



MONT BELVIEU CC-238

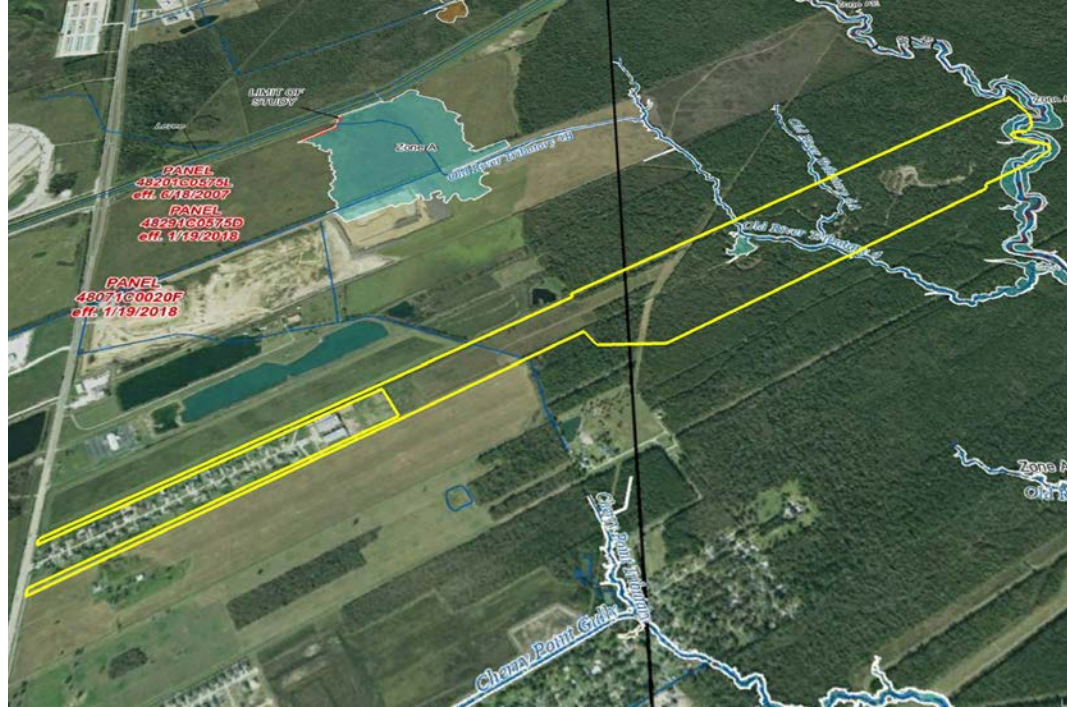
KINGSPPOINT BLVD, MONT BELVIEU, TX 77535

MONT BELVIEU ETJ • CLOSE PROXIMITY TO BAYTOWN, DOWNTOWN HOUSTON, PORT HOUSTON, IAH AIRPORT • NEAR MASTER PLANNED SFR DEVELOPMENTS

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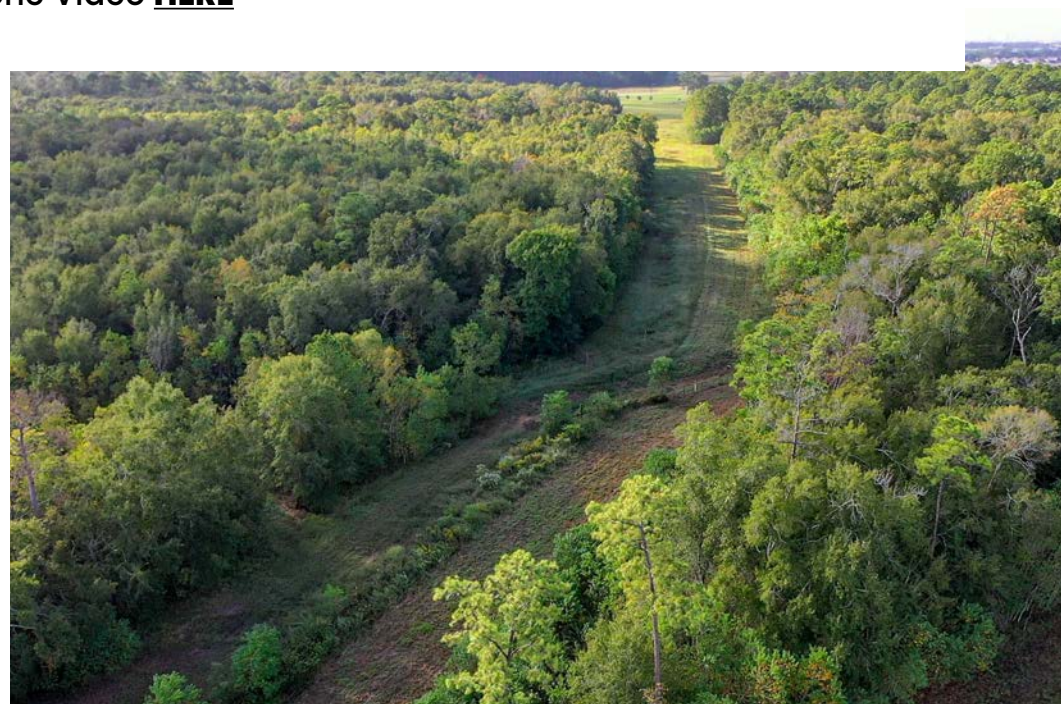
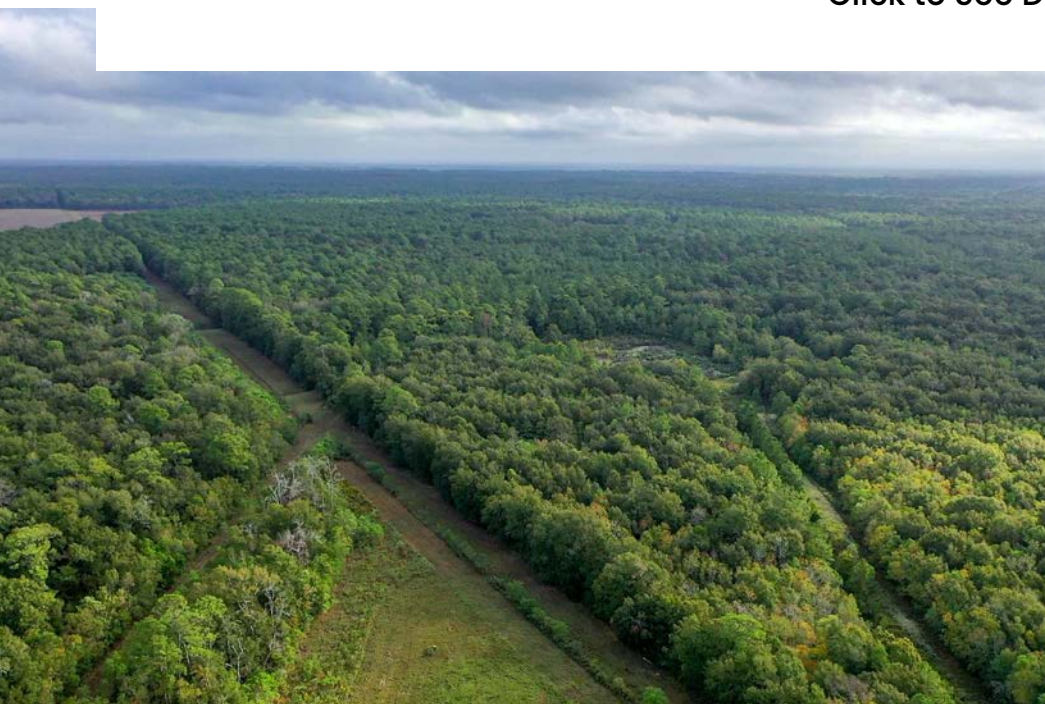
PROPERTY SUMMARY

Address:	KingsPoint Blvd Mont Belvieu, TX 77535
Size:	+/- 238 AC
Asking Price:	\$8,500,000
Zoning:	Mont Belvieu ETJ
Utilities:	Full Utilities nearby
Access:	Use of existing KingsPoint Dr Construction of a new road on the south side
Floodplain:	~5.1 acres near back center following Buck Gully and 8.51 acres along Old River and the eastern property line
Usage:	SFR development or Industrial
Sand:	Large sand deposit onsite (rare for the area, valuable, sought after)



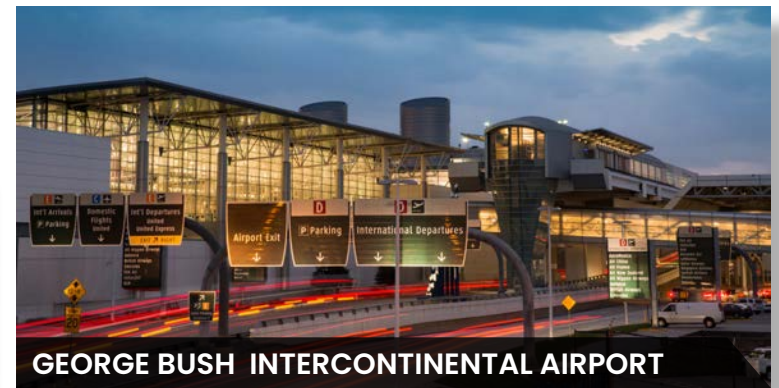


Click to See Drone Video [HERE](#)

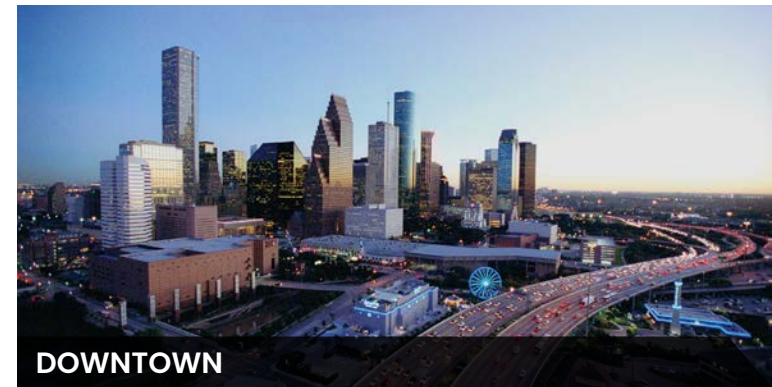


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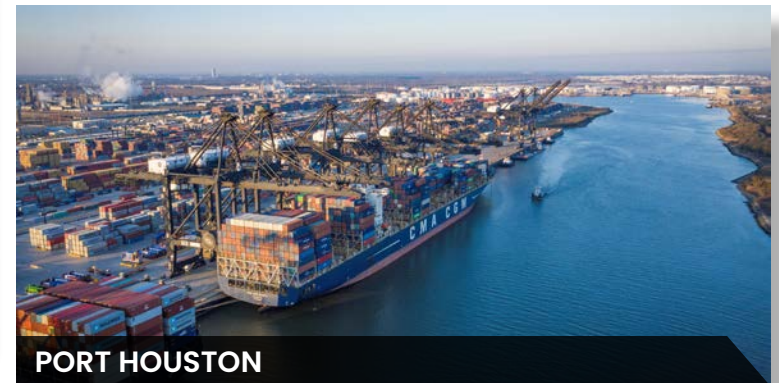
LOCATION



GEORGE BUSH INTERCONTINENTAL AIRPORT

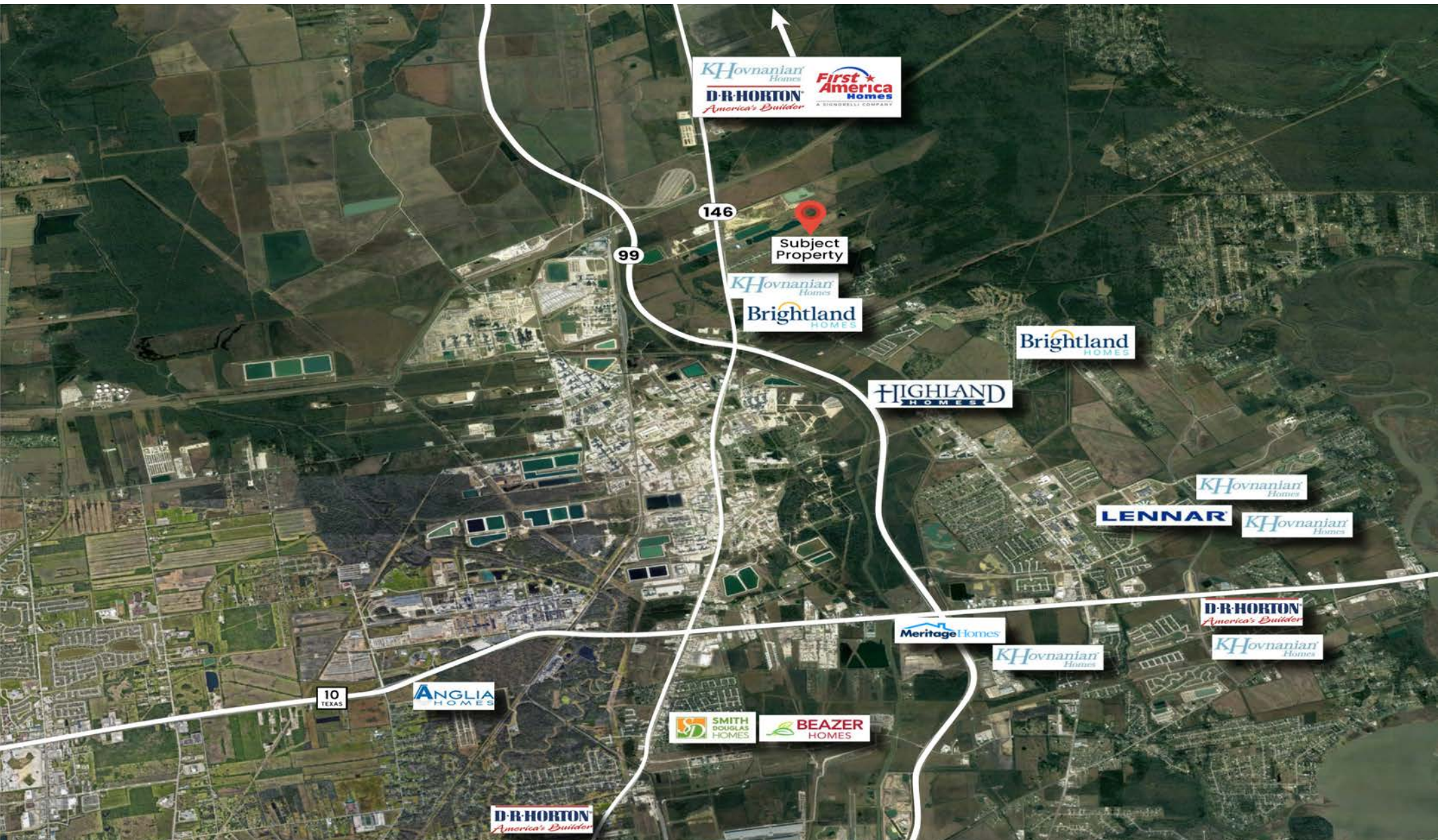


DOWNTOWN



PORT HOUSTON

NEW SFR COMMUNITIES UNDER CONSTRUCTION



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NEARBY AMENITIES





PORT HOUSTON

Port Houston owns and operates the eight public facilities along the 52-mile Houston Ship Channel, including the area's largest breakbulk facility and two of the most efficient container terminals in the nation.

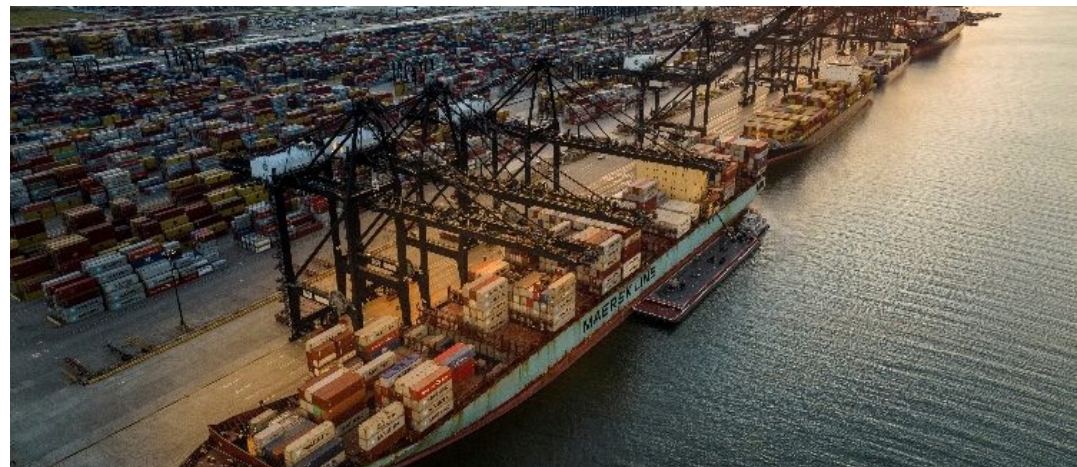
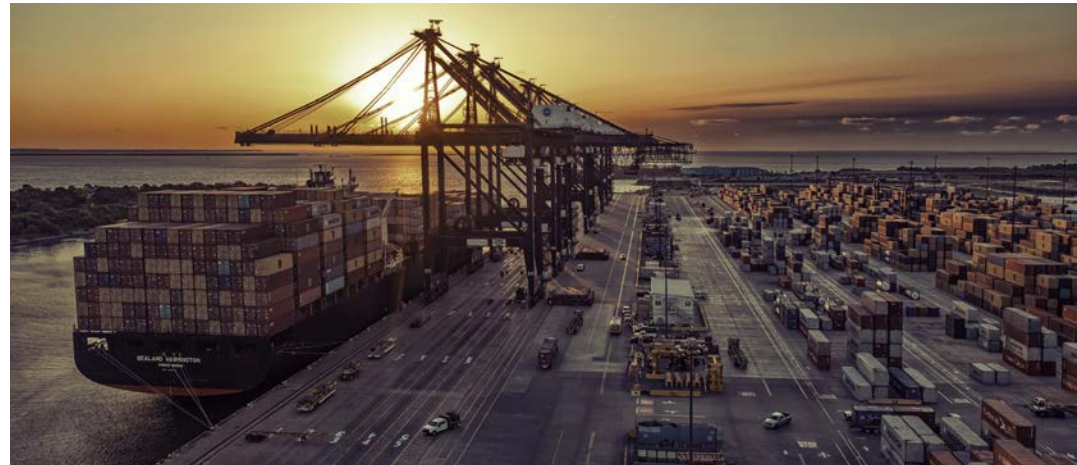
The Port has served as a strategic leader for this vital waterway for over a century, ensuring the free flow of commerce throughout the region as well as bolstering national and international trade.

Statistical Highlights for Port Houston:

- 5th ranked U.S. container port by total TEUs
- Largest Gulf Coast container port, handling 73% of U.S. Gulf Coast container traffic
- Largest Texas port with 97% market share in containers

Statistical Highlights for the Houston Ship Channel Complex:

- 1st ranked U.S. port in foreign waterborne tonnage – 220.5 million short tons (2022)
- 1st ranked U.S. port in total foreign and domestic waterborne tonnage – 266 million short tons (2021)
- 2nd ranked U.S. port in terms of total foreign cargo value (\$240.1 billion) 2022
- Largest Texas port with 38% of market share by tonnage



MAJOR EMPLOYERS

Chevron, ExxonMobil and Walmart

Chevron Phillips Cedar Bayou plant is a petrochemical manufacturing facility located in Baytown, Texas. It is the largest U.S. manufacturing facility of Chevron Phillips Chemical Company. The plant operates seven process units on approximately 1,400 acres producing Ethylene, Propylene, Normal Alpha Olefins (NAO), High Density Polyethylene (HDPE), Low Density Polyethylene (LDPE), Linear Low Density Polyethylene (LLDPE), and Polyalphaolefins. Cedar Bayou plant opened in 1963 as Gulf Oil and was sold to Chevron Corp. in 1985. In 2000, Chevron Corp. and Phillips 66 merged their chemical businesses to form Chevron Phillips Chemical Company. Cedar Bayou plant employs approximately 800 employees and 1,200 nested contractors.

ExxonMobil's Baytown Refinery is a major oil refinery named after and located in Baytown, Texas. It has a capacity of 584,000 barrels per day (92,800 m3/d). The site first opened in 1919 and was originally operated by the Humble Oil Company. Today, it is the largest employer in the city. The plant takes up 2,400 acres (9.7 km2) of land next to the Houston Ship Channel. The Baytown Refinery is the second-largest refinery in the United States by production, after the nearby Port Arthur Refinery. Baytown is also ExxonMobil's second largest refinery, only trailing Exxon's Jurong Island refinery in Singapore.

Walmart Distribution Center Baytown grew to 5,000,000+ square feet in 2022. Walmart announced plans to expand its Baytown, TX supply chain campus with a new 1,000,000+ square-foot distribution center to support the retailer's growing supply chain network. The new facility, located at 4633 Borusan Road, is the retailer's fourth in Baytown and is bringing the total square-footage of the campus to over 5,000,000 square-feet. The expansion will create an additional 300 full-time jobs due to growth across multiple shifts.



IAH AIRPORT

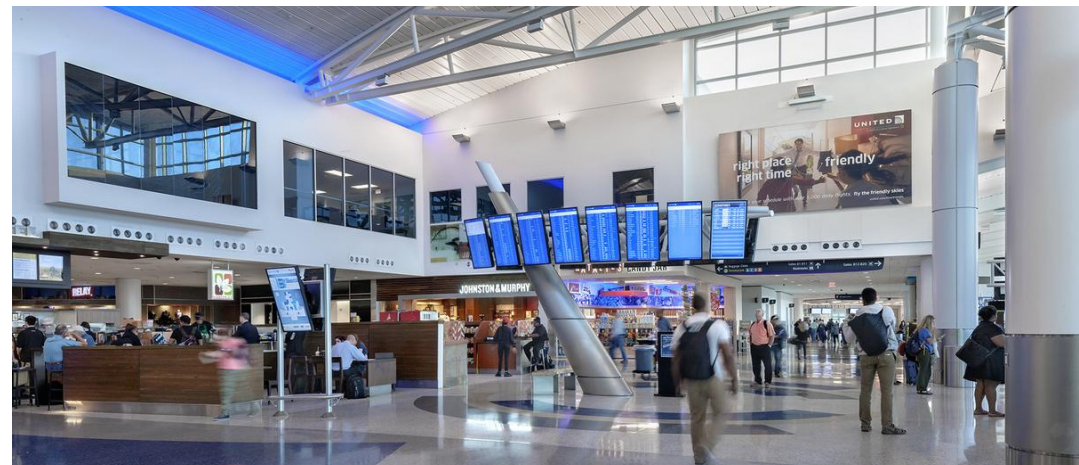
George Bush Intercontinental Airport Ranks as Best U.S. Airport, Second-Best in North America at World Airport Awards

Houston's Airports shined once again at the 2020 Skytrax World Airport Awards by earning a long list of honors in various categories including World's Top 100 Airports, Best Airport Dining, Best Airport Staff, and World's Best Website and Digital Services. Houston remains the only city in the Western Hemisphere to have two four-star Skytrax rated airports.

The top honors went to George Bush Intercontinental Airport (IAH), which received the highest ranking among U.S. airports in the World's Top 100 Airports category and placed as second-best airport in North America. IAH climbed seven spots in rank to No. 31 among the top world airports, up from No. 38 in 2019. IAH also ranked fourth in the World's Best Airport Dining Experience category and finished sixth in the rankings for Best Airport Staff in North America.

"George Bush Intercontinental Airport is known globally for providing superb customer experience, and William P. Hobby Airport is a first-class operation," Mayor Sylvester Turner said. "Our Houston Airports employees always put passengers first, and that philosophy reaps tremendous benefits for Houston and the surrounding region."

Houston Airports' website, Fly2houston.com, and digital services were named World's Best – for the second year in a row.



THE NATIONAL AERONAUTICS AND SPACE ADMINISTRATION (NASA): A Texas Institution with a Large Economic Impact

Across the United States, taxpayers invest half a penny of every tax dollar in NASA. This investment goes a long way in the state of Texas where NASA employs nearly 11,800 contract and civil service employees with a total state expenditure of more than \$2.5 billion annually. As of 2022, NASA invests more than \$442 million in small businesses, \$105 million in women-owned businesses, \$67 million in non-profit organizations and universities, \$64 million in small and disadvantaged businesses, \$34 million to veteran-owned businesses, and \$58 million to minority-owned businesses.

Annually, NASA's operations in Texas maintain more than 40,000 jobs, generate more than \$9.2 billion in economic output, and lead to an investment of more than \$150 million in climate change activities. Nationally in 2021, NASA's missions led to \$71.2 billion in annual spending and created more than 339,000 jobs.

In 2018, NASA's Texas operations employed about 11,000, either directly or through contractors working at NASA facilities. The Comptroller's office estimates that NASA operations in the state contributed more than \$4.7 billion to the Texas economy and supported more than 52,000 total jobs in 2018, including direct and contractor employees as well as those employed indirectly through NASA-related activities.

NASA's Texas operations are concentrated in and around Harris County, part of the Comptroller's Gulf Coast Economic Region. Of NASA's estimated total economic impact in Texas, the Gulf Coast Region accounts for 92.1 percent of its contribution to Texas' gross state product and 91.3 percent of its contribution to state employment.



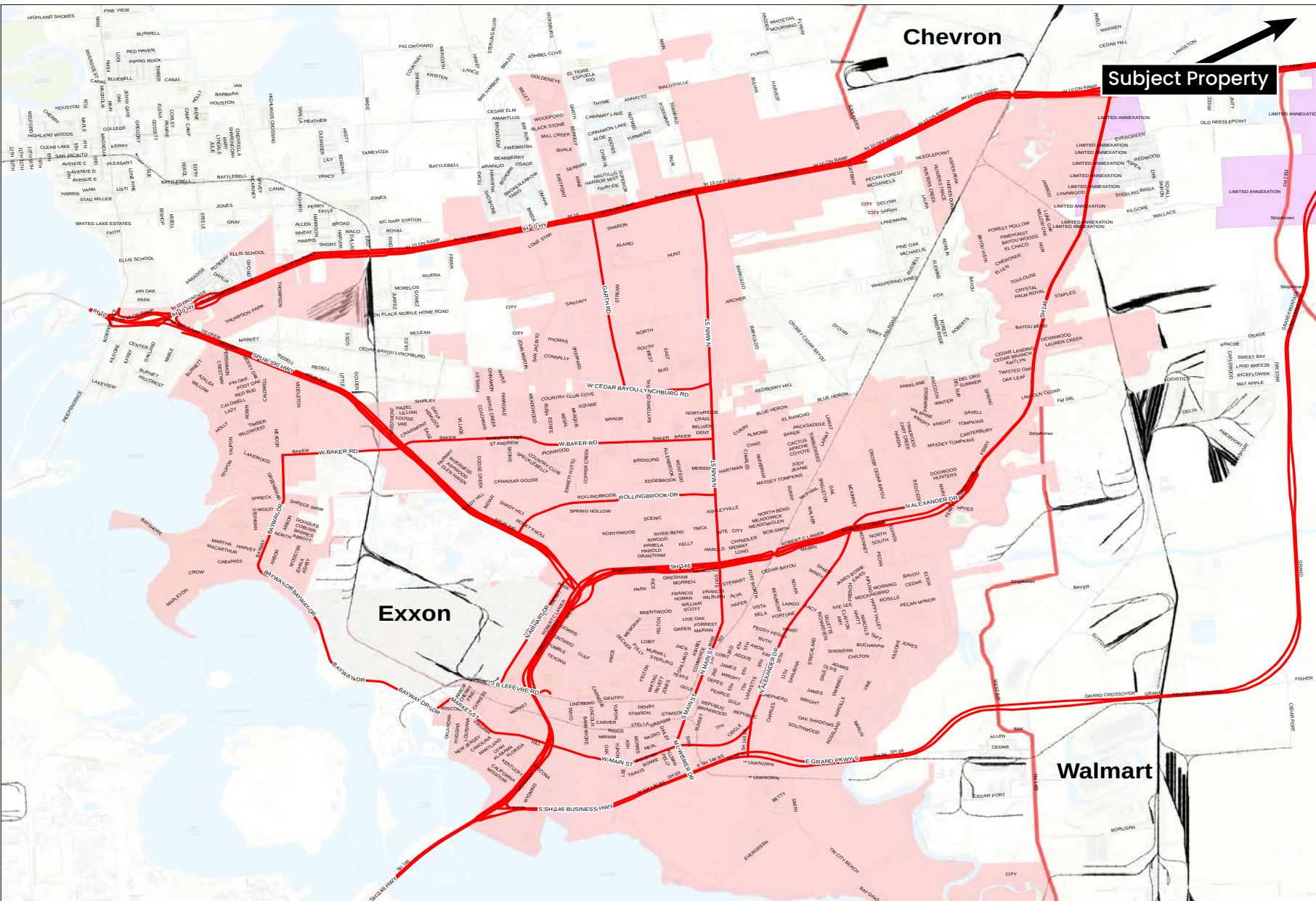
HOUSTON, TX

HOUSTON MSA – 7.34M POPULATION

FORTUNE 500 COMPANIES HEADQUARTERED IN HOUSTON 2023	#	Revenues (\$ Billion)
ExxonMobil	3	413.7
Phillips 66	17	175.7
ConocoPhillips	49	82.1
Sysco	56	68.6
Enterprise Products Partners	72	58.2
Plains GP Holdings	74	57.3
Occidental Petroleum	110	37.0
Cheniere Energy	122	33.4
NRG Energy	130	31.5
Hewlett Packard Enterprise	143	28.4
EOG Resources	156	25.7
Baker Hughes	185	21.2



BAYTOWN TRUCK ROUTES



Baytown Truck Routes

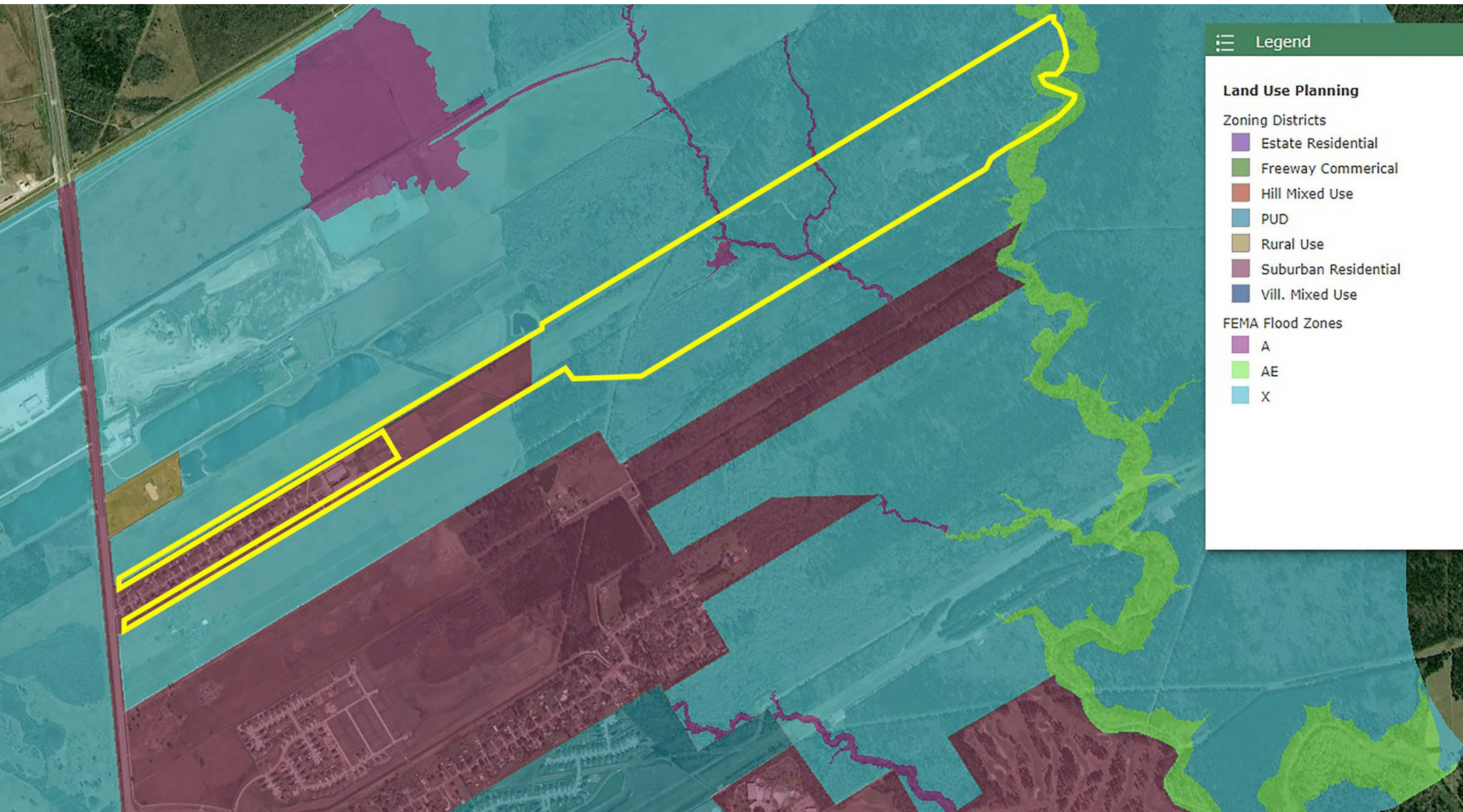
Legend

- City Limits
- Limited Annexation
- Strip Annexation
- Truck Routes
- Baytown Railroads
- Centerline Master

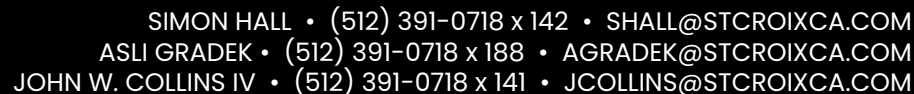
The City of Baytown Texas makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.



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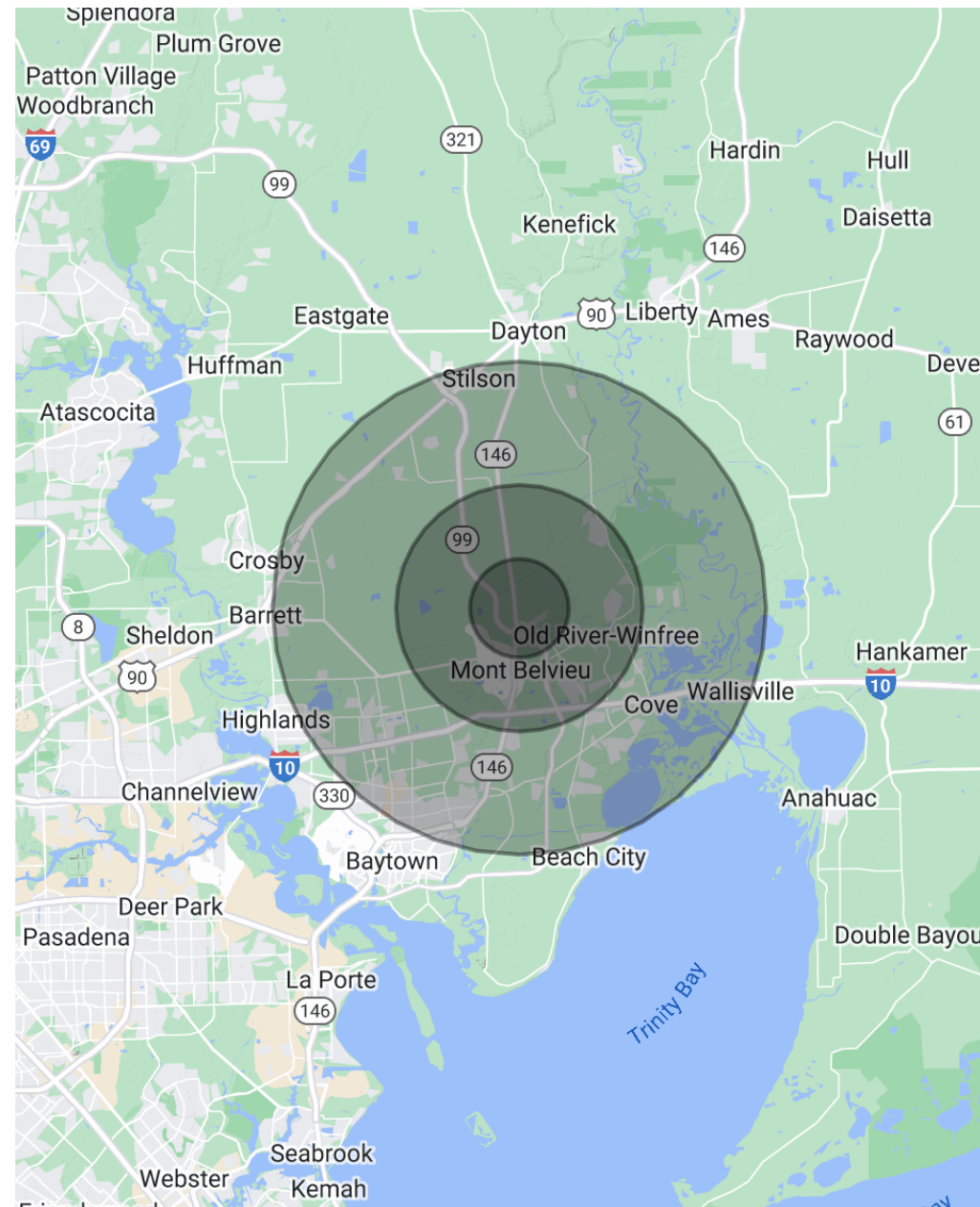
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DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	2,784	16,431	107,551
Average Age	40.7	37.8	35.5
Average Age (Male)	42.5	38.9	35.1
Average Age (Female)	40.4	37.5	36.2

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,044	5,600	36,285
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$131,053	\$117,438	\$98,912
Average House Value	\$258,291	\$245,278	\$188,557





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