



**MOODY
RAMBIN**

Relationships in Real Estate

PATRIOT TERMINAL FOR SALE

1050 JEFFERSON, PASADENA, TX 77506

±26.33 ACRES OF DEEP WATERFRONT PROPERTY FOR SALE

DOYLE TOUPS 713.773.5598 | THOMAS ERWIN 713.773.5571

PROPERTY HIGHLIGHTS

1050 JEFFERSON ROAD, PASEDNA, TX 77506

Patriot Terminal is the only property of its type that is currently available on the market. This property offers users and investors the rare opportunity to own an intermodal-deep water property on Houston's Ship Channel. The property is located on the Ship Channel where it measures $\pm 800'$ wide; allowing the largest ships permissible by the Port of Houston safe passage to load and unload their cargo.

PROPERTY SUMMARY

Total Land	± 26.326 Acres
Land SF	1,146,760 SF
Sale Price	\$33,500,000
Sale Price Per SF	\$29.12
Submarket	Gulf Freeway/Pasadena
Opportunity Zone	Yes
Address	1050 Jefferson Road

PROPERTY HIGHLIGHTS

- Deep water access ± 42 feet deep
- Inactive rail spur running the western boundary line +2,500 linear feet
- ± 715 feet of bulkhead
- Rights to $\pm 1,025$ linear feet frontage along Houston ship channel
- Approved construction permit to extend dock and bulkhead to 1,215 linear feet
- Approved dock is capable of handling 950' x 152' ship
- Ship Channel measures ± 800 linear feet wide

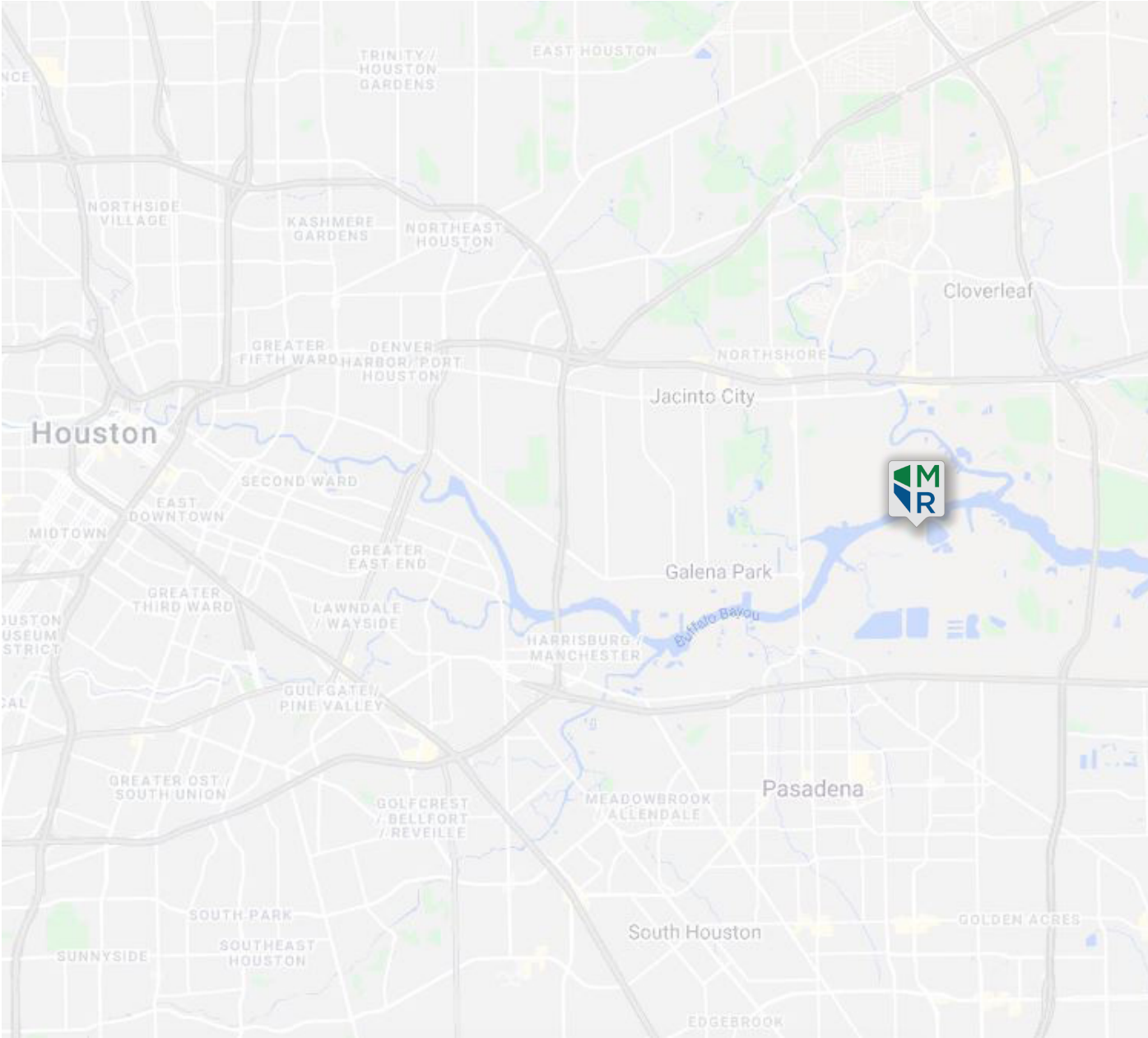
LOCATION MAPS

1050 JEFFERSON ROAD, PASEDNA, TX 77506



LOCATION MAPS

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#1 PORT IN THE UNITED STATES

THE PORT OF HOUSTON



Country's No. 1 Region for Exports

The Port of Houston a 25-mile-long complex of nearly 200 private and public industrial terminals along the 52-mile-long Houston Ship Channel. It is home to a multi-billion petrochemical complex, the largest in the nation and second largest in the world. Carrier services on all major trade lanes link Houston to international markets around the globe. The ship channel also intersects a very busy barge traffic lane, the Gulf Intracoastal Waterway. Each year, more than 247 million tons of cargo move through the greater Port of Houston, carried by more than 8,200 vessels and 215,000 barges.

#1 PORT IN THE UNITED STATES

HOUSTON SHIP CHANNEL

Houston Ship Channel Advantages

- Located in the 4th largest city in the U.S. offering 3.2 million jobs
- Largest breakbulk getaway in North America
- 52 highly efficient multipurpose and heavy lift docks
- 9 public cargo terminals handling diverse mix of cargo
- ISO-certified for security and environmental
- Large concentration of import distribution centers and warehouses in region
- Extensive highway and rail network serving inland destinations



±200
Private and Public
Industrial Terminals



247+
Million Tons of
Cargo Annually



No. 1
in Foreign Waterborne
Tonnage Import and
Export Combined



152+
Million Consumers
within 1,000 miles

MAJOR INDUSTRIAL CORRIDOR

PORT OF HOUSTON



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.

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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Thomas Erwin Jr.	718736	terwin@moodyrambinint.com	(713) 773-5500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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