



THREE RIVERS

LOGISTICS HUB

**A LOOP TRACK, LARGE-ACREAGE
HEAVY INDUSTRIAL OPPORTUNITY**

±600 ACRES | INFRASTRUCTURE & LOGISTICS SITE

3077 S HIGHWAY 37, THREE RIVERS, TEXAS

CBRE

SITE HIGHLIGHTS

SITE SPECIFICATIONS*

Union Pacific Rail	
Laydown Yard	26 AC
Pipe Yard 1	25.9 AC
Pipe Yard 2	16.3 AC
Loop Track	6,980'
Loop Bypass	975'
West Branch 1	3,665'
West Branch 2	1,415'
West Branch 3	3,220'
Rack Line 1	3,110'
Rack Line 2	2,970'
East Branch 1	1,690'
East Branch 2	670'
East Branch 3	1,145'
East Branch 4	1,290'

*All measures are approximate

Loop Track Bypass - ±975'

West Branch - ±8,300'

Loop Track - ±6,980'

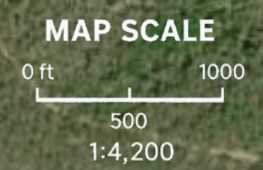
East Branch - ±4,795'

±25 AC

Rack Line - ±6,080'

±25.9 AC

±16.3 AC



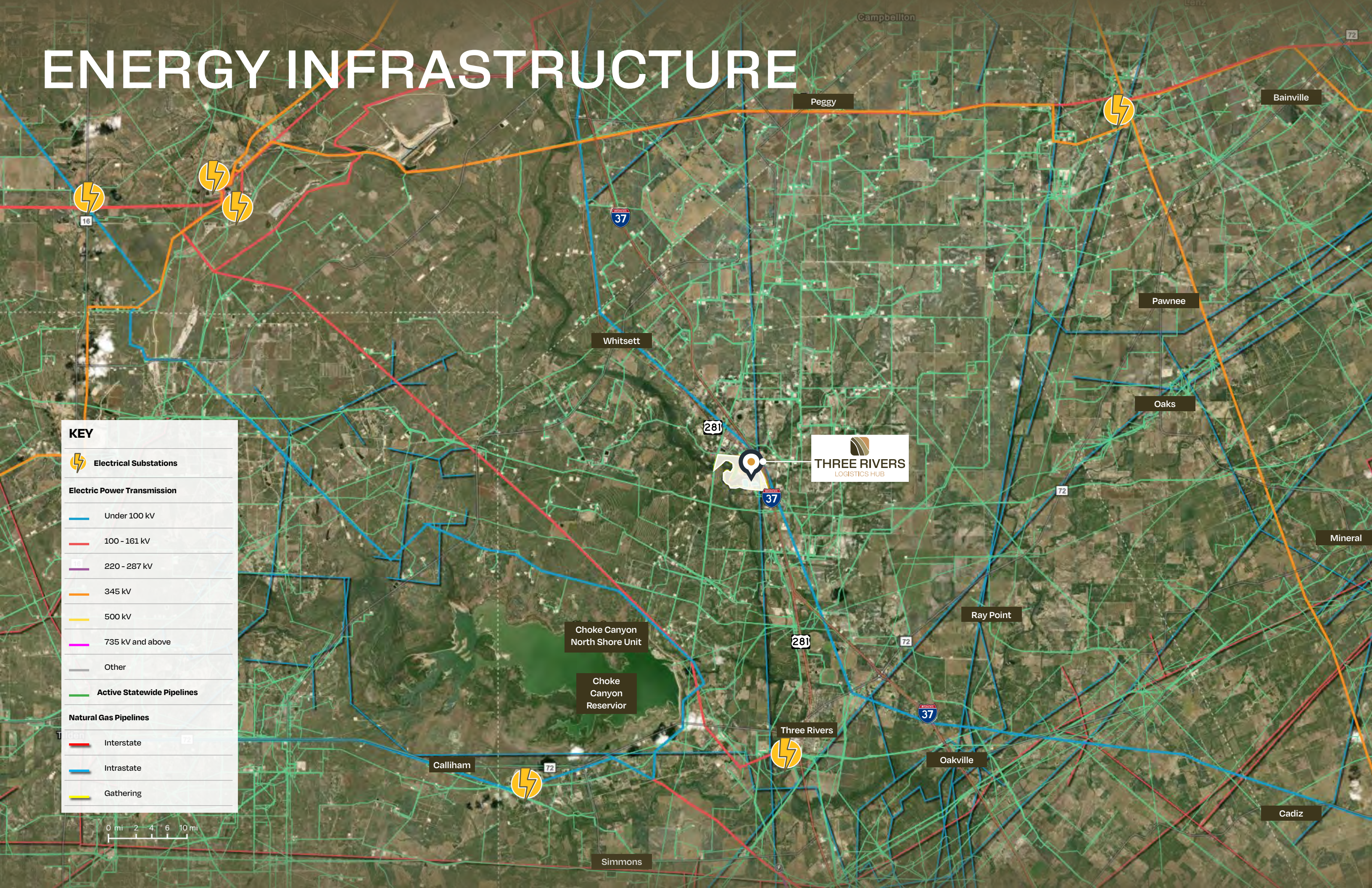
ENERGY INFRASTRUCTURE

KEY

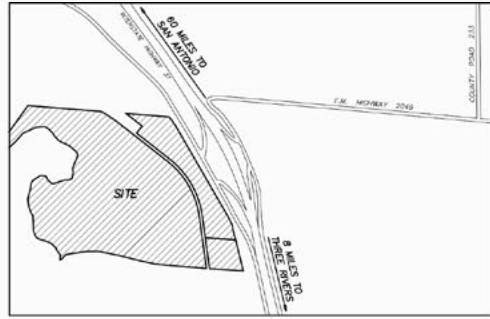
- Electrical Substations
- Electric Power Transmission**
 - Under 100 kV
 - 100 - 161 kV
 - 220 - 287 kV
 - 345 kV
 - 500 kV
 - 735 kV and above
 - Other
- Active Statewide Pipelines**
 - Active Statewide Pipelines
- Natural Gas Pipelines**
 - Interstate
 - Intrastate
 - Gathering



THREE RIVERS
LOGISTICS HUB



PROPERTY SURVEY

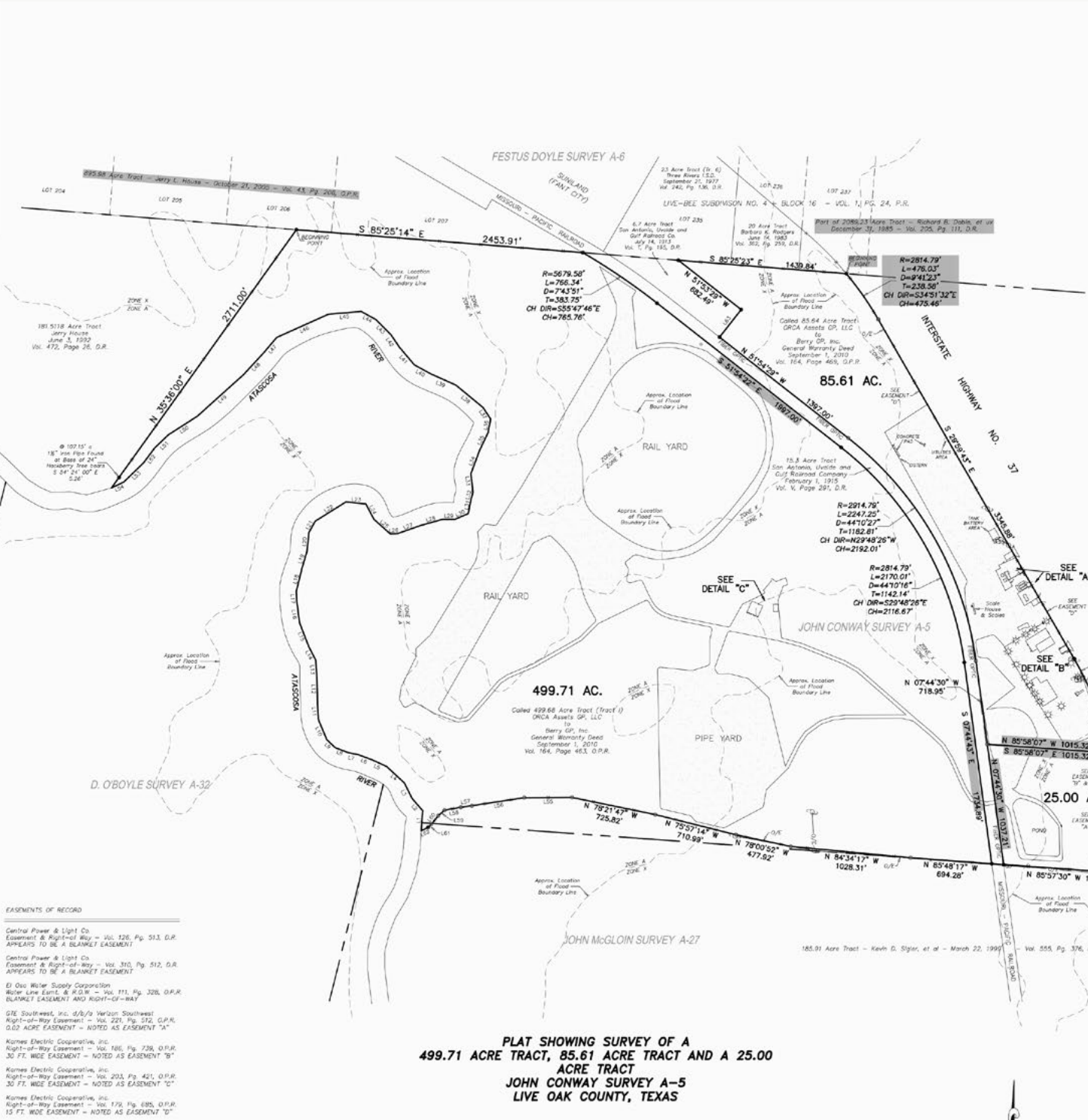


VICINITY MAP
NOT TO SCALE

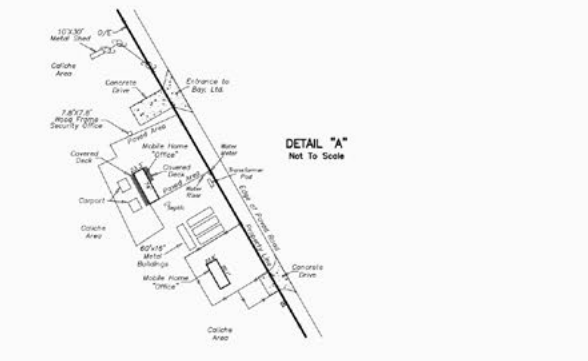
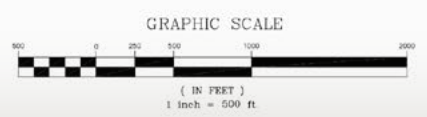
LINE	LENGTH	BEARING
L1	172.50	N63°38'40"E
L2	138.66	N107°43'00"W
L3	149.80	N52°24'30"W
L4	207.00	N47°03'30"W
L5	136.00	N05°21'30"W
L6	124.60	N02°33'40"W
L7	88.50	N78°26'20"W
L8	120.40	N09°03'30"W
L9	89.80	N45°24'40"W
L10	184.90	N22°44'00"W
L11	123.80	N07°13'20"W
L12	293.90	N07°11'10"W
L13	120.10	N03°20'40"W
L14	134.80	N27°13'20"W
L15	217.70	N1°00'00"W
L16	183.20	N07°19'20"W
L17	87.30	N09°43'40"W
L18	189.60	N17°44'40"W
L19	155.70	N16°29'30"W
L20	157.20	N05°34'50"W
L21	112.30	N08°47'10"W
L22	309.90	N07°50'50"W
L23	179.10	S84°10'30"W
L24	142.20	S23°31'20"W
L25	190.10	S48°18'30"W
L26	81.10	S80°18'50"W
L27	210.60	S02°44'20"W
L28	193.00	N74°25'20"E
L29	105.90	N87°42'40"E
L30	123.90	N88°54'30"E
L31	111.40	N11°21'20"E
L32	78.20	N14°32'20"E
L33	160.80	N05°00'30"W
L34	209.50	N20°21'00"W
L35	189.80	N22°28'30"E
L36	118.50	N12°39'00"W
L37	117.30	N33°22'30"W
L38	200.90	N50°22'30"W
L39	226.40	N55°44'40"W
L40	157.70	N51°19'40"W
L41	189.50	N40°20'10"W
L42	128.80	N45°05'20"W
L43	183.30	N44°43'30"W
L44	143.00	N51°23'00"W
L45	280.10	S82°13'00"W
L46	484.40	S55°46'40"W
L47	172.50	S49°21'00"W
L48	293.80	S24°47'00"W
L49	529.40	S47°06'30"W
L50	293.40	S57°24'30"W
L51	163.80	S44°17'40"W
L52	159.50	S38°49'40"W
L53	216.10	S19°20'00"W
L54	114.40	S04°29'20"W
L55	407.90	S87°40'00"W
L56	452.18	S81°19'58"W
L57	184.80	S87°09'24"W
L58	141.90	S78°38'38"W
L59	70.80	S48°29'27"W
L60	92.40	S38°18'08"W
L61	38.38	S48°20'12"W
L62	65.90	S32°47'42"W
L63	293.68	S30°32'20"W
L64	190.24	S09°15'08"W
L65	55.15	S14°03'14"W

LEGEND	
■	CONCRETE HIGHWAY MONUMENT FOUND
○	FOUND 5/8" IRON ROD WITH CAP STAMPED "RPLS 6198"
●	IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊕	WATER VALVE
⊙	LIGHT STANDARD
☎	TELEPHONE BOX
+	SIGN
⚡	POWER POLE
O/E	OVERHEAD ELECTRIC
□	CALICHE

NOTES:
THERE MAY BE EXISTING PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.
BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927, SOUTH CENTRAL ZONE.
PORTIONS OF THE SUBJECT PROPERTY APPEAR TO BE SITUATED WITHIN THE FLOOD ZONE AREA "A" (1% ANNUAL CHANCE OR 100 YEAR FLOOD AREA) AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 48117R0125A, EFFECTIVE DATE: NOVEMBER 19, 2003, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR LIVE OAK COUNTY. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.)



PLAT SHOWING SURVEY OF A
499.71 ACRE TRACT, 85.61 ACRE TRACT AND A 25.00
ACRE TRACT
JOHN CONWAY SURVEY A-5
LIVE OAK COUNTY, TEXAS



I, Nathan J. Eby, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction, to the best of my knowledge and ability, this the 10th day of October, 2022.
Nathan J. Eby
Registered Prof. Land Surveyor
Registration No. 6198



EBY SURVEY
FIRM REG. NO. 10193705
600 Second Street
P.O. Box 1284
Woodsboro, TX 78393
Phone 351-643-8161
Fax 351-288-8438

PROPERTY HIGHLIGHTS



PERFECT FOR SHALE ENERGY NEEDS

Centrally positioned in the Eagle Ford Shale, the Three Rivers Rail Hub offers a prime location for efficient energy-sector logistics. Its capacity for longer trains and larger payloads enhances throughput, making it an ideal site for receiving, staging, and distributing materials.

COMPETITIVE EDGE FOR EAGLE FORD LOGISTICS

Three Rivers Rail Hub was designed to handle full unit trains, providing a significant reduction in freight costs for frac sand. The Eagle Ford region has few transload facilities capable of accommodating trains of this length, making Three Rivers a critical logistical advantage.



SCALABLE RAIL FOR EFFICIENT OPERATIONS

This Union Pacific–served site includes approximately 27,000 feet of track, accommodating both manifest and unit trains. Ladder and loop tracks support transloading, and the current layout allows for additional switches and track expansions.

PRIME LOCATION FOR EFFICIENT TRANSLOADING AND DELIVERY

With UP rail service and direct access to I-37 and US 281, Three Rivers Rail Hub offers efficient transloading, distribution, and staging for materials and manufactured goods across the Eagle Ford and South Texas. Its strategic location delivers fast, flexible connections to major markets and industrial corridors.



RAIL SERVICE
UNION
PACIFIC



RAILROAD TRACKAGE
~27,130
LINEAR FEET



LAYDOWN YARD
26 ACRES



PIPE YARDS
~42.20 ACRES



AGGREGATE YARDS
~47.50 ACRES



TRUCK SCALES
ONE (1)



HOLDING SILOS
16



INTERSTATE FRONTAGE
~1 MILE

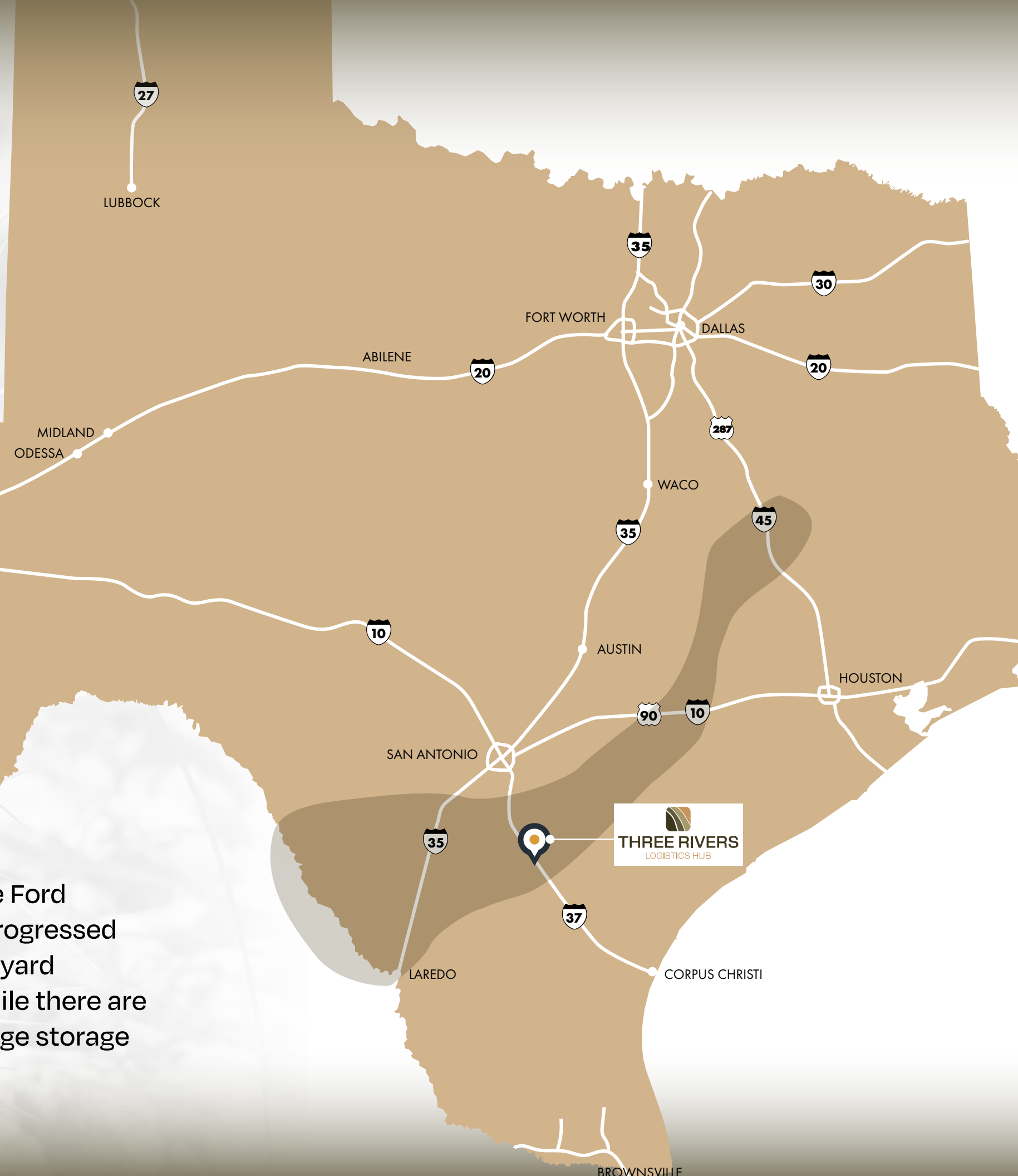


RIVER FRONTAGE
~10,000'

EAGLE FORD SHALE OVERVIEW

Drive Times	MILES	TIME
San Antonio	66	1 Hr
Corpus Christie	77	1 hr, 5 min
Austin	140	2 hrs, 7 min
Laredo	126	2 hrs, 11 min
Brownsville	211	3 hrs, 6 min
Houston	223	3 hrs, 25 mins
Fort Worth	328	4 hrs, 47 min
Dallas	334	4 hrs, 51 min

One of the largest shale plays in the United States, the Eagle Ford demand for frac sand continues to grow. Technology has progressed on the fracking of these oil and gas wells with Southton Railyard positioned to meet the increased demand for frac sand. While there are several other transload facilities in the play, few have the large storage capacity of Three Rivers Rail Hub.



MARKET OVERVIEW

THREE RIVERS, TEXAS

Industrial Crossroads of South Texas

Three Rivers, located in Live Oak County, is a pivotal logistics and energy hub linking the Eagle Ford Shale with Gulf Coast industrial markets and northbound/southbound trade routes serving Mexico. The region benefits from major energy infrastructure, interstate access, Union Pacific rail service, and a skilled workforce experienced in industrial, oil & gas, and logistics operations—positioning it as a strategic gateway for cross-border and domestic supply chains.

Key Area Advantages

- Home to Valero's Three Rivers Refinery
- Proximity to major pipeline & midstream assets
- Longstanding industrial history and engaged economic development community
- 1,079 square mile county positioned in the wet gas and condensate windows
- Road, utility, and infrastructure expansion aligned with industrial growth

Pipeline & Midstream Infrastructure

Three Rivers anchors multiple high capacity midstream systems, including:

- Gray Oak Pipeline terminal
- Double Eagle Pipeline (Kinder Morgan / Magellan)
- Phillips 66 Three Rivers Gas Plant
- 120,000 bpd crude oil terminal
- Sunoco Corpus Christi line

This concentration positions the region as a critical energy logistics node for crude, NGLs, and condensate movement.



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3077 S HIGHWAY 37, THREE RIVERS, TEXAS

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