



**BUSINESS
DEVELOPMENT**

TEXAS

Gulf Inland Logistics Park

Dayton, Texas

350 Pine Street
Beaumont, Texas 77701

Phone: 1-800-729-7483
txed@entergy.com

entergy-texas.com

Contents

Aerial Site Map

Transportation, Regional

Transportation, Immediate Vicinity

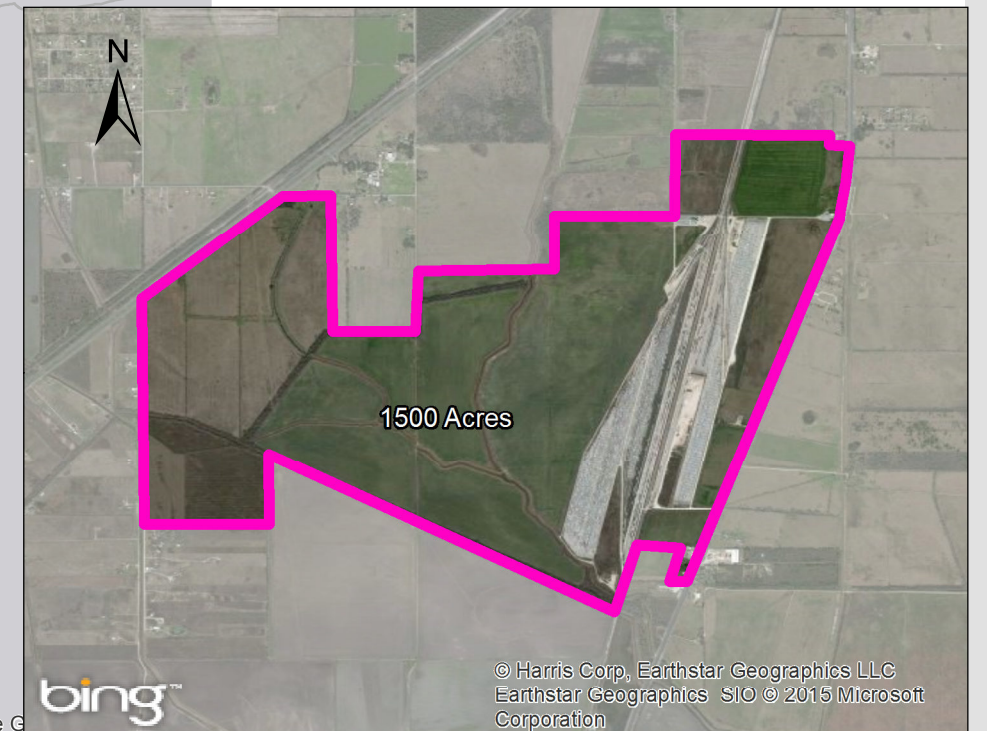
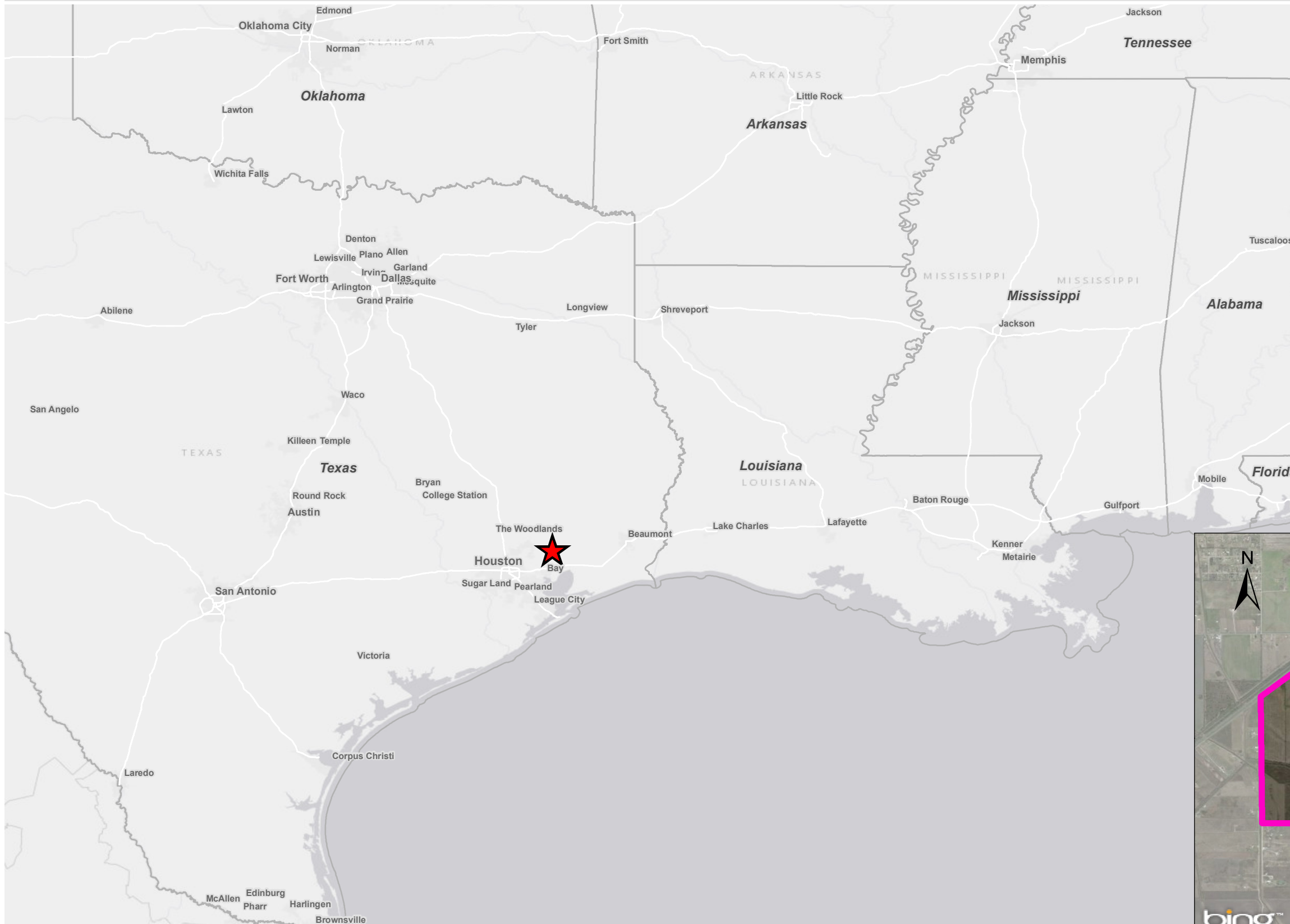
Elevation Contours

FEMA Flood Hazard

National Wetlands Inventory

Pipeline Infrastructure

Entergy's Electrical Infrastructure



Note: Select Census Designated Places >= 60,000 Population

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TEXAS

Gulf Inland Logistics Park

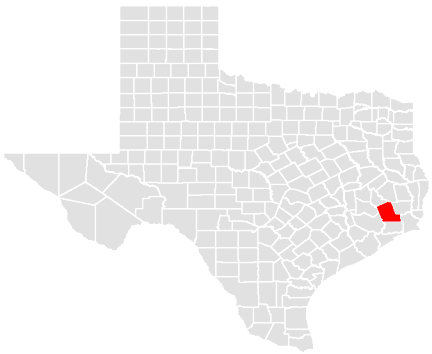
Aerial Site Map

350 Pine Street
Beaumont, Texas 77701

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LIBERTY COUNTY



VICINITY



LEGEND

 Property Boundary

NOTE

These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

SOURCE

Source:
- Aerial Imagery by Bing Maps

Date: 12/7/2015

0 1,000 2,000 4,000
Feet

0 360 720 1,440
Meters



Summary

Gulf Inland Logistics Park is a multi-modal transportation and logistics center, featuring more than 1500 acres of available land to meet the needs of today's logistics, transportation, & manufacturing businesses. It is uniquely situated in the Gulf transportation network to provide the most expedient access to the nation's highway and rail systems.





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TEXAS

Gulf Inland Logistics Park

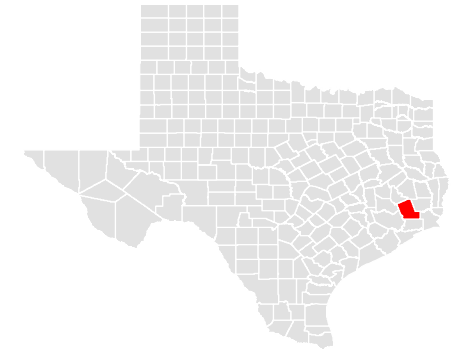
Transportation, Regional

350 Pine Street
Beaumont, Texas 77701

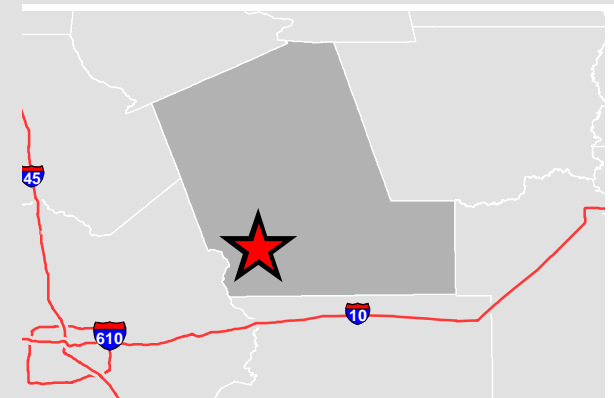
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LIBERTY COUNTY



VICINITY



LEGEND

- Gulf Inland Logistics Park
- Airports
- Ports
- Rail
- Interstate
- U.S.

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SOURCE

Date: 9/14/2015

Source:
- ESRI; Census, 2010; Vanderbilt Engineering Center for Transportation Operations and Research Vanderbilt University, 2011; US Army Corps of Engineers; Bureau of Transportation Statistics, 2014

0 3.75 7.5 15
Miles

0 7 14 28
Kilometers



Summary

Gulf Inland Logistics Park has access via US Highway 90 to Houston and the region via I-10, I-45, US Highway 59, and Beltway 8.

Direct connections to the BNSF Railway and Union Pacific Railroad.

Fronting Highway 90 and Highway 146 provides a direct route to the Houston Ship Channel.



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Gulf Inland Logistics Park

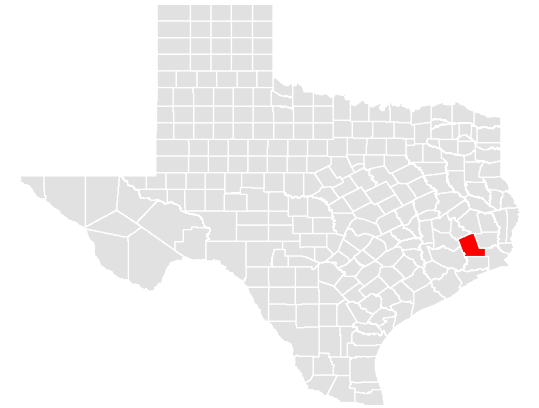
Transportation, Immediate Vicinity

350 Pine Street
Beaumont, Texas 77701

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LIBERTY COUNTY



VICINITY



LEGEND

- Property Boundary
- Dayton Corporate Limit
- Navigable Waterways
- Union Pacific Railroad
- Highways**
 - U.S.
 - State recognized

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SOURCE

Source:
- Census Tiger Data, 2014; ESRI; US Army Corps of Engineers;
Vanderbilt Engineering Center for Transportation Operations and
Research Vanderbilt University, 2011

Date: 9/14/2015

0 2,500 5,000 10,000
Feet

0 900 1,800 3,600
Meters



Summary

Gulf Inland Logistics Park is located adjacent to US Highway 90, Highway 146, and proposed future Grand Parkway, which provide direct connections to Interstate 10, Interstate 45, Beltway 8 and US Highway 59.

Rail service is provided by CMC Railroad, the BNSF Railway, and the Union Pacific Railroad Gulf Inland Logistics Park is located in Baytown Subdivision 1 mile south of the BNSF/Union Pacific mainline connecting Houston to New Orleans and beyond.



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Gulf Inland Logistics Park

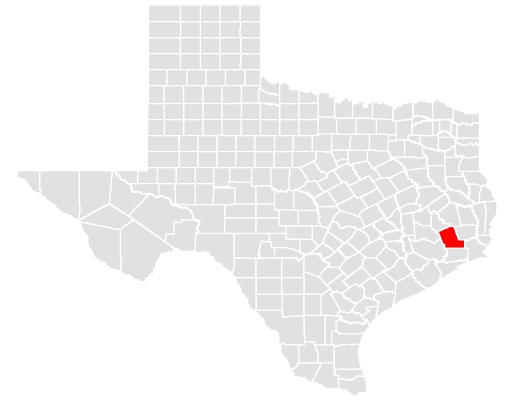
Elevation Contours

350 Pine Street
Beaumont, Texas 77701

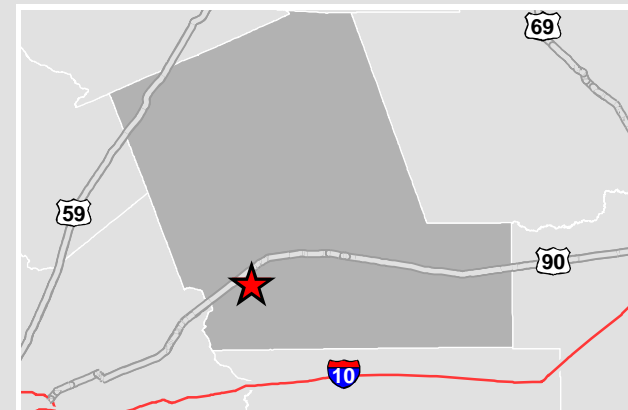
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LIBERTY COUNTY



VICINITY



LEGEND

- Property Boundary
- Elevation Contour (ft.)**
- 50
 - 55
 - 60
 - 65
 - 70

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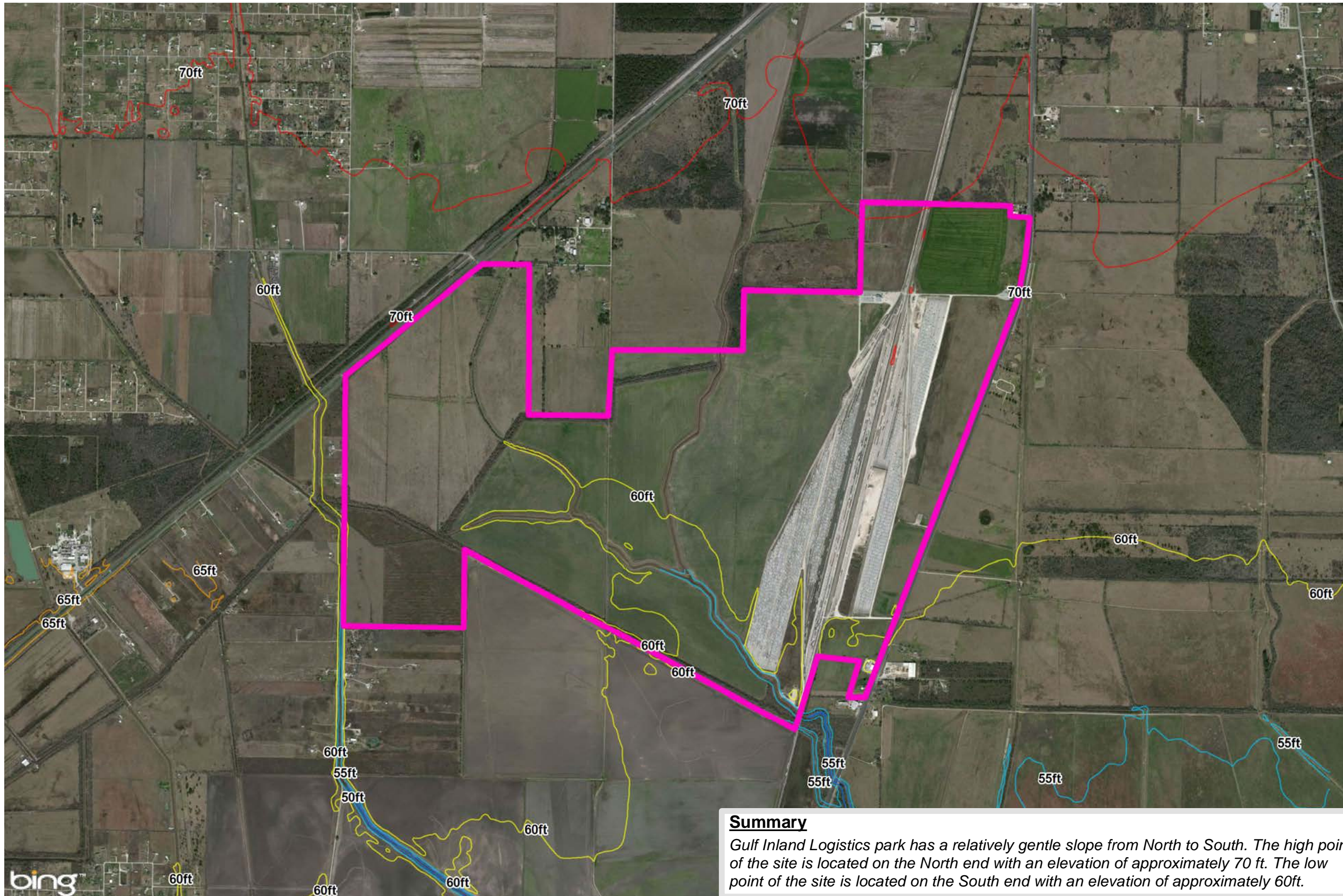
SOURCE

Source:
- Aerial Imagery by Bing Maps
- Contours by USGS

Date: 9/15/2015

0 1,000 2,000 4,000
Feet

0 360 720 1,440
Meters



Summary

Gulf Inland Logistics park has a relatively gentle slope from North to South. The high point of the site is located on the North end with an elevation of approximately 70 ft. The low point of the site is located on the South end with an elevation of approximately 60ft.



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TEXAS

Gulf Inland Logistics Park

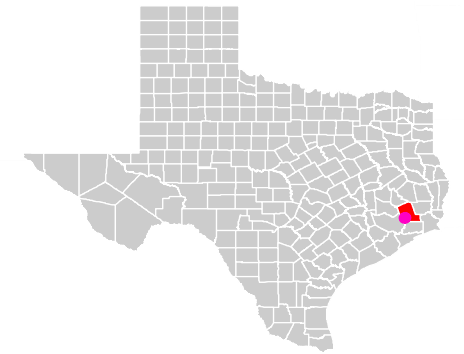
FEMA Flood Hazard

350 Pine Street
Beaumont, Texas 77701

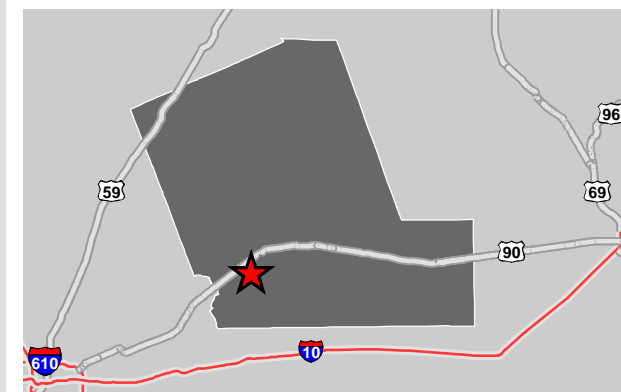
Phone: 1-800-729-7483
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LIBERTY COUNTY



VIEW EXTENT



LEGEND

- Property Boundary
- Flood Hazard**
 - A,
 - AE, FLOODWAY
 - X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - X, AREA OF MINIMAL FLOOD HAZARD

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SOURCE

Source:
- Aerial Imagery by Bing Maps
- National Flood Hazard Layer

Date: 9/15/2015

0 1,500 3,000 6,000
Feet

0 540 1,080 2,160
Meters



Summary

Gulf Inland Logistics Park is located in Zone X Unshaded flood zone. Zone X Unshaded is the areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance (or 500-year) flood.



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Gulf Inland Logistics Park

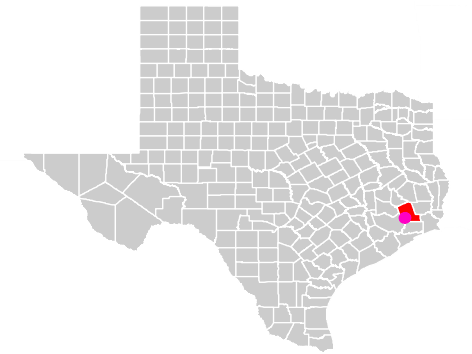
National Wetlands Inventory

350 Pine Street
Beaumont, Texas 77701

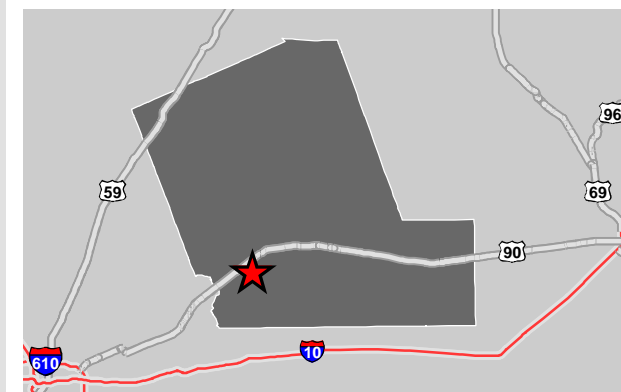
Phone: 1-800-729-7483
txed@entergy.com

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LIBERTY COUNTY



VIEW EXTENT



LEGEND

- Property Boundary
- Wetland Type
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Other
 - Riverine

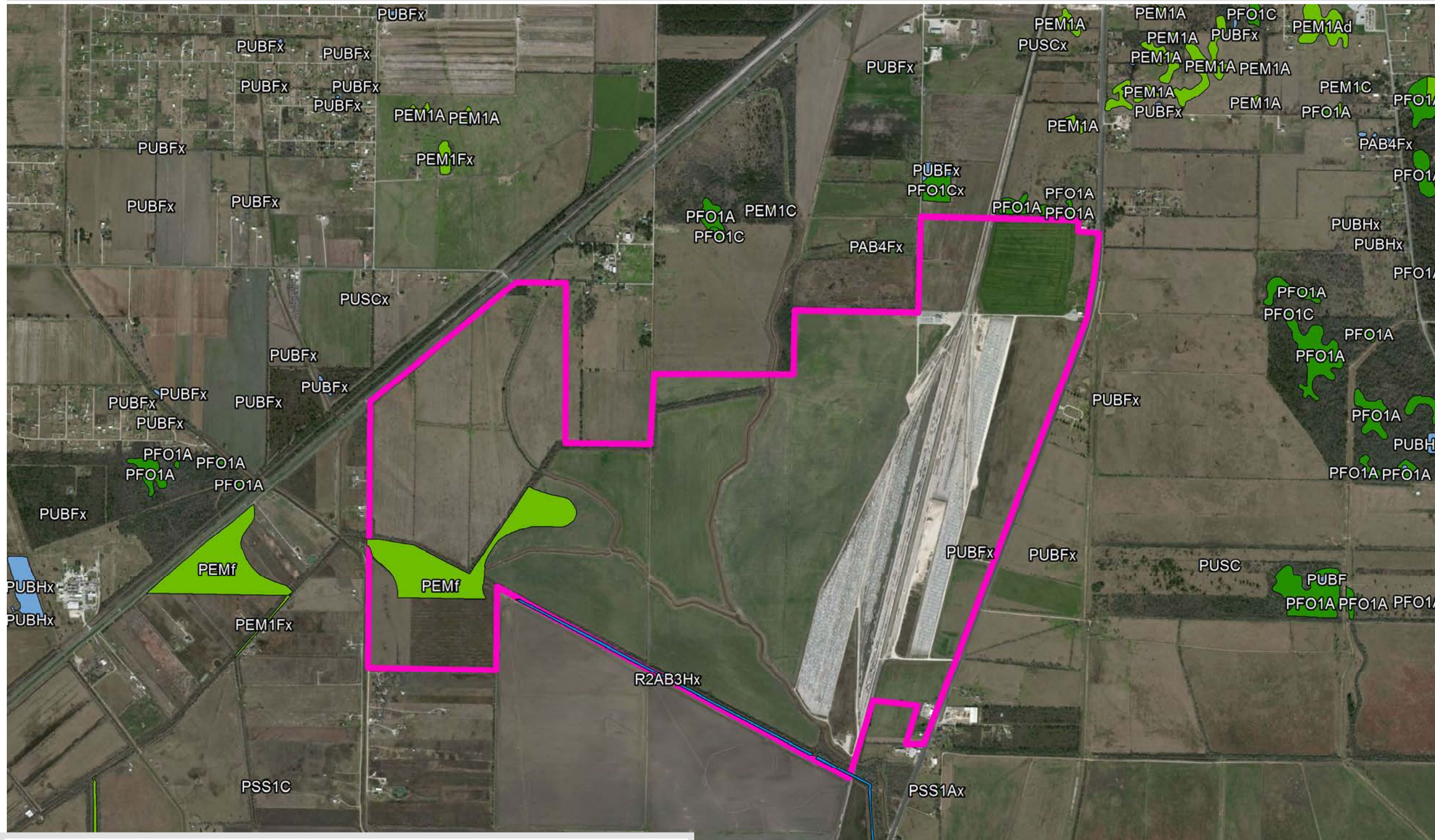
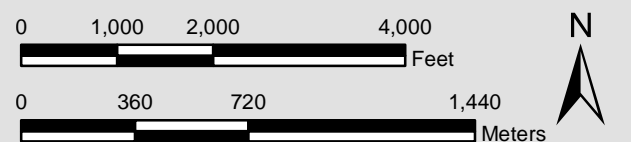
NOTE

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SOURCE

Source:
- Aerial Imagery by Bing Maps
- National Wetland Inventory (2015)

Date: 9/15/2015



The National Wetlands Inventory Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

Summary

The National Wetland Inventory shows a Freshwater Emergent Wetland area on the southwest end of the property, PEMf is Palustrine, Emergent, Semipermanently Flooded. R2AB3Hx is Riverine, Lower Perennial, Aquatic Bed, Rooted Vascular.



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Gulf Inland Logistics Park

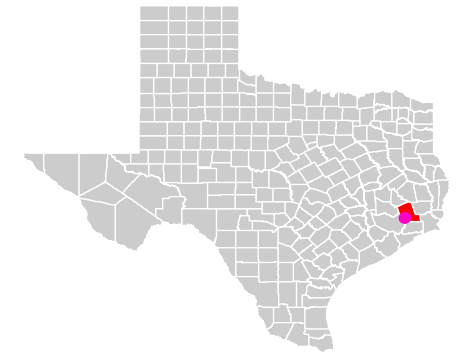
Pipeline Infrastructure

350 Pine Street
Beaumont, Texas 77701

Phone: 1-800-729-7483
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entergy-texas.com

LIBERTY COUNTY



VIEW EXTENT



LEGEND

- Property Boundary
- Area of Study
- PIPELINES**
- Empty
 - Crude Oil
 - Hazardous Volatile Liquid
 - Liquefied Natural Gas
 - Natural Gas
 - Product

NOTE

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SOURCE

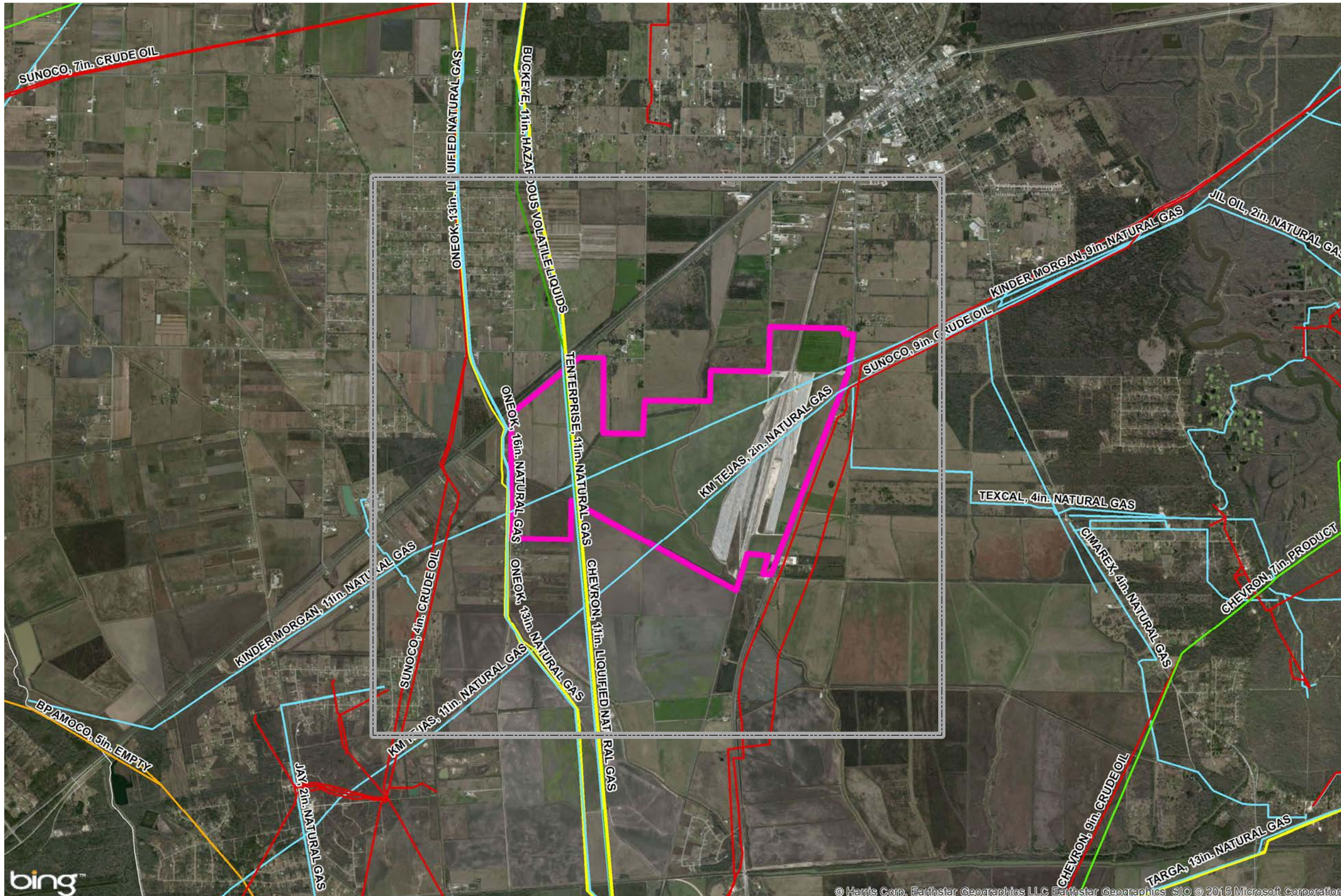
Source:
- Aerial Imagery by Bing Maps
- Pipelines by HTSI

Date: 9/30/2015

1:48,000

0 2,000 4,000 8,000
Feet

0 720 1,440 2,880
Meters



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Hazardous Liquid Pipelines
(within study area of Gulf Inland Site)

OPERATOR NAME	SYSTEM NAME	COMMODITY CATEGORY	COMMODITY DESCRIPTION	INTERSTATE DESIGNATION	PIPELINE STATUS CODE	GENERAL PERSON TO CONTACT	GENERAL ADDRESS	GENERAL PHONE/FAX/EMAIL
SUNOCO PIPELINE L.P.	DISTRICT 01 - SOUR LAKE	Crude Oil		N	Retired	Kevin Docherty(Manager ? Public Awareness)	525 Fritztown Road,Null, Sinking Spring PA 19608	Phone: (610) 670-3266 Null Fax: Null Email: kedocherty@sunocologistics.com
ONEOK NGL PIPELINE, LLC	FERC ARBUCKLE EXPRESS	Natural Gas Liquids	HVL	N	In Service	Neal Jones(DOT Compliance Coordinator)	2001 South Highway 81,Null, Medford OK 73759	Phone: (580) 395-6304 Null Fax: Null Email: Neal.Jones@oneok.com
ONEOK NGL PIPELINE, LLC	STERLING LINES PIPELINE SYSTEM	Natural Gas Liquids	HVL	Y	In Service	Neal Jones(DOT Compliance Coordinator)	2001 South Highway 81,Null, Medford OK 73759	Phone: (580) 395-6304 Null Fax: Null Email: Neal.Jones@oneok.com
CHEVRON PIPE LINE CO	WEST TEXAS LPG	Liquefied Petroleum Gas	LIQUEFIED PETROLEUM GAS	Y	In Service	Null Null(Null)	4800 Fournace,Null, Bellaire TX 77401	Phone: (877) 596-2800 Null Fax: Null Email: GarySaenz@chevron.com
BUCKEYE DEVELOPMENT & LOGISTICS, LLC	WLK-MBLV-10	Other HVLS	ETHYLENE	N	In Service	Claudia Pankowski(Director, Regulatory Compliance)	Five TEK Park,9999 Hamilton Blvd., Breinigsville PA 18031	Phone: (610) 904-4113 Null Fax: Null Email: CPankowski@buckeye.com
SUNOCO PIPELINE L.P.	DISTRICT 01 - SOUR LAKE	Empty Liquid		N	In Service	Kevin Docherty(Manager ? Public Awareness)	525 Fritztown Road,Null, Sinking Spring PA 19608	Phone: (610) 670-3266 Null Fax: Null Email: kedocherty@sunocologistics.com
SUNOCO PIPELINE L.P.	DISTRICT 01 - SOUR LAKE	Crude Oil		N	Retired	Kevin Docherty(Manager ? Public Awareness)	525 Fritztown Road,Null, Sinking Spring PA 19608	Phone: (610) 670-3266 Null Fax: Null Email: kedocherty@sunocologistics.com
SUNOCO PIPELINE L.P.	DISTRICT 01 - SOUR LAKE GATHERING - 3SW	Crude Oil		N	Retired	Kevin Docherty(Manager ? Public Awareness)	525 Fritztown Road,Null, Sinking Spring PA 19608	Phone: (610) 670-3266 Null Fax: Null Email: kedocherty@sunocologistics.com
ONEOK NGL PIPELINE, LLC	STERLING LINES PIPELINE SYSTEM	Natural Gas Liquids	HVL	Y	In Service	Neal Jones(DOT Compliance Coordinator)	2001 South Highway 81,Null, Medford OK 73759	Phone: (580) 395-6304 Null Fax: Null Email: Neal.Jones@oneok.com
ENTERPRISE PRODUCTS OPERATING LLC	TEXAS EXPRESS PIPELINE SYSTEM	Natural Gas Liquids	Y-GRADE	Y	In Service	Mike McLaughlin(Senior Manager, Public Awareness & Damage Prev)	1100 Louisiana,Null, Houston TX 77002	Phone: (713) 381-2802 Null Fax: Null Email: MMclaughlin@eprod.com
CHEVRON PIPE LINE CO	WEST TEXAS LPG	Liquefied Petroleum Gas	LIQUEFIED PETROLEUM GAS	Y	In Service	Null Null(Null)	4800 Fournace,Null, Bellaire TX 77401	Phone: (877) 596-2800 Null Fax: Null Email: GarySaenz@chevron.com
ENTERPRISE PRODUCTS OPERATING LLC	PANOLA	Natural Gas Liquids	Y-GRADE	N	In Service	Mike McLaughlin(Senior Manager, Public Awareness & Damage Prev)	1100 Louisiana,Null, Houston TX 77002	Phone: (713) 381-2802 Null Fax: Null Email: MMclaughlin@eprod.com

Gas Transmission Pipelines
(within study area of Gulf Inland Site)

OPERATOR NAME	SYSTEM NAME	COMMODITY CATEGORY	COMMODITY DESCRIPTION	INTERSTATE DESIGNATION	PIPELINE STATUS CODE	GENERAL PERSON TO CONTACT	GENERAL ADDRESS	GENERAL PHONE/FAX/EMAIL
KINDER MORGAN TEXAS PIPELINE CO	DIVISION 5	Natural Gas	NATURAL GAS	N	In Service	DENNIS WAMSLEY(DIRECTOR OPS DIVISION 5)	17057 FM 1485,Null, NEW CANEY TX 77357	Phone: (281) 689-4510 Null Fax: (713) 495-2768 Email: DENNIS_WAMSLEY@KINDERMORGAN.COM
ABANDONED		31451 Empty Gas		N	Abandoned	Null Null(Null)	NA,NA, NA VA 0	Phone: (703) 317-6294 Null Fax: Null Email: npms@dot.gov
KINDER MORGAN TEJAS PIPELINE	DIVISION 5	Natural Gas	NATURAL GAS	N	In Service	DENNIS WAMSLEY(DIRECTOR OPS DIVISION 5)	17057 FM 1485,Null, NEW CANEY TX 77357	Phone: (281) 689-4510 Null Fax: (713) 495-2768 Email: Dennis_Wamsley@kindermorgan.com
KINDER MORGAN TEXAS PIPELINE CO	DIVISION 5	Natural Gas	NATURAL GAS	N	In Service	DENNIS WAMSLEY(DIRECTOR OPS DIVISION 5)	17057 FM 1485,Null, NEW CANEY TX 77357	Phone: (281) 689-4510 Null Fax: (713) 495-2768 Email: DENNIS_WAMSLEY@KINDERMORGAN.COM
ABANDONED	SOUTH REGION	Empty Gas		N	Abandoned	Null Null(Null)	NA,NA, NA VA 0	Phone: (703) 317-6294 Null Fax: Null Email: npms@dot.gov
ABANDONED	HUNTSMAN DAYTON-TRANSMISSION	Empty Gas		N	Abandoned	Null Null(Null)	NA,NA, NA VA 0	Phone: (703) 317-6294 Null Fax: Null Email: npms@dot.gov



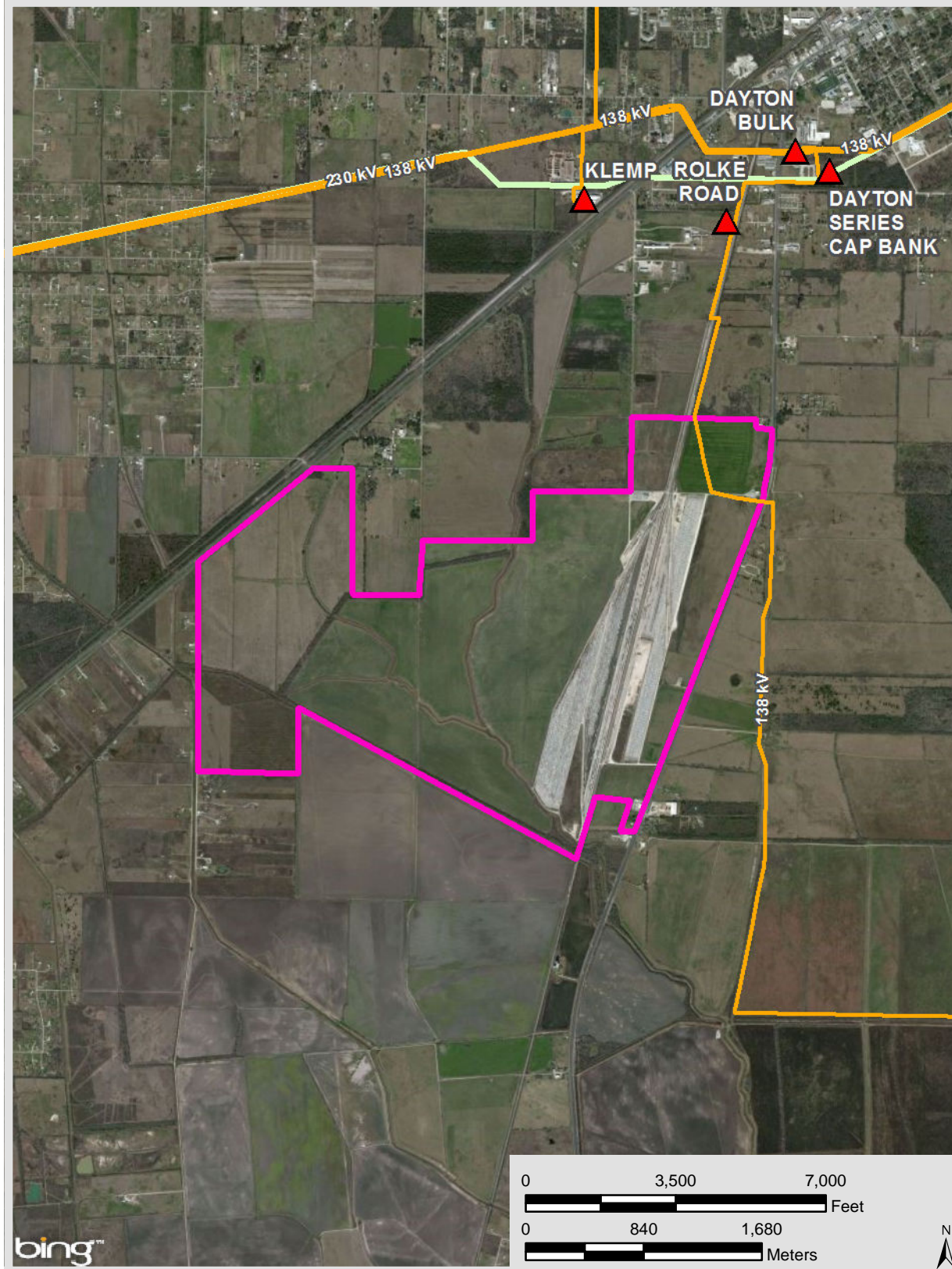
BUSINESS
DEVELOPMENT
TEXAS

Gulf Inland Logistics Park

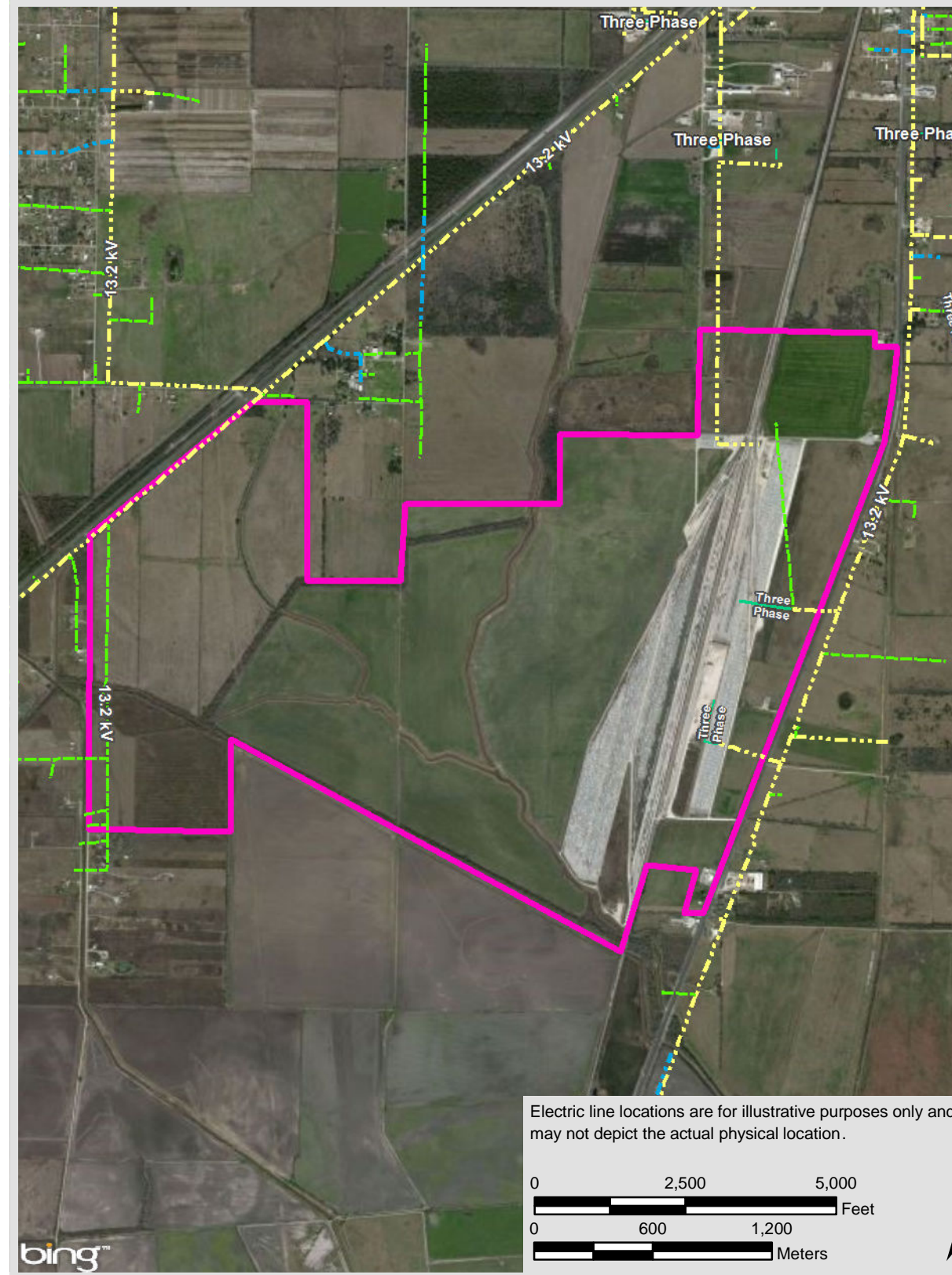
Entergy's Electrical Infrastructure

350 Pine Street
Beaumont, Texas 77701
Phone: 1-800-729-7483
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entergy-texas.com

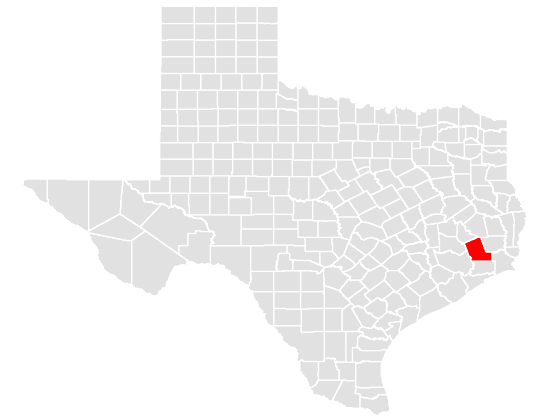
TRANSMISSION



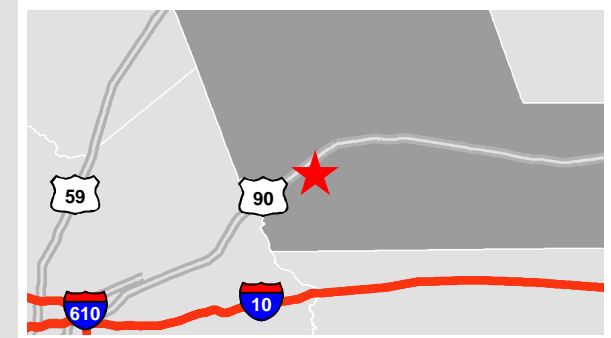
DISTRIBUTION



LIBERTY COUNTY



VICINITY



LEGEND

- Property Boundary
- Transmission**
 - Substations
 - 230 kV
 - 138 kV
- Distribution**
 - Phase, Voltage**
 - Three Phase, 13.2 kV
 - Two Phase, 13.2 kV
 - Single Phase, 13.2 kV
 - Underground

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SOURCE

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Source: Transmission-Entergy, 2014;
Distribution-Entergy, 2014 & 2015

Created by: PCW
Date: 07/2015