

FOR SALE & LEASE

| Brownsville Advanced
Manufacturing Park



92.5 ACRES INDUSTRIAL BUILD TO SUIT OPPORTUNITY



Brownsville, Texas

Colliers

GREATER  BROWNSVILLE
INCENTIVES CORPORATION

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PROPERTY DESCRIPTION

Position your business at the heart of Brownsville's future growth. This prime industrial site delivers unmatched accessibility with frontage along I-169 and SH-550, just 2 miles from I-69E, 6 miles from the Port of Brownsville, and 13 miles from Brownsville-South Padre Island International Airport.

Zoned for industrial use with rail potential and high-load capacity, the site is perfectly suited for manufacturing operations. With proximity to the Port and international trade routes, this location is built for companies that demand efficiency, connectivity, and long-term value.



HIGHLIGHTS

- 2.5 to 30 Acre Sites Available
- ESFR
- 32' Clear
- Class-A Build
- 20-Ton Crane Ready
- 10" Double Reinforced Slab
- Rail Access
- Dock High Optional
- 20' x 20' Oversized Doors
- 1000 amps per 25K SF
- Outdoor Laydown Yards
- Exterior LED Lighting
- Regional Detention
- Police and Fire Department on Site

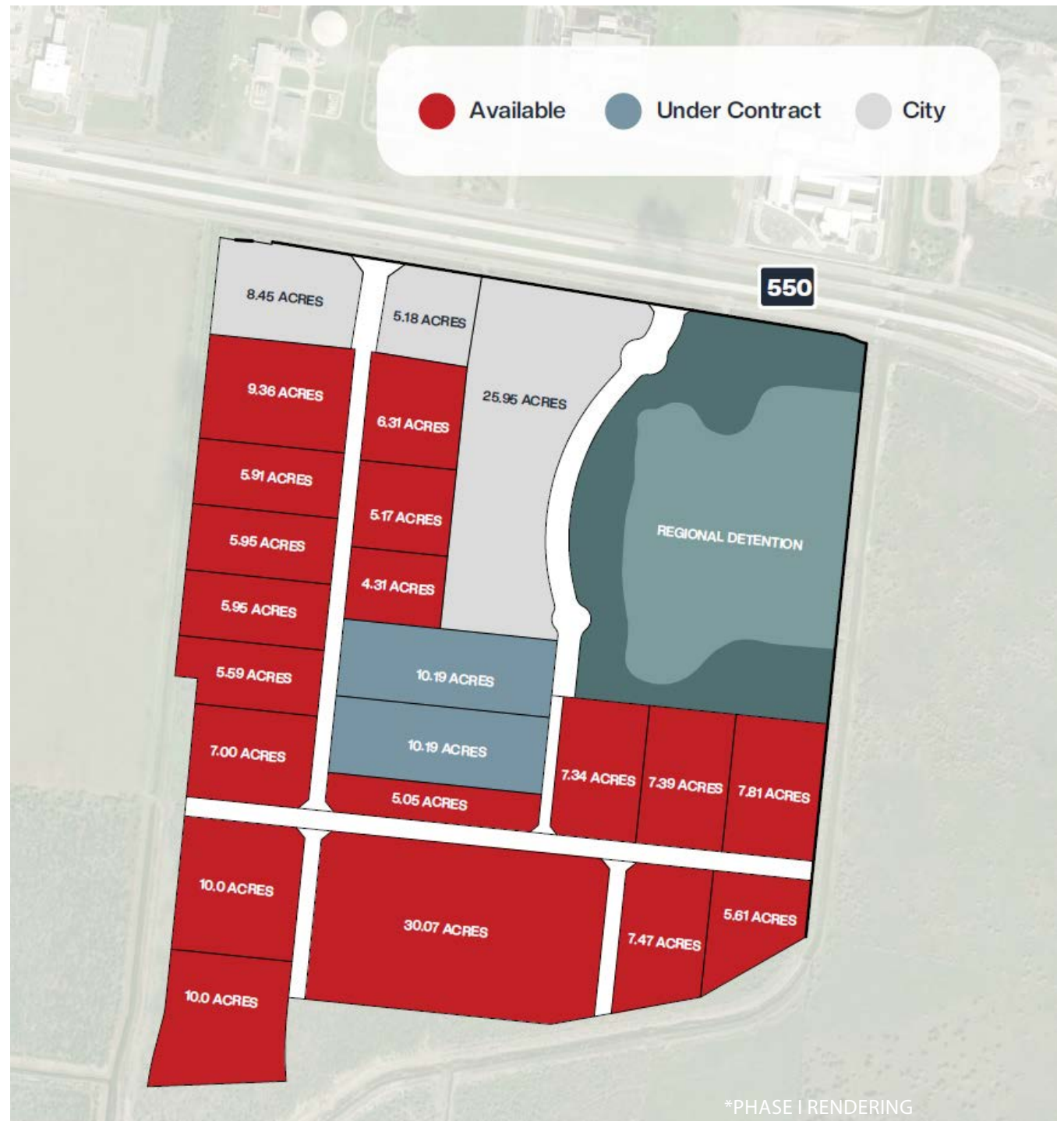
DEVELOPMENT VIDEO

AVAILABLE
PROPERTY

PHASE I
92.5 ACRES

PHASE II
99.8 ACRES

PHASE III
181 ACRES



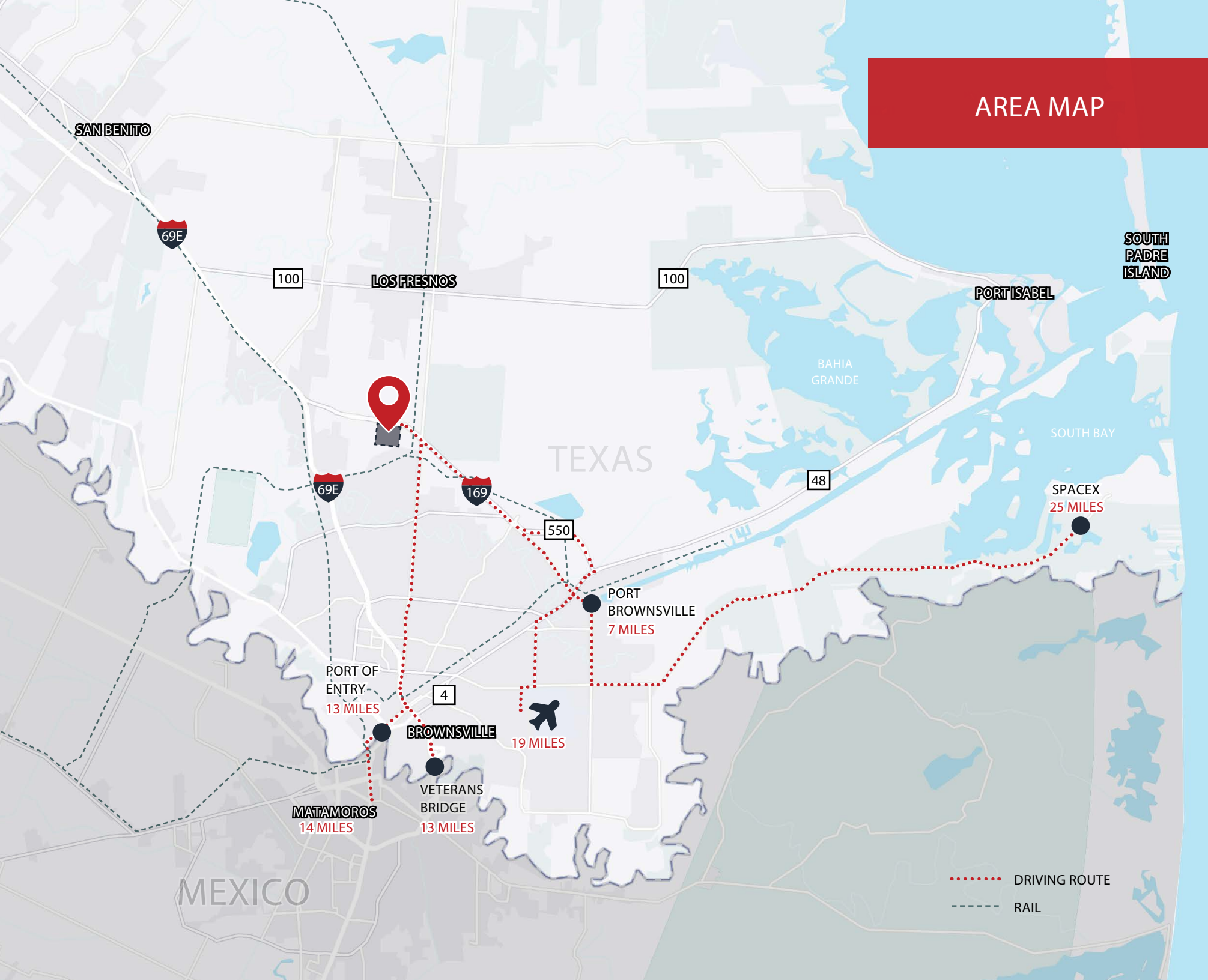
PROJECT RENDERINGS



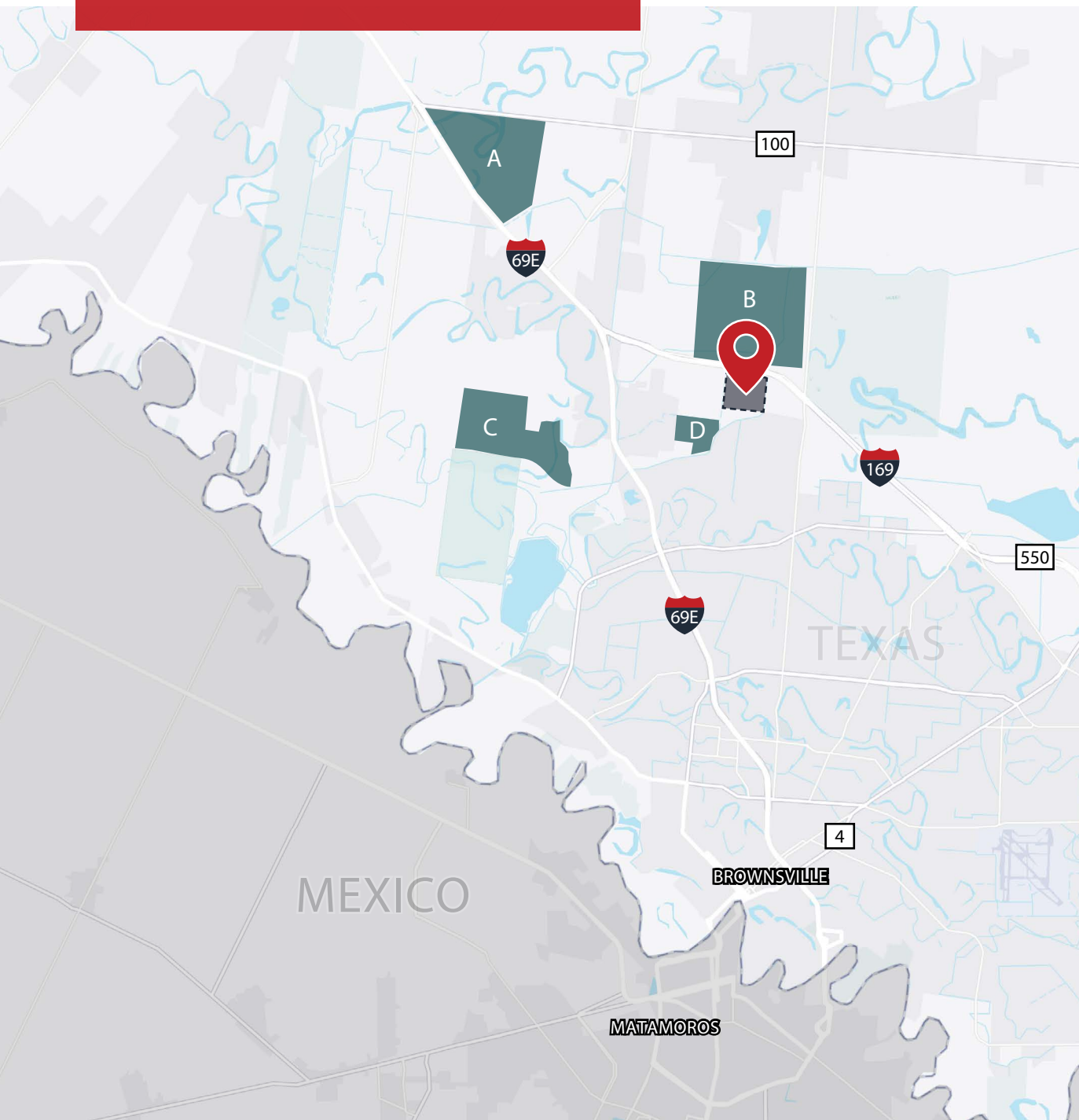
DRONE FOOTAGE



AREA MAP



GROWTH IN BROWNSVILLE



MASTER PLANNED DEVELOPMENTS

A

MADEIRA DEVELOPMENT

Acreage	1,300
Residential Units	2,900
Population Estimate	8,700
Commercial Acreage	200
Commercial SF	2 Million

B

RHODES DEVELOPMENT

Acreage	1,000
Residential Units	5,000
Population Estimate	15,000
Commercial Acreage	75
Commercial SF	1 Million

C

WEST BROWNSVILLE DEVELOPMENT

D

PALO ALTO GROVES DEVELOPMENT



REGION

Port of Brownsville

The Port of Brownsville is a deepwater seaport in Brownsville, at the southernmost tip of Texas.

Opened in 1936, the port is connected to the Gulf of Mexico by a 17-mile-long ship channel. With approximately 40,000 acres, the Port of Brownsville is also the largest land-owned public port authority in the nation.

- **Top 3** Foreign Trade Zone in the U.S.
- **51,000** jobs
- **\$3 billion** annual state economic activity
- **6** liquid cargo docks
- **13** cargo docks
- **42 ft.** Authorized depth of ship channel*

*Congressional authorization to deepen to 52 ft.

Deepwater Shipbuilding & Maritime Hub

Brownsville isn't just a port — it's one of the few places in Texas with full-scale deepwater shipbuilding, repair, and recycling activity. At the heart of that is Seatrium AmFELS (formerly Keppel AmFELS), which builds Jones Act vessels, offshore platforms, dredges, and specialized ships, including the first U.S.-built, Jones Act-compliant wind turbine installation vessel (the Charybdis) launched in 2024.

Additionally, Brownsville is a leading ship-recycling center — home to **three major ship recycling facilities** (All Star Metals, International Shipbreaking Ltd./EMR, and SteelCoast), which handle 85 %+ of U.S. Navy / MARAD ship scrappage.

The Port is investing heavily: its **17-mile ship channel** is being deepened from 42 ft to 52 ft to accommodate larger vessels and reduce transit constraints.

With all that, Brownsville offers a rare combination for maritime / ship users: capabilities for new build & repair, recycling / dismantling, and deepwater access tied to major trade routes and energy / offshore sectors.

The Port of Brownsville handled **17.8 million tons of cargo** in 2023, including 12.3 million tons waterborne and 5.5 million non-waterborne.

In 2023, the port recorded **2,561 vessel calls**, up 46% from the previous year.

Brownsville's waterways in 2023 moved over **11.2 million tons of cargo**, a 23% increase from 2022, pushing the port's U.S. waterborne ranking from 50th to 41st among U.S. maritime ports.

The Port sits on **40,000 acres of land**, is the largest land-owning public port authority in the U.S., and supports 51,000 jobs statewide tied to port operations. The Brownsville ship channel is currently being deepened from 42 ft to 52 ft, with expected completion by 2026, opening access for larger vessels and heavier cargo loads.

The port's Foreign Trade Zone (FTZ No. 62) ranks **#2** nationally by value of exports among all U.S. FTZs, with \$5.2 billion in exports (2021).

A photograph of a SpaceX Falcon Heavy rocket launching, with a large plume of white smoke and orange fire at the base. A red rectangular box is overlaid on the top left of the image.

REGION



LINDE Launches **\$100M Air Separation Plant** in Brownsville to Fuel SpaceX Growth. Linde has broken ground on a \$100 million air separation unit (ASU) in Brownsville's North Brownsville Industrial Park (Lot 6, 7245 Industrial Circle). The facility will produce liquid oxygen (LOX), liquid nitrogen, and argon — vital gases used in rocket propulsion and launch operations. Its proximity to SpaceX's Starbase / Boca Chica operations slashes transport distance from 500+ miles down to under 50, dramatically lowering logistics cost and latency. Expected workforce: 90–100 high-skilled jobs, including engineering, operations, logistics, and maintenance roles. The deal includes ~9 acres acquired in the industrial park, plus \$1.3M in local job training incentives facilitated by Greater Brownsville Incentives Corporation (GBIC).

TARGETED OPERATIONAL DATE: Q1 2026.

Strategically, the plant cements Brownsville's role as an aerospace / industrial gas hub in the Gulf region. It also enhances service capability to other industrial and port sectors.

A red chevron pointing right, followed by the text "SpaceX Impact" in a white, sans-serif font.

SpaceX Impact

\$3.2B+

Starbase infrastructure investment since 2014

\$100M+

of state & local government capital income & indirect business taxes generated by Starbase

\$99M+

Estimated economic impact from tourism at Starbase 2025

3,500+

Full-time SpaceX employees and contractors at Starbase

24,000+

Indirect jobs in the community generated by Starbase

\$6.5B+

Annual gross economic market value

98%

of Starship was built in Brownsville Cameron County, Texas

2%

of Starship built in Hawthorne, California (Raptor Vacuum engines)



REGION

➤ Automotive Manufacturing

Brownsville is fast emerging as a strategic link in the North American automotive supply chain. The city's industrial base already supports major suppliers such as Cardone Industries, Dura Automotive Systems, CK Technologies, and Forza Steel, producing key components for OEMs across the U.S. and Mexico.

Leveraging its proximity to the U.S.–Mexico border, deep-water Port of Brownsville, and Class I rail access, the region offers unmatched logistics efficiency for cross-border parts flow and maquiladora integration.

With low operating costs, and a skilled bilingual workforce, Brownsville ranks among the top U.S. metros for cost-effective manufacturing. The city's pro-growth economic development programs and available infrastructure make it a prime location for automotive parts production, metal fabrication, remanufacturing, and EV-related supply chain expansion.

- Ranked **#2** in the U.S. for lowest manufacturing operating costs (2025)
- Texas' auto parts export engine: in 2020, the state exported **\$8.3 billion** in vehicle parts (71% of its auto exports)
- Strong state sector: the auto manufacturing industry contributed **\$15.1 billion** in GDP in Texas in 2020 (10.5% of U.S. auto GDP)

➤ Rio Grande LNG

Brownsville is rapidly emerging as one of the most significant LNG export hubs on the U.S. Gulf Coast. Anchored by NextDecade's Rio Grande LNG project — a multi-phase, \$18 billion investment designed to produce up to 48 million tonnes per year — and complemented by the Texas LNG terminal (authorized for roughly 4 million tonnes annually), the region is positioned to serve both U.S. and international energy markets.

Supported by the deepening of the Brownsville Ship Channel from 42 to 52 feet, these projects will enable large LNG carriers to directly access global export routes. Combined, they represent billions in private investment, thousands of construction and permanent jobs, and a lasting boost to the regional tax base.

With its strategic Gulf location, industrial land availability, and robust infrastructure, Brownsville offers unmatched potential for energy-related manufacturing, storage, and logistics tied to the LNG and natural gas value chain.

- **\$18 billion+** total investment planned between Rio Grande LNG and Texas LNG
- **52-foot** deepened ship channel to support LNG export traffic (completion expected 2026)
- **48 MTPA** planned LNG production capacity at Rio Grande LNG
- **4 MTPA** planned capacity at Texas LNG
- **\$5.9 billion** financing secured for initial construction phase
- **Thousands of jobs** created, driving long-term regional industrial growth

ADVANCED MANUFACTURING TRAINING FUNDS

Helps local industry train and fully develop its human capital through financial resources and strategic community partnerships.

The initiative is a result of a national trend of lack of skilled labor force in industry and specifically targeting advanced manufacturing workforce in the Greater Brownsville region.

THE ONE BIG BEAUTIFUL BILL ACT

With key provisions of The One Big Beautiful Bill Act now in place, manufacturers can take advantage of 100 % bonus depreciation on qualifying manufacturing real estate and immediate expensing of capital equipment. This legislation creates a new upside: interest from manufacturers seeking rapid tax-efficient deployment of space.

FOREIGN TRADE ZONE 62

Brownsville is home to Foreign-Trade Zone No. 62, one of the highest-performing FTZs in the United States. Centered at the Port of Brownsville with additional sites at regional industrial parks and airports, FTZ No. 62 streamlines global commerce by allowing companies to import, store, assemble, and export goods with reduced duties and faster customs processing.

JOB CREATION INCENTIVE FUND

Provide funding, either grants and/or loans, in accordance with Type A requirements of the Texas Development Corporation Act for the expansion or retention of companies, in turn, the creation of primary jobs.

INCENTIVES



FINANCIAL INCENTIVES



5,605
JOBS CREATED

DEMOGRAPHICS

TEXAS
POPULATION BY COUNTY

STARR
66,587

HIDALGO
914,820

WILLACY
20,027

CAMERON
431,874

REYNOSA
837,251

MATAMOROS
541,979

MEXICO
POPULATION BY CITY

BROWNSVILLE & MATAMOROS



1,387,985
POPULATION

BROWNSVILLE



32.4
MEDIAN AGE



20 MIN
AVG. COMMUTE TO WORK



150
SQ. MILES OF LAND AREA

The Rio Grande Valley encompasses Starr, Willacy, Hidalgo, and Cameron counties, with a total population of **1,433,308**.

Strategic Cross-Border Workforce & Industrial Growth

Brownsville sits at the center of one of North America's most dynamic binational trade and labor corridors. Directly connected to Matamoros, Mexico, via three international bridges, the region draws from a combined workforce of more than 1 million people supporting aerospace, manufacturing, and logistics operations.

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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.

2-10-2025



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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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Date