

NEW REAL ESTATE OPPORTUNITIES AT THE PORT





NEW MULTI-MODAL INDUSTRIAL PARK

On August 18, 2017, Port Freeport broke ground on the construction of a new 180-acre Multi-modal Industrial Park (MIP), located south of State Highway 36, in close proximity to the Port entrances. The plans for the new MIP call for environmentally friendly vehicle storage and processing centers, as well as warehouse and distributions centers. The MIP will improve capacity for Port clients and will be served by Union Pacific Railroad.

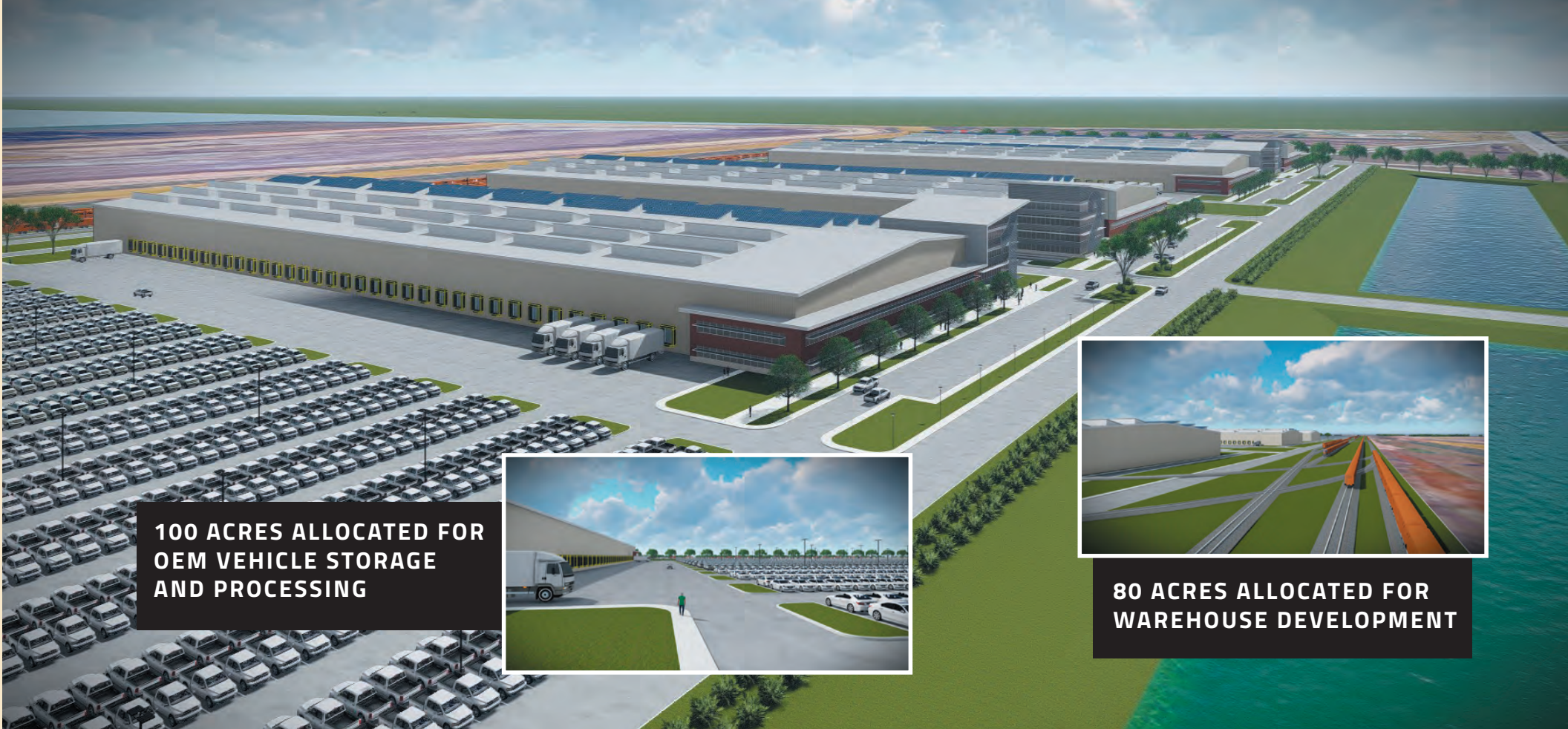


CONNECTIVITY

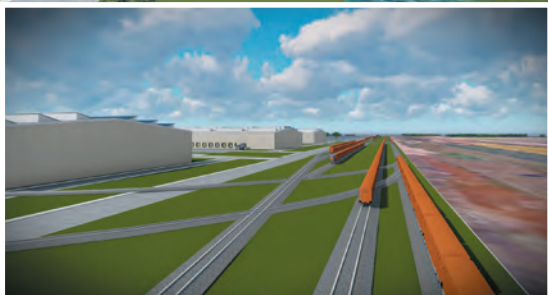
The MIP is conveniently accessible by rail, waterway and highway routes. It is in close proximity to the Port's public berths, the Gulf Intracoastal Waterway, State Highways 36 and 288 and FM 1495.

Union Pacific Railroad and Port Freeport have been focused on improving rail service and capacity to and from the Port. The site has three new rail lines (each approximately 5,000 feet long) which will be complete by Summer 2019 and will enhance service access to both Parcel 25 and the new Velasco Terminal.

The site also includes a parking/staging area for trucks entering the Port and the surrounding industrial facilities, as well as an empty container yard.



**100 ACRES ALLOCATED FOR
OEM VEHICLE STORAGE
AND PROCESSING**



**80 ACRES ALLOCATED FOR
WAREHOUSE DEVELOPMENT**



KEY LEGEND

1. Building 1 – 274,040 SF
2. Building 2 – 268,380 SF
3. Building 3 – 274,040 SF
4. Building 4 – 268,380 SF
5. Vehicle Storage Lot – 100 acres
6. Breakbulk Storage – 20 acres
7. Empty Container Yard
8. Warehouse – 50,000 SF
9. Rail Lines



PORTFREEPORT.com



PORT FREEPORT ATA GLANCE

Port Freeport is a landlord port with cargos such as aggregates, agricultural products, automobiles, chemicals, containerized goods, construction equipment, crude oil, Liquefied Natural Gas (LNG), Liquefied Petroleum Gas (LPG), plastic resins, and steel products. The Port's operating depth is 46 feet (soon to be 56 feet) with a channel entrance width of 600 feet. The Port accommodates over 900 vessel calls per year, 155,000 units of truck traffic and 50,000 railcar transits a year. Served by Union Pacific Railroad, the Port has over 600 acres of developed land and approximately 1,800 for future growth.

The Freeport Harbor Channel received authorization through the Water Resources Reform & Development Act 2014 (WRRDA) to be deepened to 56 feet, and the port also has already completed Phase I of the expansion to Velasco Container Terminal. In 2017, tonnage handled between public and private berths was 17.7M tons and generated an annual economic impact of \$46.2 billion with over 126,000 jobs created by activities along the Freeport Harbor Channel. The Freeport Harbor Channel serves The Dow Chemical Company, Phillips 66, BASF, Tenaris, Vulcan Materials Company, Mammoet, Horizon Terminal Services, Freeport LNG, Riviana Foods, Inc., Dole Fresh Fruit, Chiquita Fresh N.A., Seaway Pipeline Company and Seaway Marine Terminal, CMA CGM, Mediterranean Shipping Company (MSC) and Hoegh Autoliners.



US PORT RANKING:
26TH LARGEST CONTAINER PORT

10TH LARGEST CHEMICAL TANKER PORT

DRAFT:
DEEP

TOTAL TONNAGE:
17,700,000

TOTAL CONTAINER CARGO:
100,000 TWENTY-FOOT EQUIVALENT UNITS



ANNUAL ECONOMIC IMPACT:
\$46.2 BILLION
126,000-DIRECT AND INDIRECT JOBS

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