



**PORT OF BROWNSVILLE**  
the port that works

# FUTURE SITE OF PORT OF BROWNSVILLE BUSINESS PARK

- 18 LOTS AVAILABLE
  - ALL UTILITIES IN PLACE
  - 2-4 LANE CONCRETE ROADS
  - SUITED FOR LIGHT MANUFACTURING AND LOGISTICS
- CONTACT (956) 831-4592**



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## About the Port

Business Park

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Global Connectivity

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Facilities & Contact

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## Our Strategic Advantage

The Port of Brownsville is the only deep-water seaport directly on the U.S./ Mexico border. Opened in 1936, at the southernmost tip of Texas and connected to the Gulf of Mexico by a 17-mile-long ship channel, the Port of Brownsville also is the largest land-owning public port authority in the nation, with approximately 40,000 acres.

As a bulk and breakbulk commodity port, the Port of Brownsville has developed a versatile marine terminal operation for both liquid and dry bulk cargoes. Petroleum-based products like lubricants, premium gasoline, low sulfur diesel and heavy naphtha, steel bulk materials, ores, scrap, sand, cement, aggregates, grains, wind energy and space industry components are some of the many commodities moving through the port.

The port's intermodal transportation system is geared to move cargo by rail, vessel, barge, truck, and pipeline to industries across North America and to the rest of the global marketplace.







Take a deeper look into  
the Port that *Works*





About the Port

**Business Park**

Multimodal Logistics

Facilities & Contact

## Built For Growing Business

Designed to streamline global supply chains, the Port of Brownsville Business Park offers 17 lots with all utilities, a foreign trade zone, and direct access to the USMCA corridor. Seamlessly connected to three Class 1 railroads, featuring 24/7 secured facilities, and direct access to the port's overweight corridor, this park is the ideal setting for light to medium manufacturing operations across diverse industries.

The Business Park sits just south of the port's turning basin, facilitating a direct connection to ocean-going vessels and an extensive barge system. No other business park in South Texas offers this great, cost-savings advantage.

Beyond being a location, the business park is a dynamic ecosystem fostering collaboration, innovation, and unparalleled opportunities. Come grow with us and let the Port of Brownsville deliver the best for your business.







**118-Acre Shovel-Ready  
Business Park**



**17 LOTS AVAILABLE**  
ALL UTILITIES IN PLACE



**FOREIGN TRADE ZONE #62**  
DESIGNATED SITE



**DIRECT ACCESS TO  
USMCA CORRIDOR**



**CONNECTIVITY TO 3  
CLASS 1 RAILROADS**



**24/7 SECURED  
FACILITIES**



**DIRECT ACCESS TO  
OVERWEIGHT CORRIDOR**



About the Port

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# Built For Growing Business



- Ready-to-build lots with elevations of 16-26 ft.
- Adjacent to truck staging area

LEASE RATES AT \$2,613.60 ACRE/MONTH. FOR ADDITIONAL INFORMATION CALL (956) 831-4592



**ALL UTILITIES UNDERGROUND**



**WATER & SEWER**  
PORT OF BROWNSVILLE



**ELECTRICAL**  
BROWNSVILLE PUB



**FIBER**  
AT&T



**FIRE PROTECTION**  
HYDRANTS ON-SITE



**24/7 CONTROLLED ACCESS**  
PORT OF BROWNSVILLE



**POLICE & CCTV**  
PORT OF BROWNSVILLE



View the Business Park  
Project Update



About the Port

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**Multimodal Logistics**

Facilities & Contact

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## Multimodal Logistics

The Port of Brownsville is at the southernmost tip of Texas, at the southern terminus of the Gulf Intracoastal Waterway, near the mouth of the Rio Grande.

### USMCA CORRIDOR

I-69; I-69C; SH 550 (I-169)

Direct connection to commercial bridges

### OVERWEIGHT CORRIDOR

#### RAIL

BRG/OmniTRAX, UP, BNSF, CPKC de México

### GULF INTRACOASTAL WATERWAY

Direct Connection to M-10 and M-69 Marine Highway corridors.

### PIPELINE CONNECTIVITY TO U.S. & MEXICO

#### FTZ No. 62

The Port of Brownsville is the grantee and administrator of Foreign Trade Zone No. 62. FTZ No. 62 offers sites at the port, Brownsville-South Padre Island International Airport, Valley International Airport, Harlingen Industrial Park and Airpark, NAFTA Industrial Park and FINSA Industrial Park at Los Indios. Zone status is available to any of the port's properties.





# Port of Brownsville Boundaries

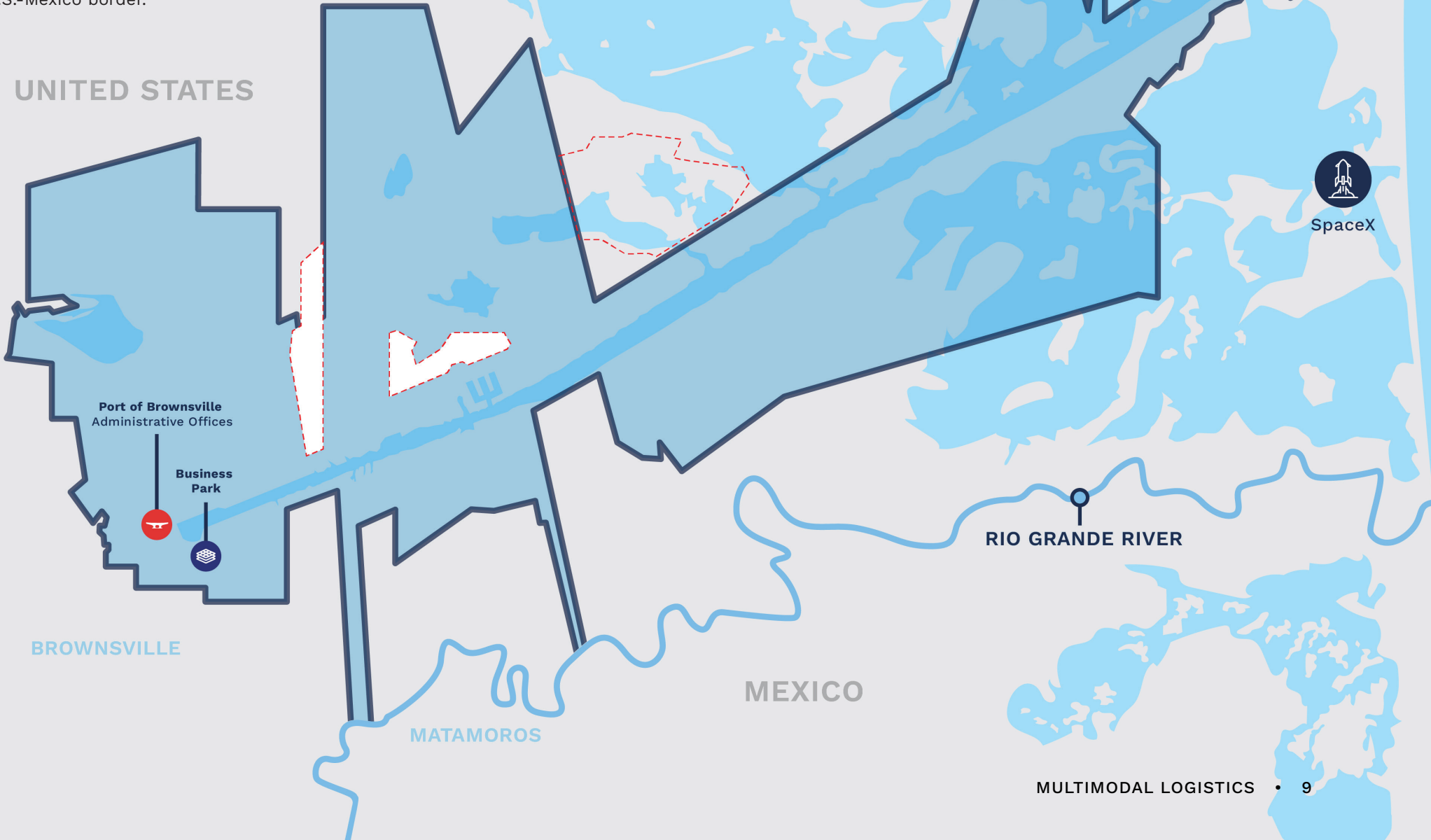
The Port of Brownsville is the largest land-owning public port authority in the U.S. with approximately 40,000 acres. The District's boundary lines stretch to the Rio Grande River, making it the only deepwater seaport directly on the U.S.-Mexico border.



South Padre Island



SpaceX





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## Facilities



Approximately

**40,000**

Acres of Land



**1 M SQFT**

Covered Storage



**13**

Cargo Docks



**3 M SQFT**

Open Storage



**6**

Liquid Cargo Docks



**42 FT**

Channel Depth

Project to deepen to 52 ft. underway





## Contact



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**Sales Account Manager**

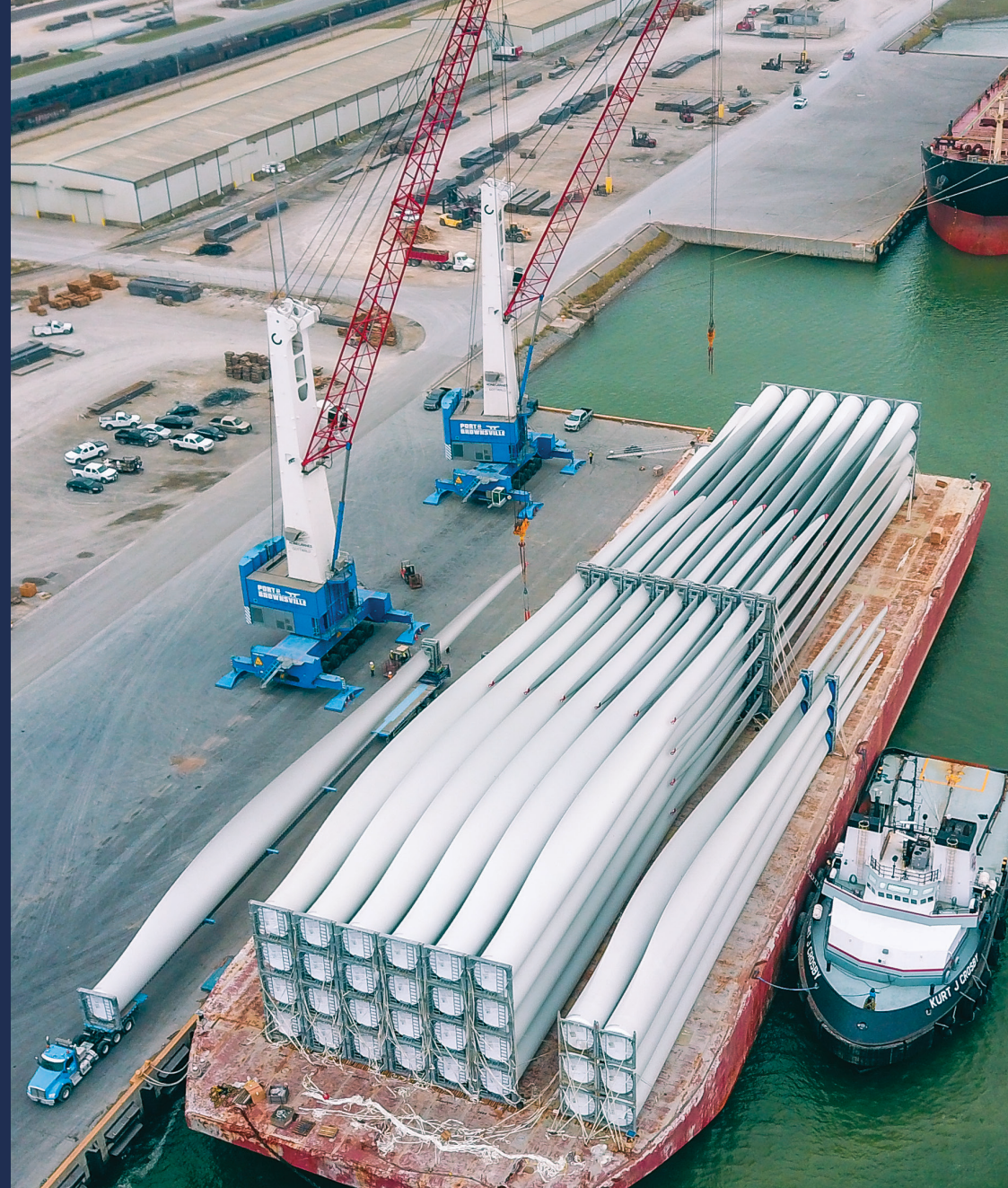
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Visit Our Website  
[portofbrownsville.com](http://portofbrownsville.com)





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