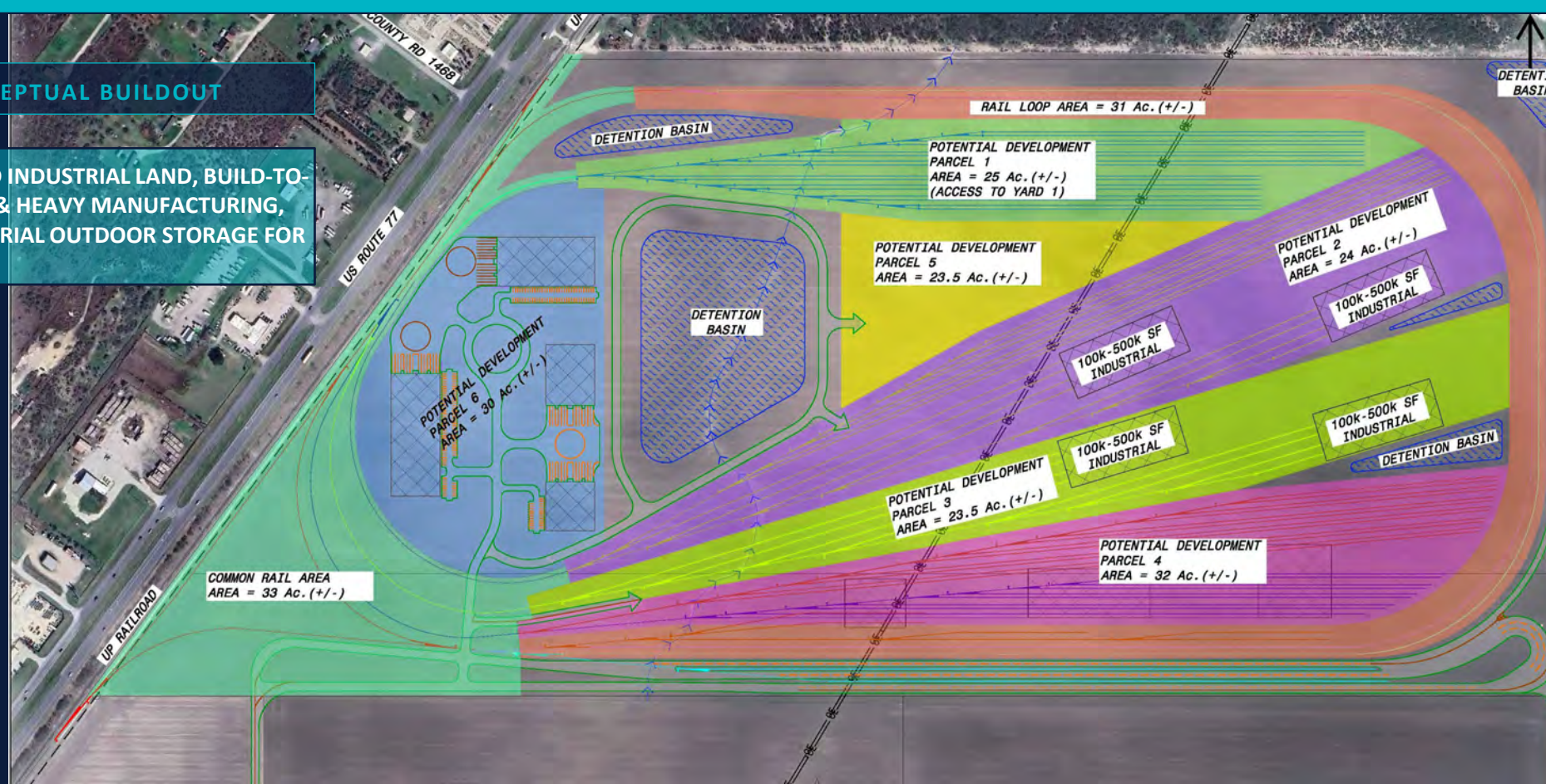


FULL CONCEPTUAL BUILDOUT

RAIL-SERVED INDUSTRIAL LAND, BUILD-TO-SUIT, LIGHT & HEAVY MANUFACTURING, AND INDUSTRIAL OUTDOOR STORAGE FOR LEASE



±302 Acres

2027 Delivery



±3K Railcar Spots

COASTAL BEND RAIL GATEWAY

Rail-Served Industrial Hub Supporting Gulf Coast & Mexico Trade Flows / Industrial Development and IOS Available

735 HWY 77 • ODEM, TX 78370 • UP – Brownsville Subdivision

M&W REAL ESTATE

Jake Wilkinson, President & Managing Broker | jake@mwrealestate.com | 325.721.2353



DEVELOPMENT HIGHLIGHTS

COASTAL BEND RAIL GATEWAY | HWY 77, ODEM TX

±301.91

ACRES

Greenfield, flat,
development-ready site

±3,000

RAILCAR SPOTS

Full buildout capacity
with loop configuration

2027

PHASE I DELIVERY

500+ railcar spots
at Phase I completion

KEY FEATURES

- Rail Served Industrial Land
- IOS for Laydown and Transload Facilities
- Rail Served Cross Dock Industrial Development
- Light and Heavy Manufacturing
- Near the Port of Corpus Christi
- Dual Served by Union Pacific & BNSF
- Access to Gulf Coast Energy, Steel & Petrochemical Markets
- Positioned along major Mexico Trade Corridors
- Tenants on site will have access to supplemental railcar storage, transloading, train staging, railcar cleaning, and repair & maintenance
- Full loop track with multiple R&D tracks

THE OPPORTUNITY

HWY 77 | ODEM, TX

The Gulf Coast industrial corridor has long needed a facility like this: a ±301.91-acre industrial rail terminal, dual-served by BNSF and Union Pacific, purpose-built to support the shippers and railroads moving freight through South Texas every day.

This site offers long term lease opportunities for light and heavy manufacturing, warehousing and IOS users who have access to a full-service rail storage yard.

NEAR

Port of Corpus Christi

SERVED BY

BNSF & Union Pacific

REGION

South Texas Industrial

PHASE I

2027 Completion

STRATEGIC MARKET POSITION



Port of Corpus Christi

Positioned along the rail corridor serving one of the largest U.S. crude export hubs

MX

Mexico Gateway

Near two Mexico gateway points — critical for cross-border trade flows and staging traffic



Gulf Coast Energy Markets

Direct access to energy, steel & petrochemical markets in the South Texas region

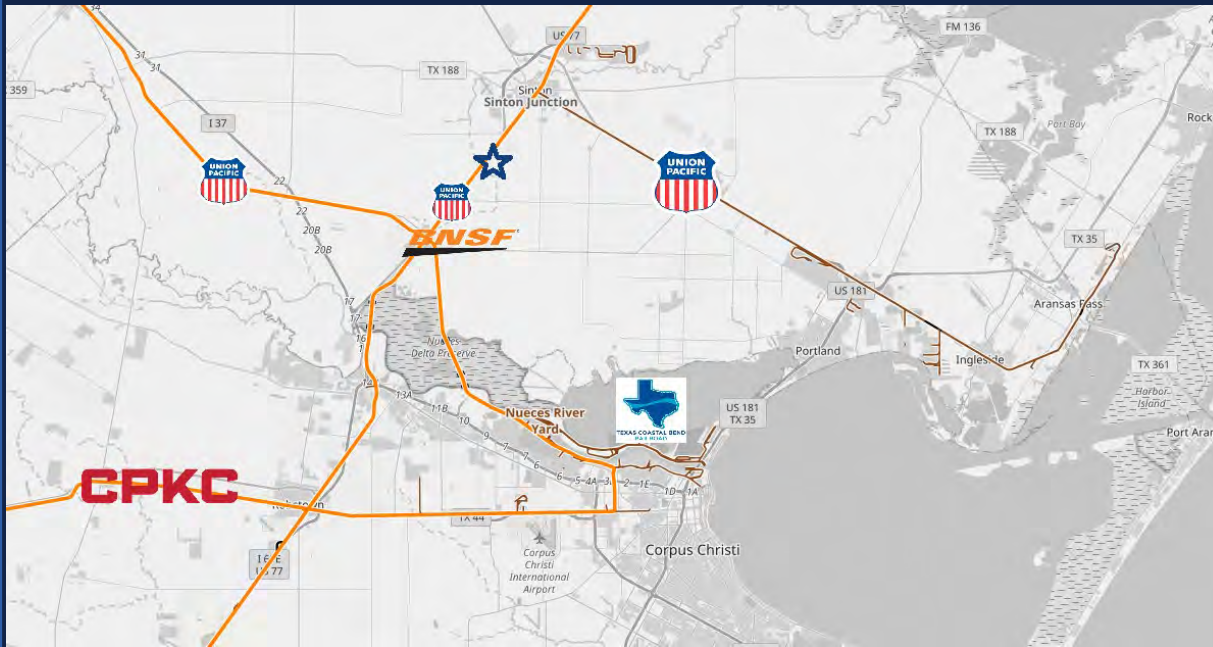


Class I Dual Service

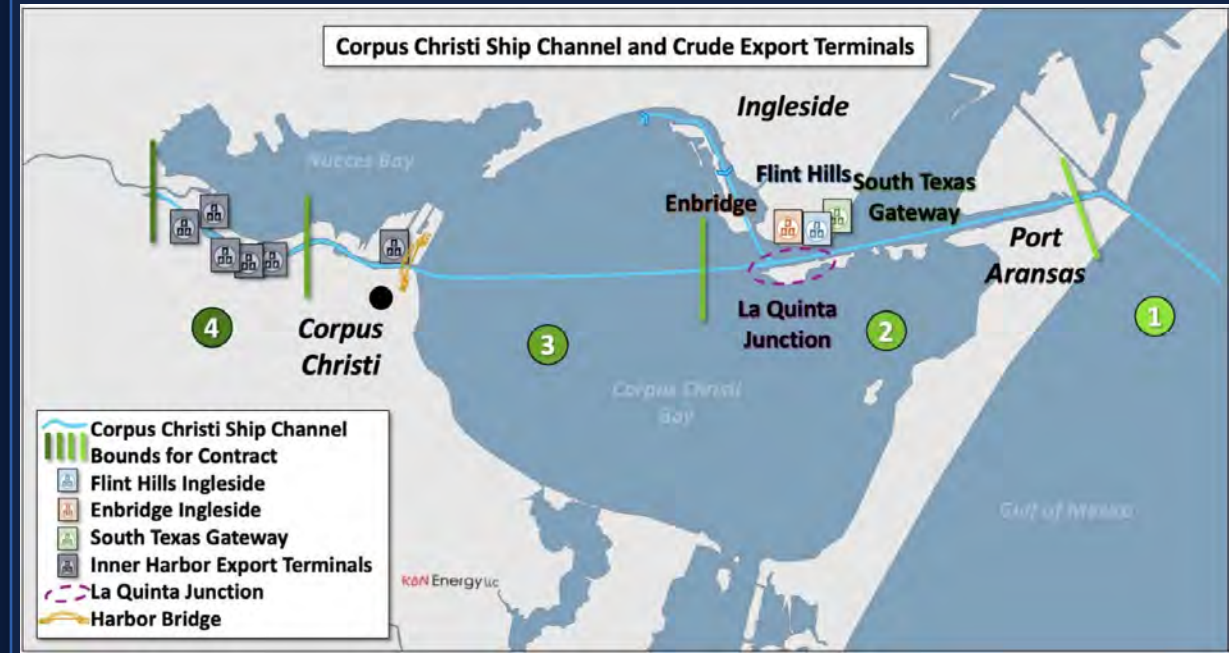
Served by both BNSF Railway and Union Pacific — maximum flexibility for shippers

REGIONAL MARKET CONTEXT

Corpus Christi Energy Infrastructure & Export Terminals



CORPUS CHRISTI AREA RAILROAD MAP



CORPUS CHRISTI SHIP CHANNEL & CRUDE EXPORT TERMINALS

WHY THIS LOCATION MATTERS:

The Coastal Bend Rail Gateway sits at the convergence of the BNSF and Union Pacific mainlines serving the Port of Corpus Christi's export terminal complex. Positioned near Mexico gateway points and directly connected to the crude oil pipeline infrastructure feeding the region's world-class export facilities.

RAIL CAPABILITIES & CONFIGURATION

HWY 77 | ODEM, TX 78370

SITE CONFIGURATION

FULL-SERVICE PARK

Railcar cleaning, repair, and maintenance

Full Loop Design

Continuous loop allows efficient train movement and staging without conflict

Multiple R&D Tracks

Dedicated receiving and departure tracks for streamlined operations

Train Staging Area

Extensive staging capacity to support Class I railroad operations

±3,000

RAILCAR CAPACITY

Full Buildout – will be phased development

±175

Acres

Land for rail-served, industrial development, IOS, light or heavy manufacturing



FOR LEASE

Coastal Bend Rail Gateway

735 Hwy 77 | Odem, TX 78370

UP – Brownsville Subdivision

±302 Acres

Site Size

BNSF + UP

Rail Service

±3,000

Rail Car Spots
Full Buildout Capacity

2027

Delivery

CONTACT

Jake Wilkinson

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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

IABS 1-2



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