

BAY TOWN 10

COMMERCE CENTER

 Transwestern

175 ACRES AVAILABLE



175 ACRES

For Sale, Build to Suit,
or Design Build



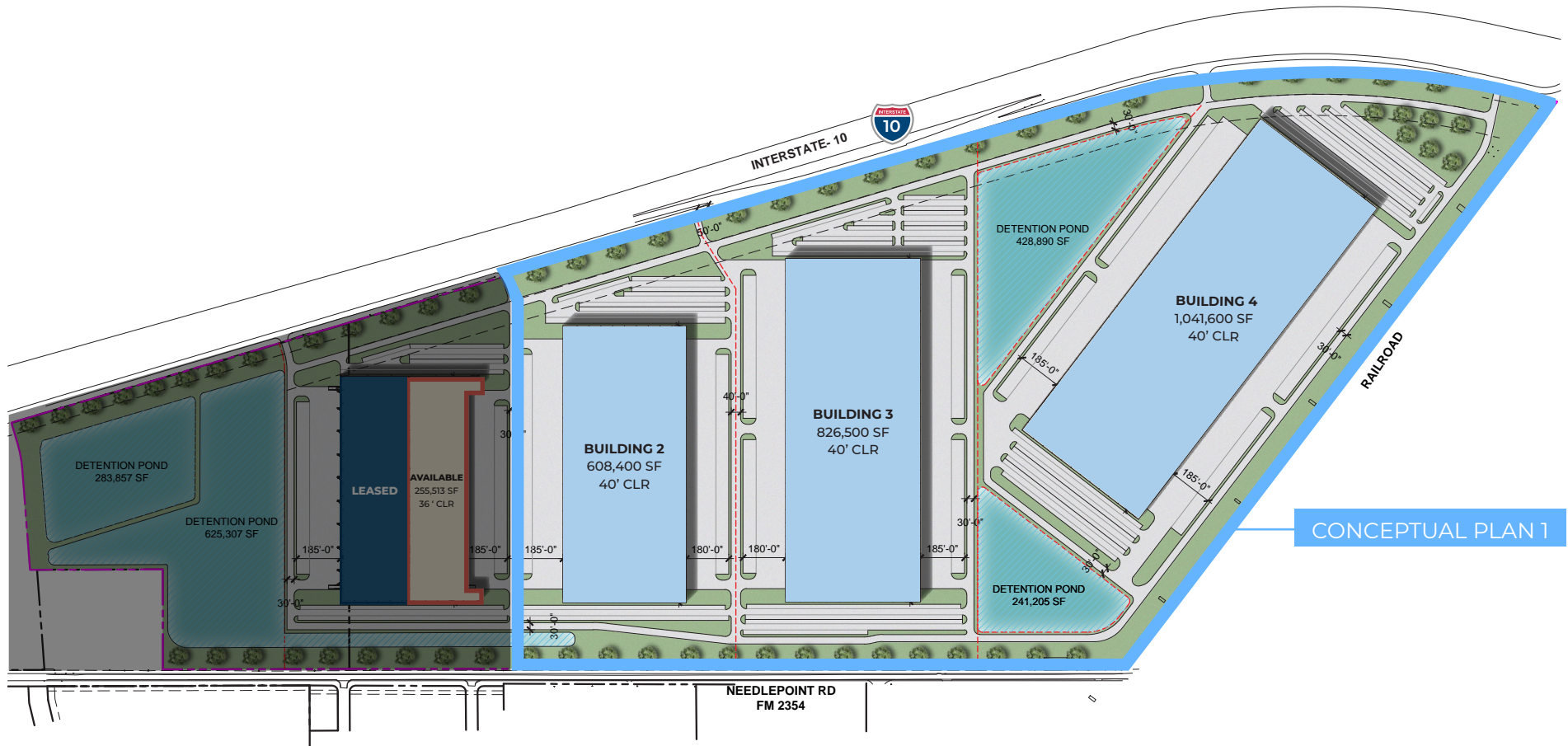
DIRECT ACCESS

To Interstate-10 with
Proximity to
Port of Houston
Container Terminals

A Project of:

**ARCHWAY**
PROPERTIES

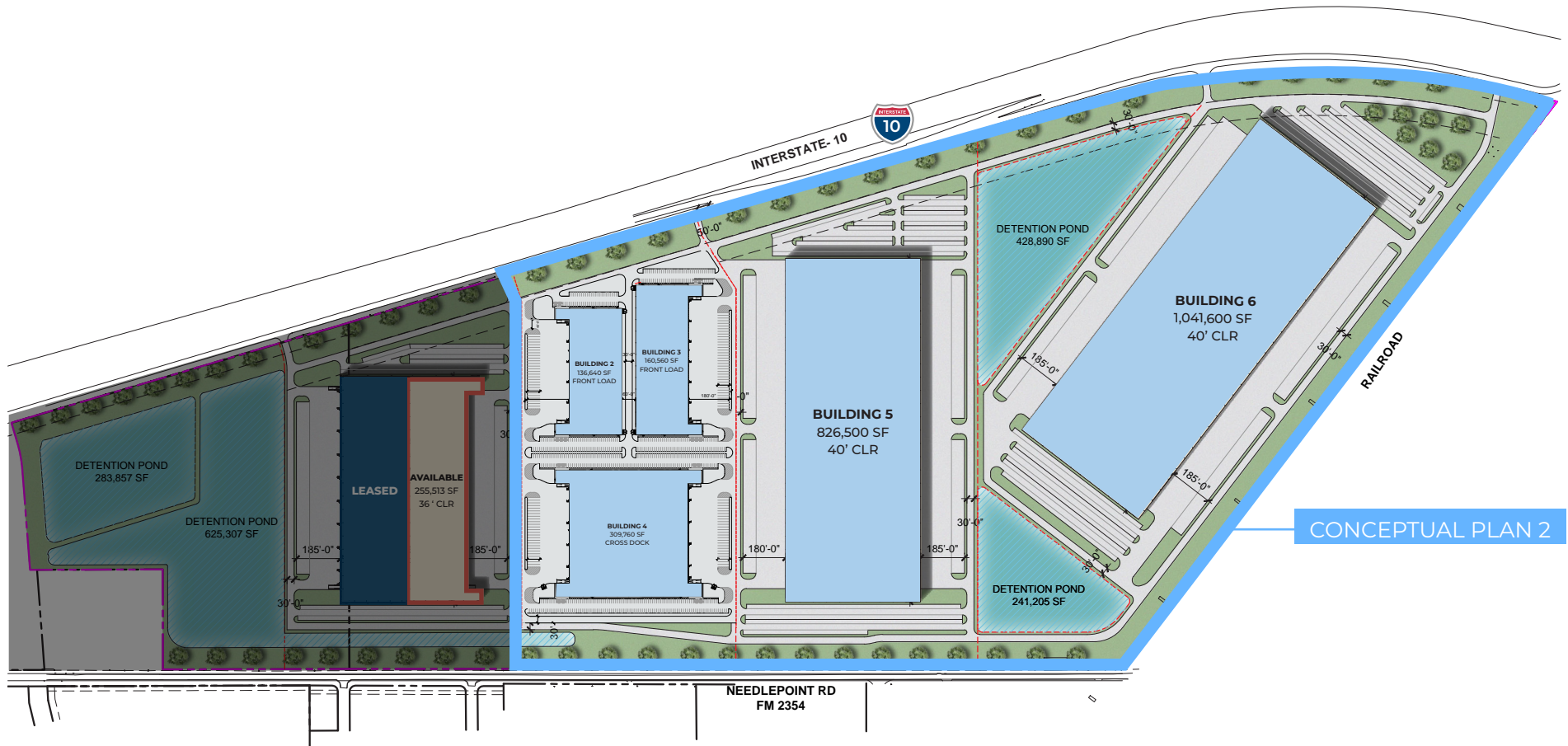
CONCEPTUAL PLAN 1



CONCEPTUAL PLAN 1

LEASED		AVAILABLE	PROPOSED		
BUILDING 1	BUILDING 1	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
248,262 SF	255,513 SF	255,513 SF	608,400 SF	826,500 SF	1,041,600 SF

CONCEPTUAL PLAN 2

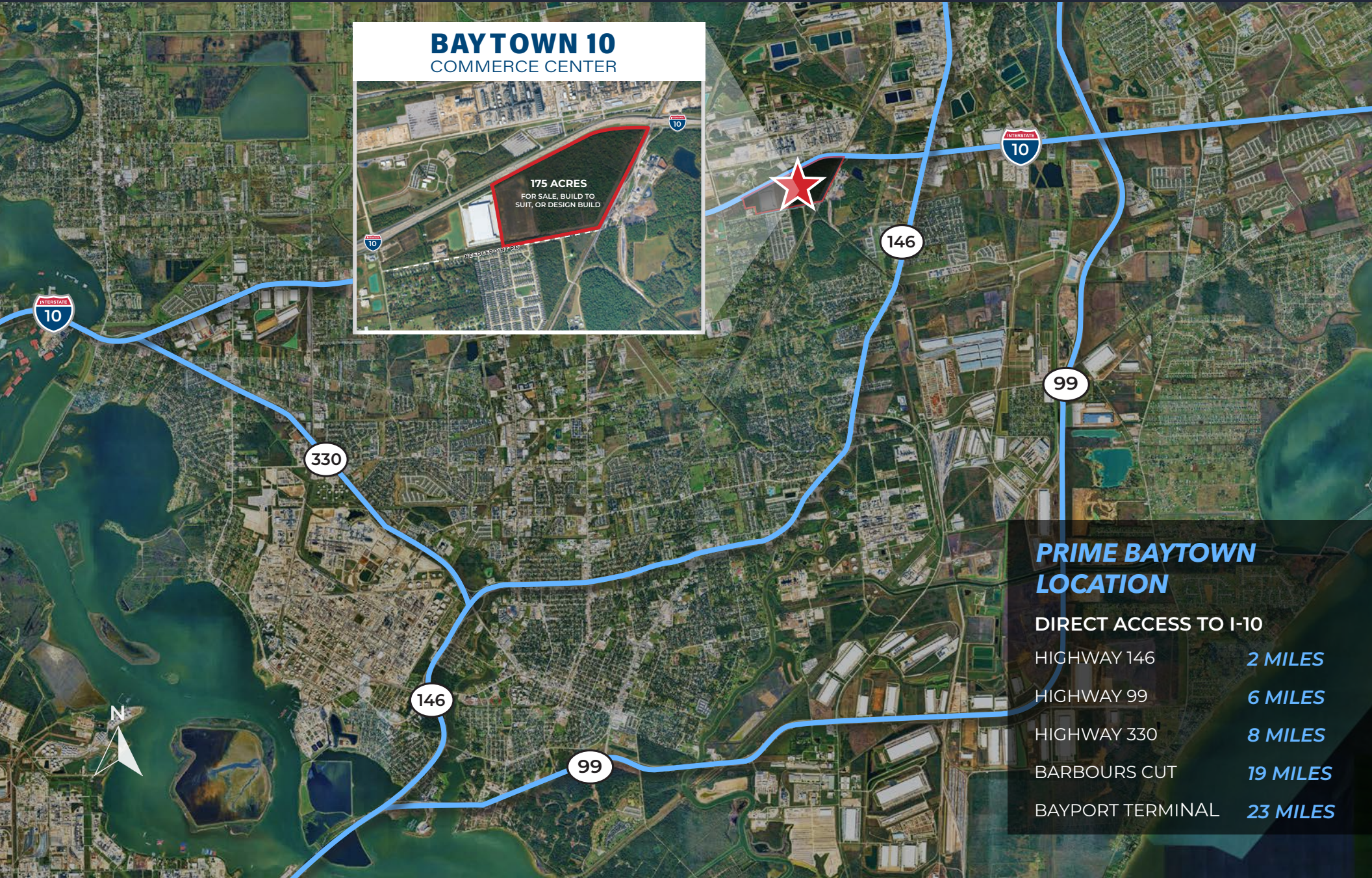


CONCEPTUAL PLAN 2

LEASED		AVAILABLE	PROPOSED		
BUILDING 1	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	
248,262 SF	255,513 SF	136,640 SF	160,560 SF	309,760 SF	
			BUILDING 5	BUILDING 6	
			826,500 SF	1,041,600 SF	

ACCESS MAP

BAYTOWN

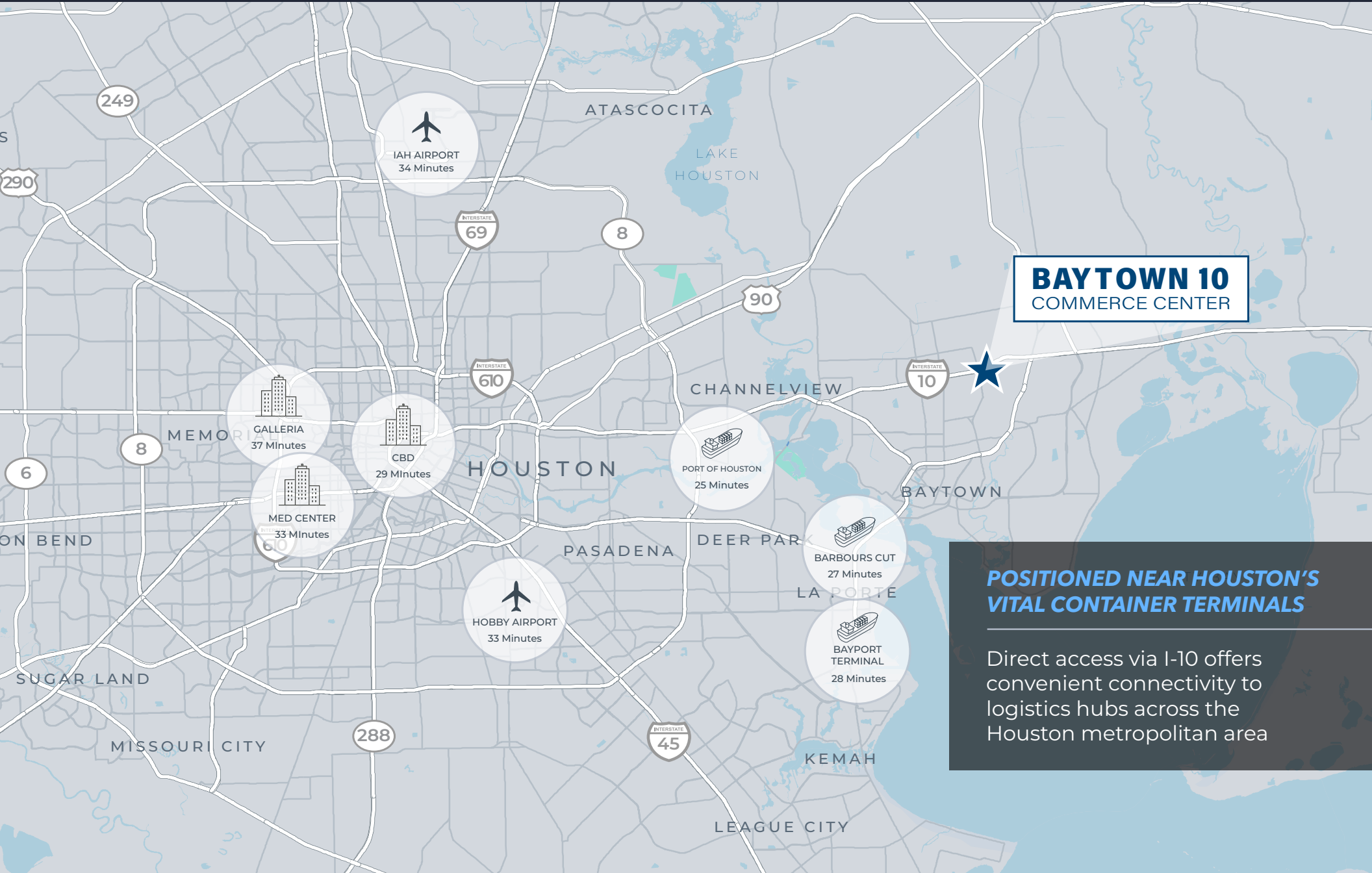


BAYTOWN 10
COMMERCE CENTER

175 ACRES
FOR SALE, BUILD TO SUIT, OR DESIGN BUILD

PRIME BAYTOWN LOCATION

- DIRECT ACCESS TO I-10**
- HIGHWAY 146 **2 MILES**
 - HIGHWAY 99 **6 MILES**
 - HIGHWAY 330 **8 MILES**
 - BARBOURS CUT **19 MILES**
 - BAYPORT TERMINAL **23 MILES**



BAYTOWN 10
COMMERCE CENTER

POSITIONED NEAR HOUSTON'S VITAL CONTAINER TERMINALS

Direct access via I-10 offers convenient connectivity to logistics hubs across the Houston metropolitan area



Texas is the leading destination for corporate relocations & expansion projects.



THE TEXAS TRIANGLE

Baytown 10 Commerce Center offers a prime location for serving the large population base of the Texas Triangle, the economic engine of Texas defined by the cities of Houston, Dallas-Fort Worth, Austin, and San Antonio, and the interstate highways that connect them. The Texas Triangle has approximately 21 million residents that live within the region, making up more than two-thirds of the state's total population.

Texas Economic Development & Tourism | Office of Governor Greg Abbott | gov.texas.gov/business

TEXAS BY THE NUMBERS



#1 Export state for 92 different countries



Texas led the nation in high tech exports for the 12th year in a row in 2024

26 Commercial Airports

22 Interstate Highways

58 Freight Railroad

19 Sea Ports

34 Foreign Trade Zones

52 Fortune 500 Companies



DISTRIBUTION REACH



1 - DAY DRIVE

11 HOURS
53,009,009M PEOPLE



2 - DAY DRIVE

22 HOURS
224,145,229M PEOPLE



BAYTOWN 10

COMMERCE CENTER



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A Project of:



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