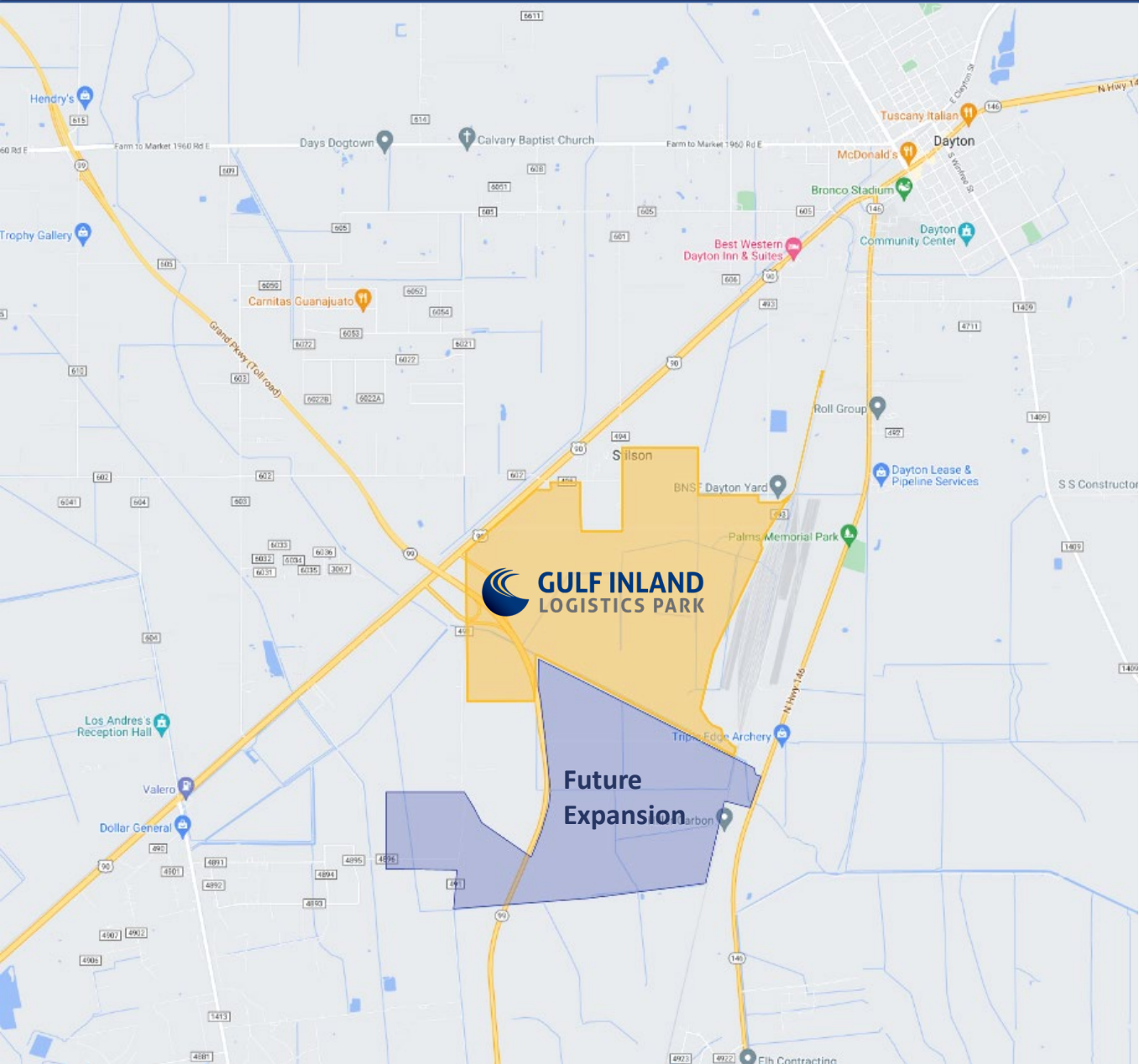


Liberty Development Partners' Presents

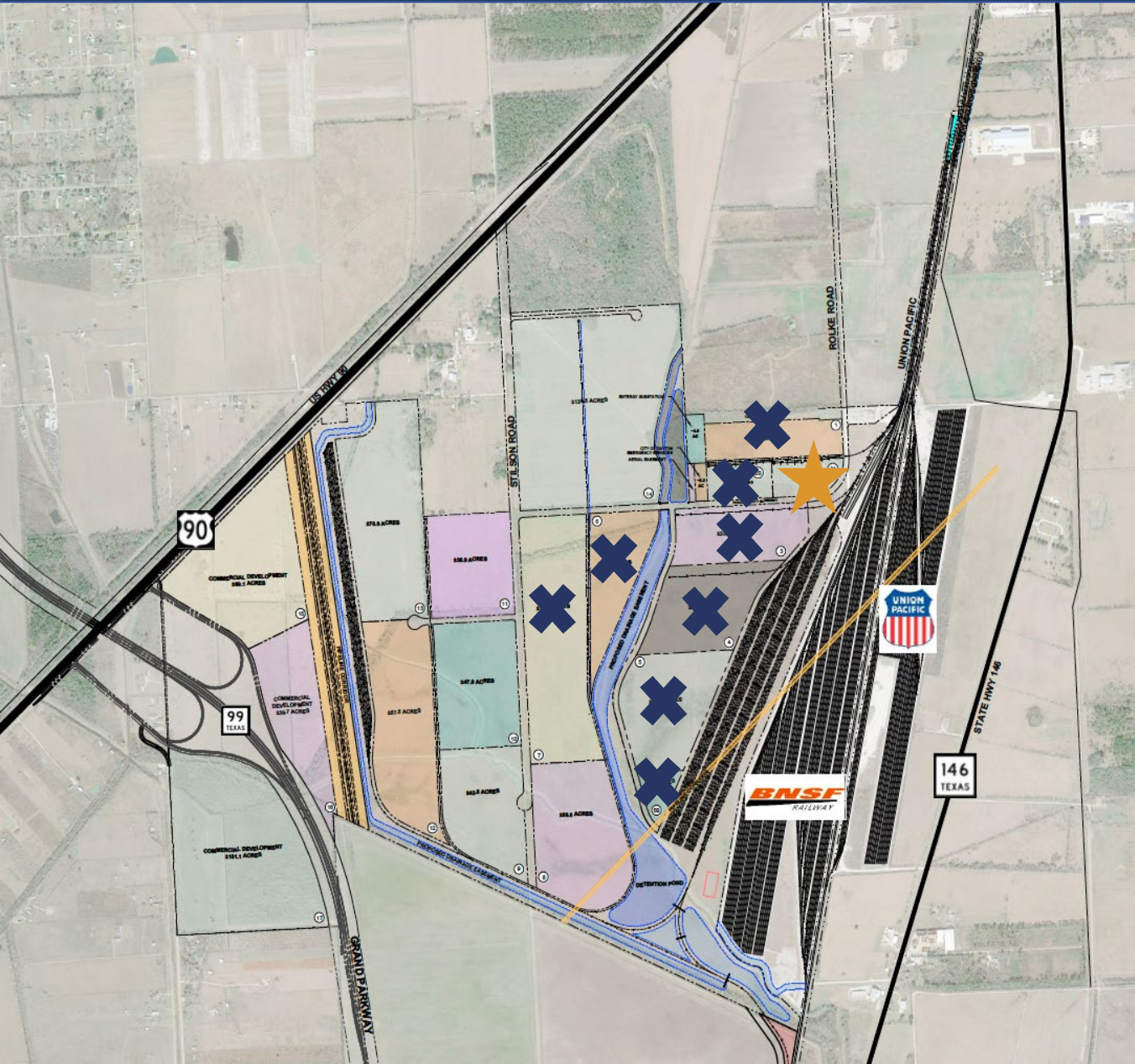
GULF INLAND LOGISTICS PARK

Dayton Rotary Club
June 15, 2023





2,400+ acres strategically located at the intersection of U.S. Highway 90 and the Grand Parkway adjacent to both western Class I railroads, the BNSF Railway and Union Pacific Railroad.



Sold ★ Pending ✕

Gulf Inland is a 2,400+ acre, master planned mega site complete with City of Dayton utilities, onsite fire, and EMS, high pressure natural gas services, heavy electrical services, heavy haul concrete roads, and direct railroad access to the BNSF Railway and Union Pacific Railroad.



Gulf Inland Logistics Park provides regional, master-planned detention for all users. Roadways connecting to and within Gulf Inland will be 41-foot-wide, heavy haul corridors.

Drainage and Regional Detention

- Phase 1 drainage and regional detention improvements were initiated in 2022, with expected completion in Q2 2023.

Stilson Road

- City Water and City Sewer were installed in 2022.
- Dayton City Council awarded roadway improvements on March 27, 2023.
- Construction to begin in Q3 2023 to create 41-foot wide heavy haul corridor, including signalization of the U.S. Highway 90 and Stilson road intersection.
- Construction will be complete in late 2023.
- Stilson Road will be expanded as Gulf Inland grows to allow for 2 northbound lanes and 2 southbound lanes, improving traffic patterns.

Rolke Road

- Engineering is 75% complete, and construction will begin in Q3 2023.

Rail Infrastructure

- Construction for the first 1,000 railcar storage spaces will begin in 2023.



Expedient Permitting Process

- The City of Dayton’s permit approval process has a review turnaround of fewer than 10 days.

Accessible, Skilled Labor Force

- 2.3 million people live within 40 minutes of Dayton.
- The City of Dayton has >8,000 acres of master-planned, residential development in process, providing a stable, local workforce.
- Local and regional education and technical training facilities provide a skilled workforce to draw from.

Business-Friendly Environment

- The City of Dayton, Liberty County, and Dayton ISD will support tax abatements for strategic businesses.
- Dayton EDC also supports significant grants for qualifying businesses.
- Dayton ISD - \$1.154600 per \$100.00
- Liberty County Hospital District #1 - \$.077782 per \$100.00
- Liberty County - \$0.479900 per \$100.00
- City of Dayton, TX - \$0.663779 per \$100.00
- Drainage District #1 - \$0.058510 per \$100.00
- **Total Tax Rate is \$2.434571 per \$100.00**



Place your Business at the Intersection of Rail and Road.

EXPEDIENT ACCESS to Gulf Coast ports, significant highway infrastructure, and two Class 1 rail carriers.

COMPETITIVE SITE PRICING with best-in-class infrastructure.

SUPPORTIVE LOCAL COMMUNITY with a skilled, readily accessible workforce.





Thank you.

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