

FOR LEASE

RAILESTATE: TRANSLOADING, RAILCAR
STORAGE, SIT, BUILD-TO-SUIT, &
OUTSIDE STORAGE

14600 HATCHERVILLE ROAD

99

±457 Acres

Immediately
Available



+

BNSF
RAILWAY

±1,200
Railcar Spots

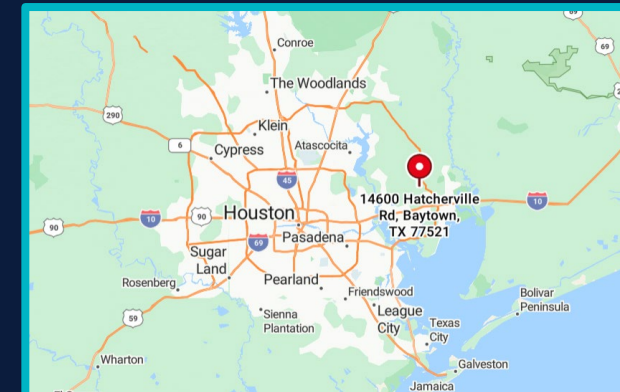
14600 HATCHERVILLE RD

Dual Rail-Served Industrial Park: BNSF & UP

14600 HATCHERVILLE RD • BAYTOWN, TX 77521 • UP – Baytown Subdivision

M&W REAL ESTATE

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PROPERTY HIGHLIGHTS

14600 HATCHERVILLE RD | BAYTOWN, TX

±457

ACRES

150 Acres Available - Divisible

±1,200

RAILCAR SPOTS

300 Currently Available with More Coming Soon

20,000 – 1,500,000

SQUARE FEET

Build-to-Suit Options Available

KEY FEATURES

- Rail-Served Industrial Land
 - IOS for Laydown and Transload Facilities
 - Build-to-Suit: Rail Served Cross Dock Industrial Development
 - Light and Heavy Manufacturing
 - Power, Natural Gas, Well & Septic Nearby
- Dual Served by Union Pacific & BNSF
 - On-Site Switching and Transload Operator – Same Day Switching
 - 10 Miles from Port of Houston
 - Tenants on site will have access to supplemental railcar storage, transloading, train staging, railcar cleaning, and repair & maintenance
 - Directly Adjacent to the Grand Parkway (Hwy 99)

THE OPPORTUNITY

14600 HATCHERVILLE RD | BAYTOWN, TX

14600 Hatcherville Road is a ±457-acre dual rail-served industrial park in Baytown, TX, positioned just 10 miles from the Port of Houston - the #1 waterway in the U.S. by tonnage. Served by both BNSF and Union Pacific, the site offers ±1,200 railcar spots, wide-ranging transloading services, and full-service railcar cleaning capabilities for HAZ and Non-Haz commodities, making it a powerful first/last-mile logistics hub for port-bound freight.

With 150 acres currently available, divisible build-to-suit options ranging from 20,000 to 1,500,000 SF, and direct adjacency to the Grand Parkway (Hwy 99), the property provides unmatched multimodal connectivity for industrial and logistics users looking to capitalize on the Houston Ship Channel corridor. Its on-site capabilities - including railcar storage, transloading, maintenance, and outside storage - allow tenants to operate as a seamless extension of port operations, relieving terminal congestion while reducing overall supply chain costs.

NEAR

Port of Houston

SERVED BY

BNSF & Union Pacific

REGION

Greater Houston / Gulf Coast

STRATEGIC MARKET POSITION



Port of Houston

Positioned only 10 miles away, cargo can move efficiently between the two via rail or truck, making it a natural extension of port operations without the cost and congestion of being on-port



Grand Parkway Access

Direct adjacency to Hwy 99 means the site connects seamlessly to the broader Houston metro highway network, giving tenants multimodal access: rail + road + port.



Gulf Coast Energy Markets

The 20,000–1,500,000 SF build-to-suit options allow tenants to develop custom facilities tailored to port-related industries - think chemical manufacturers, bulk commodity handlers, or freight forwarders who need both rail access and port proximity



Class I Dual Service

Served by both BNSF Railway and Union Pacific — maximum flexibility for shippers

REGIONAL MARKET CONTEXT

HOUSTON GULF COAST



WHY THIS LOCATION MATTERS:

This property is strategically located within the Houston Ship Channel Industrial Corridor, providing access to one of the largest concentrations of petrochemical, refining, manufacturing, and logistics infrastructure in North America. Positioned near Port Houston terminals and served by multiple Class I rail carriers through the PTR network, the site offers exceptional connectivity to the Gulf Coast, domestic, and international markets.

14600 HATCHERVILLE RD

CONCEPTUAL LAYOUT & PHOTOS



FOR LEASE

14600 Hatcherville Rd

14600 Hatcherville Rd | Baytown, TX 77521

UP – Baytown Subdivision

±457 Acres

(150 Acres Available -
Divisible)

BNSF + UP

Rail Service

±1,200

Rail Car Spots
Full Buildout Capacity

Immediately

Available

CONTACT

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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.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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