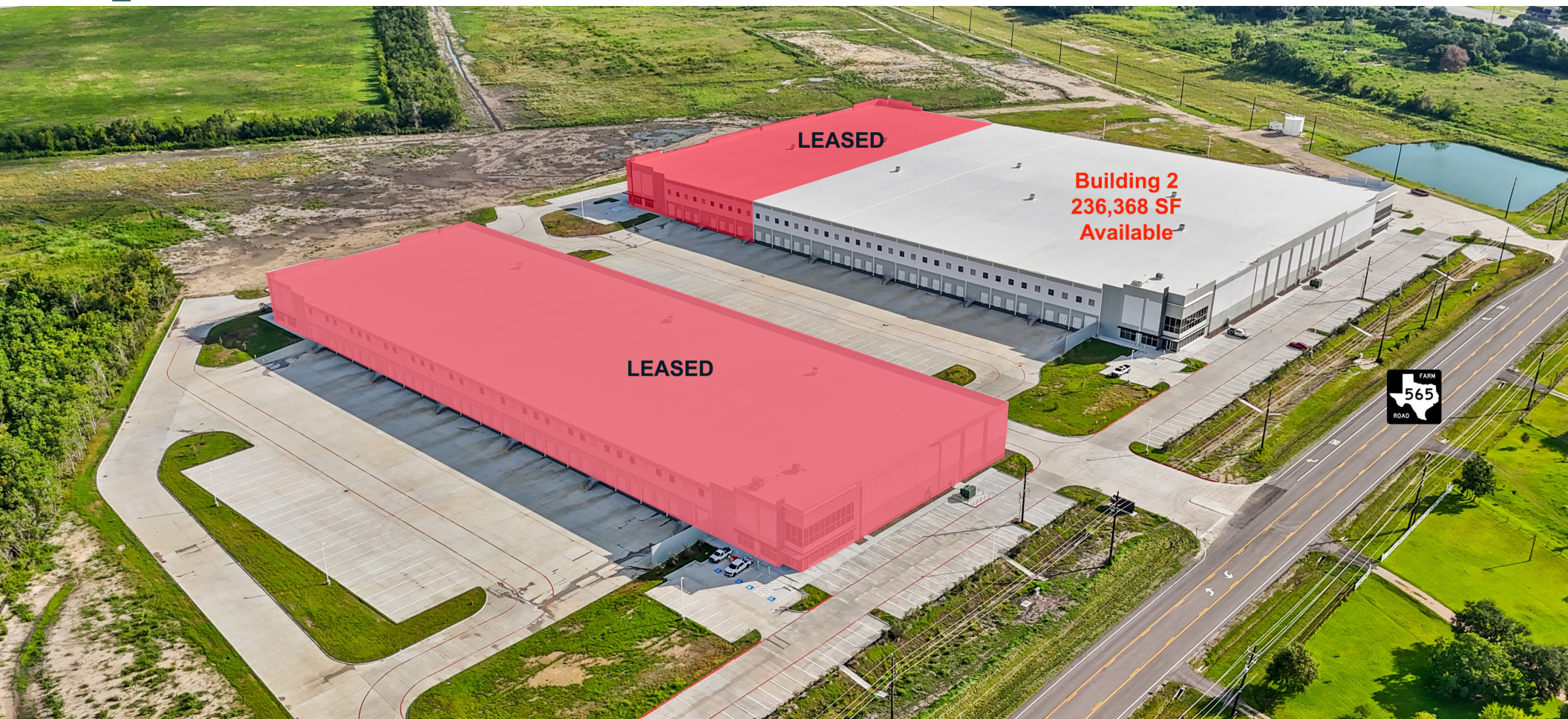




NEW CONSTRUCTION AVAILABLE FOR IMMEDIATE OCCUPANCY
236,368 SF Available in Building 2
4221 S FM 565, Baytown, Texas 77523

AJ WILLIAMS, SIOR, CCIM
PARTNER

(713) 275-9615
aj.williams@partnersrealestate.com

BRAEDON EMDE
SENIOR ASSOCIATE

(713) 405-7468
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ALISHA RENSHAW
SENIOR ACCOUNT MANAGER

(713) 985-4602
alisha.renshaw@partnersrealestate.com

partners
PARTNERSREALESTATE.COM



NEW CONSTRUCTION AVAILABLE FOR SALE OR LEASE IN BAYTOWN, TX

120 Acre Class A Business Park at Kilgore Parkway & FM 565

Contact Broker For Details:

AJ WILLIAMS, SIOR, CCIM
PARTNER

(713) 275-9615
aj.williams@partnersrealestate.com

BRAEDON EMDE
SENIOR ASSOCIATE

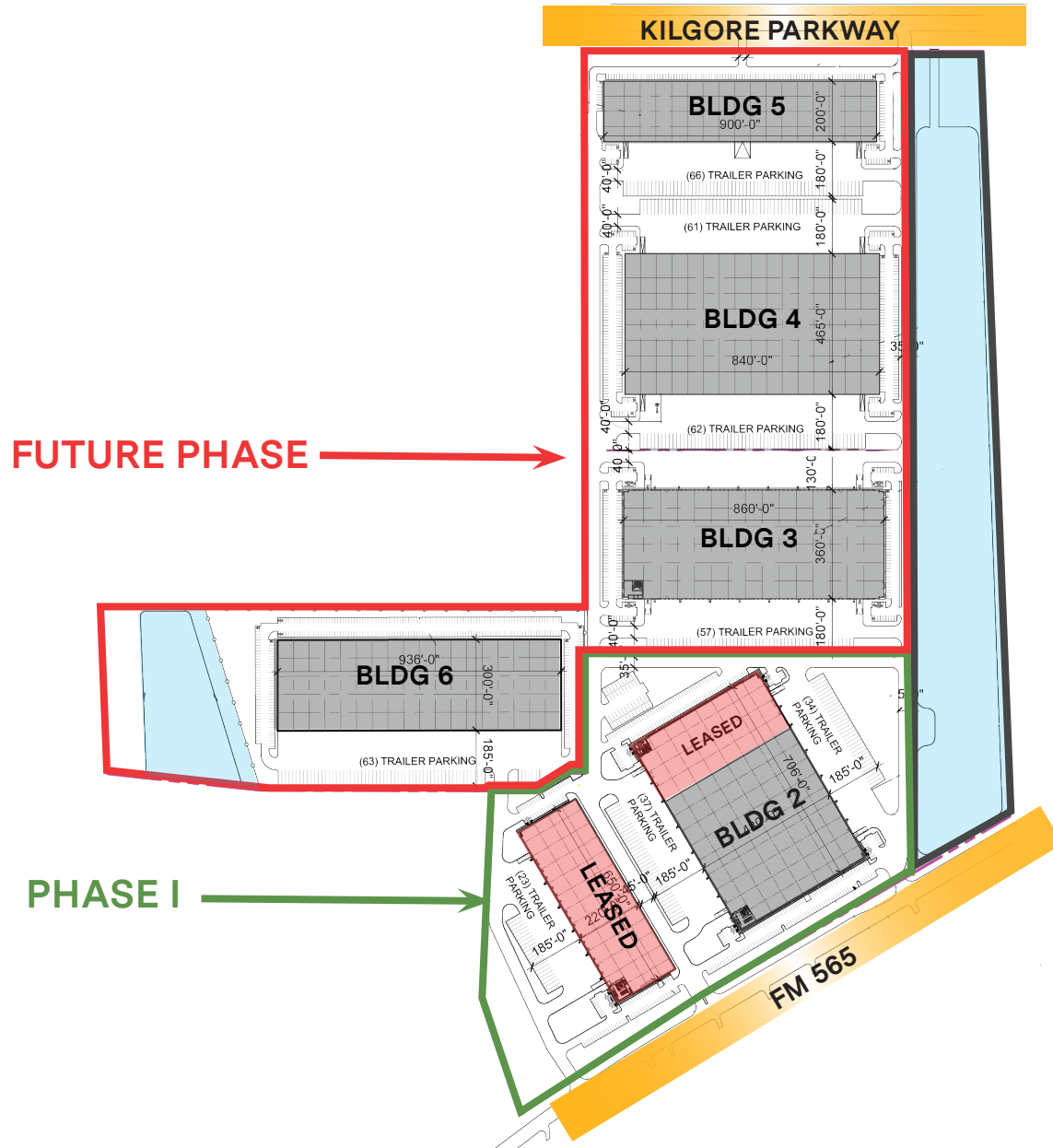
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BUSINESS PARK MASTER PLAN



PHASE I - Available for Immediate Occupancy

4221 S FM 565 - Building 2 - Cross Dock

- 236,368 SF Available
- 40' Clear Height
- 3,562 SF Prefinished Office
- Dock High Loading with Ramps
- 71 Trailer Stalls
- ESFR Sprinkler System
- LED Warehouse Lighting

Contact Broker For Pricing Details

FUTURE PHASE - Proposed

Building 3 - Cross Dock - 309,052 SF

- 36' Clear Height
- Dock High Loading with Ramps
- 57 Trailer Stalls
- ESFR Sprinkler System

Building 4 - Cross Dock - 390,600 SF

- 36' Clear Height
- Dock High Loading with Ramps
- 123 Trailer Stalls
- ESFR Sprinkler System

Building 5 - Rear Load - 180,000 SF

- 32' Clear Height
- Dock High Loading with Ramps
- 66 Trailer Stalls
- ESFR Sprinkler System

Building 6 - Rear Load - 280,000 SF

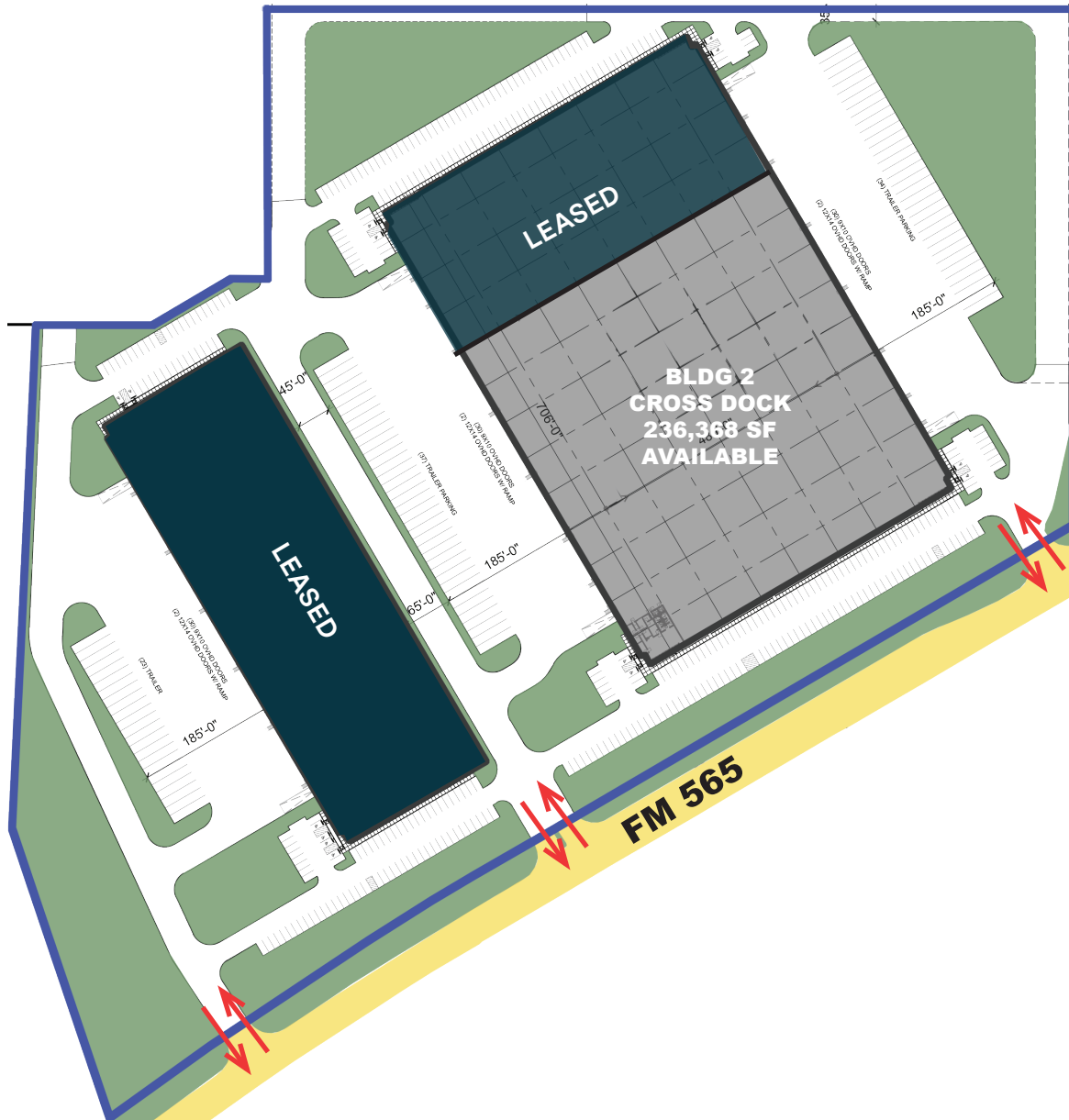
- 36' Clear Height
- Dock High Loading with Ramps
- 63 Trailer Stalls
- ESFR Sprinkler System

PHASE I SITE PLAN

PHASE I - Available for Immediate Occupancy

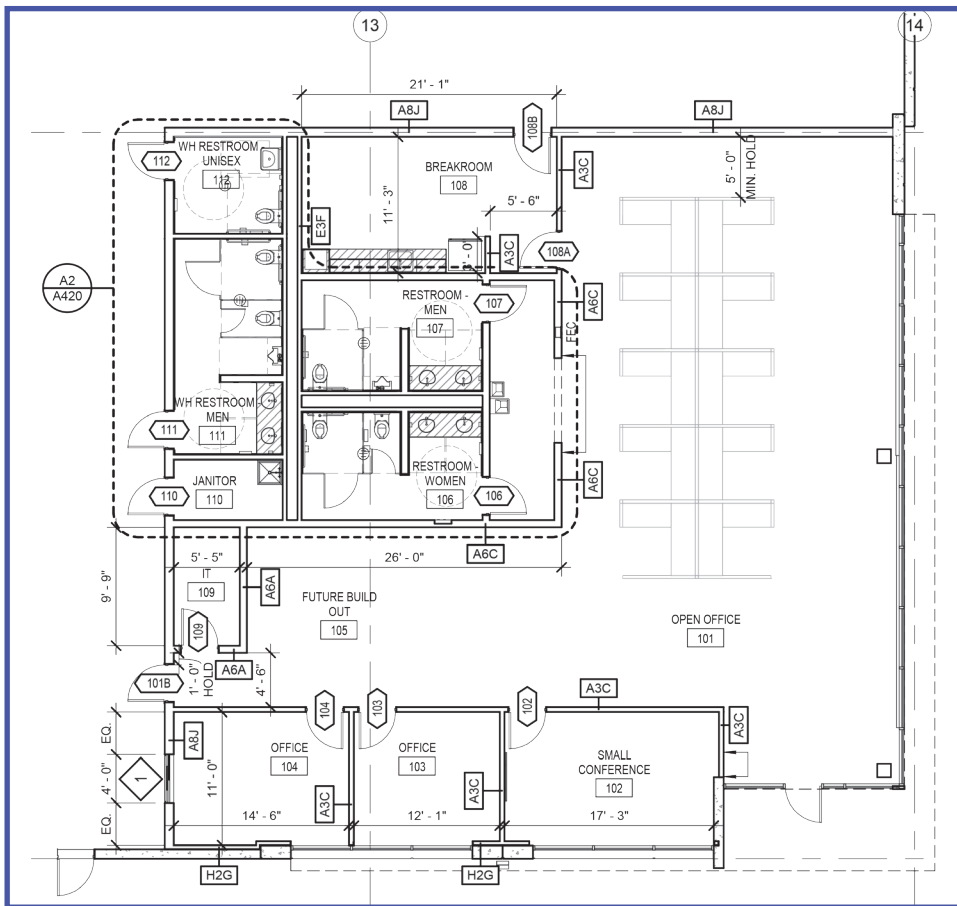
4221 S FM 565 - Building 2 - Cross Dock - 236,368 SF

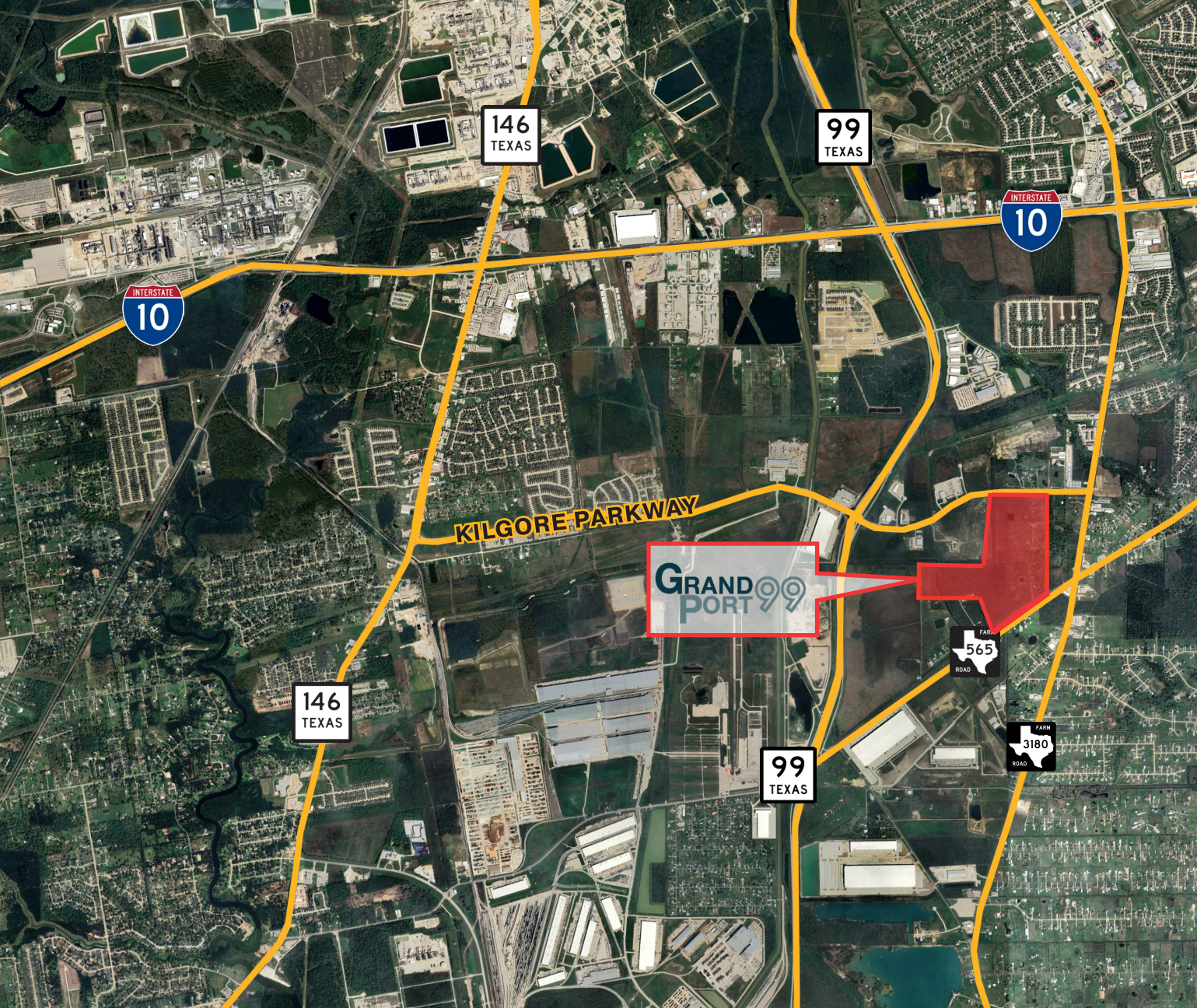
- Institutional Distribution Building
- Concrete Tiltwall Construction
- 3,562 SF Prefinished Office
- 40' Clear Height
- (50) Dock High Loading Doors (9' x 10')
- (2) Loading Ramps (12' x 14')
- (2) 40,000 lb. Mechanical Dock Levelers
- (1) Air Change Per Hour Exhaust Fans with Louvers for 2 Changes Per Hour
- 8" Slab Thickness
- LED Warehouse Lighting (2 light fixtures per bay)
- Joint Sealants and Diamond Hard-Floor Sealer Throughout Warehouse
- 3 Phase, 480 Volt, 4,000 Amp Power
- 71 Trailer Stalls
- Divisible
- ESFR Sprinkler System
- Additional Parking and Trailer Storage Available
- LEED Certified



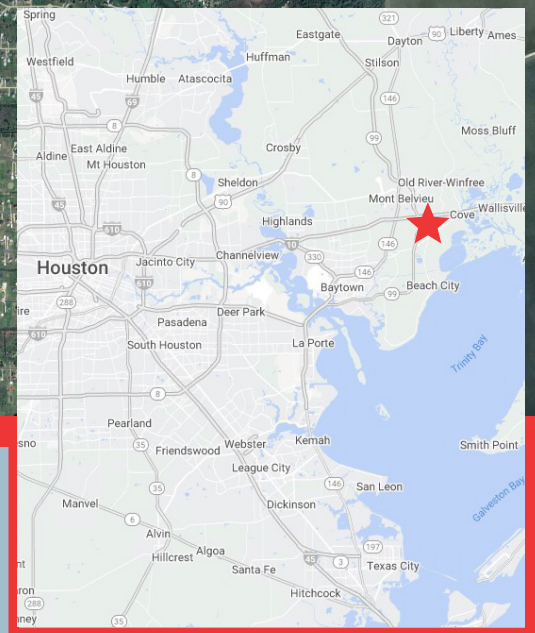
PHASE I OFFICE FLOOR PLANS

Building 2 Office Floor Plan - 3,562 SF

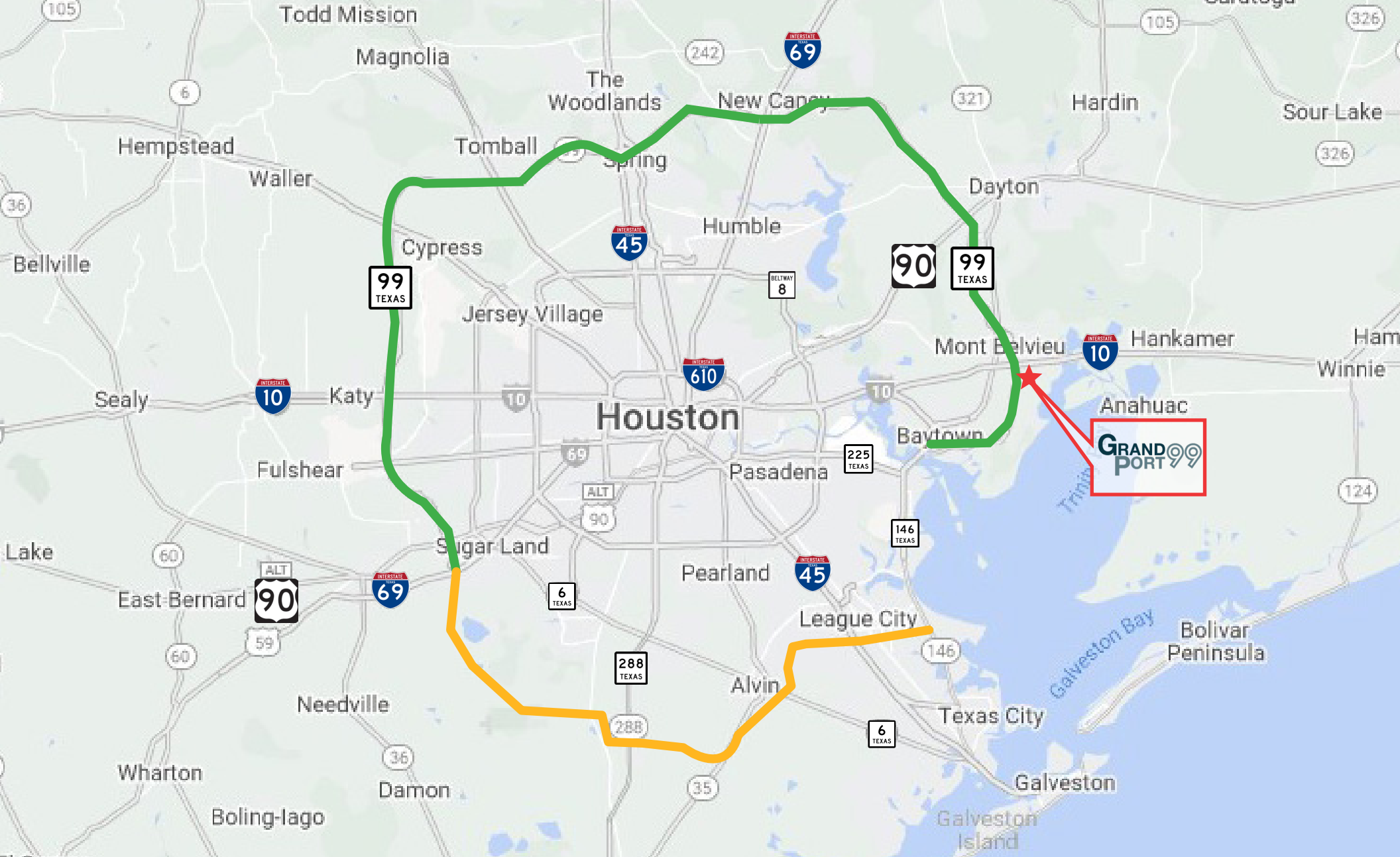




DESTINATION	MILES
GRAND PARKWAY 99	1
INTERSTATE 10	2
SH 146	4
SH 225	15
BARBOURS CUT TERMINAL	17
BAYPORT TERMINAL	23
BELTWAY 8	23
HOBBY AIRPORT (HOU)	36
HOUSTON CBD	36
BUSH INTERCONTINENTAL AIRPORT (IAH)	43
BEAUMONT	53
AUSTIN	197
SAN ANTONIO	231
DALLAS	264



PRIME LOCATION WITH
IMMEDIATE ACCESS TO
GRAND PARKWAY 99 & I-10



GRAND PARKWAY CONNECTIVITY

- Grand Parkway 99 - Completed Segments
- Grand Parkway 99 - Future Segments

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

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:
 - 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.

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.

PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com	(713)629-0500
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AJ Williams	695104	aj.williams@partnersrealestate.com	(713)629-0500
Name of Sales Agent/Associate	License No.	Email	Phone
AJ Williams	695104	aj.williams@partnersrealestate.com	(713)629-0500
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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IABS 1-2
2026 IABS Form