLANDLOGISTICSPARK.COM

THE PROJECT

Gulf Inland Logistics Park is a multi modal transportation and logistics center, featuring more than 1,500 acres of available land to meet the needs of today's logistics, transportation, & manufacturing businesses.

The master-planned park will include:

- **Land Size:** Approximately 1,500 Acres
- **Location:** Less than 25 miles north of the Port of Houston
- **Vertical Product:** Up to 9.6 million square feet of industrial, office and commercial buildings
- **Building Sizes:** Ranging from 100,000 square feet to 1,500,000 square feet
- **Highway Access:** Located adjacent to US Highway 90 and Highway 146, which provide direct connections to Interstate 10, Interstate 45, Beltway 8 and US Highway 59.
- **Rail Service:** Rail service provided by CMC Railroad, the BNSF Railway, and the Union Pacific Railroad
- **Railcar Storage:** Planned storage for over 2,000 railcars (in addition to the existing BNSF Railway and Union Pacific Railroad facilities)
- **Incentives:** Economic incentive package available to qualified park residents
- **Labor:** Access to competitively priced labor force
- **Foreign Trade Zone:** 585 acres of land located within an existing Foreign Trade Zone
- **Services:** Full railcar repair facility & multi-commodity transload center with unit train capacity



LOCATION

Located in Dayton, Texas, in business friendly Liberty County

- Direct connections to the BNSF Railway and Union Pacific Railroad
- Fronting Highway 90 and Highway 146 providing a direct route to the Houston Ship Channel
- Access via US Highway 90 to Houston and the region via I-10, I-45, US Highway 59 and Beltway 8
- Located on the Baytown Subdivision 1 mile south of the BNSF/Union Pacific mainline connecting Houston to New Orleans and beyond.
- 5 Texas Ports within 100 miles - Beaumont, Freeport, Galveston, Houston, and Port Arthur

MARCUS GOERING
O: 936-258-4030
C: 936-402-4279
m.goering@cmcrailroad.com
www.cmcrailroad.com

MARK SJOLANDER
O: 936-258-4030
C: 713-816-7730
m.sjolander@cmcrailroad.com
www.cmcrailroad.com

KYLE SCHUHMACHER
O: 847-440-4850
C: 847-924-0485
kschuhmacher@ketonepartners.com
www.ketonepartners.com

WWW.GULFINLANDLOGISTICSPARK.COM

