

FOR LEASE

RAILESTATE: TRANSLOADING, RAILCAR
STORAGE, SIT, MANUFACTURING, &
OUTSIDE STORAGE

Conceptual Aerial

±375 Acres
(Divisible)

Phased
Delivery

BNSF
RAILWAY

±1,200
Railcar Spots

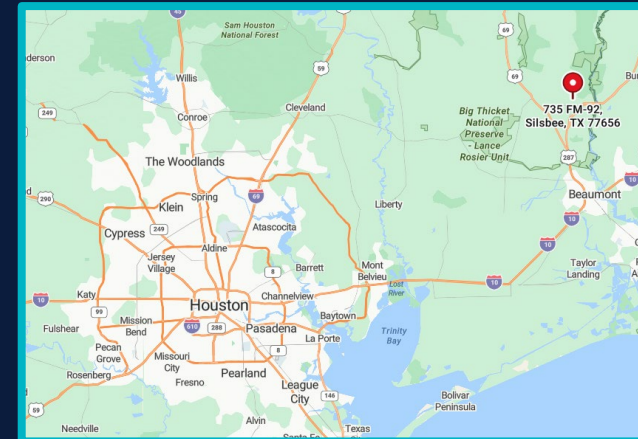
735 FM 92

Rail-Served Industrial Park: BNSF

735 FM 92 • SILSBEE, TX 77656 • BNSF – Conroe Subdivision

M&W REAL ESTATE

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CLR
Built for what's next

M&W
RailEstate

PROPERTY HIGHLIGHTS

735 FM 92 | SILSBEE, TX

±418,611

SQUARE FEET TOTAL

On 375 Acres (Divisible)

±1,152

RAILCAR SPOTS

Available

25,000 – 250,000

SQUARE FEET

Build-to-Suit Opportunity Available

KEY FEATURES

- Crane Served: Multiple 5T & 10T Cranes
- Warehouse Fire Suppression System
- Outside Storage
- On-Site Water Supply and Water-Towers; Up to 1,000 Gallons of Water per Minute
- Up to 13.8MW Substation On-Site
- 60’ Clear Height
- Grade-Level Dock & Dock High Loading
- Truck Scales
- Natural Gas, Water & Sewer
- Entirely Fenced & Secured
- > 9 Acres of Concrete Paved Yard Area
- Located within an Enterprise Zone

THE OPPORTUNITY

735 FM 92 | SILSBEE, TX

735 FM 92 is a ±418,611 SF rail-served industrial park on 375 acres in Silsbee, TX - positioned 35 miles north of the Port of Beaumont, the nation's #1 military export port and top liquid bulk cargo waterway. Directly served by BNSF Railway at its Silsbee Terminal crew-change point, the site offers ±1,000 railcar spots, 24-hour switching guarantee, full-service transloading for liquid and bulk commodities (HAZ and Non-HAZ), and railcar storage - making it a powerful first/last-mile logistics hub for Gulf Coast-bound freight.

With 350 of 375 acres available for development and build-to-suit options from 20,000 to ±418,611 SF, the property offers an on-site 13.8 MW substation, up to 2,000 GPM water capacity, 60' clear heights, crane-served bays (multiple 5T and 10T cranes), 9 acres of concrete-paved yard, truck scales, and an Enterprise Zone designation providing potential tax incentives and workforce development support - delivering unmatched infrastructure for heavy manufacturing and industrial logistics users serving the Golden Triangle corridor.

NEAR

Port of Beaumont

SERVED BY

BNSF Railway (Conroe)

REGION

Southeast Texas / Golden Triangle

STRATEGIC MARKET POSITION



Port of Beaumont

Just 35 miles away - the nation's #1 military export port and top liquid bulk cargo waterway - cargo moves efficiently via BNSF direct rail or US-96 truck.



US-96 Corridor Access

Direct frontage on US-96 connects the site to Beaumont (25 mi), Houston (85 mi), and Lake Charles (65 mi) - true multimodal road + rail flexibility.



Golden Triangle Corridor

Build-to-suit from 20,000–418,611 SF supports chemical manufacturers, bulk handlers, and energy-sector users serving the Golden Triangle's refinery complex

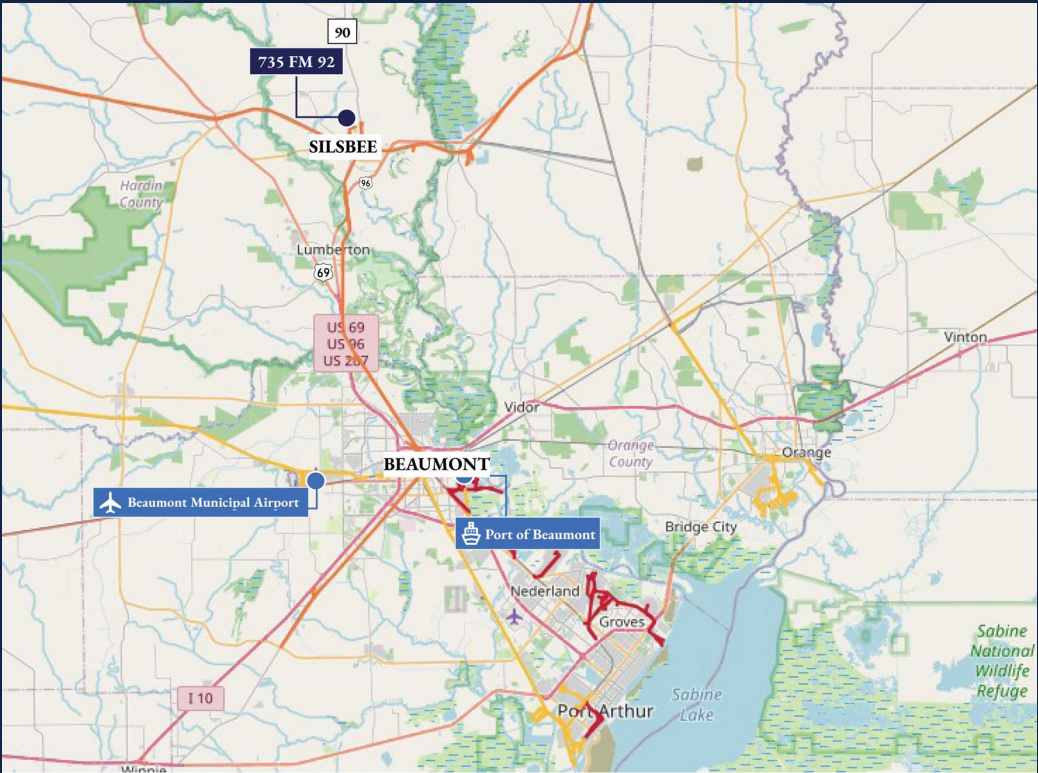


BNSF Crew Change Point

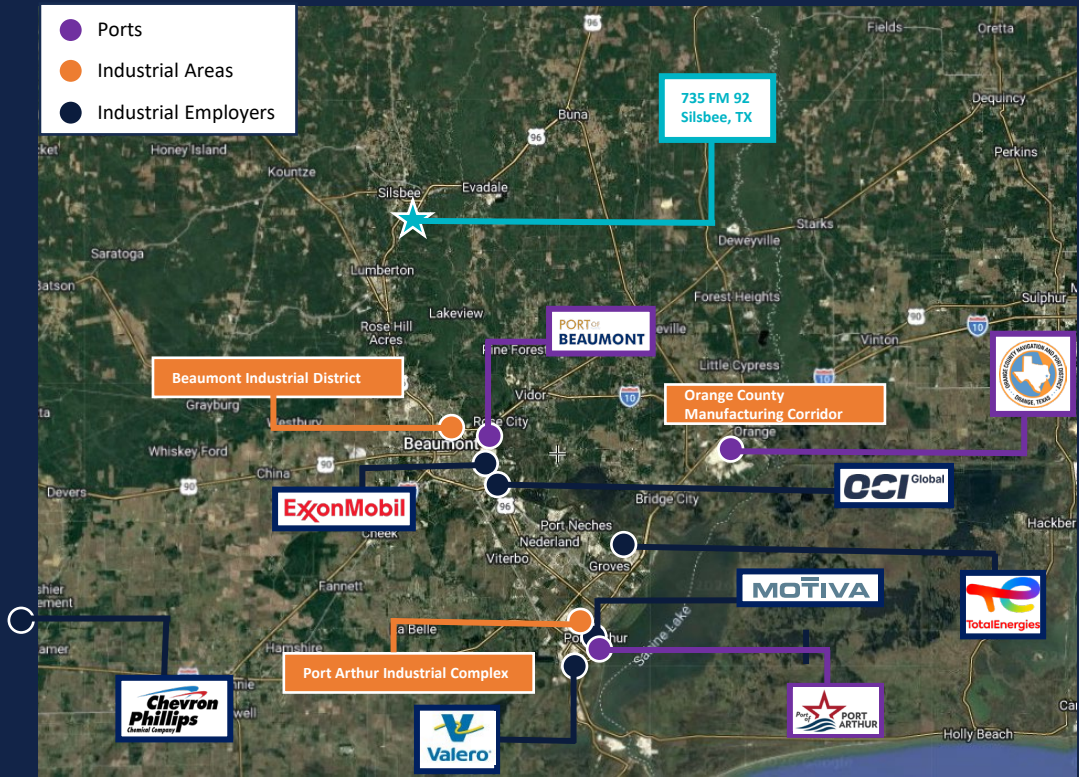
Adjacent to BNSF's Silsbee Terminal crew-change facility - delivering exceptional service frequency, 24-hour switching guarantee, and 800+ railcar spot capacity.

REGIONAL MARKET CONTEXT

SOUTHEAST TEXAS / GOLDEN TRIANGLE



SOUTHEAST TEXAS TRANSPORTATION NETWORK



SOUTHEAST TEXAS INDUSTRIAL & EXPORT INFRASTRUCTURE

WHY THIS LOCATION MATTERS:

This property is strategically positioned at the gateway to the Golden Triangle - home to the densest concentration of refining, petrochemical, and LNG export capacity in the United States. Served directly by BNSF Railway at its Silsbee crew-change terminal, the site provides seamless Class I rail connectivity to ExxonMobil Beaumont, Motiva Port Arthur (largest refinery in North America), TotalEnergies, Valero, BASF, Cheniere Sabine Pass LNG, Huntsman, and the Port of Beaumont — the nation's #1 military export port and top liquid bulk cargo waterway — all within a 35-mile radius.

PROPERTY HIGHLIGHTS

735 FM 92 | SILSBEE, TX



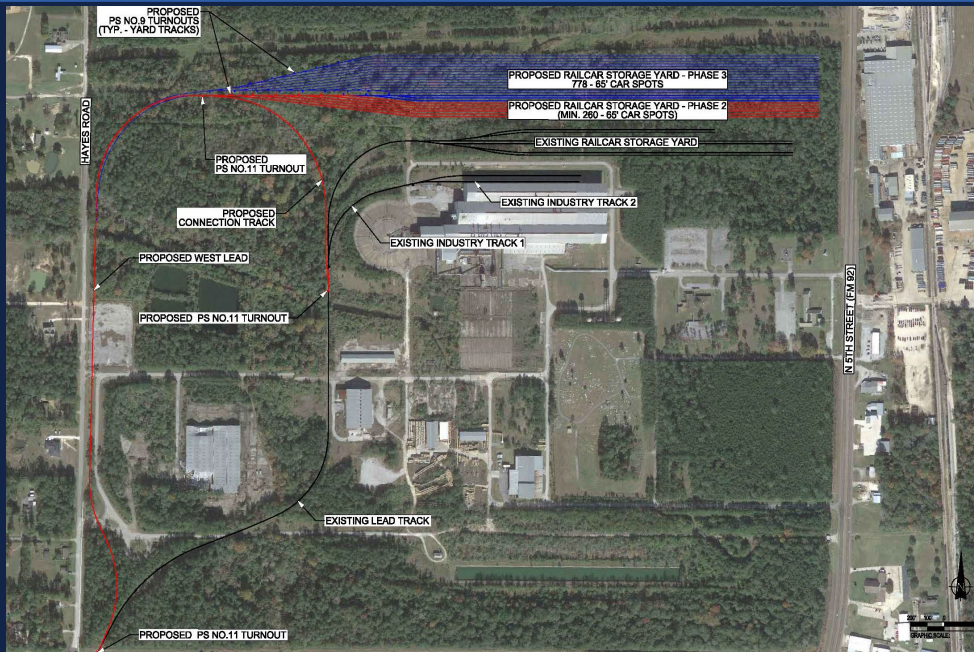
MAINTENANCE BUILDING

- ±36,155 Total SF – Rail Served
- Four (4) 5T Overhead Bridge Cranes
- Warehouse Fire Suppression System
- 25' Clear Height
- Thirteen (13) Grade-Level Loading Doors
- Natural Gas, Water, and Sewer
- Wash Bays
- Rail Capable

735 FM 92 Photos

CONCEPTUAL PLANS

SITE PLAN



BUILD-TO-SUIT



WATER TOWERS



MAINTENANCE BUILDING



MAIN PLANT



PHASE 1 RAIL



PROPERTY AERIAL

735 FM 92 | Silsbee, TX



Building	Description	Size (SF)
A	Front Office	13,939 SF
B	Main Plant	LEASED
C	Maintenance Building	36,155 SF
D	Vehicle Storage	16,988 SF
		Total: 418,611 SF

FOR LEASE

735 FM 92

735 FM 92 | Silsbee, TX 77656

BNSF – Conroe Subdivision

±375 Acres

(Divisible)

BNSF

Rail Service

±1,200

Rail Car Spots
Full Buildout Capacity

Phased Delivery

Available

CONTACT

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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