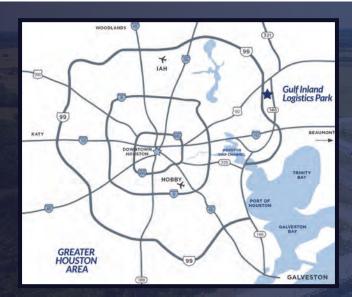


## UNMATCHED TRANSPORTATION CAPABILITIES & LOGISTICS SOLUTIONS.

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

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

**1,350** 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
Office: 936-258-4030
Cell: 936-402-4279
Email: m.goering@cmcrailroad.com

**SITE LOCATION** 

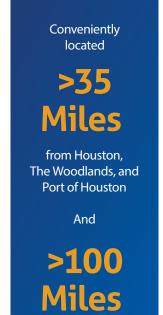
4445 Highway 90 W Dayton, TX 775<u>35</u>



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For Sale, Lease or Build-to-Suit





From 5 Texas ports

