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# For sale

±302.28 acres at Port  
of Brownsville, TX

 **JLL** SEE A BRIGHTER WAY



## Property overview



### Land area

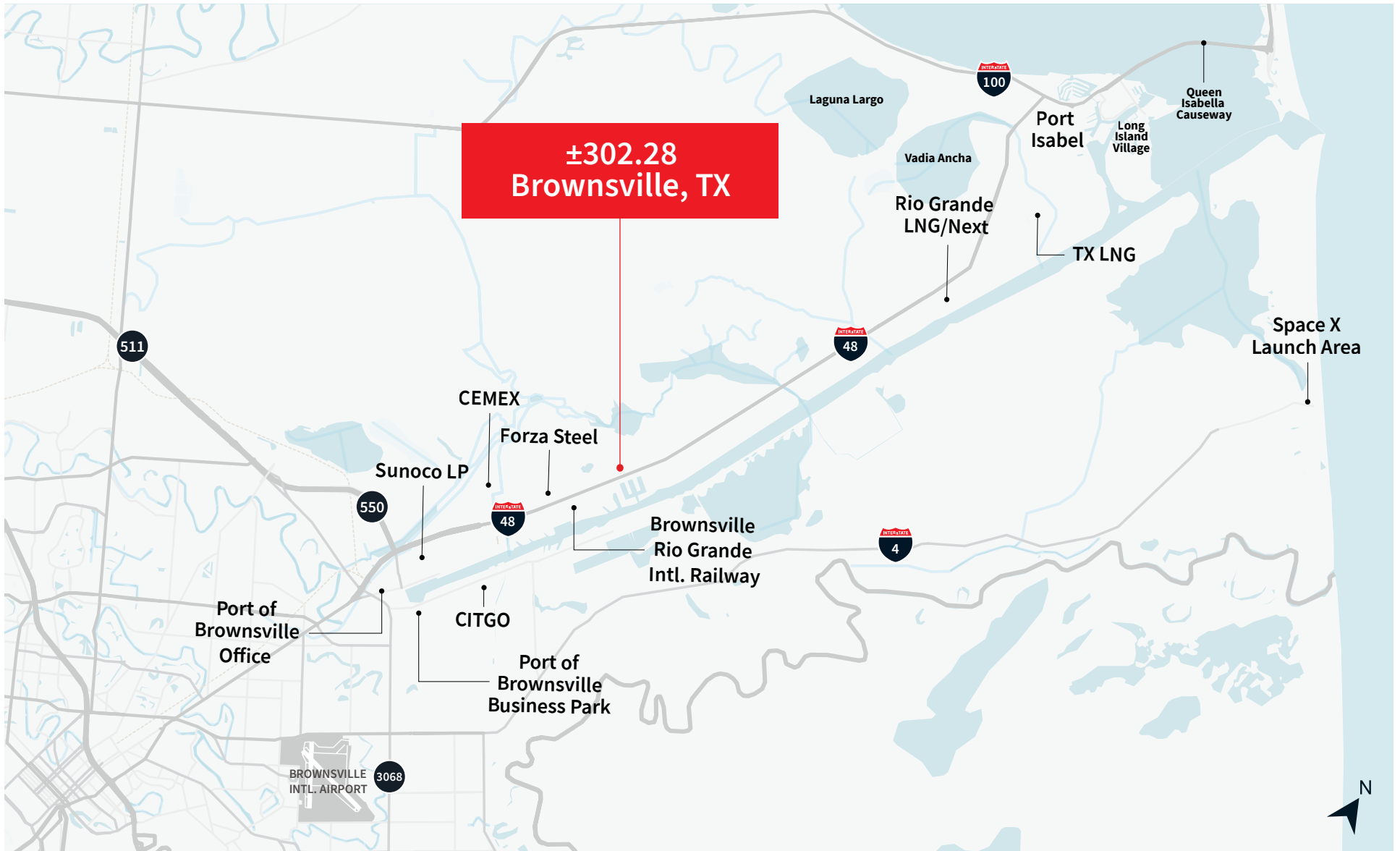
- $\pm 302.28$  acres
- Level topography
- $\pm 400$  acres contiguous to North potentially available for ground lease only for a total of  $\pm 702.28$  acres

### Access

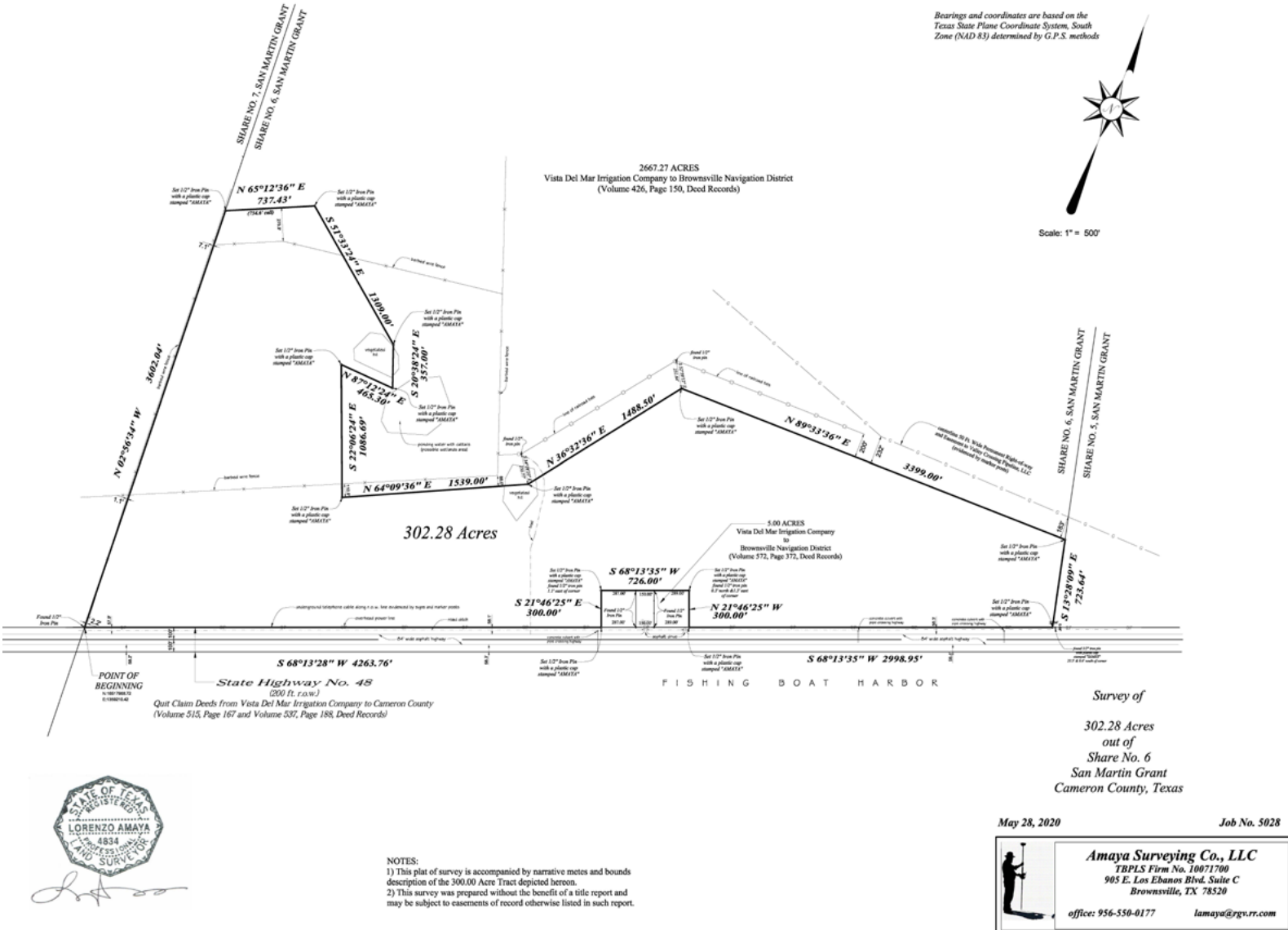
- Via State Highway No. 48 (Brownsville Port Isabel Hwy)
- Distance from State Highway 550:  $\pm 3$  miles
- Located within the Port of Brownsville providing access to 6 liquid cargo docks, 13 cargo docks, access to Brownsville & Rio Grande International Railway with 3 Class 1 Railroads (UP, BNSF and CPCK), and connection to the USMCA Corridor

<b>Frontage</b>	<ul style="list-style-type: none"><li>• 2,998.95 ft and 4,263.76 ft on State Highway No. 48 South</li></ul>
<b>Zoning</b>	<ul style="list-style-type: none"><li>• No known zoning restrictions</li><li>• The site is within Cameron County Foreign Trade Zone (FTZ) No. 62 - The Port of Brownsville is the grantee for Foreign Trade Zone No. 62, one of the largest FTZs in Texas, and within the county</li></ul>
<b>Utilities</b>	<ul style="list-style-type: none"><li>• Water and wastewater – Brownsville Navigation District</li><li>• Electricity – Available along State Highway 48</li><li>• Natural gas – Pipeline borders northern end of property</li></ul>
<b>Surrounding land use</b>	<ul style="list-style-type: none"><li>• State Highway 48 and Brownsville Ship Channel (South)</li><li>• Forza Steel Project (West) - \$60 million manufacturing facility across State Highway 48 from the Keppel AmFELS yard</li><li>• BND Business Park (Southwest/South of Brownsville Ship Channel) - 118 acre shovel ready site</li><li>• Rio Grande LNG Plant Construction (Northeast/North of Brownsville Ship Channel) - On 984 acres, the plant will be the largest privately funded infrastructure project in Texas</li><li>• Texas LNG Export Facility (Port of Brownsville north shore)</li><li>• SpaceX Starbase, oca Chica, TX</li></ul>
<b>Flood plain designation</b>	<ul style="list-style-type: none"><li>• Special Flood Hazard Area subject to flooding by the 1% (100-year) annual chance flood</li><li>• Zone AE with Base Flood Elevations 9-12 ft</li></ul>

## Surrounding land use



Survey



## Port of brownsville at a glance

The Port of Brownsville, is the only deepwater seaport directly on the U.S.-Mexico border and offers strategic transportation advantages including convenient highway access with connections to Interstate 69 via State Highway 550 (future Interstate 169) and State Highway 48, facilitating easy cross-border cargo transport with Mexico. Located just 7.4 miles from the Veterans International Commercial Bridge and 29 miles from the Free Trade Commercial Bridge at Los Indios, the port's proximity to key border crossings enhances its role as a vital logistics hub.

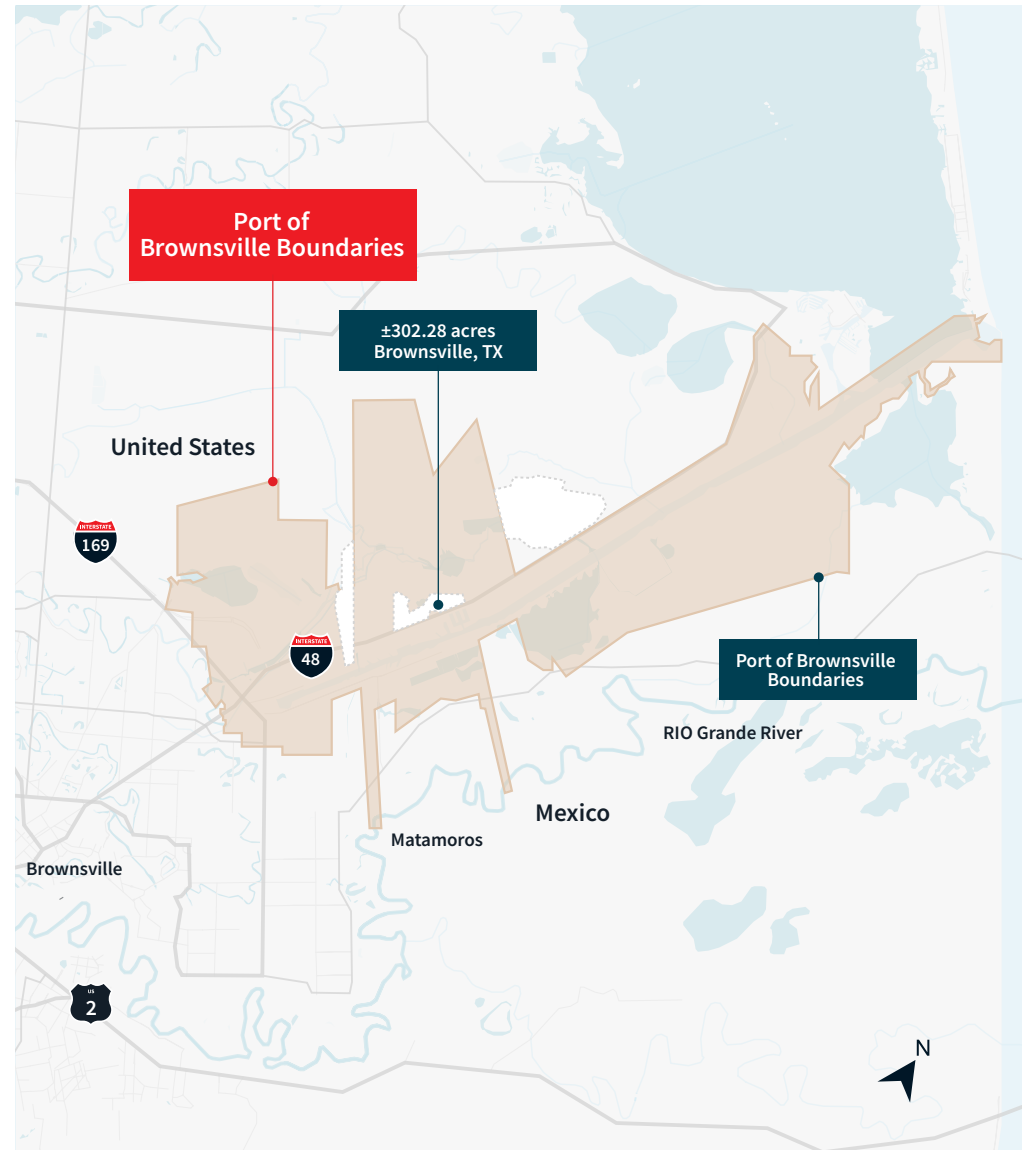
### Port of Brownsville facilities

- 13 Cargo docks
- 6 Liquid cargo docks
- 39ft Current vessel draft

### Primary commodities

Steel slabs, plates, wire rod, hot and cold rolled steel, beams, pipe, pig iron, ingots, and chrome ore. Petroleum, including lubricants, gasoline, jet fuel, diesel, No. 6 oil, naphtha, vacuum gas oils. Wax, latex, asphalt, aluminum, machinery, wind energy components, barite, pet coke, scrap metals, limestone, sand, grain, sugar, rutile ore, bauxite, minerals, cement, salt.

**Source:** Portofbrownsville.com





## Location highlights

Brownsville, the county seat of Cameron County and Texas' 16th most populous city, is situated at the southernmost tip of Texas on the Rio Grande's northern bank, directly opposite Matamoros, Mexico. The city is part of the Rio Grande Valley, a region spanning 1,881 square miles with a population of about 1.5 million across 46 cities and towns, known for its strong personal and professional ties with the neighboring Mexican states of Tamaulipas and Nuevo Leon.

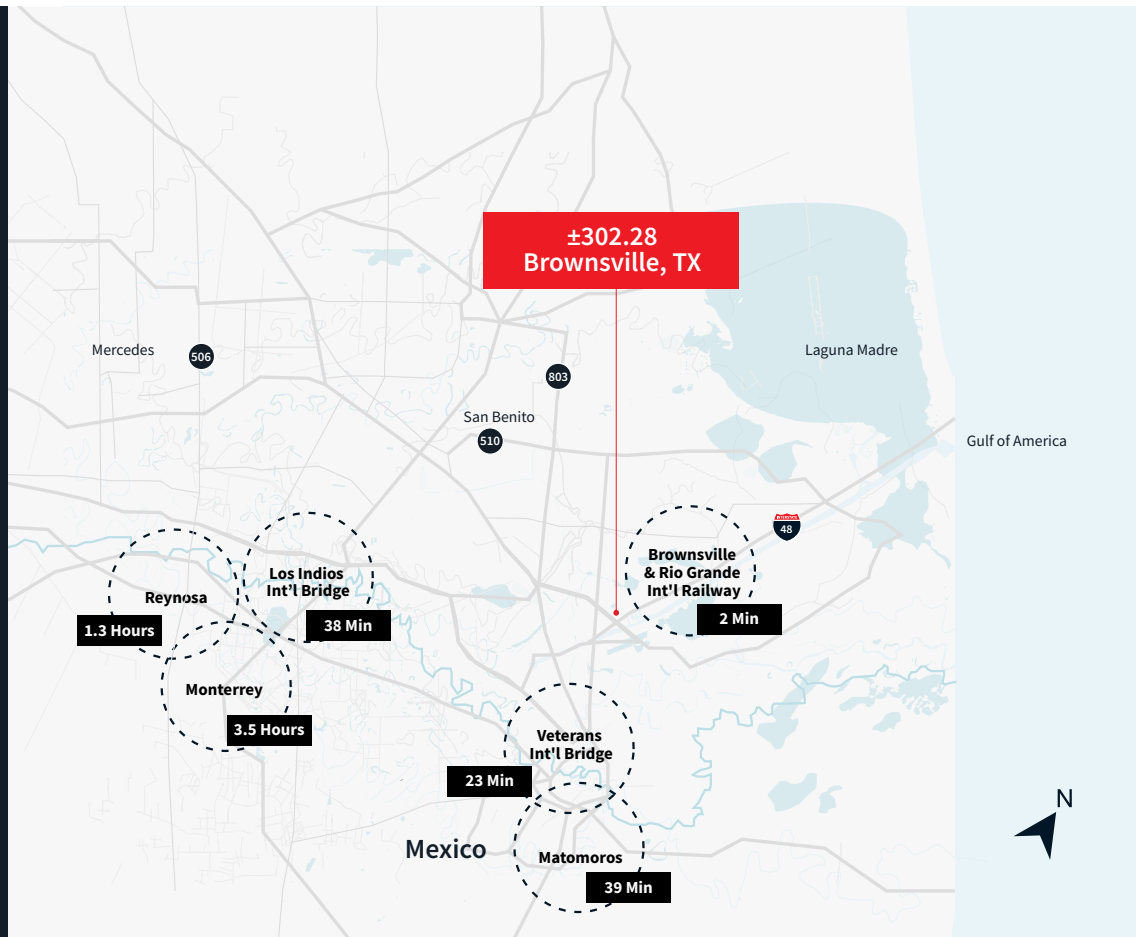
### Drive times

#### United States

Brownsville & Rio Grande Int'l Railway	2 min
Veterans Int'l Bridge	23 min
Los Indios Int'l Bridge	38 min
Laredo	3.5 Hrs
San Antonio	4 Hrs
Austin	5.5 Hrs
Houston	5.5 Hrs
Dallas	8 Hrs

#### Mexico

Matamoros	39 min
Reynosa	1.3 Hrs
Monterrey	3.5 Hrs



# ±302.28 acres at Port of Brownsville, TX

## JLL

**Mark Nicholas, SIOR***Executive Vice President*

mark.nicholas@jll.com

+1 713 805 6330

**Will Clay***Executive Vice President*

will.clay@jll.com

+1 713 503 1027

**Davis Adams***Managing Director*

davis.adams@jll.com

+1 713 852 3558

**Jorge Ortega, SIOR***Director, Industrial Services MEX*

jorge.ortega@jll.com

+52 812 002 8983

**Angela Watford***Associate*

angela.watford@jll.com

+1 713 425 1848

**Martin Gutierrez***Associate*

martin.gutierrez@jll.com

+1 713 212 6500