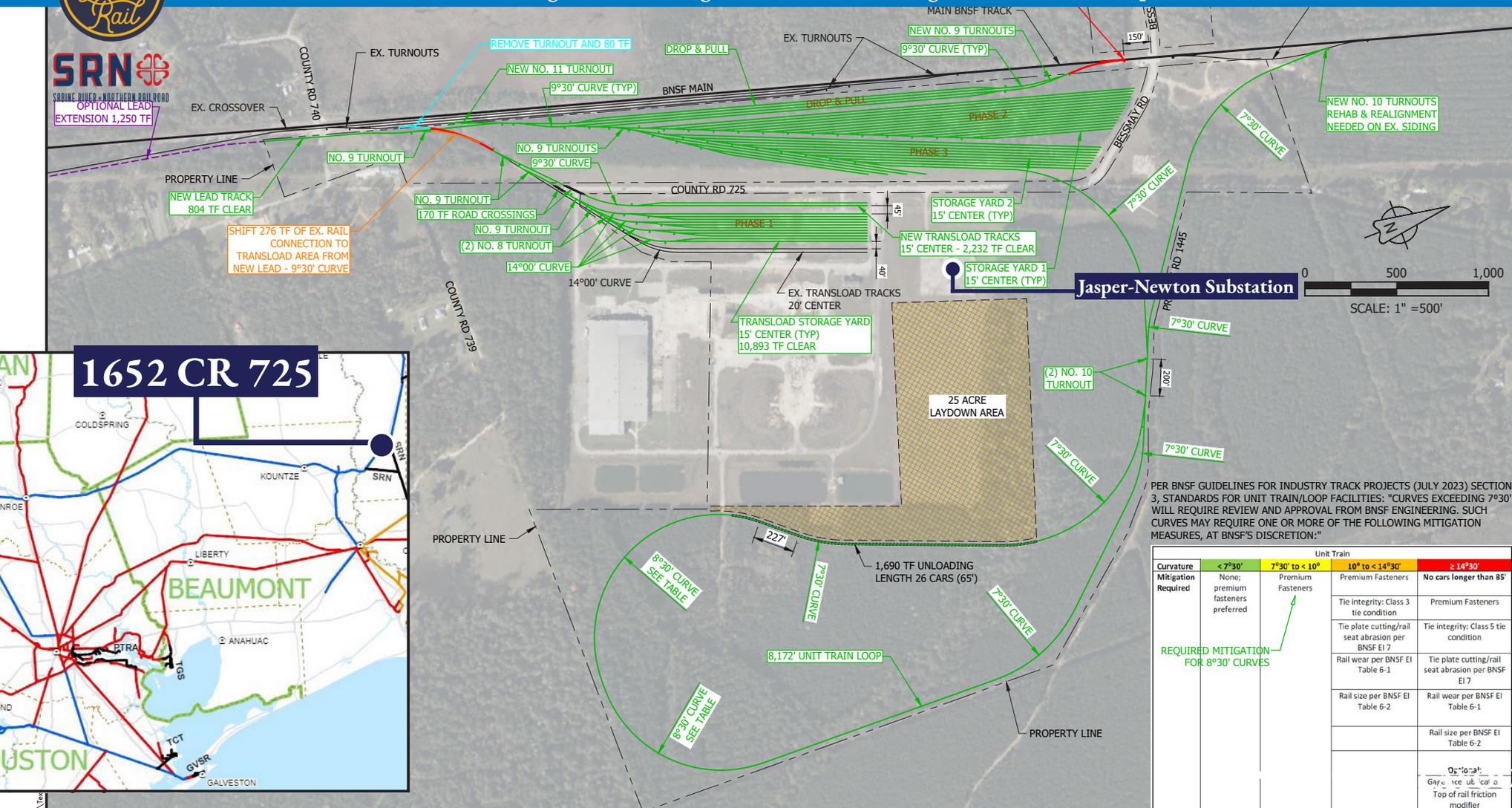


FOR LEASE

Triple Rail-Served Industrial Park
 1652 Country Road 725
 Buna, Texas 77612



RailEstate: Transloading, Railcar Storage, SIT, Available Acreage & Build-To-Suit Options



PER BNSF GUIDELINES FOR INDUSTRY TRACK PROJECTS (JULY 2023) SECTION 3, STANDARDS FOR UNIT TRAIN/LOOP FACILITIES: "CURVES EXCEEDING 7°30' WILL REQUIRE REVIEW AND APPROVAL FROM BNSF ENGINEERING. SUCH CURVES MAY REQUIRE ONE OR MORE OF THE FOLLOWING MITIGATION MEASURES, AT BNSF'S DISCRETION:"

Curvature	Unit Train		
	< 7°30'	7°30' to < 10°	10° to < 14°30'
Mitigation Required	None; premium fasteners preferred	Premium Fasteners	Premium Fasteners
		Premium Fasteners	No cars longer than 85'
		Tie integrity: Class 3 tie condition	Premium Fasteners
		Tie plate cutting/rail seat abrasion per BNSF EI 7	Tie integrity: Class 5 tie condition
		Rail wear per BNSF EI Table 6-1	Tie plate cutting/rail seat abrasion per BNSF EI 7
		Rail size per BNSF EI Table 6-2	Rail wear per BNSF EI Table 6-1
			Rail size per BNSF EI Table 6-2
			Rail size per BNSF EI Table 6-2
			Oil: Top of rail friction modifier

REQUIRED MITIGATION FOR 8°30' CURVES

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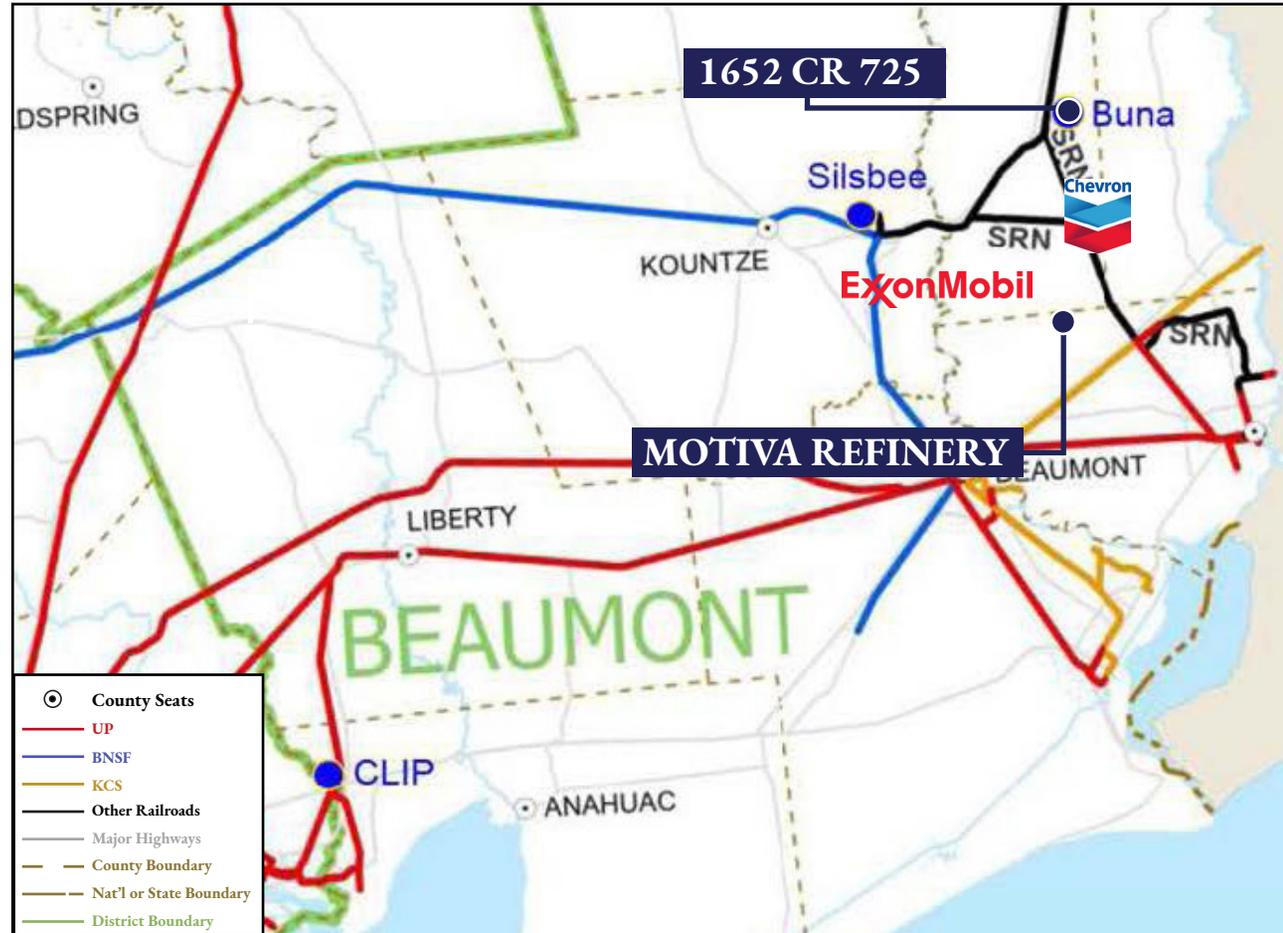
1652 Country Road 725
Buna, Texas 77612

Property Highlights

- ± 300 Acres (Divisible)
- Sabine River & Northern (SRN) & BNSF Interchange Yard is on the Property
- SRN Interchanges: BNSF, UP, & CPKC
- Up to ~1,000 railcar spots
- 35 Miles North of Port of Beaumont
- 3,400 Square Foot Office and Truck Scales On Site
- No Zoning

SRN Rail Advantage

- 40-mile shortline rail network in Southeast Texas
- Routes: Buna-Echo (32 Miles) & Buna-Evadale (8 Miles)
- Direct Class I interchanges with BNSF, Union Pacific (UP), and CPKC
- On-site railcar yard with up to 1,000 car storage capacity
- Offers short- & long-term unit train storage
- Full-service transloading options
- Railcar maintenance, repair and qualification services available
- Strategically located near major industrial plants & ports
- Built to support dynamic logistics for East Texas industry

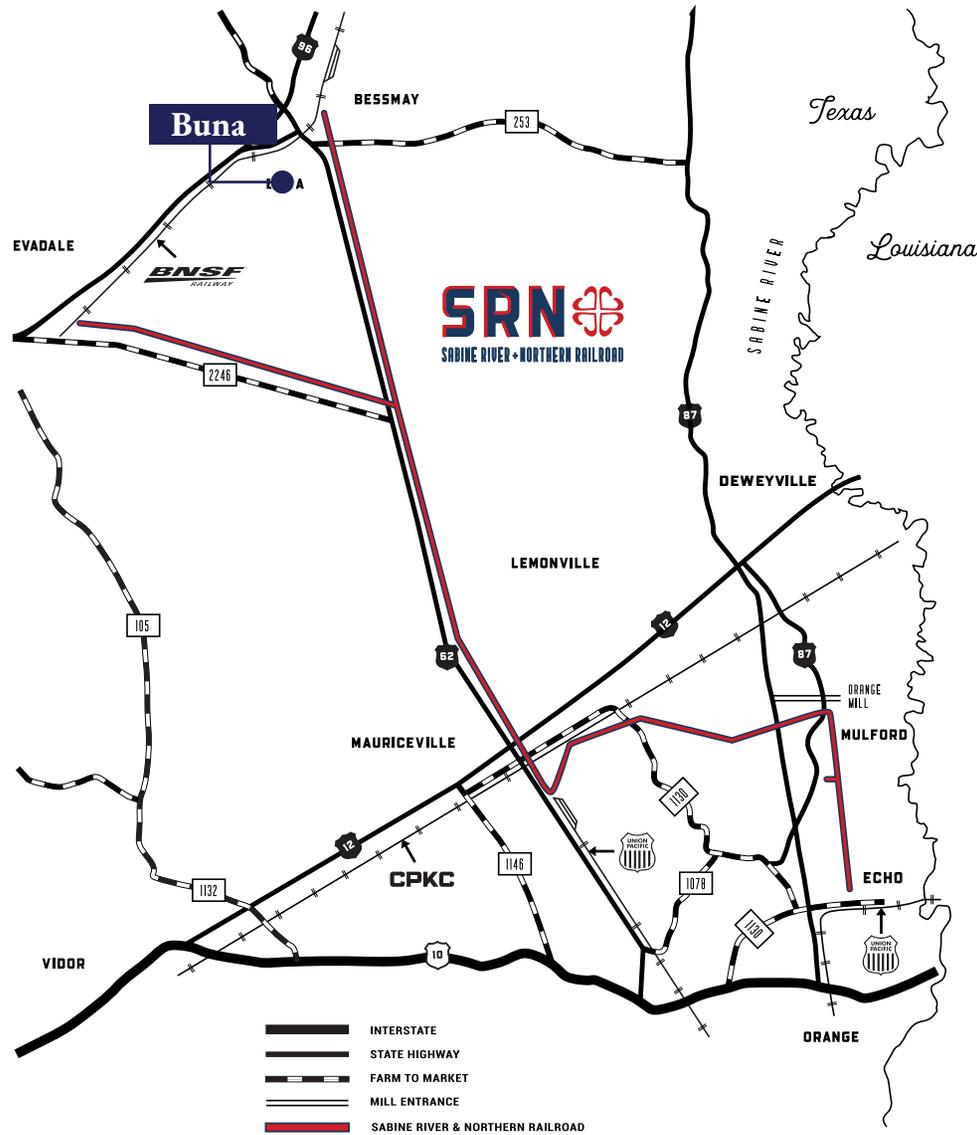


Triple Served Railyard
BNSF, Union Pacific, & CPKC

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SRN Exchange Map



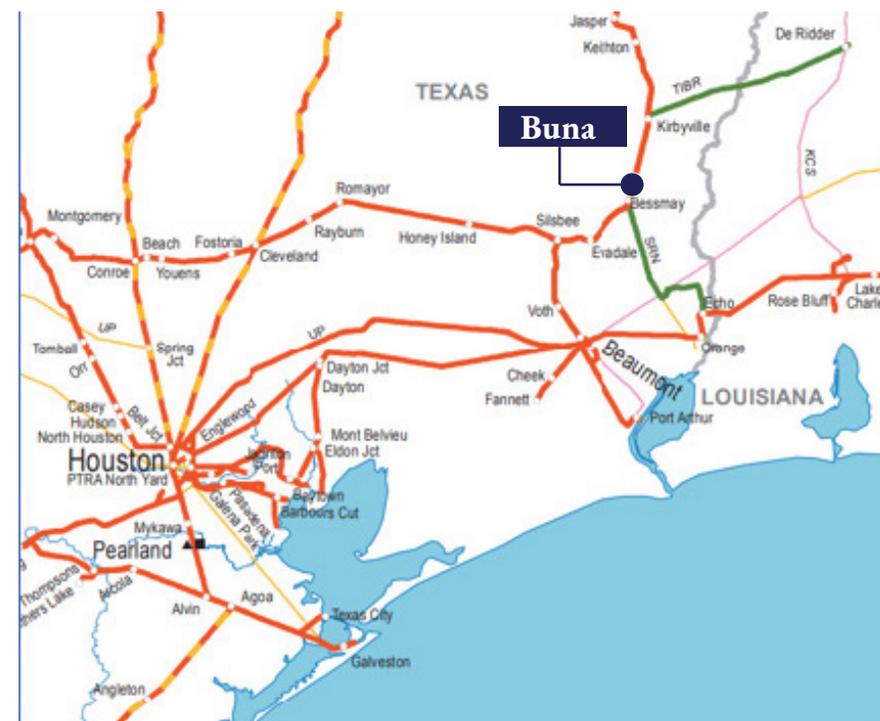
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Area Summary

Location Highlights

- **Beaumont Port:** A major U.S. hub, Beaumont Port's success is linked to its rail facilities, connecting to major railroads for efficient goods transport.
- **Union Pacific Railroad in Beaumont:** A significant transportation hub, Beaumont connects to national markets via the Union Pacific Railroad network.
- **CPKC Railway in Port Arthur:** Essential for U.S.-Mexico trade, Port Arthur's rail connections support the Canadian Pacific Kansas City Southern Railway.
- **Refineries and Petrochemical Plants:** Railroads are vital for the Port Arthur's energy sector, supplying raw materials and distributing products.
- **Orange's Lumber Industry:** Historically linked to timber, Orange's railroads transported lumber from local forests to nationwide markets.
- **Orange's Intermodal Facilities:** These facilities enable seamless cargo transfers between trucks, trains, and ships, crucial for efficient transport.
- **BNSF Railway in Orange:** Serving the region, BNSF Railway transports various commodities and connects Orange to major U.S. markets.



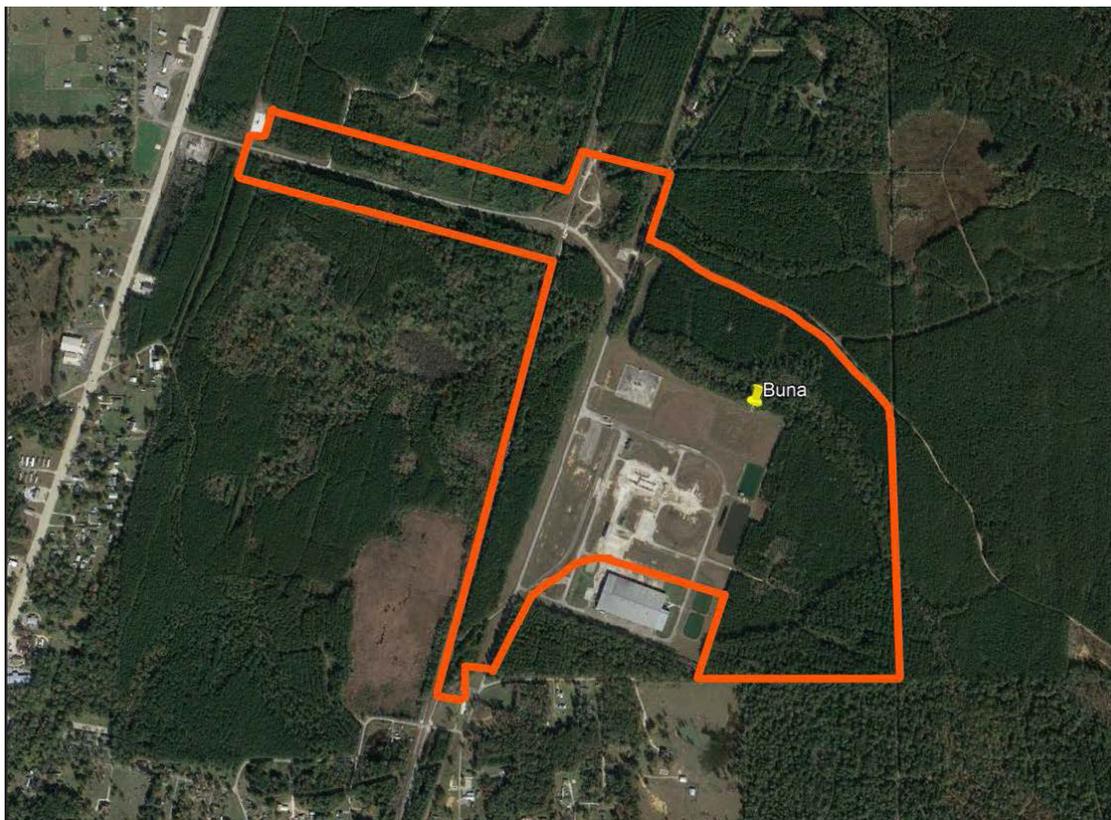
Interstate 10	_____	25 Miles
Port of Beaumont	_____	35 Miles
Port of Port Arthur	_____	65 Miles
Lake Charles	_____	44 Miles
Baytown	_____	101 Miles
Houston Int'l Airport	_____	108 Miles

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1652 COUNTRY ROAD 725

BUNA, TEXAS 77612

PHOTOS



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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.

M&W Real Estate, LLC	9012712	jake@mwrealestate.com	(325) 721-2353
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Jake Wilkinson	616900	jake@mwrealestate.com	(325) 721-2353
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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