

± 205 Acres For Sale
Long Term Sale-Leaseback

1415 S-BL 35

Dilley, Texas 78017

Rail Served By Union Pacific - Approved For Both Manifest & Unit Train Service



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Rail Served Site with I-35 Immediate Access

Investment

Sale-Leaseback
8% Cap with a
7 Year Lease

Lot Size

205 Acre



- ± 1,000 SF silo-control and truck dispatch office
- ± 4,000 SF truck maintenance facility
- ± 4 acres stabilized caliche truck parking with diesel fueling station
- ± 2,500 linear feet of newly constructed ladder track
- Man Camp: Twenty (20) person capacity
- Fully operable Loop-Track: 8,233.98' of Total Clear Footage on Closed Loop; 9,741.66' Total Clear Footage on Wye
- Loop track provides both entry and exit points with all switch and safety gear in-place
- Fully Functional distribution terminal with the following equipment in-place:
 - Four (4) Fully automated silos: 20,000 ton capacity
 - One double-sided safe-track
 - Heavy power in-place with two (2) separate electric providers (AEP and Medina Electric)
 - Municipal grade water well and septic
 - City water and sewer located directly across Business 35 From site
 - Fully motorized rail-pit for unloading
 - Redundant in-bound/out-bound legs (conveyors and elevators) at the storage silos
 - Four (4) Electronic truck-load scales positioned at each silo







Location

Interstate 35 Frontage and strategically located halfway (85 Miles) between San Antonio and Laredo. Port Laredo International Rail Bridge provides direct connectivity throughout Mexico.

85 Miles
to San Antonio

268 Miles
to Houston

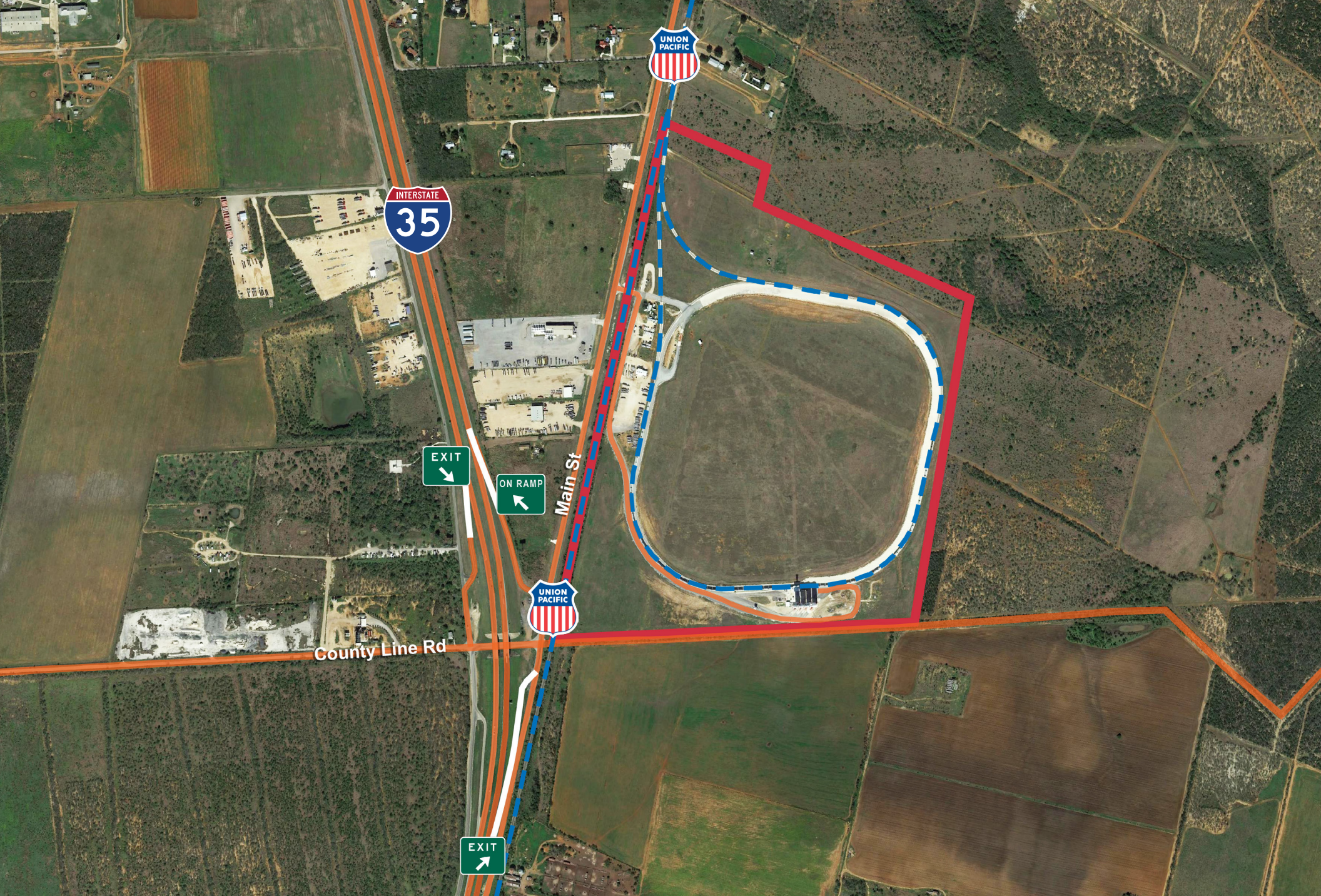
350 Miles
to Dallas/Fort Worth

Union Pacific Railroad Lines

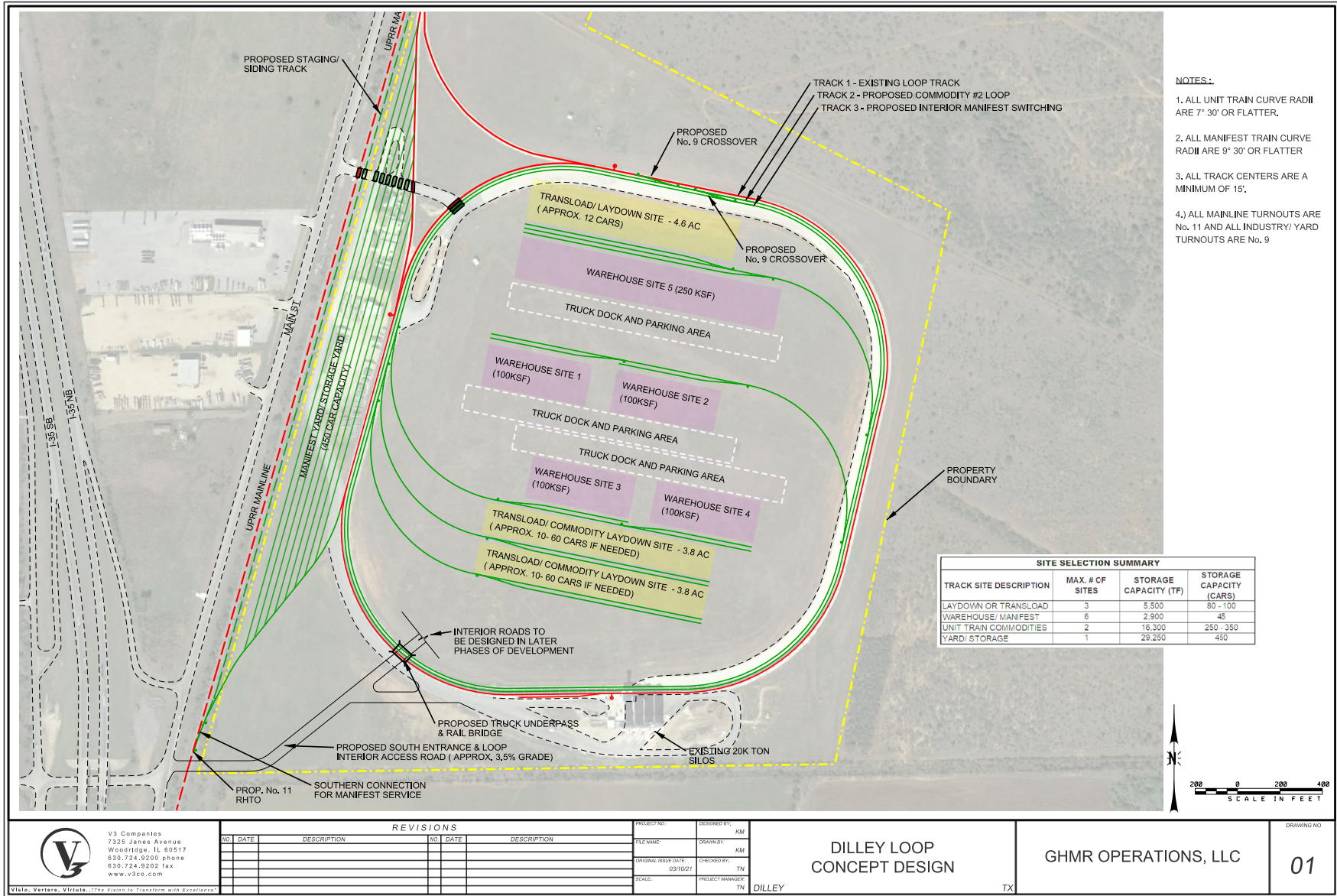


Union Pacific Auto Parts Network



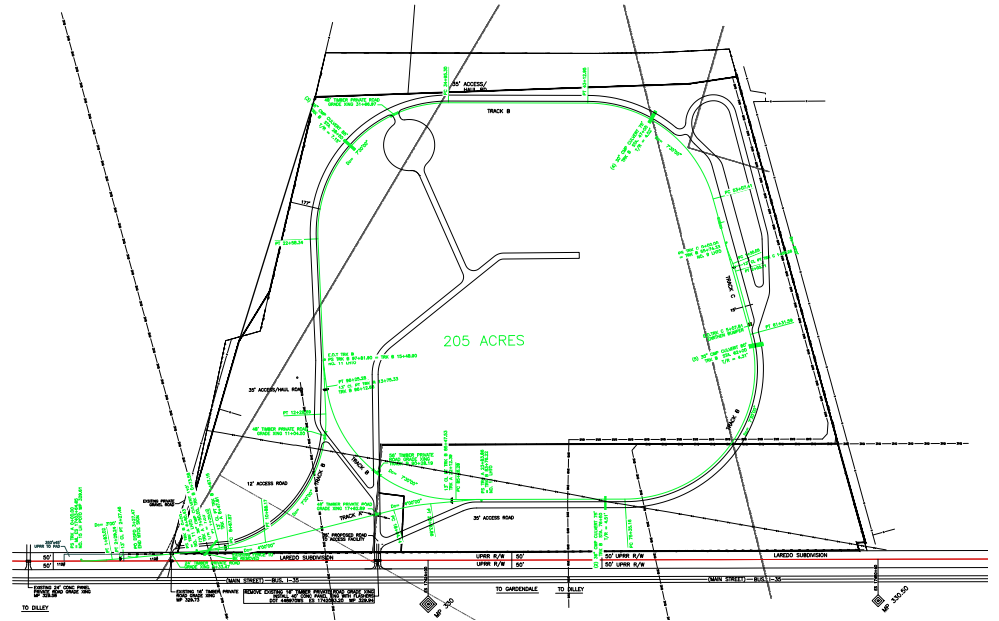


Conceptual Site Plan

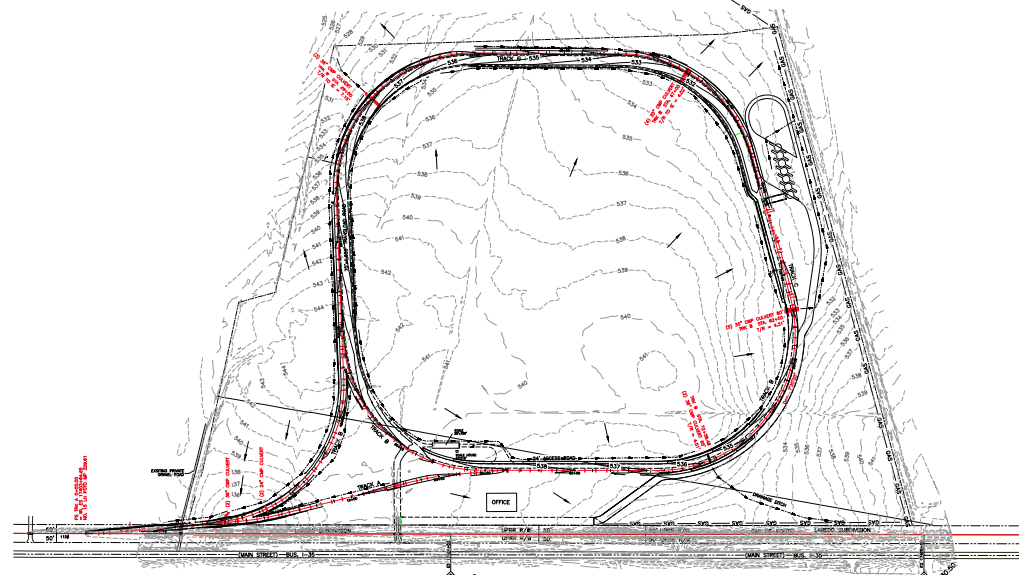




DILLEY,
FRIO COUNTY, TX



DILLEY,
FRIO COUNTY, TX
Drainage Plan





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.

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:
 - 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.

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.

Transwestern Commercial Services Fort Worth, LLC	9000246	817-877-4433
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Eugene Paul Wittorf	479373	972-774-2500
Designated Broker of Firm	License No.	Phone
Leland Alvinus Prowse IV	450719	817-877-4433
Licensed Supervisor of Sales Agent/Associate	License No.	Phone
Todd Christopher Hawpe	576920	817-877-4433
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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For More Information, Contact:

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