

PETERSON LANDING

30± ACRE WATERFRONT DEVELOPMENT OPPORTUNITY

Chocolate Bayou Frontage • County Road 203 Frontage

6111 County Road 203 • Liverpool, Texas 77577

**FOR LEASE • BUILD-TO-SUIT • JOINT VENTURE • STRATEGIC PARTNERSHIP • SALE
CONSIDERED**

EXCEPTIONAL WATERFRONT DEVELOPMENT OPPORTUNITY

IP Farms LLC proudly presents Peterson Landing, a rare 30± acre waterfront development site located on Chocolate Bayou in Brazoria County, Texas.

Strategically positioned within the rapidly expanding Houston–Freeport Gulf Coast growth corridor, Peterson Landing offers a unique combination of waterfront access, high elevation, existing utilities, fiber optic connectivity, transportation access, and proximity to major energy infrastructure.

The property is ideally suited for a wide variety of development opportunities, including waterfront industrial and maritime operations, AI and data center campuses, marina and hospitality projects, RV resort development, mixed-use retail destinations, energy infrastructure, and commercial recreation.

Few Gulf Coast properties offer this combination of waterfront frontage, roadway access, infrastructure availability, and long-term development flexibility.

PROPERTY OVERVIEW

Property Information	Details
Owner	IP Farms LLC
Property Name	Peterson Landing
Address	6111 County Road 203, Liverpool, Texas 77577
County	Brazoria County
Site Size	Approximately 30 Acres
Property Type	Waterfront Development Opportunity
Frontage	Chocolate Bayou & County Road 203

Development Options	Ground Lease, Build-to-Suit, Joint Venture, Strategic Partnership, Sale Considered
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KEY PROPERTY ADVANTAGES

Waterfront Access

Direct frontage on Chocolate Bayou provides exceptional opportunities for marine transportation, marina development, recreational boating, waterfront hospitality, commercial marine operations, and industrial waterfront uses.

High-Elevation Site

Unlike many Gulf Coast waterfront properties, Peterson Landing benefits from a higher-elevation setting that enhances long-term development potential and infrastructure resiliency.

Utilities Available

Utilities are available on the property, helping reduce development costs and accelerate project timelines.

Fiber Optic Connectivity

Fiber optic infrastructure is available in the immediate area, making the site attractive for technology, communications, data center, and advanced industrial users.

Renewable Energy Proximity

Located directly across from a major utility-scale solar farm, providing proximity to renewable energy infrastructure and potential future energy partnerships.

Transportation Access

Conveniently located near State Highway 288 and the future Grand Parkway (SH 99), providing connectivity to Houston, Freeport, Port Houston, and regional industrial markets.

Gulf Coast Growth Corridor

Positioned within one of the fastest-growing industrial, logistics, energy, maritime, and technology corridors in Texas.

STRATEGIC LOCATION

Peterson Landing is strategically located between Houston and Freeport within a region experiencing substantial investment and economic expansion.

Nearby demand drivers include:

- Port Houston

- Port Freeport
- LNG Export Facilities
- Petrochemical Operations
- Offshore Energy Services
- Industrial Manufacturing
- Logistics & Distribution Centers
- Renewable Energy Projects
- Digital Infrastructure Development

The location provides access to major labor markets, transportation networks, industrial customers, and recreational visitors.

AI DATA CENTER & DIGITAL INFRASTRUCTURE OPPORTUNITY

As artificial intelligence, cloud computing, and digital infrastructure continue to expand across Texas, Peterson Landing offers a compelling location for power-intensive technology development.

Potential Uses Include:

- AI Compute Campuses
- Hyperscale Data Centers
- Cloud Infrastructure Facilities
- Edge Computing Centers
- Digital Infrastructure Campuses
- Battery Energy Storage Systems (BESS)
- Microgrid Development
- Renewable Energy Integration

Advantages include:

- Fiber optic connectivity
- Utility availability
- Proximity to transmission infrastructure
- ERCOT power market access
- Nearby solar generation assets

- Scalable 30-acre development footprint
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WATERFRONT INDUSTRIAL & MARITIME DEVELOPMENT

Peterson Landing offers unique potential for industrial and maritime operations requiring waterfront access.

Target Industries:

- Marine Transportation
- Barge Operations
- Offshore Service Providers
- Marine Construction Companies
- Fabrication Facilities
- Equipment Yards
- Industrial Logistics Operations
- Storage & Distribution Facilities
- Energy Infrastructure Contractors
- Marine Service Centers

Potential Development Concepts:

- Marine Terminal
 - Barge Facility
 - Industrial Waterfront Yard
 - Equipment Storage Complex
 - Fabrication & Manufacturing Operations
 - Offshore Service Base
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MARINA, RV RESORT & HOSPITALITY DEVELOPMENT

The waterfront setting creates an outstanding opportunity for a destination-oriented recreational development.

Potential Components:

Waterfront Marina

- Boat Slips
- Fuel Dock
- Dry Storage
- Boat Launch Facilities
- Marina Services
- Fishing Access

RV Resort

- Luxury RV Sites
- Waterfront RV Pads
- Clubhouse & Amenities
- Seasonal & Extended-Stay Accommodations
- Recreational Facilities

Hotel & Hospitality

- Boutique Waterfront Hotel
- Resort-Style Accommodations
- Extended-Stay Lodging
- Corporate Housing
- Event & Conference Facilities

Restaurants & Entertainment

- Waterfront Dining
- Seafood Restaurants
- Sports Bars
- Live Entertainment Venues
- Event Spaces
- Family Attractions

RETAIL & MIXED-USE DEVELOPMENT

Peterson Landing offers flexibility for commercial and mixed-use development opportunities.

Potential Uses Include:

- Waterfront Shopping Village
 - Marine Retail
 - Outdoor Recreation Retailers
 - Convenience Services
 - Specialty Shops
 - Commercial Office Space
 - Mixed-Use Lifestyle Development
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MARKET DEMAND DRIVERS

The Houston–Freeport corridor continues to experience strong demand from:

Industrial Growth

- Petrochemical Expansion
- Logistics & Distribution
- Marine Transportation
- Manufacturing
- Energy Infrastructure

Technology Growth

- Artificial Intelligence
- Cloud Computing
- Data Centers
- Renewable Energy Integration
- Digital Infrastructure

Tourism & Recreation

- RV Travel
- Waterfront Destinations
- Boating & Fishing
- Hospitality Development
- Entertainment Venues

Workforce Housing & Services

- Energy Sector Employees
 - Maritime Workforce
 - Industrial Contractors
 - Long-Term Project Personnel
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DEVELOPMENT STRUCTURES AVAILABLE

IP Farms LLC welcomes discussions regarding:

- Ground Lease
 - Long-Term Lease
 - Build-to-Suit Development
 - Joint Venture Partnerships
 - Strategic Infrastructure Partnerships
 - Master-Planned Development
 - Sale Consideration
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WHY PETERSON LANDING?

- ✓ 30± Acres of Development Land
- ✓ Direct Chocolate Bayou Frontage
- ✓ County Road 203 Frontage
- ✓ High-Elevation Waterfront Site
- ✓ Utilities Available On Property
- ✓ Fiber Optic Connectivity Available
- ✓ Solar Farm Located Across the Road
- ✓ Near SH 288 & Future Grand Parkway (SH 99)
- ✓ Houston–Freeport Growth Corridor
- ✓ AI Data Center Potential
- ✓ Maritime & Industrial Development Potential
- ✓ Marina, RV Resort & Hospitality Potential

- ✓ Flexible Development Structures
 - ✓ Rare Gulf Coast Waterfront Opportunity
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CONTACT INFORMATION

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PETERSON LANDING

Waterfront Industrial • Maritime • AI Data Center • Marina • RV Resort • Hospitality • Mixed-Use Development

6111 County Road 203 • Liverpool, Texas 77577

Approximately 30 Acres of Gulf Coast Opportunity

