



PORT HOUSTON™



[VIEW DRONE VIDEO](#)

±366 ACRES AT GREENS BAYOU

DEEP WATER SITE ON HOUSTON SHIP CHANNEL

MIKE TAETZ, SIOR
Principal & Director
+1 713 830 2107
mike.taetz@colliers.com

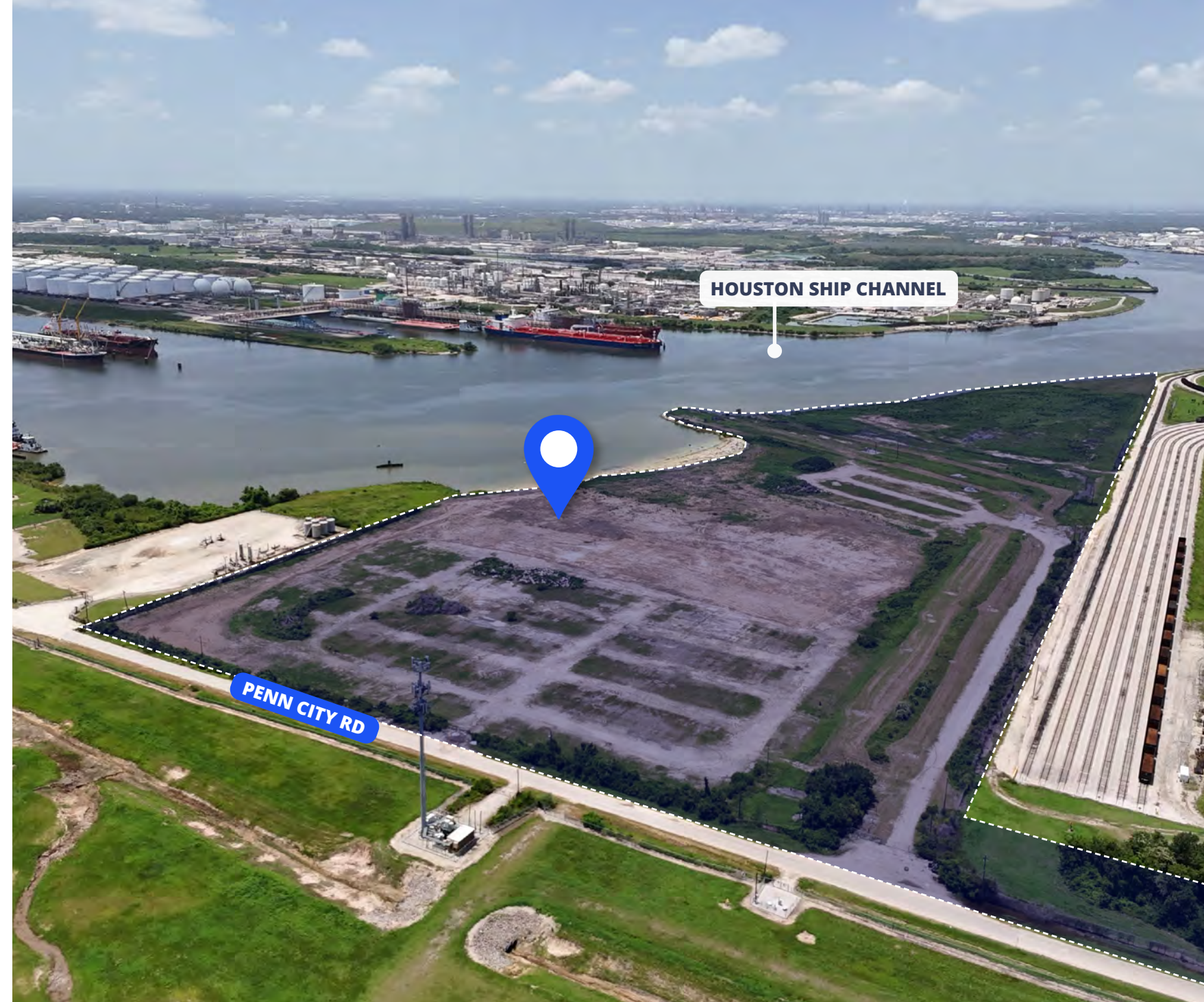
JUDY BEEBE
Associate
+1 713 830 2168
judy.beebe@colliers.com

ABOUT THE PROPERTY

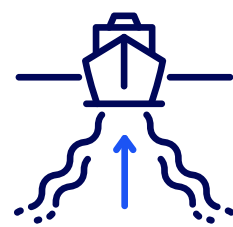
Port Houston's Greens Bayou property is a perfect fit for liquid bulk storage and transloading bulk materials. The property is minutes away from Interstate-10 and Beltway 8 allowing for easy access and has 16 acres grandfathered into Foreign Trade Zone #84. The land is fully permitted by the U.S. Army Corps of Engineers and ready for immediate development. The site permit includes unit train loop for bulk liquids transfer – UP/PTRA and storage capacity for up to 15 million barrels. Part of the property connects with the Houston Ship Channel and Buffalo Bayou which will have water depth up to 46.5 feet post Project 11. There are 6 barge docks, 3 Aframax ship docks, and 5 docks with two Suez Max capabilities all permitted*.

PROPERTY FEATURES

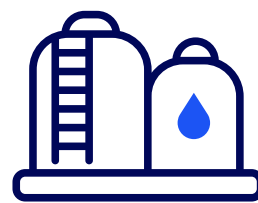
- Adjacent to Jacintoport Industrial Park
- Access to Beltway 8 via Jacintoport Blvd
- Access to I-10 via Penn City Road
- Non-exclusive deep water access
- Rail access (PTRA)
- Utilities available
- Access to major pipeline corridor
- May be subdivided
- For lease only



±366.39
Acres



ACCESS
Deep water access



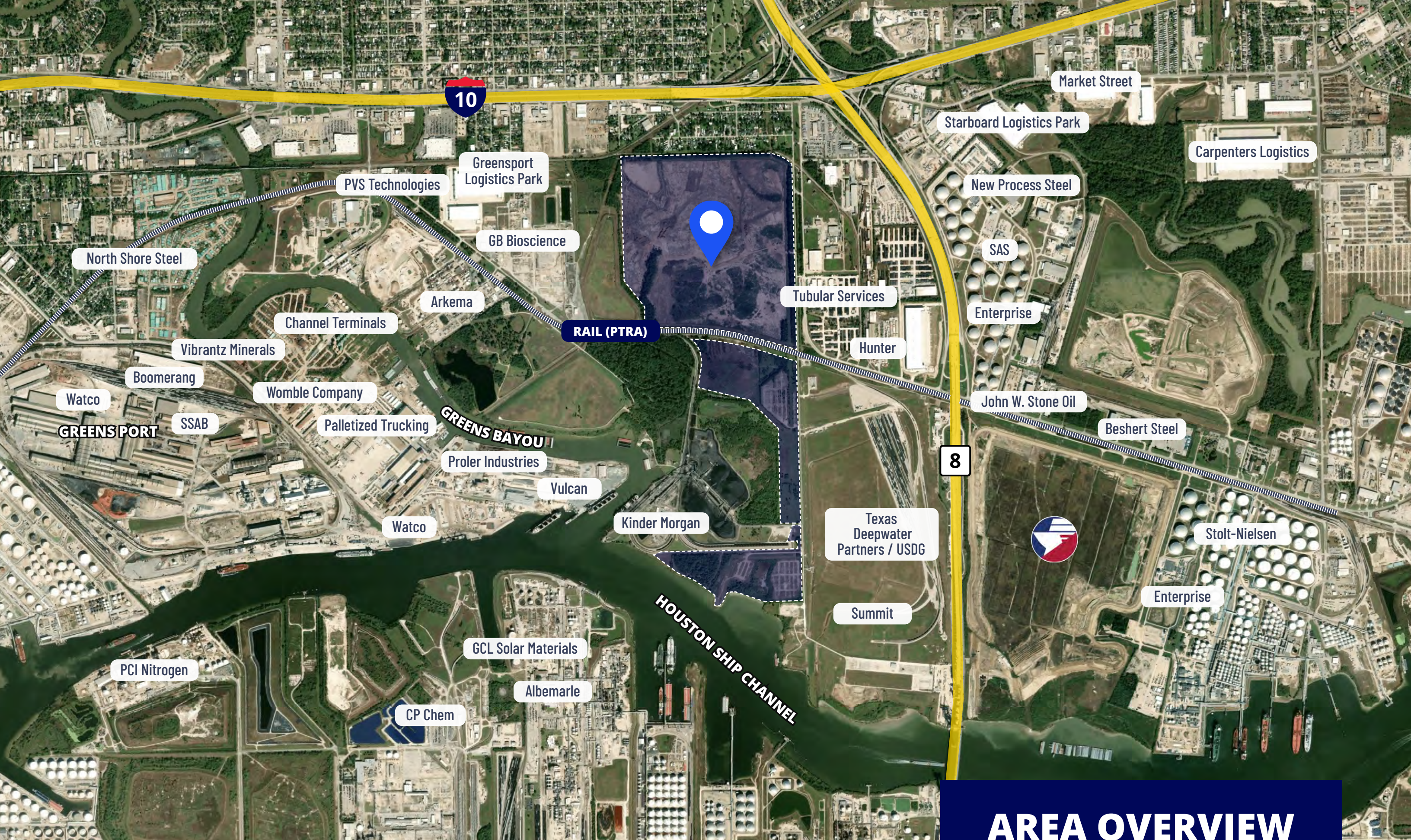
±15M BARRELS
of bulk liquid
storage capacity*



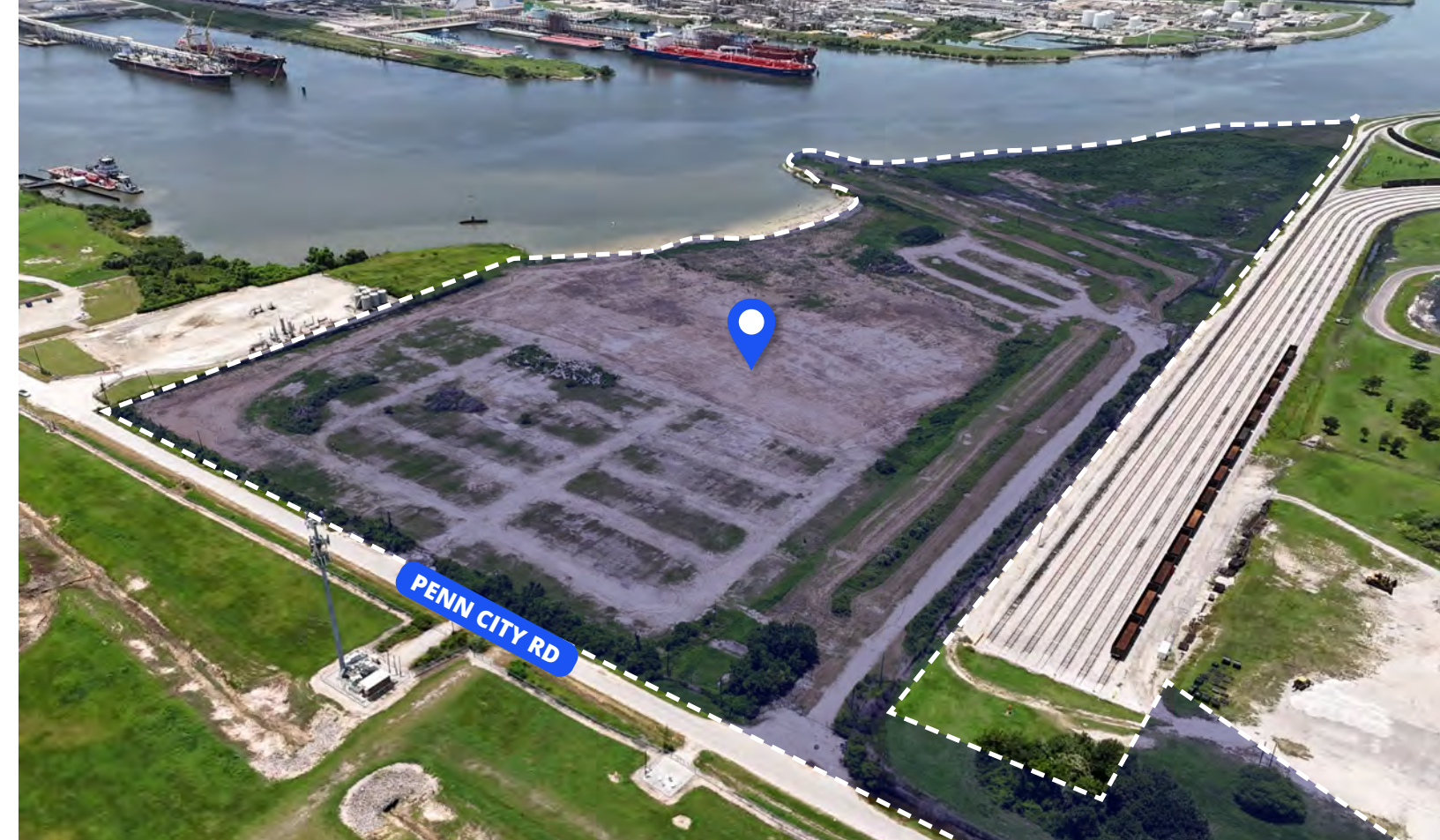
16 ACRES
grandfathered into
Foreign Trade Zone #84



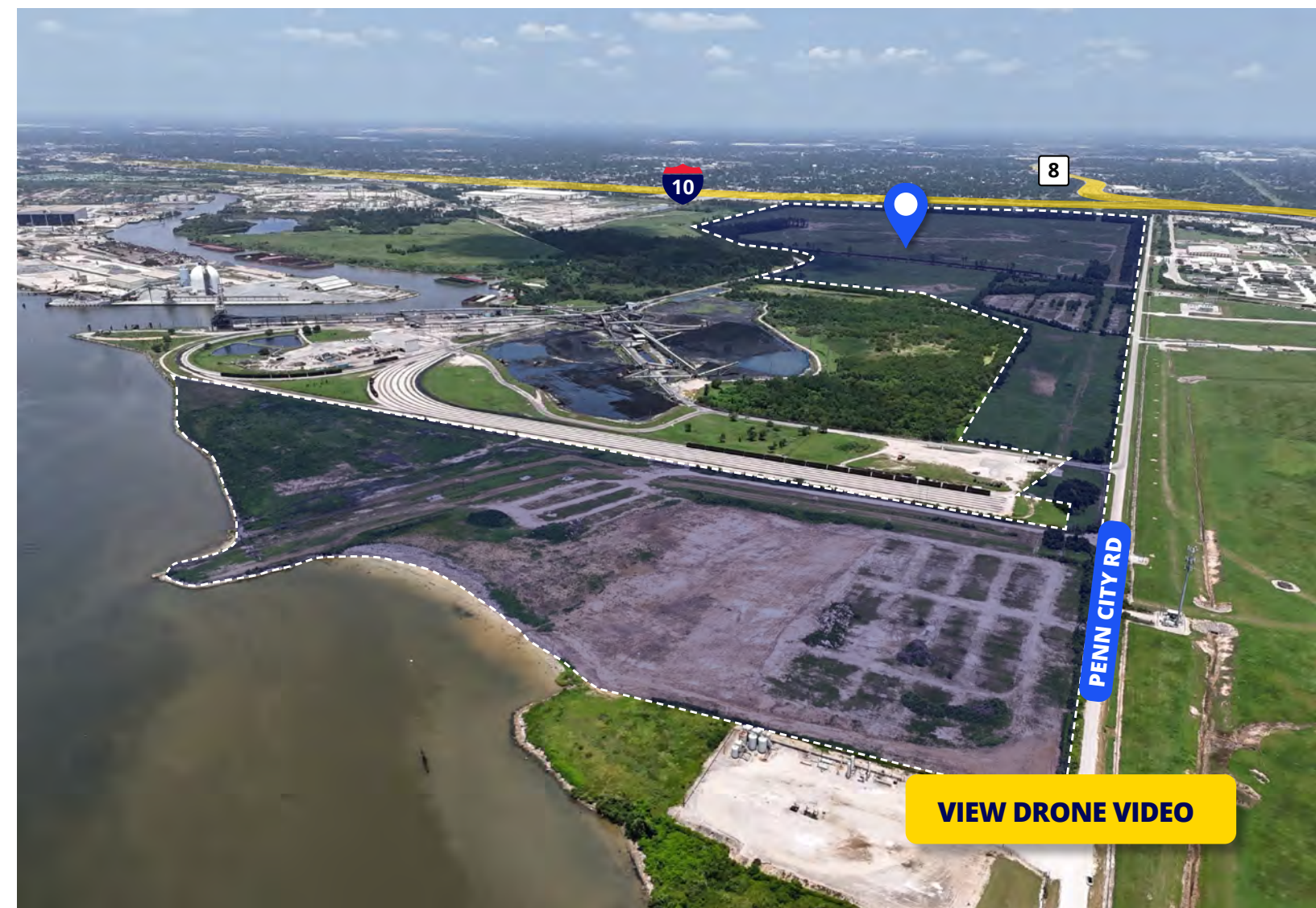
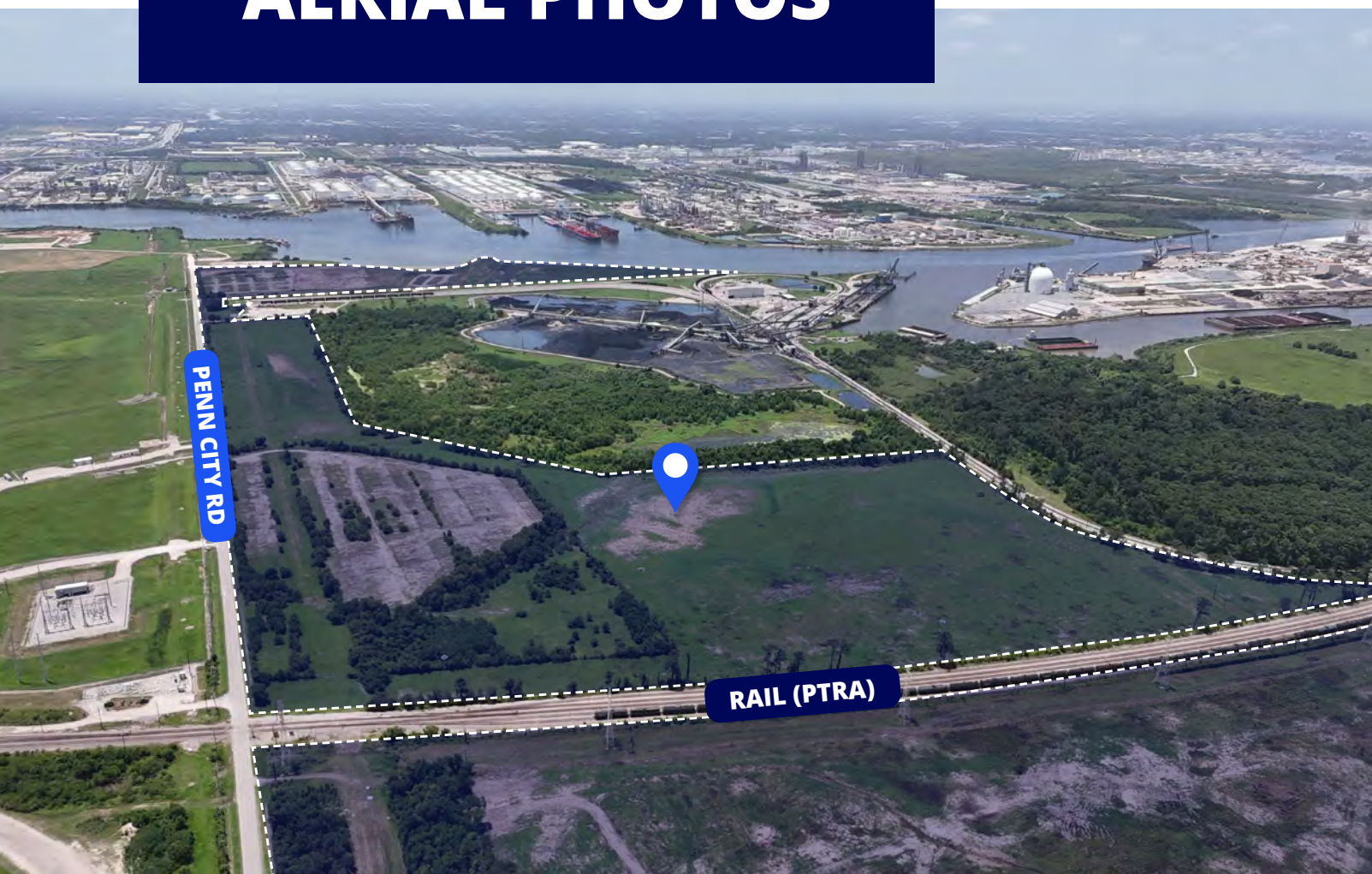
6 Barge Docks*
5 Vessel Docks*
3 Aframax Docks*



AREA OVERVIEW



AERIAL PHOTOS

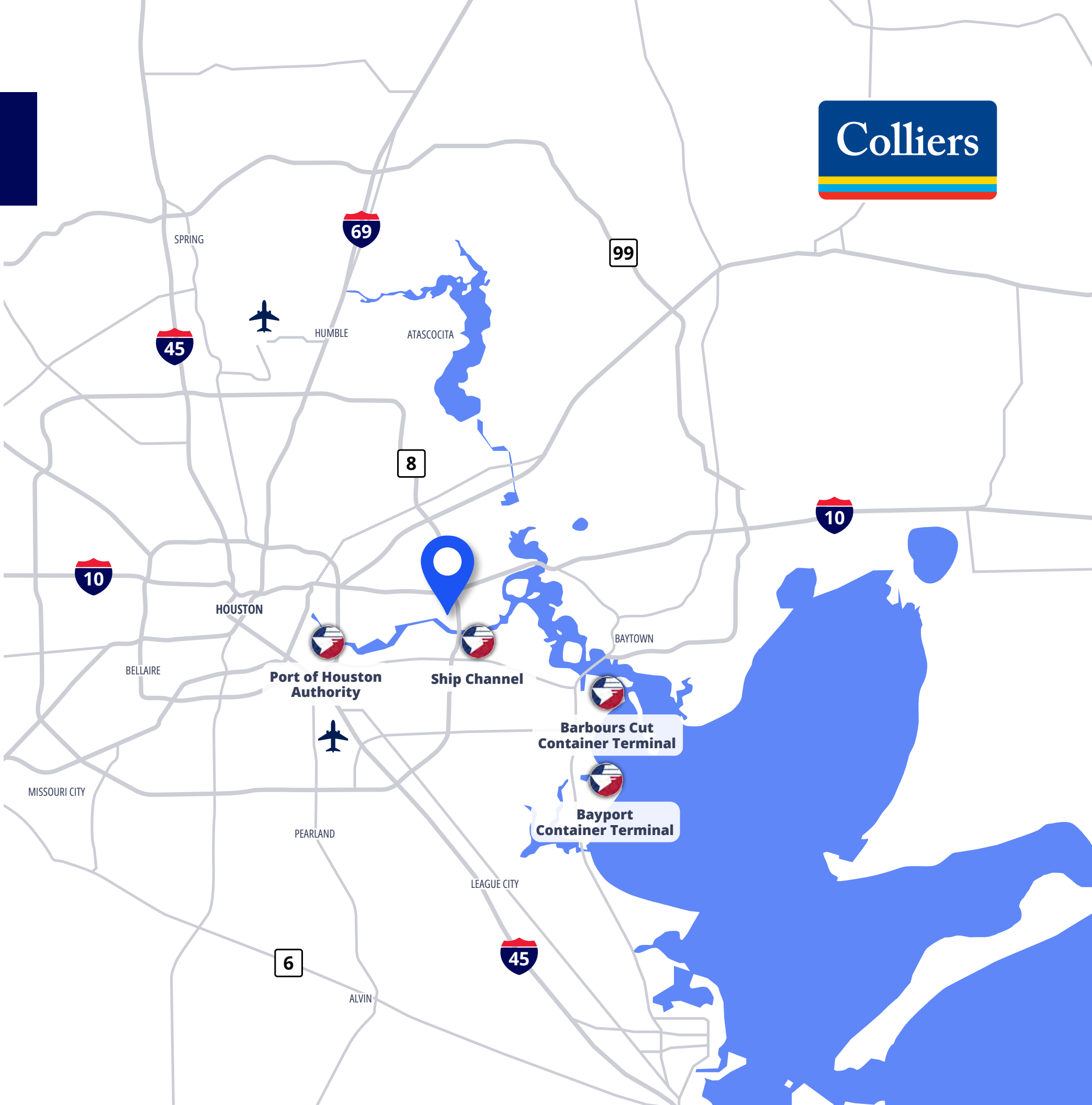


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PROPERTY LOCATION

Colliers

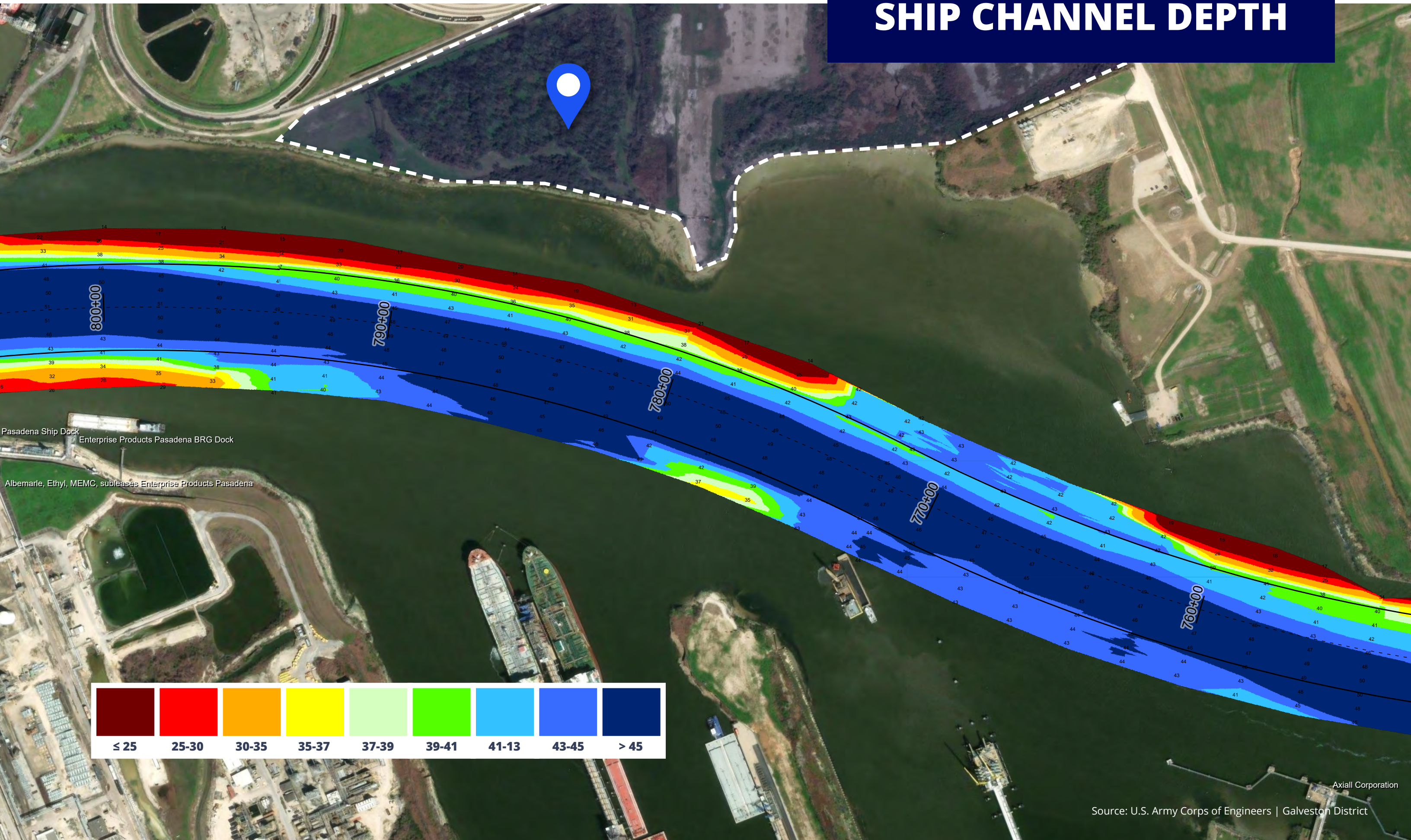
NEW ORLEANS	335 Mi
DALLAS	252 Mi
AUSTIN	176 Mi
IAH	24 Mi
BAYPORT TERMINAL	21 Mi
BARBOUR'S CUT TERMINAL	16 Mi
HOBBY	17 Mi
CBD	14 Mi



PIPELINE MAP

- Product
- Natural Gas Liquids
- Natrual Gas
- Liquid Petroleum Gas
- Highly Volatile Liquid
- Hydrogen Gas
- Empty
- Crude Oil
- Carbon Dioxide
- Anhydrous Ammonia

SHIP CHANNEL DEPTH



PORT HOUSTON & FTZ



WHAT IS A FOREIGN TRADE ZONE (FTZ)?

Land area within the U.S. that is legally considered outside of national customs territory.

Port Houston manages Foreign Trade Zone 84, ranked #1 in the U.S. for total merchandise received.

Foreign Trade Zone 84 includes many privately owned and port-owned sites located throughout Houston and Harris County, Texas. The key benefits come in the form of import duty and tariff savings, since no duty is paid if merchandise is exported directly from a FTZ.

Who benefits the most from Foreign Trade Zones (FTZ)?

- Large Exporters moving $\geq$ \$5M annually
- Manufacturers using $\geq$ \$10M in imported parts annually
- Retail importers using $\geq$ 100,000 sq. ft. of import inventory

Import duty benefits when using an FTZ site depend on these actions:

- Goods enter the zone duty free
- Goods are inside the zone. Storage, processing and manufacturing are permitted
- Goods exit the zone and import duties are reduced or completely eliminated

1.5 Million

jobs supported by Port activity

\$439.2 Billion

of total economic value

18.6%

of Texas GDP

\$10.6 Billion

of state & local taxes

52

Miles Long

200

Public & Private Facilities Alongside

20^K

Ship Movements Annually

200^K

Barge Movements Annually



U.S. Port for Waterborne Tonnage



Container port on the Gulf of Mexico*



Ranked U.S. port in terms of total foreign cargo value



Largest Texas port with 97% market share in container

Source: Port of Houston



PORT HOUSTON™

MIKE TAETZ, SIOR
Principal & Director
+1 713 830 2107
mike.taetz@colliers.com

JUDY BEEBE
Associate
+1 713 830 2168
judy.beebe@colliers.com

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Colliers International Houston, Inc.	29114
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.
houston.info@colliers.com	+1 713 222 2111
Email	Phone

Daniel Patrick Rice	811065
Name of Designated Broker of Licensed Business Entity, if applicable	License No.
danny.rice@colliers.com	+1 713 830 2134
Email	Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.
Email	Phone

Mike Taetz SIOR	380674
Name of Sales Agent/Associate	License No.
mike.taetz@colliers.com	+1 713 830 2107
Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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