



Dual Rail-Served Industrial Park: BNSF & UP

RailEstate FOR LEASE: Transloading, Railcar Storage, SIT, Build-To-Suit, & Outside Storage

14600 Hatcherville Road, Baytown, TX 77521



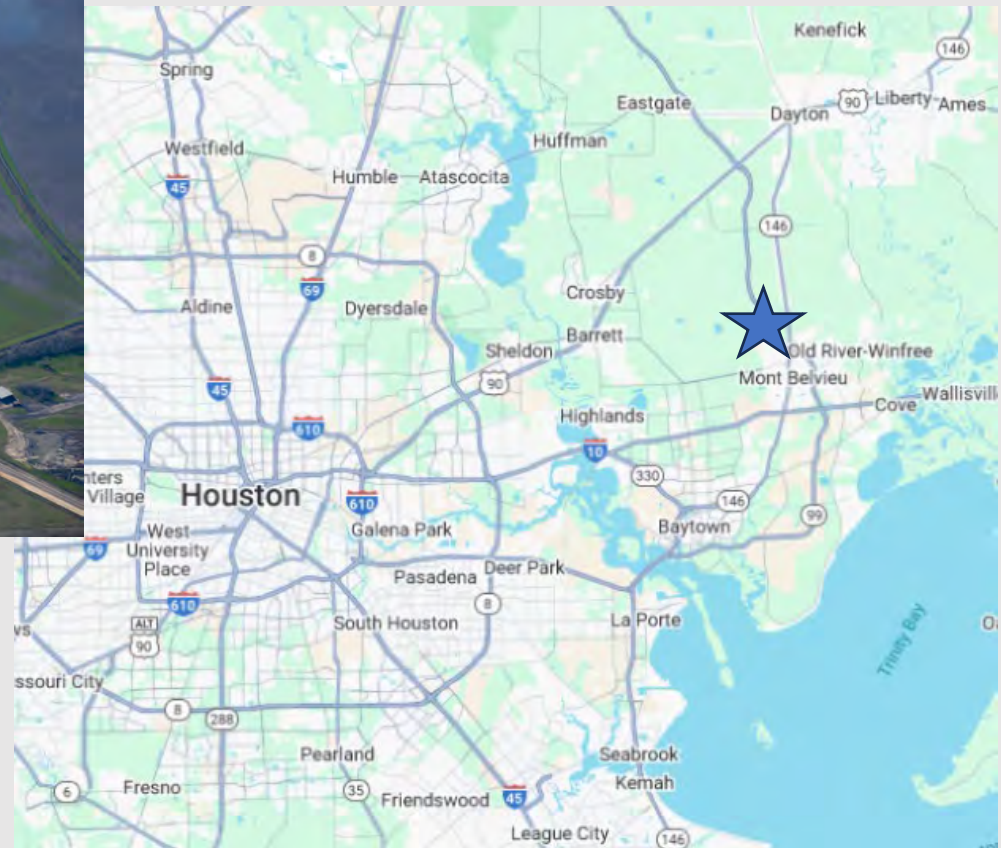
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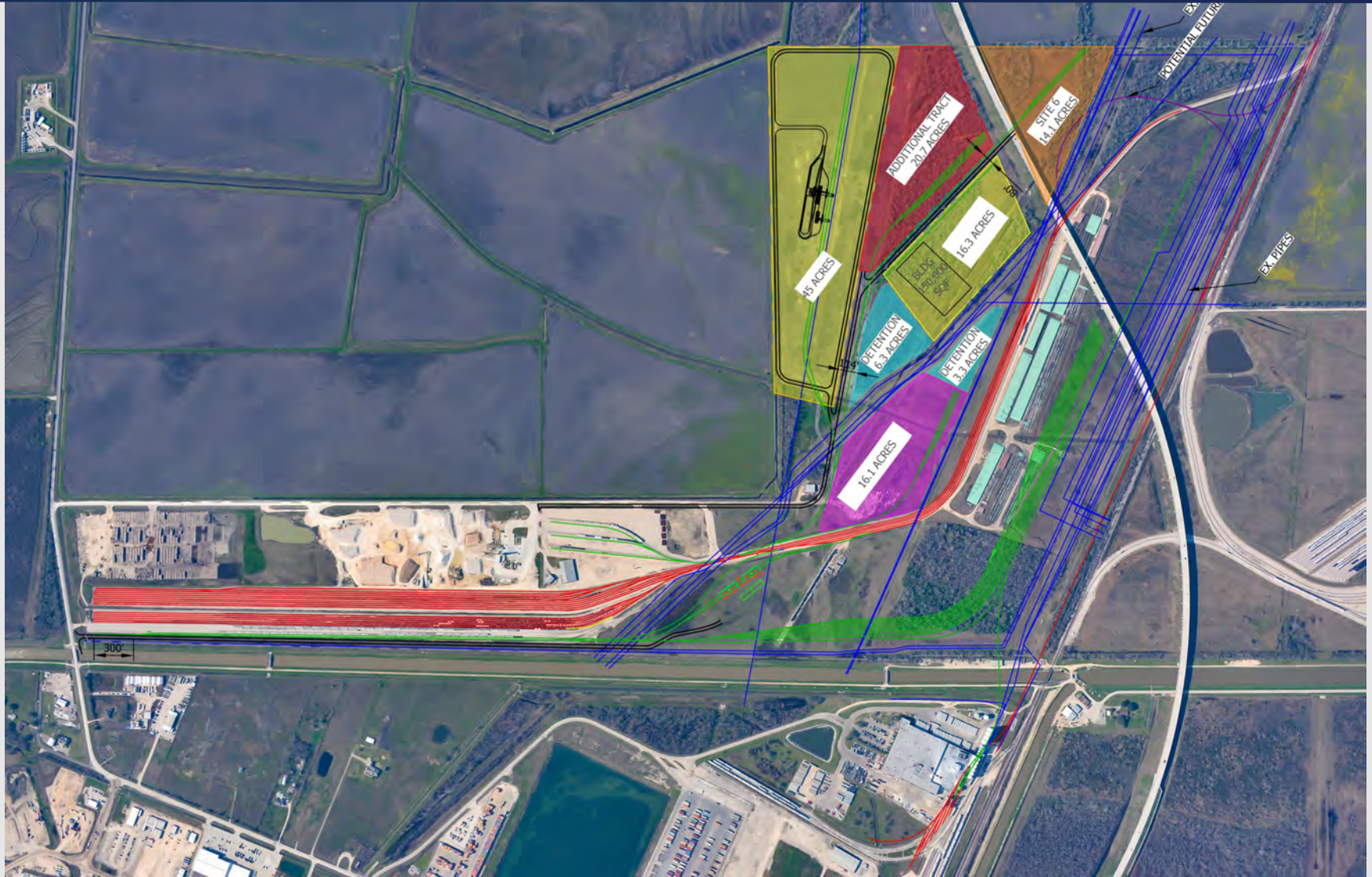
Property Highlights



- **+/- 457 Acres (Divisible)**
- **Dual Served: BNSF & Union Pacific**
- **Build-to-Suit Options Available (20,000 SF – 1,500,000 SF)**
- **1,200 Railcar Spots (300 Currently Available with More Coming Soon)**
- **Power, Natural Gas, Water, and Sewer**
- **Entirely Fenced & Secured**
- **10 Miles from the Port of Houston**
- **Directly Adjacent to the Grand Parkway (Hwy 99)**



Aerial



Site Plan

West Side

TGBGroup
 Consulting Engineering - Transportation & Site Development
 Spring, Texas - Topeka, Kansas
 Phone: 866-217-2764

**COUNTY LINE
 INDUSTRIAL PARK
 MASTER PLAN NOV 2024**

CONCEPTUAL LAYOUT - NOT FOR CONSTRUCTION



Site Plan

North Side

TGBGroup
Consulting Engineering - Transportation & Site Development
Spring, Texas - Topeka, Kansas
Phone: 866-717-7794

**COUNTY LINE
INDUSTRIAL PARK
MASTER PLAN NOV 2024**

CONCEPTUAL LAYOUT - NOT FOR CONSTRUCTION

EX. TRK 740	2,983 TF CLEAR LENGTH	45 CARS SPOT
EX. TRK 744	2,736 TF CLEAR LENGTH	42 CARS SPOT
EX. TRK 743	2,611 TF CLEAR LENGTH	40 CARS SPOT



0 300 600
SCALE: 1" = 300'

Market Summary

Texas Rail Market Overview

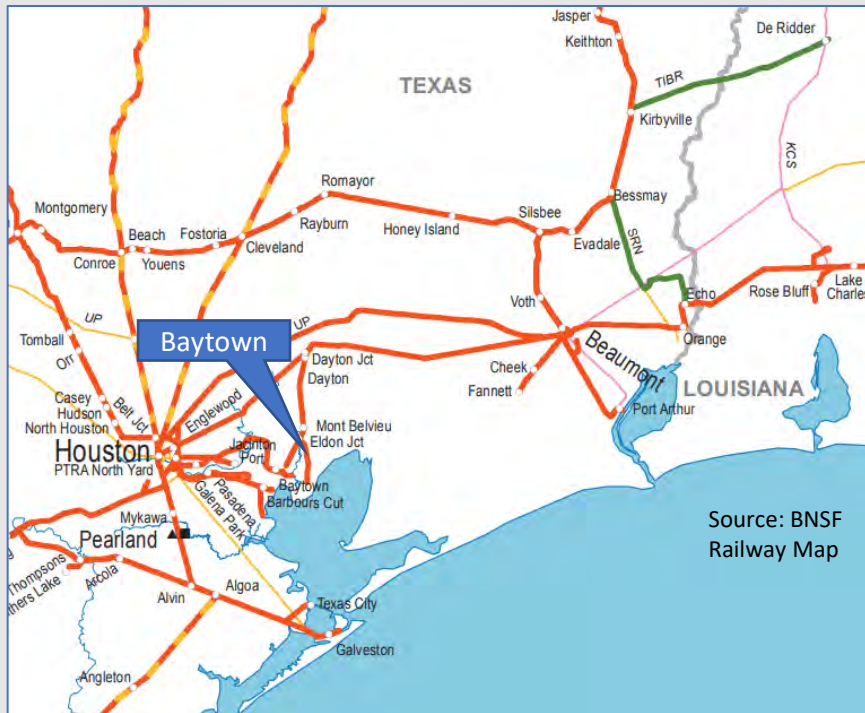
Texas Rail Market

- Texas is well-connected by a robust rail network consisting of 58 freight railroads, comprising three Class I operators and 55 short line railroad operators. The Class I rail operators in the state are BNSF Railway (BNSF), Canadian Pacific and Kansas City Southern (CPKC), and Union Pacific Railroad (UP), as depicted on the map. These Class I railroads consistently invest significant capital in Texas each year to enhance infrastructure. For instance, in 2018, UP allocated \$450 million for infrastructure projects, while BNSF's program called for \$375 million for similar initiatives. CPKC also makes substantial annual investments in the state.
- The efficiency of Texas rail lines is evident from the staggering annual rail carloads exceeding 9.9 million. Moreover, the state's connectivity with Mexico contributes to the receipt of over 750,000 rail cars through cross-border shipments. In 2016 alone, Texas railroads managed the movement of more than 400 million tons of freight.



Area Summary

H o u s t o n A r e a



Source: BNSF Railway Map

Interstate 10	4 Miles
Port of Houston	10 Miles
Houston Int'l Airport	25 Miles
Highway 99	1 Mile
Beltway 8	15 Miles

Location Highlights

- Houston serves as a critical hub for rail activity, given its status as a major freight and logistics center with direct access to national and international trade routes. With key rail connections to the Port of Houston and extensive intermodal infrastructure, the city plays a pivotal role in the movement of goods across North America.
- Houston is home to multiple major railroad operators, including Union Pacific, BNSF Railway, and Kansas City Southern, making it one of the most competitive rail markets in the region. The presence of large classification yards, intermodal terminals, and short-line railroads ensures efficient cargo distribution across the country.
- The region's rail infrastructure is seamlessly integrated with highway, air, and maritime networks, facilitating the efficient movement of petrochemicals, manufacturing goods, agricultural products, and consumer goods. This connectivity enhances Houston's reputation as a leading logistics hub for domestic and international trade.
- Houston's strategic location near the Gulf Coast and the Mexican border allows for cost-effective transportation of goods between the U.S., Mexico, and global markets. With expanding industrial developments and increasing freight demand, the city is poised for continued rail growth and infrastructure investments.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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