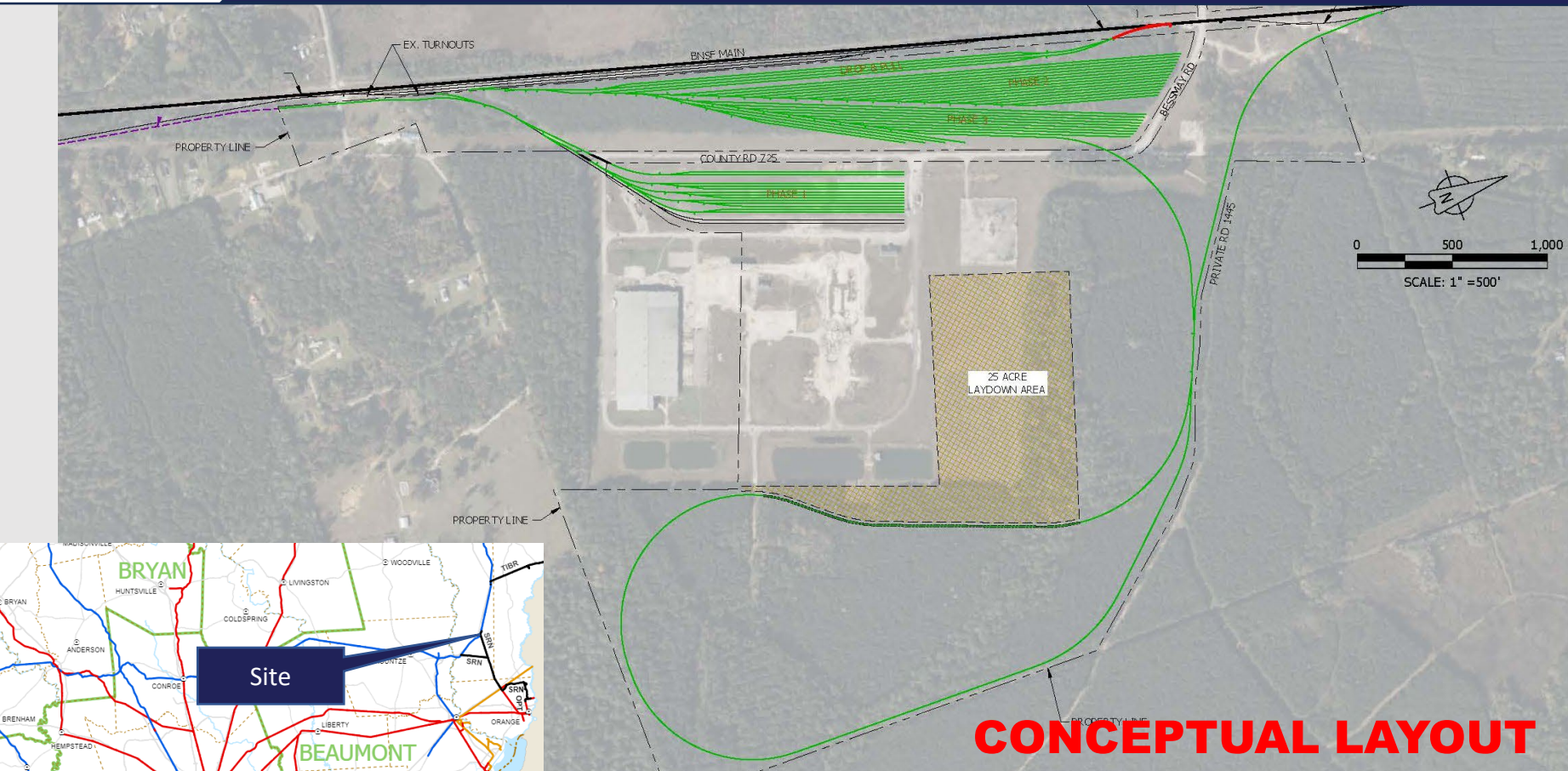


Triple Rail-Served Industrial Park

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

1652 County Road 725, Buna, TX 77612

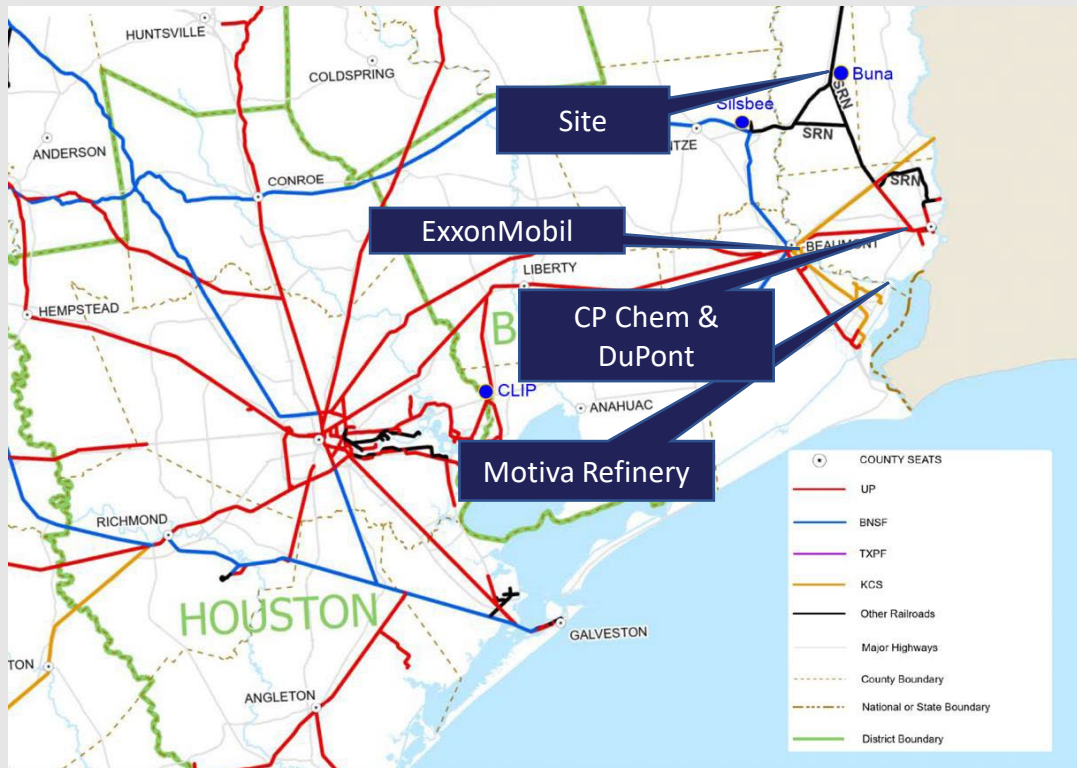


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Property Highlights



- +/- 300 Acres (Divisible)
- Sabine River & Northern (SRN) Main Interchange Yard is on the Property
- SRN Interchanges: BNSF, UP, and CPKC
- Up to 776 total railcar spots
- 35 Miles North of Port of Beaumont
- 3,400 Square Foot Office and Truck Scales On Site
- No Zoning
- Close Proximity to ExxonMobil refinery, Chevron Phillips Chemical, Motiva refinery, and DuPont chemical plant

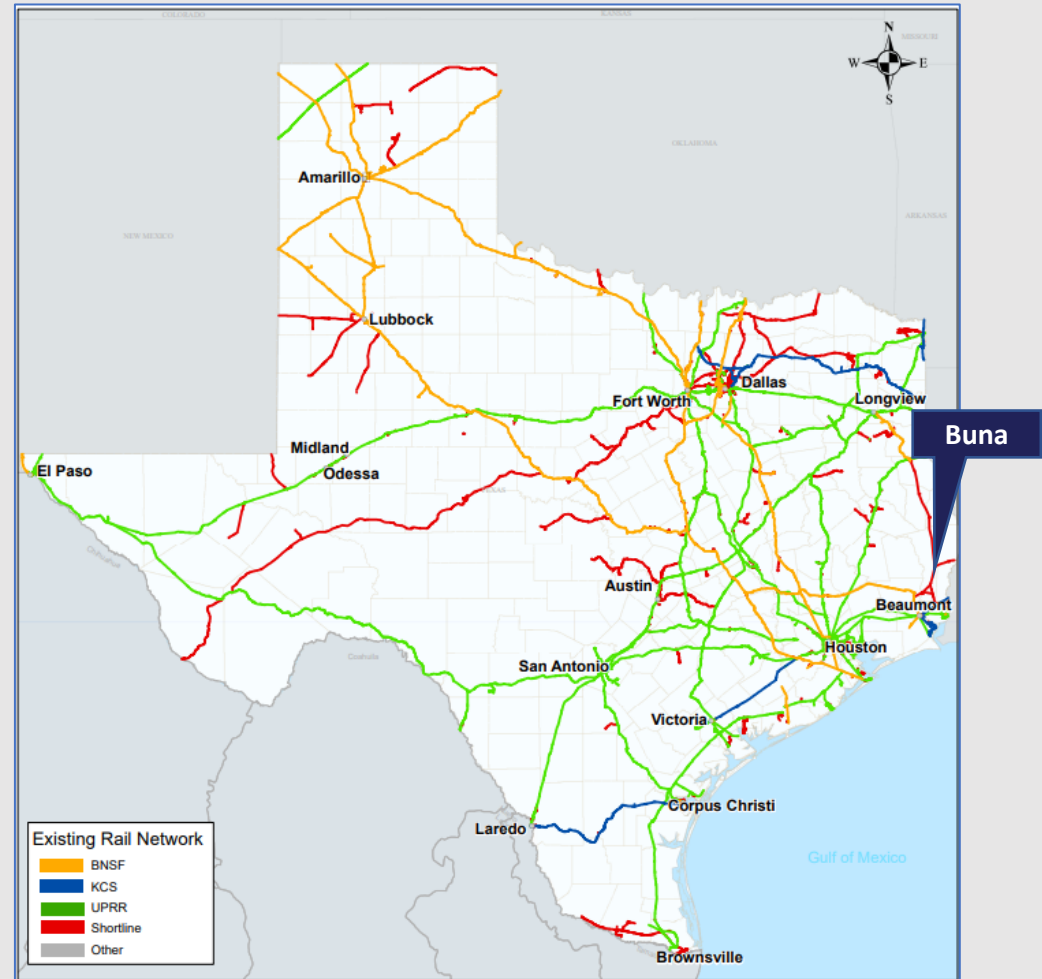
**Triple Served Railyard
BNSF, Union Pacific, & CPKC**

Market Summary

Texas Rail Market Overview

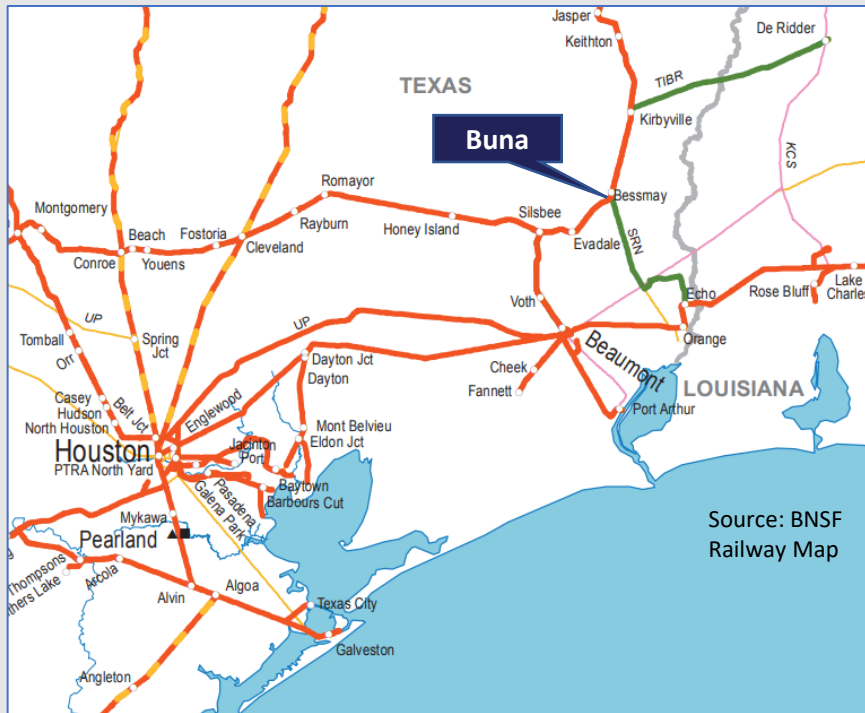
Texas Rail Market

- 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

B u n a A r e a



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 area'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	44 Miles
Lake Charles	65 Miles
Baytown	101 Miles
Houston Int'l Airport	108 Miles

Photos





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.



2-10-2025

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.

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. **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.

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.

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

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