



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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**PORT OF
BROWNSVILLE**



Built for Growing Business

About the Port

Business Park

Global Connectivity

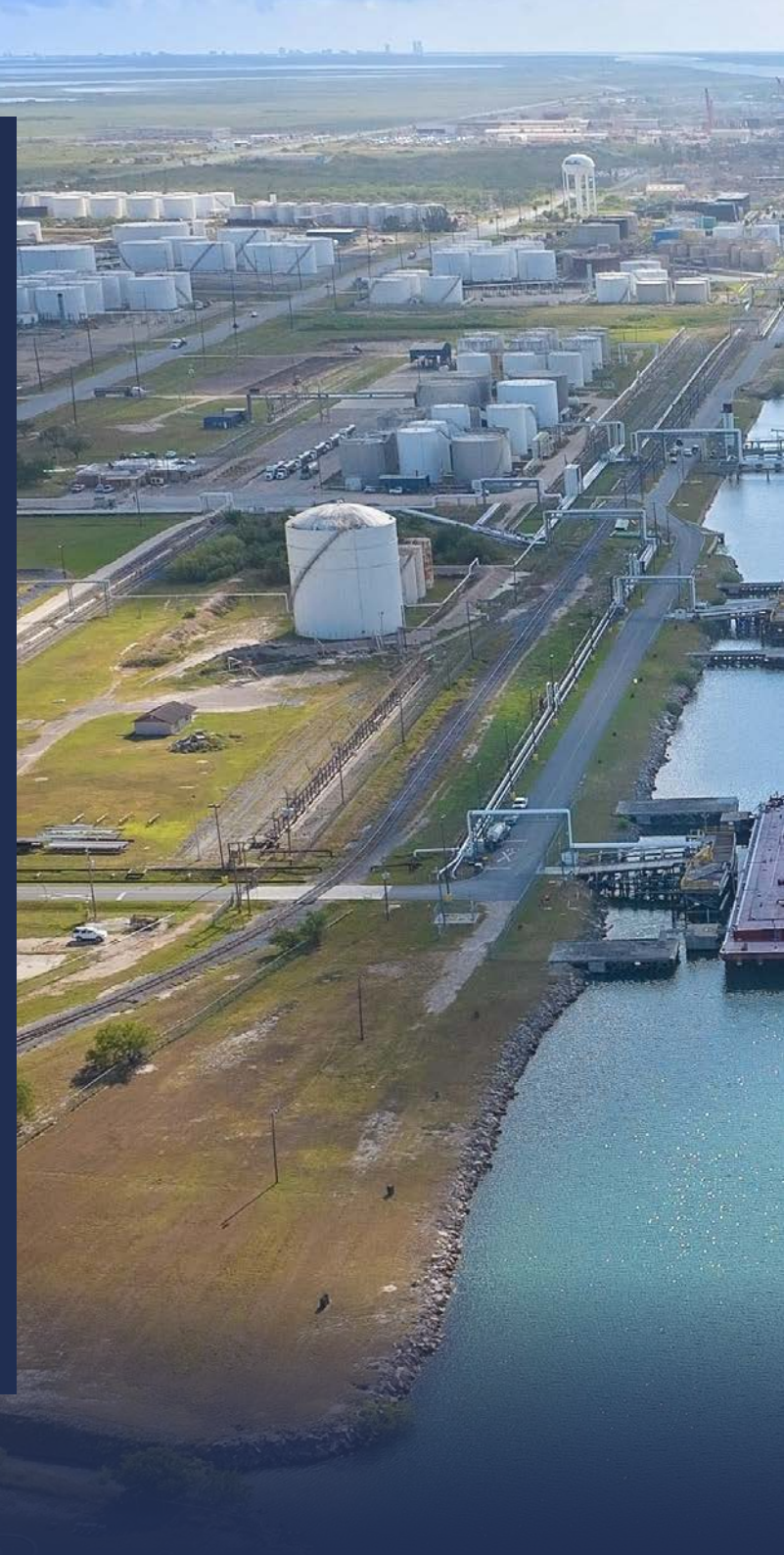
Facilities & Contact

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

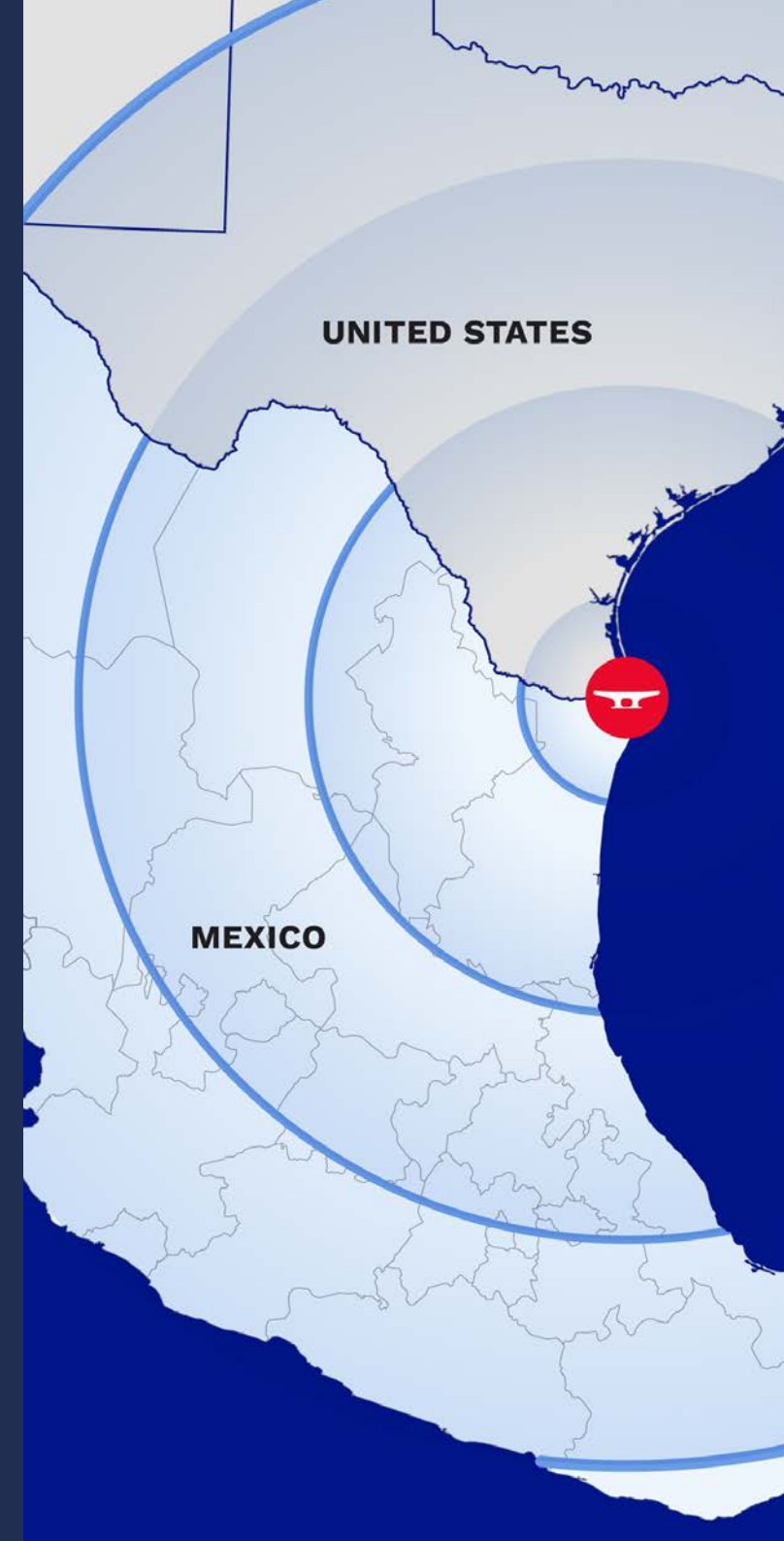
Facilities & Contact

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

Business Park

Multimodal Logistics

Facilities & Contact

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

SAFETY AND SECURITY



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

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.



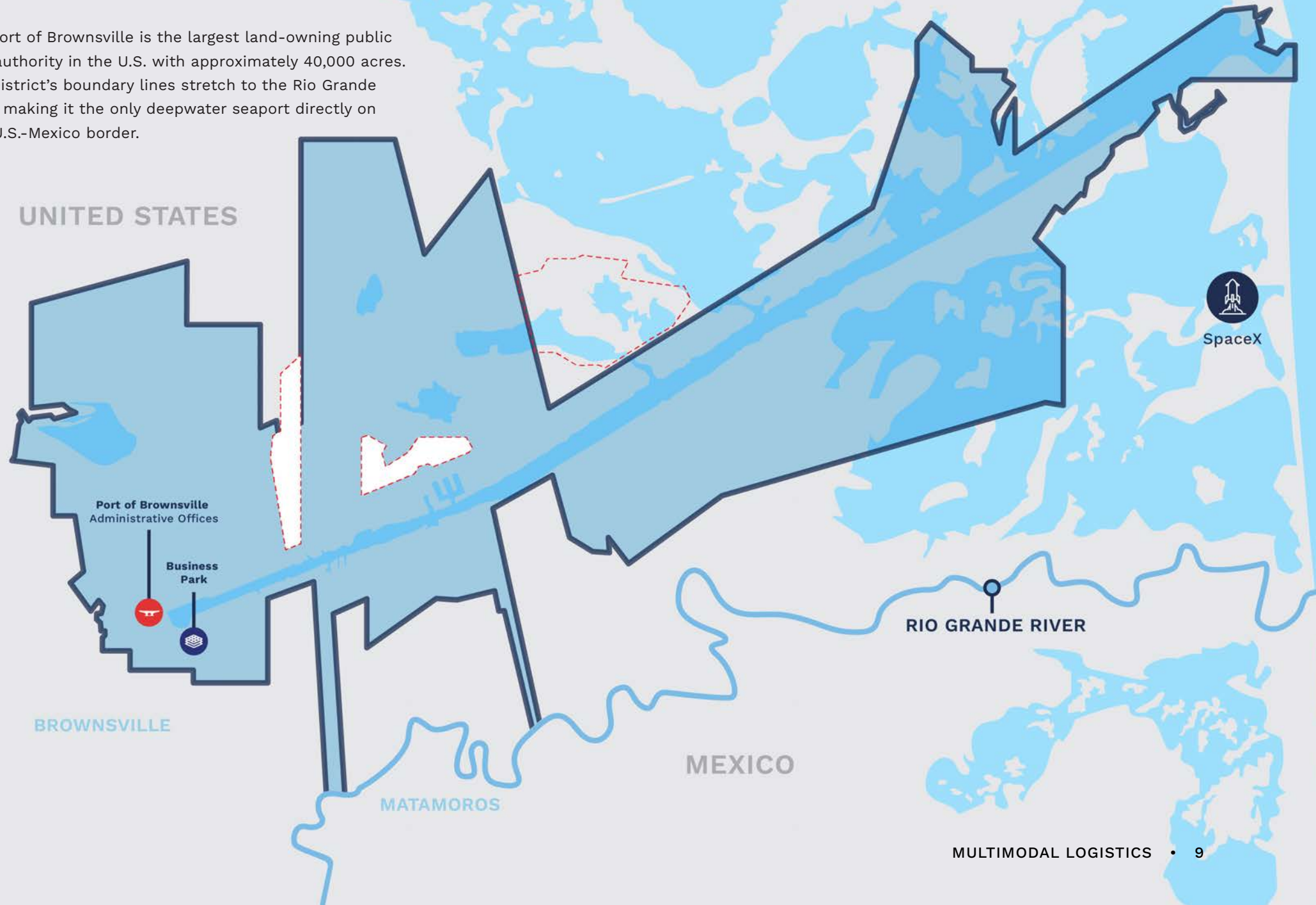
Port of Brownsville Boundaries

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



About the Port

Business Park

Multimodal Logistics

Facilities & Contact

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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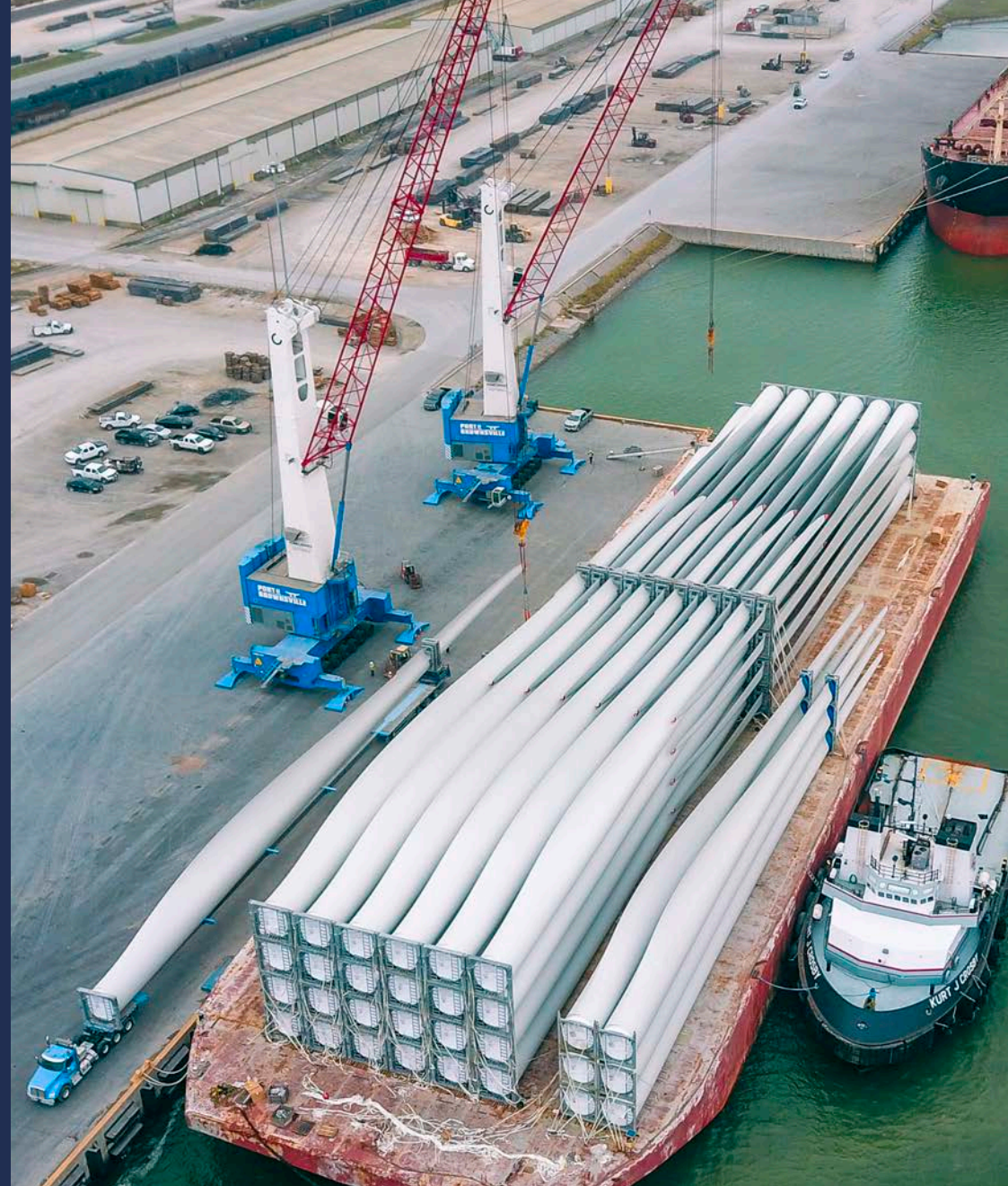
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Visit Our Website
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