



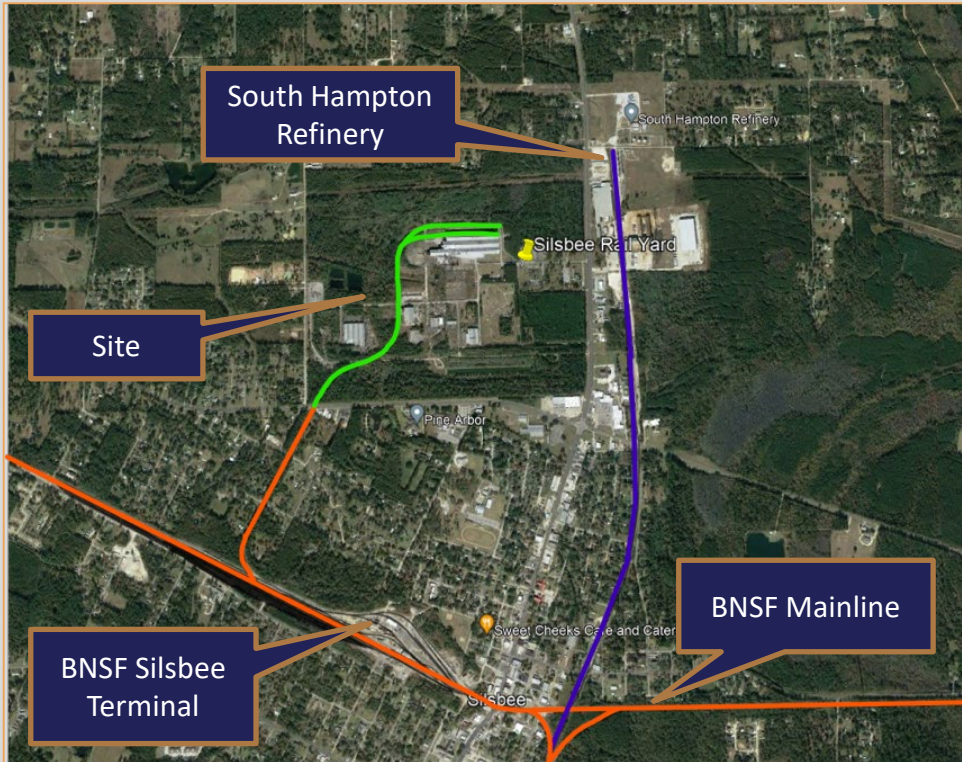
BNSF: RAIL-SERVED
FOR LEASE- ±302,111 SF (Divisible) on 362 ACRES
735 FM 92 SILSBEE, TEXAS 77656



Jake Wilkinson, President
jake@mwrealestate.com
www.mwrealestate.com
(325) 721-2353

8737 King George Dr
Suite B200
Dallas, TX 75235

Property Highlights



- +/- 302,111 Total Square Feet on 362 Acres (Divisible)
- +/-34,000 Square Feet of Office
- Build-to-Suit Options Available
- Crane Served
- Warehouse Fire Suppression System
- 7.5 MW substation on-site with additional substation adjacent to site
- 60' Clear Height
- Grade-Level Loading & Truck Loading Wells
- 25 existing railcar storage spaces
- Plans to develop up to 1,158 total railcar spots
- Natural Gas, Water, and Sewer
- Entirely Fenced & Secured
- On-Site water supply and water-towers
- >9 Acres of concrete Paved yard area

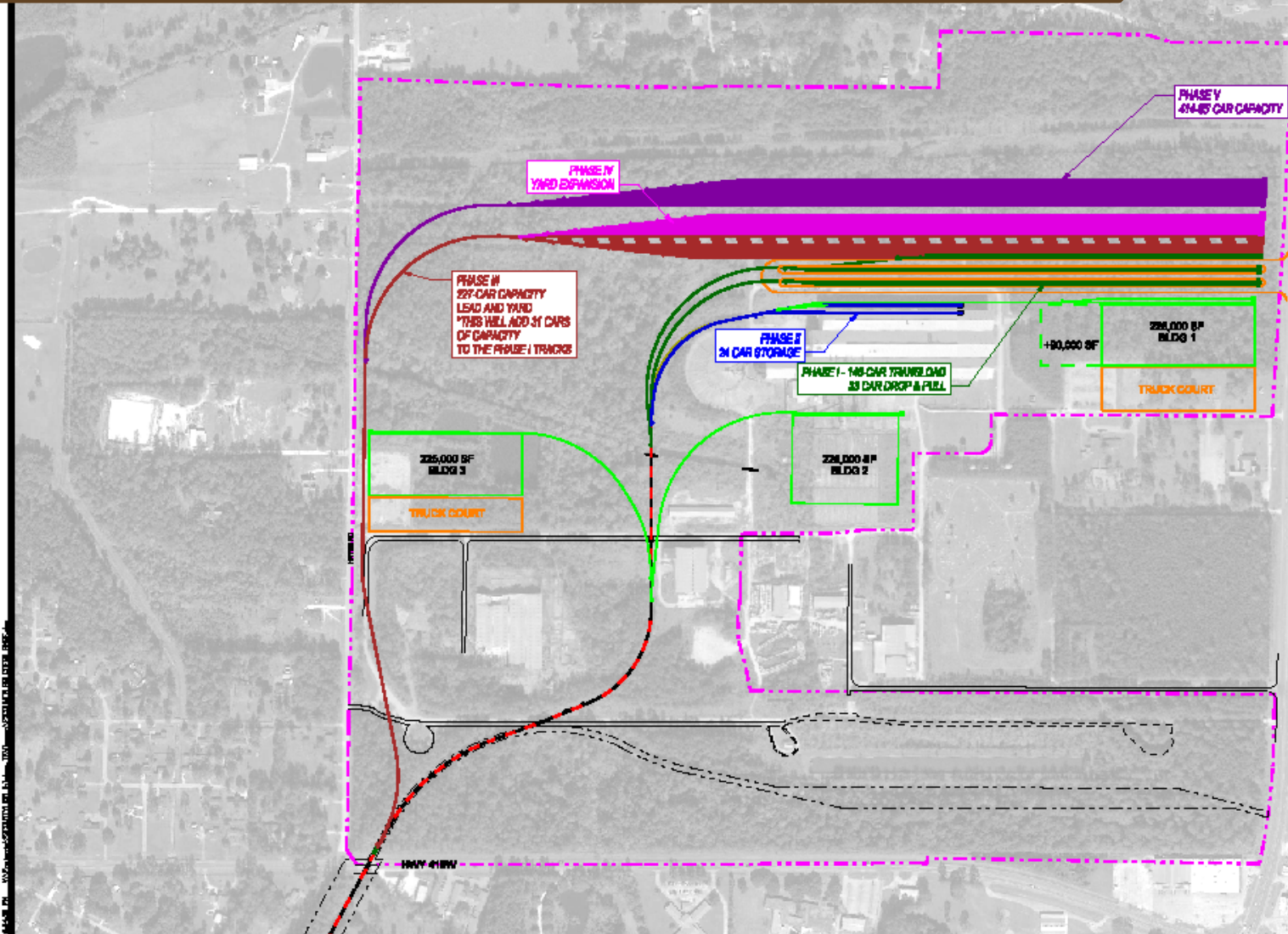
Strategically located next to BNSF's Silsbee Terminal significantly reducing customer freight movement costs



CONCEPTUAL SITE PLAN

PHASED DEVELOPMENT

CAR CAPACITY (65' TYP.)		
	CARS	TOTAL
PHASE I	146	146
PHASE II	24	170
PHASE III	258	428
PHASE IV	316	744
PHASE V	414	1,158



PHASE IV
YARD EXPANSION

PHASE V
414-CAR CAPACITY

PHASE II
24 CAR STORAGE

PHASE I - 146-CAR TRUCKLOAD
33 CAR DROP & PICK

+90,000 SF

224,000 SF
BLDG 1

TRUCK COURT

225,000 SF
BLDG 3

TRUCK COURT

224,000 SF
BLDG 2

HWY 58

HWY 418W



NO.	BY	DATE	DESCRIPTION

LEGEND
PROPOSED TRACKS PHASE I
PROPOSED TRACKS PHASE II
PROPOSED TRACKS PHASE III
PROPOSED TRACKS PHASE IV
PROPOSED TRACKS PHASE V
UNPAVED TRACK
PROPERTY BOUNDARY

DESIGNED BY:
BAL
CHECKED BY:
R/L
DATE:
08/08/2022
SCALE:
AS NOTED



PHASED MASTER PLAN
 MP 151.98 SAN AUGUSTINE SUB.
 CLR SILSBEE PROPERTY OWNER LLC
 SILSBEE, HARDIN COUNTY, TEXAS



CONCEPTUAL AERIAL

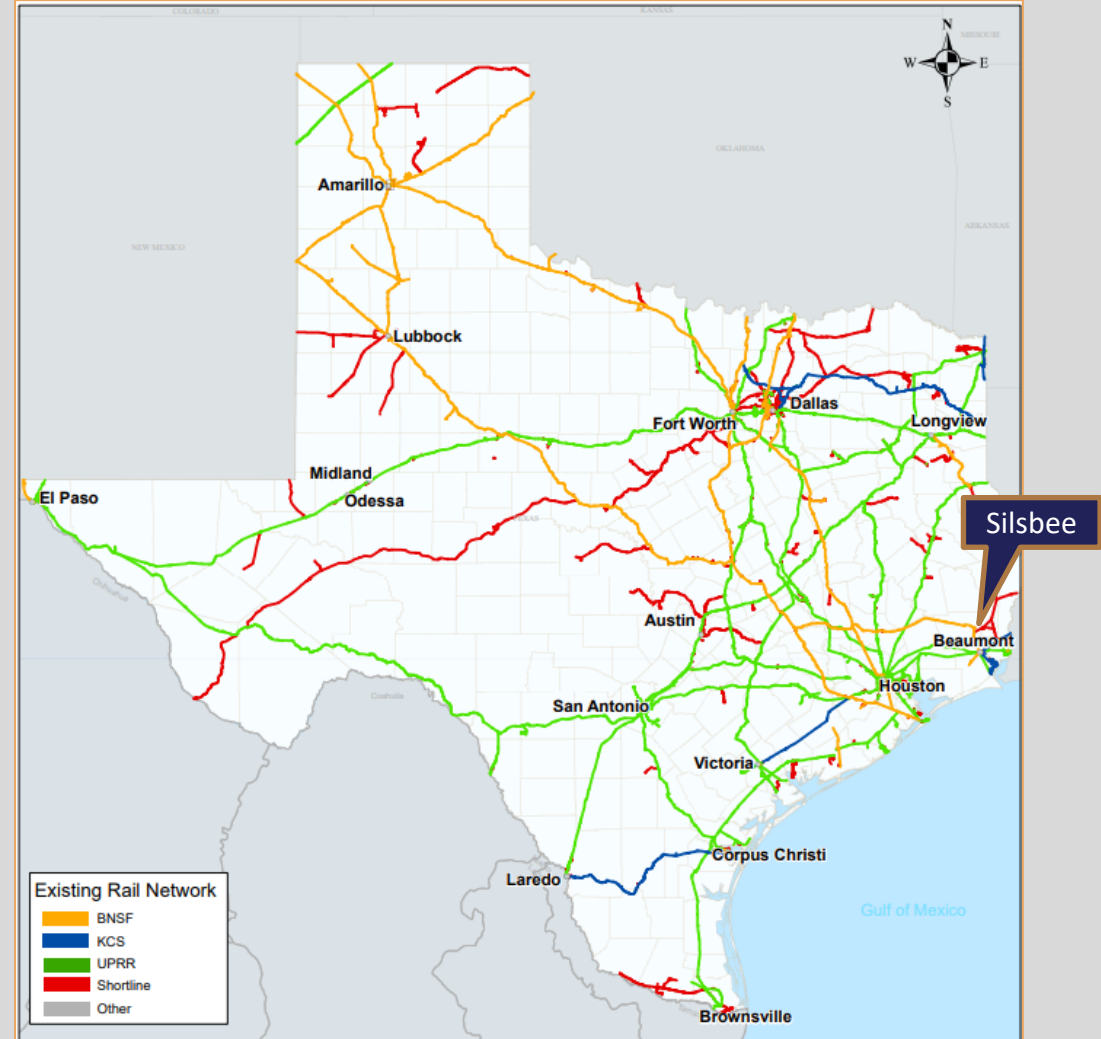


MARKET SUMMARY

TEXAS RAIL MARKET OVERVIEW

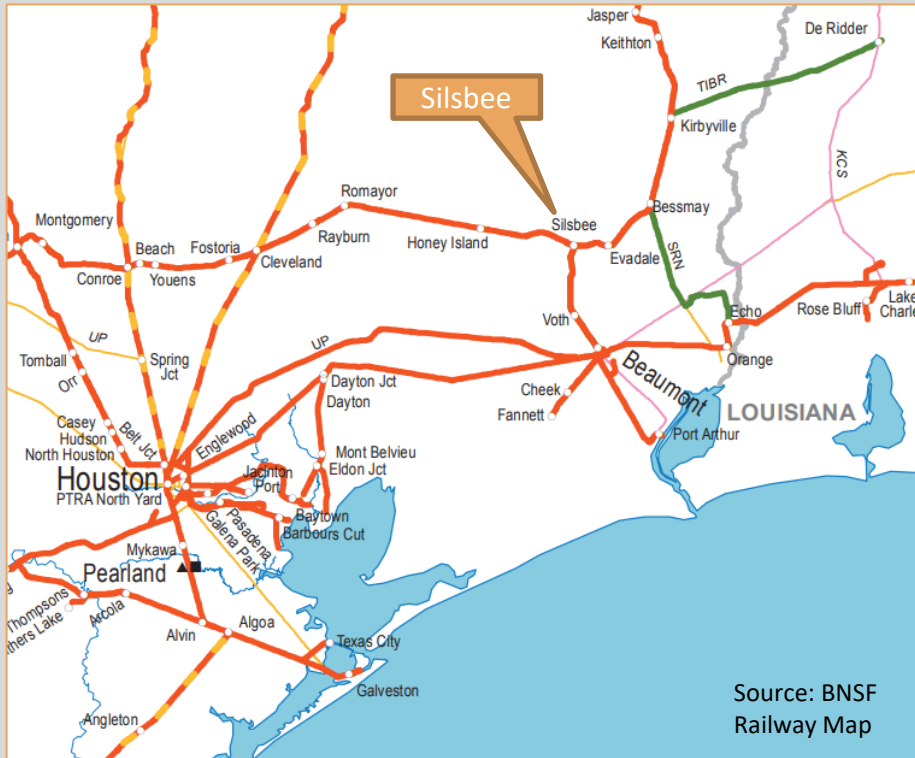
Texas Rail Market

- Texas is well-connected by a robust rail network consisting of 58 freight railroads, comprising three Class I operators and 55 short line railroad operators. The Class I rail operators in the state are BNSF Railway (BNSF), Canadian Pacific and Kansas City Southern (CPKC), and Union Pacific Railroad (UP), as depicted on the map. These Class I railroads consistently invest significant capital in Texas each year to enhance infrastructure. For instance, in 2018, UP allocated \$450 million for infrastructure projects, while BNSF's program called for \$375 million for similar initiatives. CPKC also makes substantial annual investments in the state.
- The efficiency of Texas rail lines is evident from the staggering annual rail carloads exceeding 9.9 million. Moreover, the state's connectivity with Mexico contributes to the receipt of over 750,000 rail cars through cross-border shipments. In 2016 alone, Texas railroads managed the movement of more than 400 million tons of freight.
- Given the possibility of the country heading into a recession, the demand for railcar storage is projected to grow, in line with the expected slowdown in the economy.



AREA SUMMARY

SILS BEE AREA AND MARKET SUMMARY



Source: BNSF Railway Map

Distance from site

Interstate 10	20 Miles
Port of Beaumont	23 Miles
Port of Port Arthur	44 Miles
Lake Charles	70 Miles
Baytown	82 Miles
Houston Int'l Airport	90 Miles

Location Highlights

- Silsbee holds a strategic position in the realm of rail activity, owing to its proximity to the significant ports of Beaumont and Houston and its location as a major rail junction. BNSF's Silsbee yard serves as a crucial terminal where railcars are directed, reorganized, and subsequently rerouted to their ultimate destinations across the nation.
- In the area, only two other storage railyards exist, making our yard stand out as a preferred choice for BNSF due to the considerable cost advantage in transporting cars compared to our competitors. As a result, we anticipate strong demand for our yard.
- Moreover, the property enjoys seamless accessibility through rail, highway, air, and water transportation networks, facilitating the movement of raw materials and finished products to major cities in the United States and worldwide.
- Silsbee, as the primary commercial hub of Hardin County, lies on the edge of the picturesque Piney Woods region, just about fifteen miles northeast of the bustling Port of Beaumont on the Texas Gulf coast. Furthermore, its strategic location places it within convenient driving distance to the thriving Houston metropolitan area.



PROPERTY AERIAL



BLDG	DESCRIPTION	SIZE (SF)
A	FRONT OFFICE	13,939 SF
B	MAIN PLANT	351,529 SF
C	MAINTENANCE BLDG	36,155 SF
D	VEHICLE STORAGE BLDG	16,988 SF
	TOTAL:	418,611 SF

PHOTOS

Additional Photos available upon request



Main plant



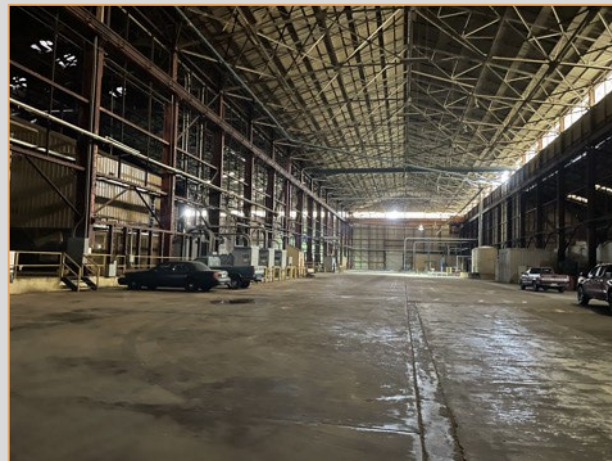
Main plant



Main plant



Main plant interior



Main plant interior



Maintenance building

PHOTOS

Additional Photos available upon request



Maintenance shop interior



On site water supply



Rail access to main plant



Main Plant Interior



Main Plant Interior



Front office on FM 92

PHOTOS

Additional Photos available upon request



Lay Down Yard



Lay Down Yard



Lay Down Yard



Lay Down Yard



On Site Truck Scales



Vehicle Storage Building (F)



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.



11-2-2015

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

M&W Real Estate, LLC **9012712** **jake@mwarealestate.com** **(325) 721-2353**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Jake Wilkinson **616900** **jake@mwarealestate.com** **(325) 721-2353**

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials Date



REAL ESTATE

Jake Wilkinson, President
jake@mwrealestate.com

8737 King George Dr
Suite B200

Dallas, TX 75235

(325) 721-2353

mwrealestate.com