

An aerial photograph of an industrial facility, likely a refinery or chemical plant, situated along a body of water. The facility features numerous large storage tanks, processing units, and a complex network of pipes and roads. A blue outline highlights a specific area of the facility, which appears to be a large, rectangular plot of land. The surrounding area includes parking lots, additional industrial buildings, and a bridge crossing the water.

HOUSTON SHIP CHANNEL

+/-23.8ACRES
FOR SALE
REDEVELOPMENT OPPORTUNITY

AVISON
YOUNG



HOUSTON SHIP CHANNEL REDEVELOPMENT OPPORTUNITY

+/- **23.8**ACRES

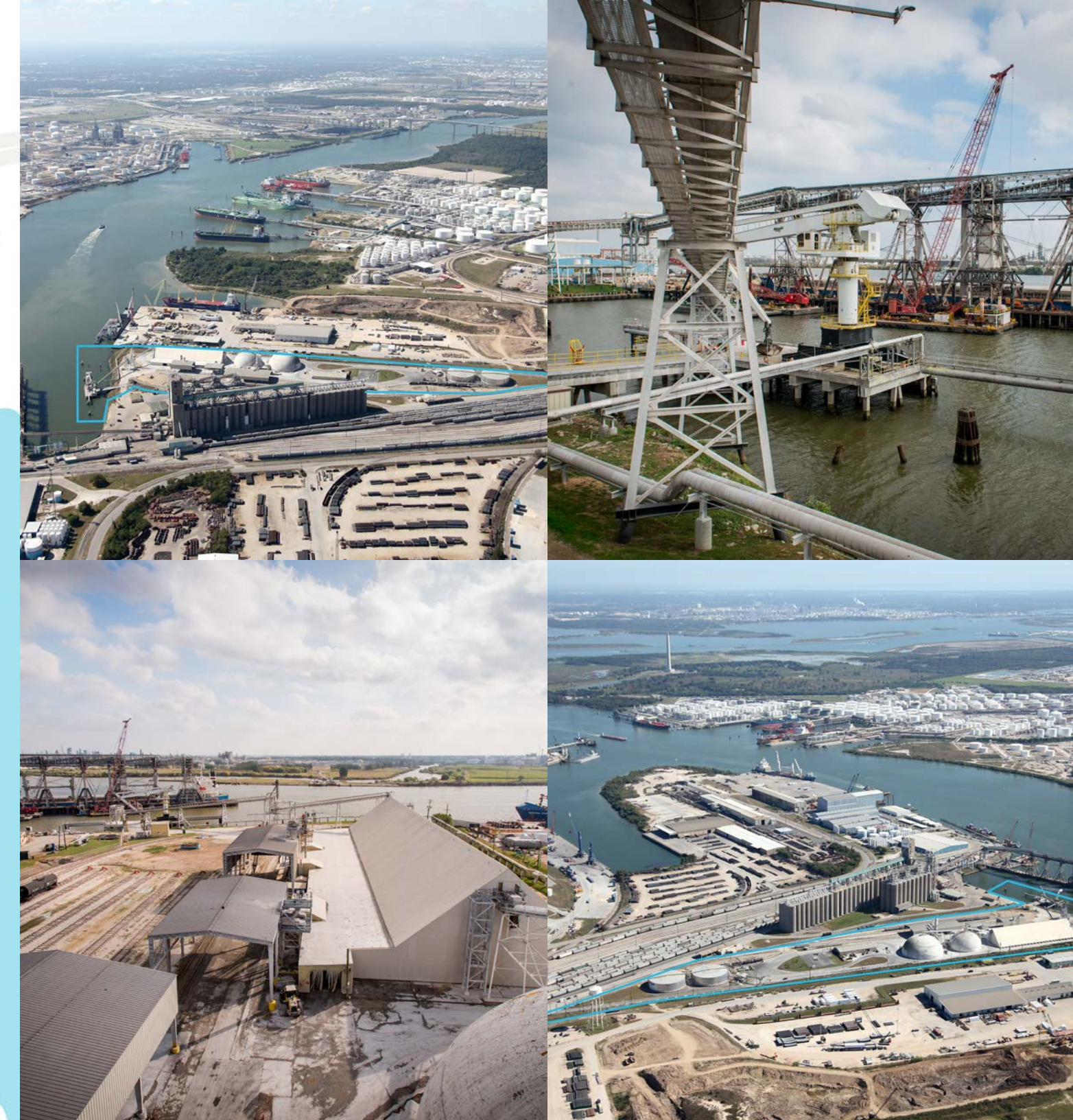
RARE OPPORTUNITY TO ACQUIRE A PREMIER SITE ON THE HOUSTON SHIP CHANNEL

SUPERIOR LOCATION - Two miles to Houston's Outer Loop - Beltway 8, six miles to the major junction of Beltway 8 and Interstate 10 (East Freeway) and 22 minutes from Downtown Houston.

HEART OF THE HOUSTON SHIP CHANNEL - Just off the intersection of Jacintoport Blvd. and Sheldon Rd. on Peninsula St. and a strategic location near the Port of Houston's CARE Terminal.

EXCELLENT ACCESS & CONNECTIVITY - Vessel/barge unloading - approximately 862' frontage on Houston Ship Channel, multiple railway tracks and heavy truck loading.

PROSPEROUS INDUSTRIAL COMMUNITY - Surrounded by major corporations such as ExxonMobil, GE Energy, KinderMorgan, Jacintoport International, Shell, Enterprise, Chevron, Technip and DuPont.



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