

# FOR SALE

## POTENTIAL LEASE-BACK

1415 S-BL 35

DILLEY, TEXAS 78017

RAIL SERVED BY UNION PACIFIC - APPROVED FOR BOTH MANIFEST & UNIT TRAIN SERVICE



POTENTIAL DATA CENTER SITE



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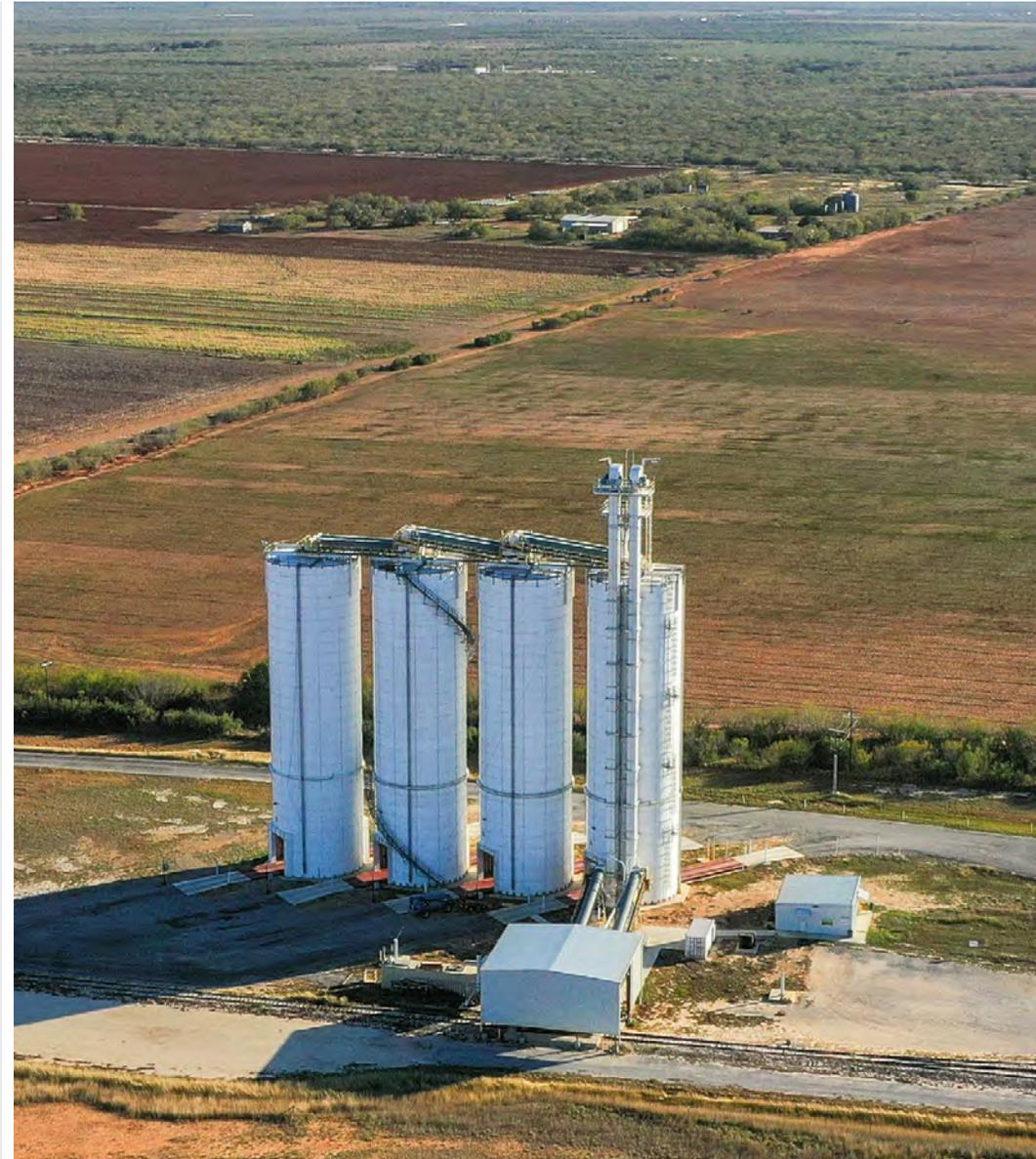
# PROPERTY HIGHLIGHTS

**Rail-Served Site with I-35 Immediate Access**

**Investment: Open to Potential Lease-Back**

**Lot Size: 205 Acres**

- ± 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: 8,223.98' 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



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**PROPERTY AERIAL**



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**PROPERTY PHOTOS**



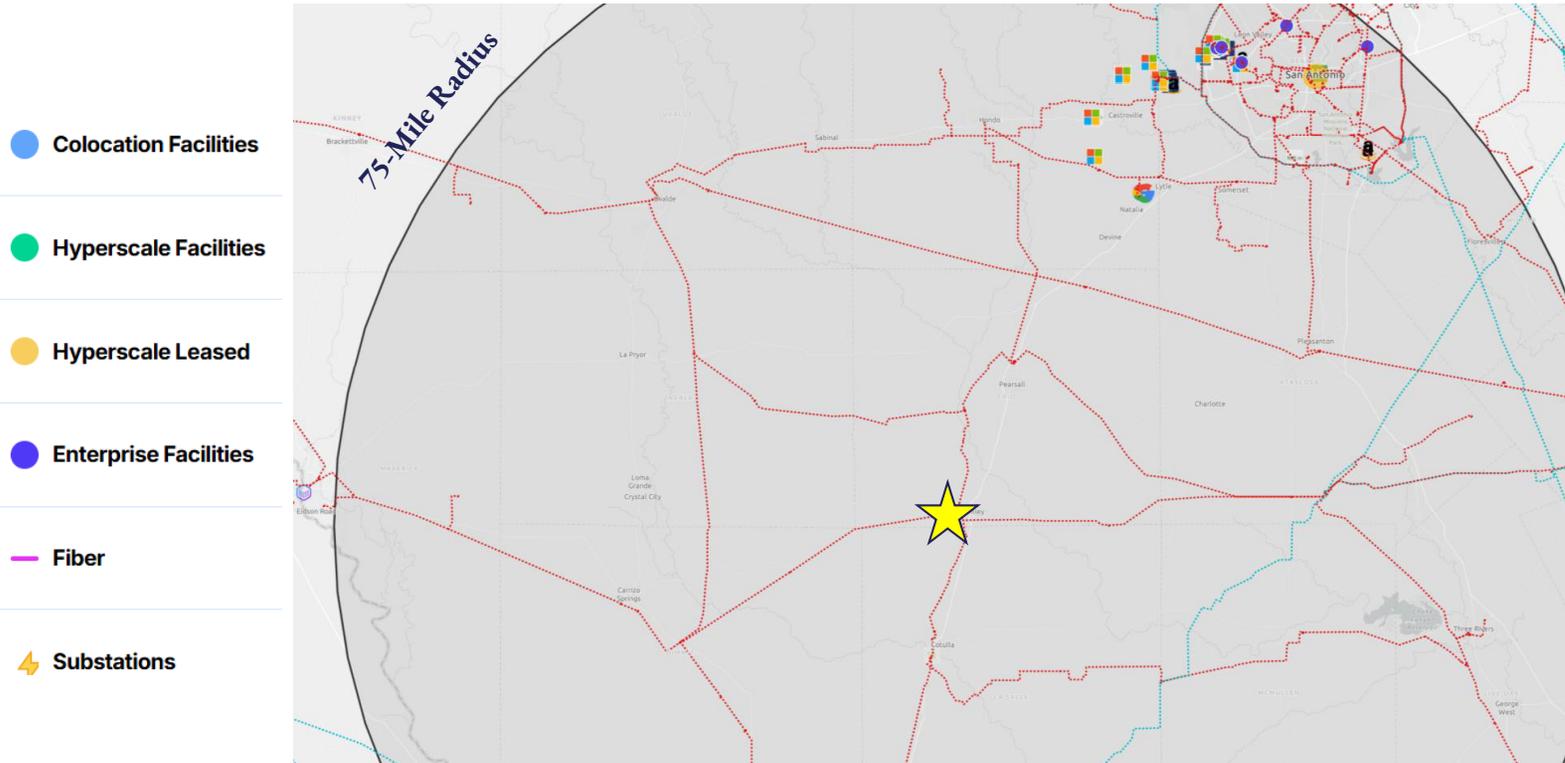
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# DATA CENTER DEVELOPMENT OPPORTUNITY OVERVIEW



## Data Center Development Highlights

- Transmission Infrastructure: Numerous 138kV lines and substations adjacent or near the site
- AHJ: County (no zoning)
- Fiber: Robust regional/long-haul network
- Ingress/Egress: Paved (one turn from I-35)
- Site Constraints: Minimal (two on site pipelines, minimal wetlands)
- Attainment Status: Attainment (Full), implies +1GW of base loading NG generation before crossing Title V 100typ NOx/ VOCs threshold

## Market Highlights

- Under 75 miles from San Antonio's growing data center market
- Under 20 miles from Cipher Digital's 56MW Reveille Site (Cotulla, TX)
- Under 45 miles from Google's +320MW San Antonio Campus
- Approximately 45 miles from Microsoft's 480MW campus

## News Coverage

- Microsoft Plans \$400M Data Center in Fast Growing San Antonio Hub | BISNOW
- SA Development Plans 1,500-Acre Data Center Campus | SA Business Journal
- Data Center Boom Across San Antonio Reaches Billions in Projects | YahooNews



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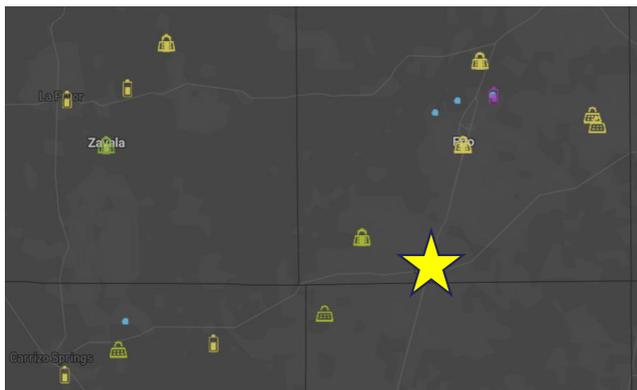
# OPERATING & PLANNED TRANSMISSION & POWER INFRASTRUCTURE

## PLANNED POWER PLANT DEVELOPMENT IN DIMMIT, FRIO, LA SALLE, AND ZAVALA COUNTIES

### Operating Transmission and Power Infrastructure



### Planned Transmission and Power Infrastructure

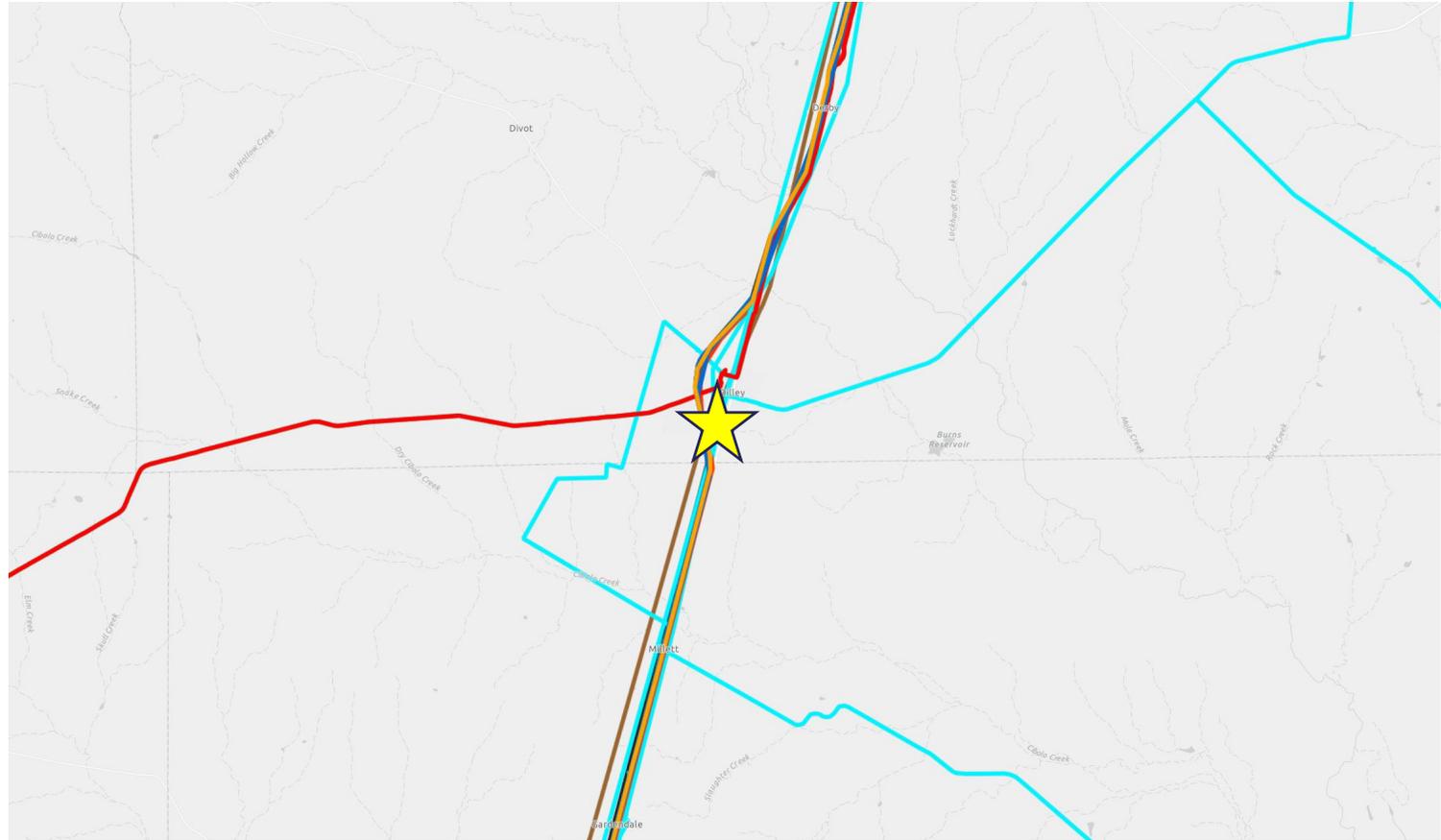


#	Project Name (Planned)	Substation Name	Project Status	Queue Entry	First Power	Capacity (MW)
1	La Salle Solar	Fowlerlon; Lobo	Interconnection Agreement	4/1/2023	9/30/2027	512.6
2	Crescent C BESS (FKA La Salle Ess)	Fowlerlon; Lobo	Facility Study	4/1/2023	2/12/2028	508.34
3	Jukebox Solar	Big Foot	Facility Study	6/1/2025	7/1/2027	281
4	Bramble Energy Center	Batesville	Facility Study	8/1/2023	4/30/2029	225.1
5	Vazon Solar Slf	Encinal; Lemay Box Bay	Facility Study	9/1/2024	6/30/2028	211.41
6	Revolution Bess	Encinal	Facility Study	4/1/2024	5/1/2027	208.8
7	Loma Pinta Solar	Fowlerlon	Facility Study	6/1/2020	5/31/2028	203.06
8	Desert Palm Bess	Bevo	Facility Study	8/1/2024	7/1/2027	201.3
9	Wintergarden Bess	Catarina	Facility Study	8/1/2024	6/30/2028	201.2
10	Morrow Lake Storage	Pearsall	Under Construction	2/7/2020	3/31/2026	201.13
11	Hamlet Storage SLF	Moore; Pearsall	Facility Study	11/1/2024	9/4/2029	201
12	Hamlet Solar SLF	Moore; Pearsall	Facility Study	11/1/2024	9/4/2029	201
13	Dahlia Solar	Fowlerlon; Los Angeles	Facility Study	2/1/2025	6/30/2028	200.98
14	Dilley Solar	Big Wells ; Dilley Switching	Facility Study	12/1/2025	6/30/2028	200.7
15	Sunshiner Ess	La Pryor	Facility Study	9/1/2023	7/1/2027	200
16	Loma Pinta Wind Farm	Fowlerlon	Interconnection Agreement	5/1/2015	12/31/2026	197.01
17	Facility Innovations Group		Pre-Construction		4/30/2028	131
18	Bunting Solar Project	Pearsall	Facility Study	10/1/2025	9/15/2028	126.1
19	Saluga Ranch Storage	Asherton; Big Well Substation	Facility Study	1/1/2024	8/25/2027	125.4
20	Wild Horse Desert Solar	Big Well; Dilley Switching	Facility Study	12/1/2024	7/1/2028	120
21	Velado Storage SLF	Conoco-Chittam Ranch; Dimmit	Facility Study	11/1/2024	9/14/2028	115.2
22	Velado Solar SLF	Conoco-Chittam Ranch; Dimmit	Facility Study	11/1/2024	9/14/2028	115.2
23	Frio Farm	Big Foot	Facility Study	12/20/2021	4/30/2027	106.5
24	Flying Kite Bess	Uvalde	Facility Study	7/1/2024	12/30/2027	104.93
25	Rockpile Storage	Derby	Facility Study	4/1/2025	6/12/2029	104
26	Rose Quartz Bess	Asherton; Big Well	Facility Study	9/2/2022	12/1/2026	101.41
27	Sugarloaf Bess	Piloncillo	Facility Study	3/1/2024	1/31/2028	100.6
28	Dahlia Energy(AKA Dahlia BESS)	Los Angeles	Facility Study	2/1/2026	6/30/2028	100
29	Wild Horse Desert Storage	Big Well; Dilley Switching	Facility Study	12/1/2024	7/1/2028	90.3
30	Flying Kite Solar	La Pryor; Uvalde	Interconnection Agreement	3/1/2023	12/30/2027	80.38
31	Hinkell Bess	Reveille	Facility Study	8/1/2023	7/1/2027	78.05
32	7L Solar SLF	Big Wells ; Brundage	Facility Study	9/1/2025	11/13/2029	71.6
33	Steppe Reserve Storage	Asherton	Facility Study	1/1/2021	1/1/2028	51.9
34	La Mancha Storage SLF	Leona; North Batesville	Facility Study	11/1/2024	10/10/2028	40.9
35	La Mancha Solar SLF	Leona; North Batesville	Facility Study	11/1/2024	10/10/2028	40.9
36	Dilley Amine CF		Pre-Construction		11/30/2026	20
37	Cotulla BESS 1 (FKA Cotulla BESS 2)	Cotulla	Under Construction	11/1/2024	3/31/2026	9.9
38	Solops Texas - Brundage		Pre-Construction		12/31/2026	1.99
39	7L Storage SLF	Big Wells ; Brundage	Facility Study	9/1/2025	11/13/2029	
40	Vazon Bess Slf	Encinal; Lemay Box Bay	Facility Study	9/1/2024	6/30/2028	
41	Facility Innovations Group BESS		Pre-Construction		4/30/2028	

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# FIBER NETWORK OVERVIEW

- EXA Infrastructure - Leased
- Gold Data
- Texas Lone Star Network
- Arelion - North America
- FiberLight
- Crown Castle
- Zayo Metro
- Zayo North America
- Uniti
- Flo Networks
- FiberLight
- IENTC Telecommunications
- Uniti



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# LOCATION & RAIL ACCESS

## 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



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# UNION PACIFIC AUTO PARTS NETWORK



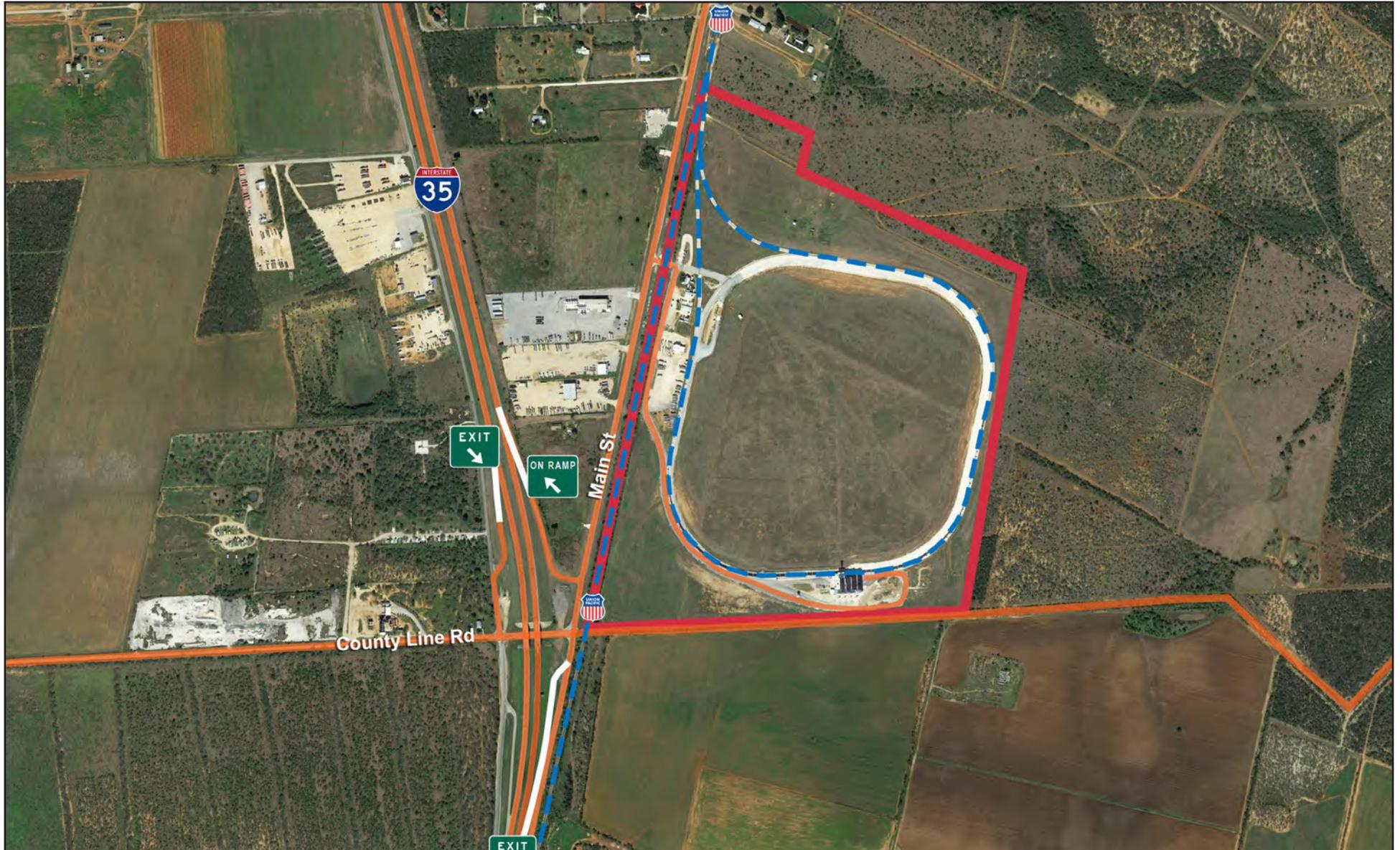
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# PROPERTY OUTLINE



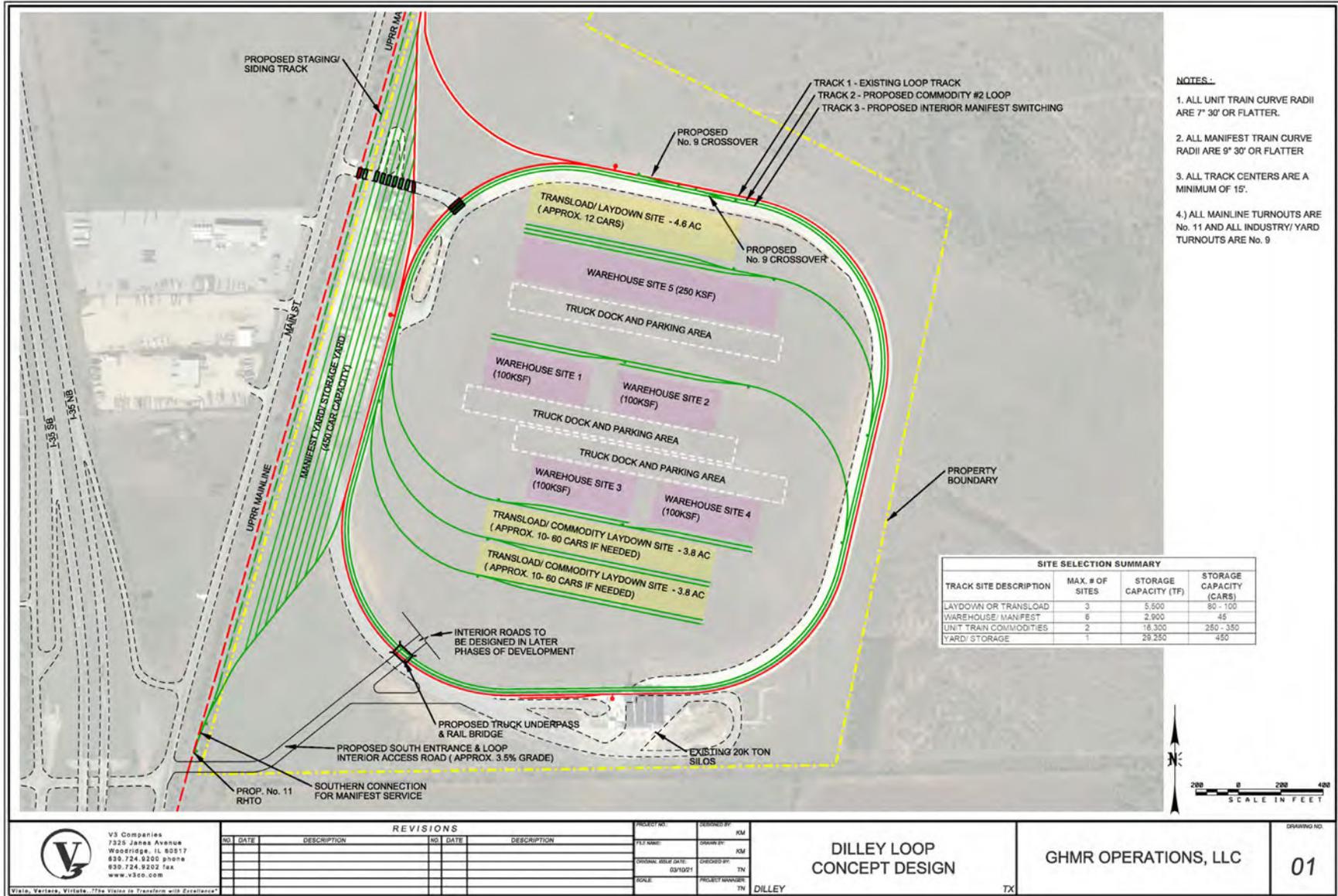
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# CONCEPTUAL SITE PLAN



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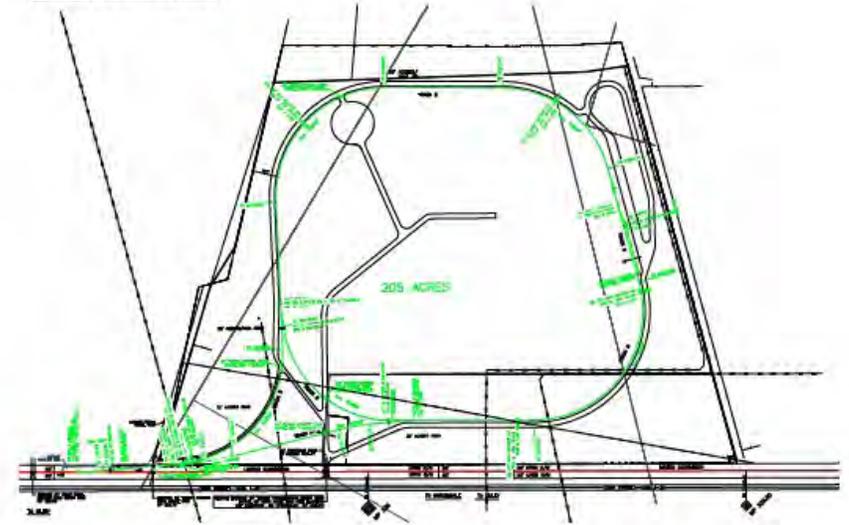


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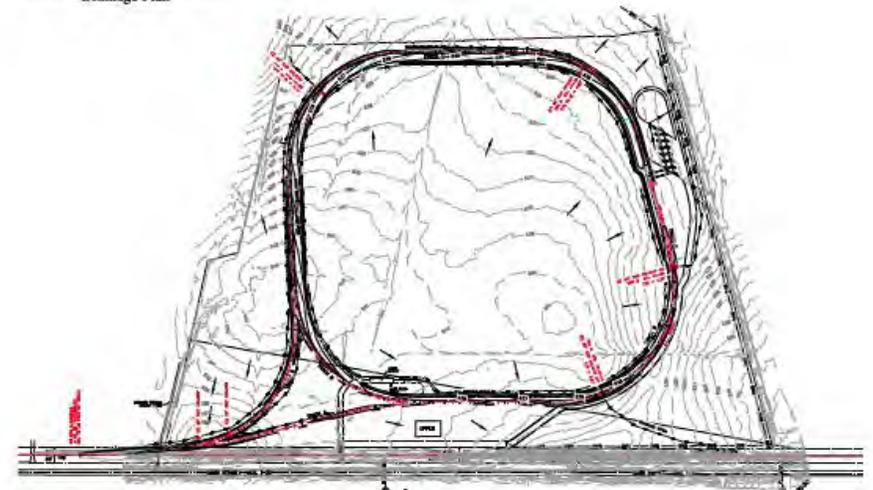
**PROPERTY PHOTOS**  
**& DRAINAGE PLAN**



DILLEY,  
FRIO COUNTY, TX



DILLEY,  
FRIO COUNTY, TX  
*Drainage Plan*



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### FOR MORE INFORMATION, CONTACT:

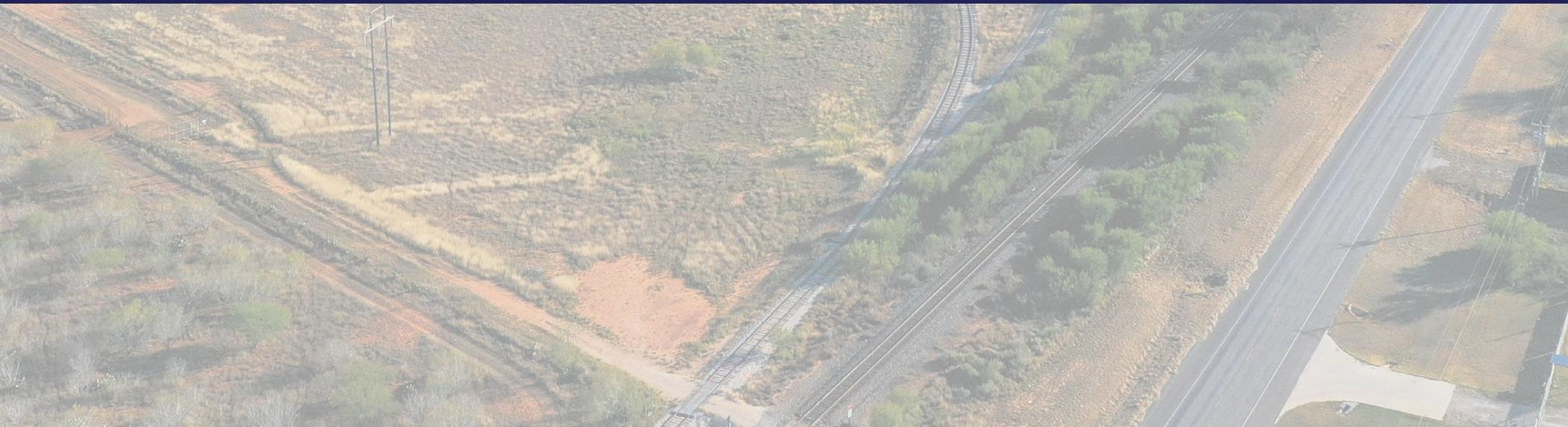


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# Information About Brokerage Services

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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<b>Jake Wilkinson</b>	<b>616900</b>	<b>jake@mwrealestate.com</b>	<b>(325) 721-2353</b>
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

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