

FOR SALE

# BAYPORT NORTH INDUSTRIAL PARK DEVELOPMENT SITE

13441 BAY AREA BLVD. | PASADENA, TX 77507



±55 ACRES

BAY AREA BLVD.

W FAIRMONT PKWY

FOR SALE: ±55 ACRES

# AERIAL



±55 ACRES



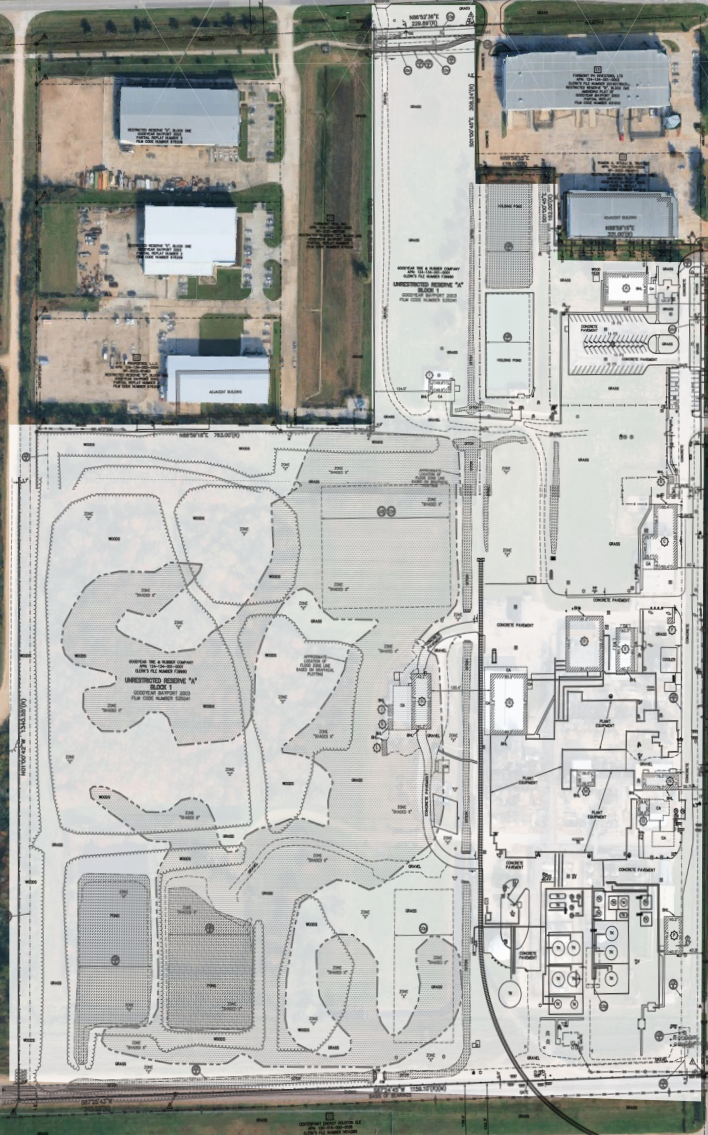
## PROPERTY HIGHLIGHTS

- BAYPORT NORTH INDUSTRIAL DISTRICT
- CITY OF LA PORTE UTILITIES
- HEAVY INDUSTRIAL (HI) ZONING
- OUTSIDE OF 100-YEAR FLOOD PLAIN
- MINIMAL PIPELINE BI-SECTION
- RAIL SERVED (UNION PACIFIC)
- INGRESS/EGRESS ON THE HIGH-FREQUENCY TRUCK ROUTE
- INGRESS/EGRESS ON THE HAZMAT TRUCK ROUTE
- 4 MILES TO BARBOURS CUT AND 5.5 MILES TO BAYPORT CONTAINER TERMINAL
- ULTRA HIGH BARRIER ENTRY MARKETPLACE

# SITE PLAN

W FAIRMONT PKWY

BAY AREA BLVD.



# UTILITY/PIPELINE MAP

PLEASE CONTACT

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