

PRICE REDUCTION

11604 & 11701 STRANG RD FOR SALE

BAYTOWN

LA PORTE, TX

HWY 146



±35.136 GROSS ACRES FOR SALE

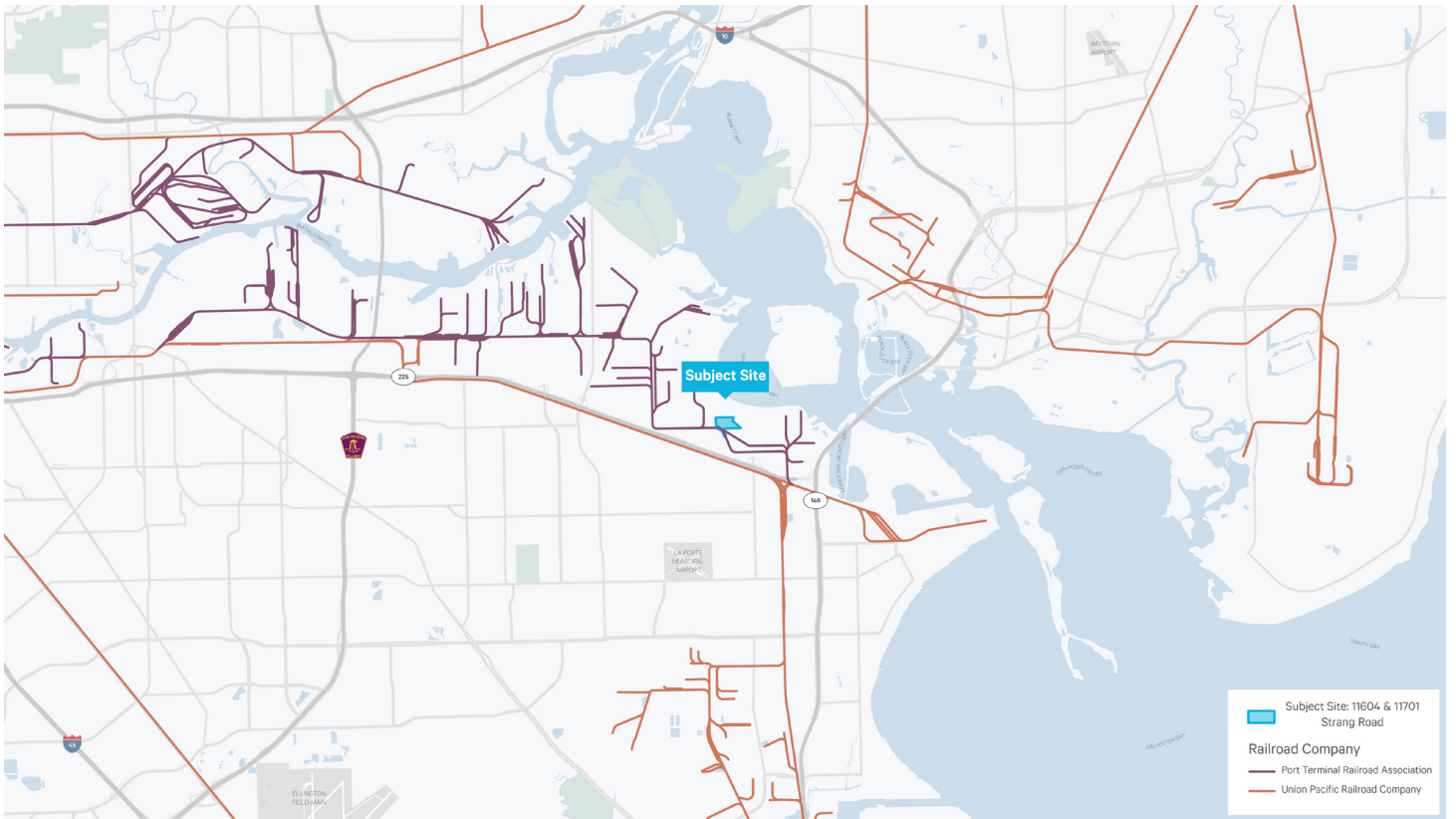
DIVISIBLE FROM ±9.09 / ±26.04

- Out of the 500-year Floodplain
 - Site Elevation +/-25' Above Sea Level
 - Multiple Product Lines in Immediate Proximity
 - Heavy Industrial Area with Robust Utilities
 - Marine Tank Storage Available with Adjacent Terminal Owners
 - Rail Access Possible
 - Excellent Access to Hwy. 225 and Hwy. 146
 - Located in Battleground Industrial District.
 - Possible connection to CIWA.
- Asking Price: ~~\$10.00/SF~~ \$8.00/SF gross

STRANG RD. LA PORTE, TX

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RAIL MAP



SITE PLAN





Lubrizol

**Chevron
Phillips**
Chemical Company LLC

PRAXAIR

SOLVAY
asking more from chemistry®

Braskem


KATOEN NATIE

XPOLogistics



±35.136 ACRES

11604 & 11701
STRANG RD.

11604 & 11701 STRANG RD.

L A P O R T E , T X

FOR ADDITIONAL INFORMATION
PLEASE CONTACT:

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