

FOR LEASE



# 850 INDEPENDENCE PKWY N

BAYTOWN, TX 77520

HOUSTON SHIP CHANNEL DEVELOPMENT SITE

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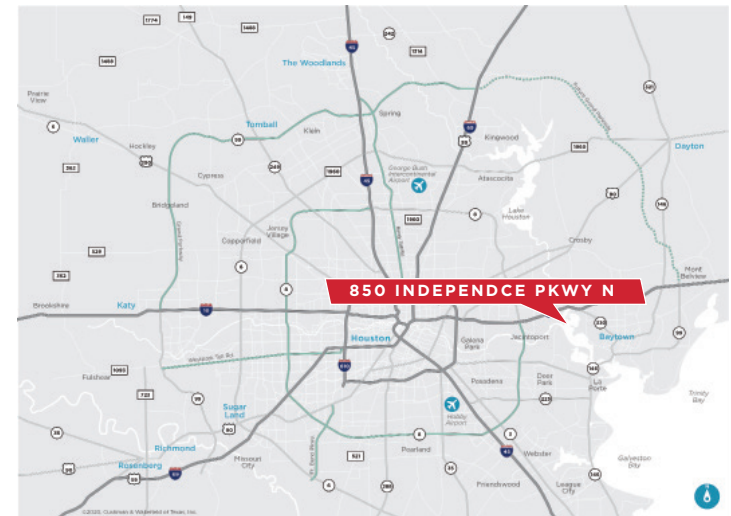


# OVERVIEW

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## PROPERTY OVERVIEW

<b>Location</b>	850 Independence Parkway North Baytown, TX 77520
<b>Land Area</b>	<b>17 to 41.76 Acres</b>
	<ul style="list-style-type: none"><li>• Option to expand on reclaimed land of additional +/-20 acres</li><li>• Deep water channel connector and two ship berth docks which are permitted for 40' MLT draft</li><li>• +/-21 acres of Dredge Material Placement Area "DMPA" can provide dredge material placemat for channel project</li><li>• Existing channel to the ship channel uses dredged to 20 feet MLT (January 2002) and currently used by barge fleet operation</li><li>• Pipeline Corridor access is on the property</li><li>• 138 KVA power line is in close proximity to the property</li><li>• DMPA available for immediate placement of dredge sediment</li><li>• Fully permitted by U.S. Army Corps of Engineers and Port of Houston</li></ul>
<b>Gross Price</b>	<b>Call Broker</b>



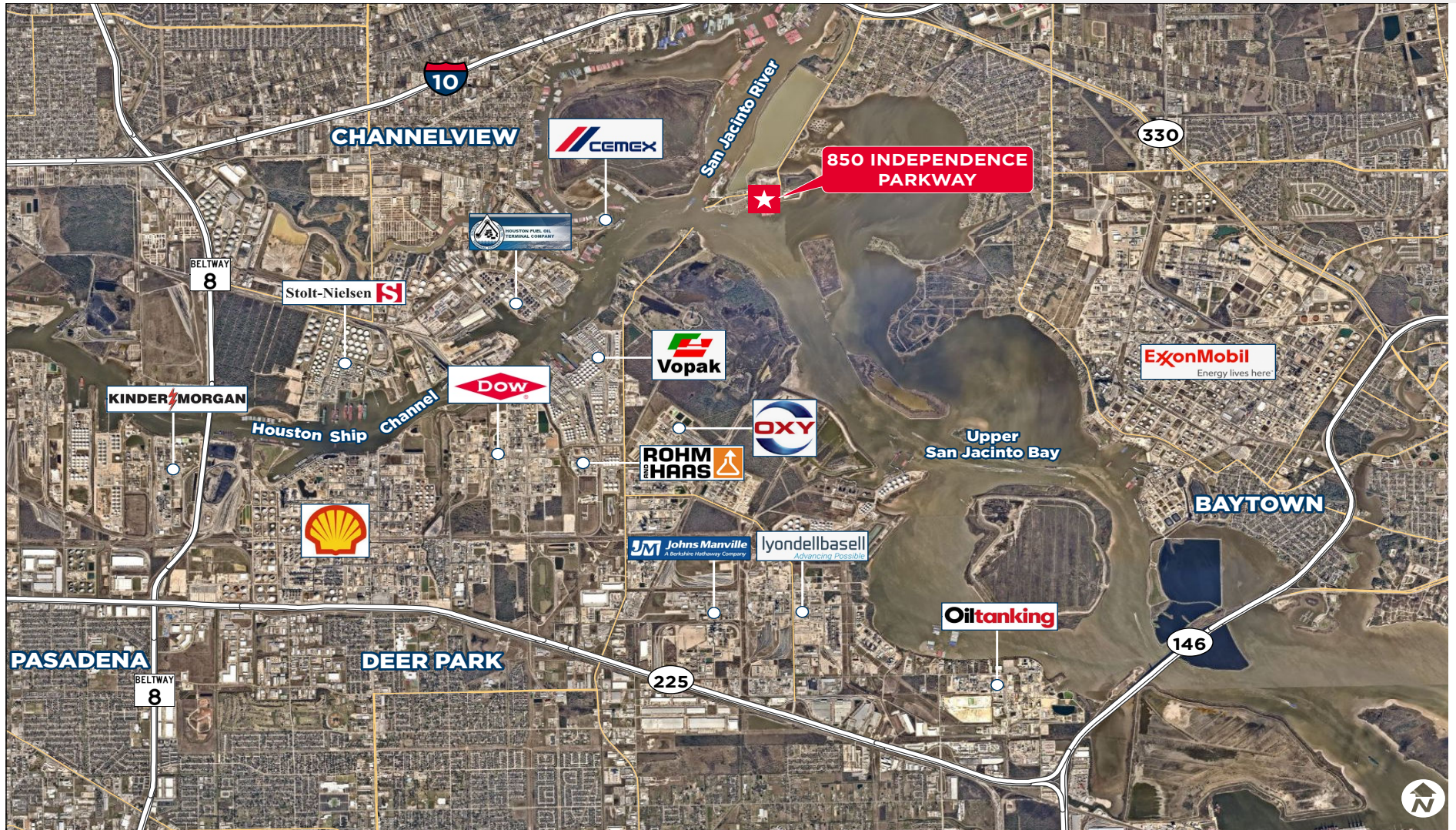
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# PORT OF HOUSTON

<https://porthouston.com/>

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## *Officially Ranked the #1 Port*

- Number 1 U.S. container port in foreign waterborne tonnage
- Number 1 U.S. container port in total foreign and domestic waterborne tonnage
- Number 3 U.S. container port in terms of total foreign cargo value

## *2020 Statistical Highlights for Port of Houston*

- Number 6 U.S. container port by total TEUs
- Largest Gulf Coast container port, handling 69% of U.S. Gulf Coast container traffic
- Largest Texas port with 96% market share in containers

## *2020 Statistical Highlights for the greater Port of Houston complex*



Nearly  
**200**  
Private and Public  
Industrial Terminals

**247+**  
Million Tons of  
Cargo Annually

**8,200+**  
Vessel Calls and  
**215,000**  
Barges Pass Through  
Each Year

**1st**  
in Foreign  
Waterborne Tonnage,  
Import and Export  
Combined

**152+**  
Million Consumers  
within **1,000** miles

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