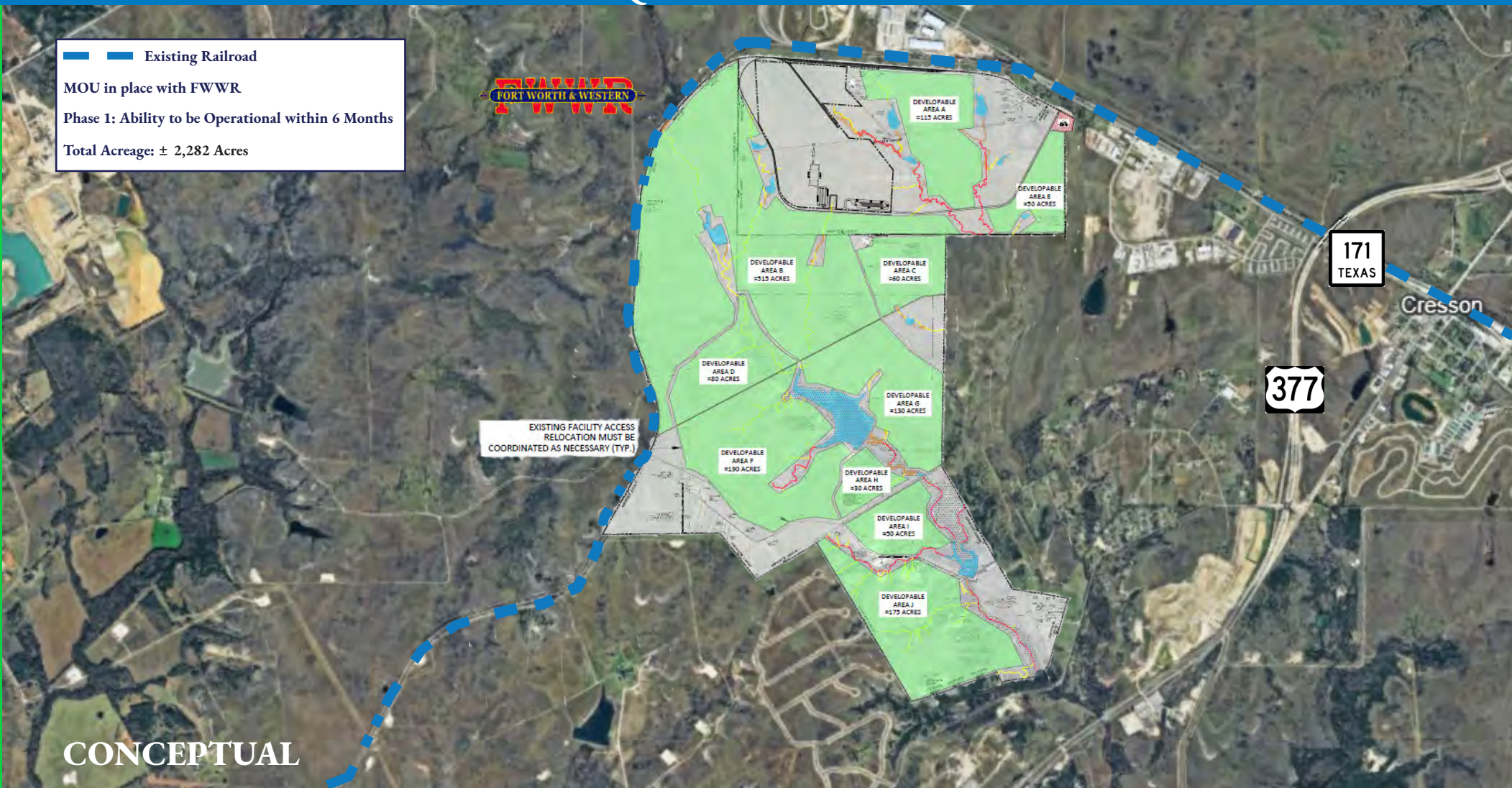


RAILESTATE JOINT VENTURE OPPORTUNITY

DFW REGIONAL HIGH TECH QUAD RAIL-SERVED LOGISTICS PARK
7700 OLD GRANBURY RD
CRESSON, TEXAS 76035

INLAND PROCESSING & QUAD-SERVED INTERMODAL LOGISTICS HUB



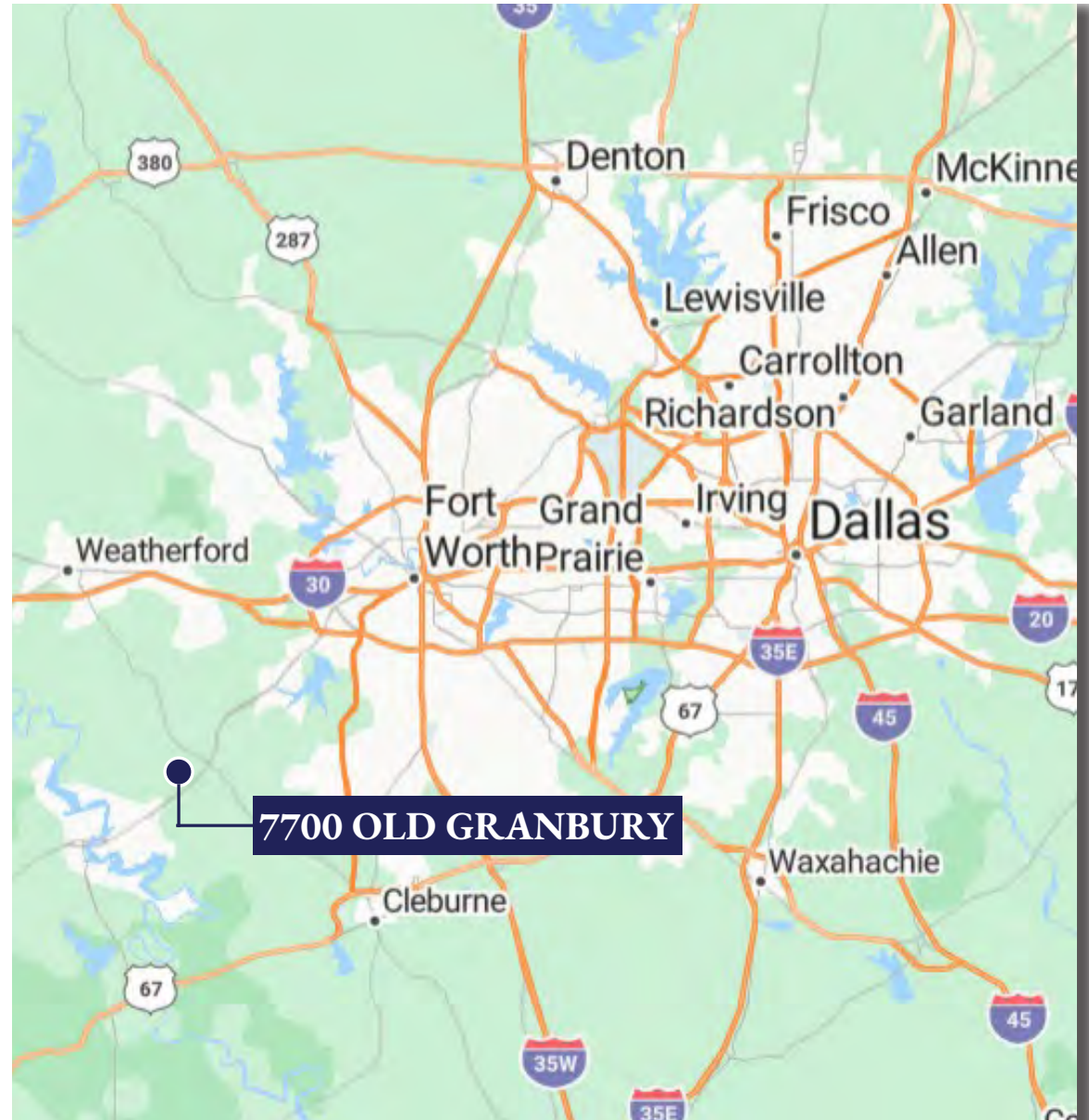
7700 OLD GRANBURY RD CRESSON, TEXAS 76035

PROJECT SCOPE & FEATURES

- TOTAL SITE SIZE: ± 2,282 Acres
- 150-Acre Inland Processing Center
(Phase 1 Auto Operations)
- No Re-Zoning Required
 - ◇ Warehousing & distribution (up to 15M+ SF)
 - ◇ Vehicle processing center (with car wash & body shop)
 - ◇ Rail spurs, truck yards, and internal roadways
 - ◇ Data center/AI infrastructure with onsite energy generation
 - ◇ Utility-scale water reservoir & public park space (100 acres pending permitting)
 - ◇ FTZ (Foreign Trade Zone) status pending via DFW Airport Board

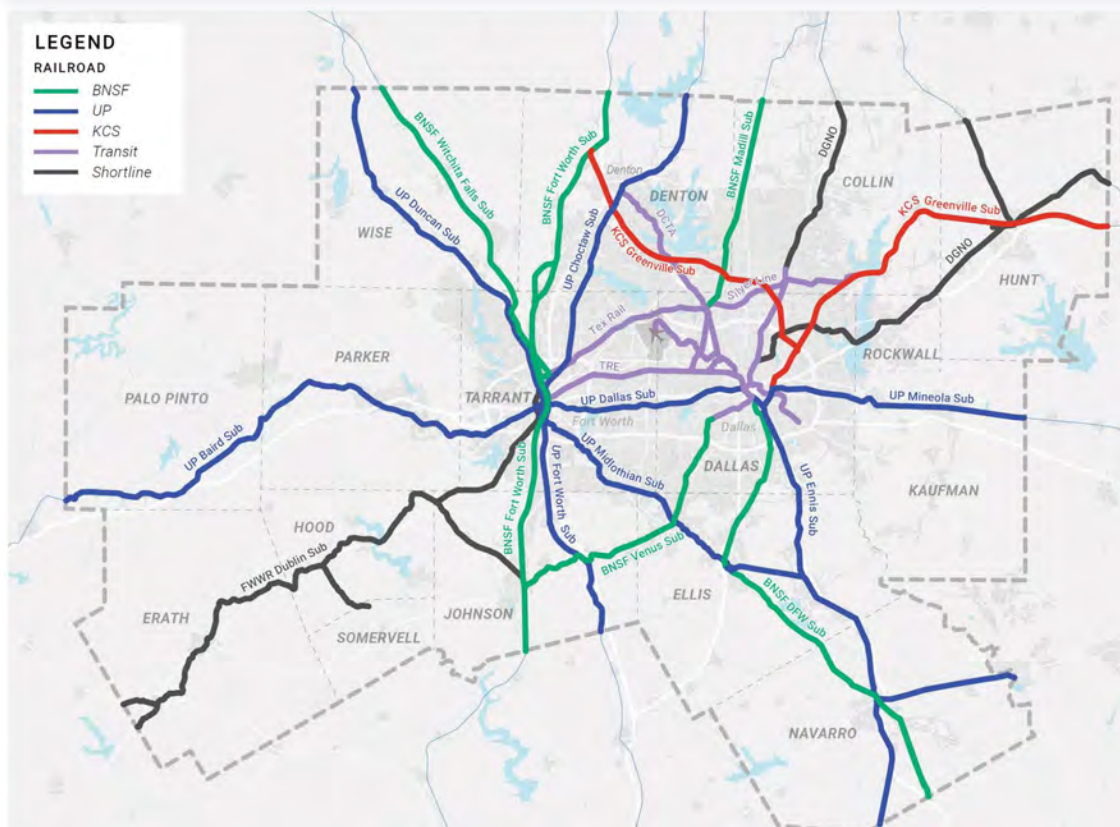
Strategic Location

- 24 Miles Southwest of Fort Worth, TX
- Direct access via Hwy 377 and Cresson Hwy (171)
- Within 250 miles of major metros: Dallas/Fort Worth, Houston, Austin, San Antonio, Lubbock, Oklahoma City, and Shreveport
- Area and project are both interesting to the Governor's office



QUAD RAIL SERVED

- Fort Worth & Western Railroad (FWWR) with interchanges to:
 - Union Pacific (UP)
 - BNSF Railway
 - CPKC
 - Texas Pacifico/Ferromex (Grupo Mexico)
- MOU in place with FWWR for site rail connectivity
- Competitive rates due to multiple rail options
- Access in and out of Mexico without switching railroads (time and cost savings)



CROSS-BORDER LOGISTICS BREAKTHROUGH

- **Virtual Border Relocation:** Effectively moves the Mexican border to within 30 miles of Fort Worth
 - Eliminates the need for routing through a U.S. Class I railroad
- **Seamless Rail Connectivity:**
 - Quad-served intermodal access including: BNSF, CPKC, UP and short-line carriers
 - Short-line partner has a direct, cost-neutral connection with Ferromex
 - Uninterrupted rail service from any origin in Mexico to Cresson
 - Ferromex owns TXPF, which connects to the Presidio border crossing-no switching of railroads required
- **Presidio International Rail Bridge:**
 - Now complete with a state-of-the-art customs inspection facility
 - Scheduled to be operational by Q1 2026
 - 10 mph train throughput for efficient border processing
- **Asian Freight Gateway Advantage:**
 - New logistics corridor: Asia > Mexico > Cresson/DFW
 - Manzanillo and Mazatlan Ports: ~800 miles closer to Fort Worth than West Coast U.S. ports
 - 3-day direct rail trip from Mexico ports to Cresson (bypasses the Panama Canal and reduces times and costs)
- **Grupo Mexico & Ferromex Commitment:**
 - Grupo Mexico (owner of Ferromex) has invested hundreds of millions in this corridor
 - Ferromex is committed to competitive pricing and attracting industrial users to the site

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UTILITIES & INFRASTRUCTURE

POWER

United Cooperative Services (Primary Distribution Provider and likely operator of the to-be-built on site substation) & Oncor (transmission)

- ◇ Advantaged cost of power through United Coop vs. ERCOT
- ◇ Currently 2-3MW with substation upgrades, and with new lines could get up to about 40MW
- ◇ United has an existing substation about 4 miles south of the location which could be upgraded with an additional transformer
- ◇ The Oncor 345kV line from Carmichael Bend Switch to Benbrook is ~3.2 miles east of the site
- ◇ Oncor's 138kV is a radial line 5.5 miles east of the site
- ◇ Brazos has capacity for an additional 150MW of load at Domino

WATER

824 million gallons/year groundwater allocation

SEWER

Adjacent lift station off of 171 and water treatment plan about 1.5 miles away

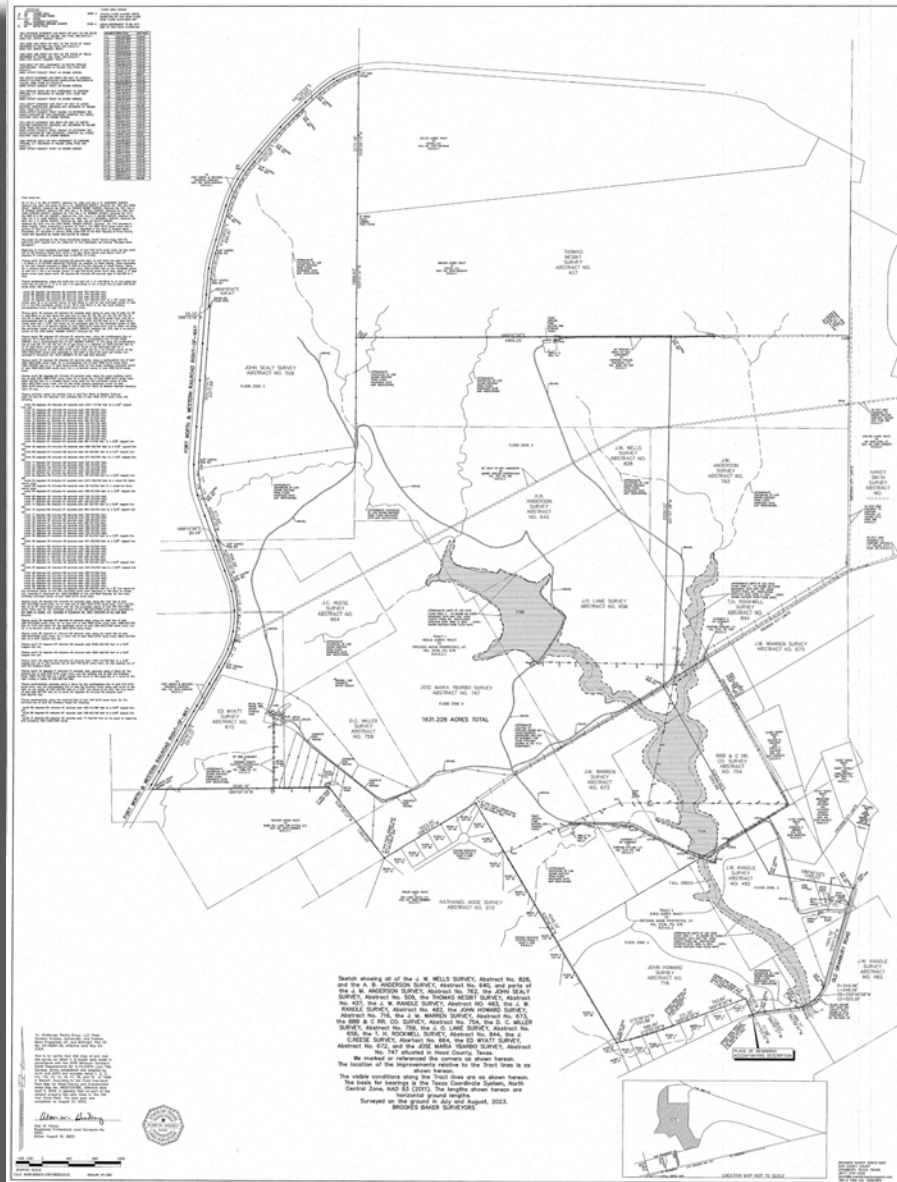
NATURAL GAS

Access to 24" and 36" pipelines; 6 miles from Godley Processing Plant

MUNICIPAL UTILITY DISTRICT (MUD)

Partnership potential





• All major due diligence completed:

- ◇ Alta
- ◇ Topo
- ◇ Geotech
- ◇ Environmental (Phase 1)
- ◇ Drainage
- ◇ Wetlands

• Developable land with **direct rail frontage** (± 3.5 Miles)

• Greenfield, **customizable** for anchor tenants

• **Expedited** and easy approvals

• **Available, affordable, high work ethic** workforce

• **Site Viability:**

Most land outside Waters of the U.S.

- Enables easy development with minimal environmental impact

Excellent road connectivity and overall infrastructure efficiency

DEVELOPMENT READY

PRELIMINARY CONCEPT SITE PLAN



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STRATEGIC ADVANTAGES

INBOUND LOGISTICS GAMERCHANGER

First-mover access to **Presidio-Ojinaga International Rail Bridge**

Direct Mexico-Midwest corridor
via Ferromex & Texas Pacifico

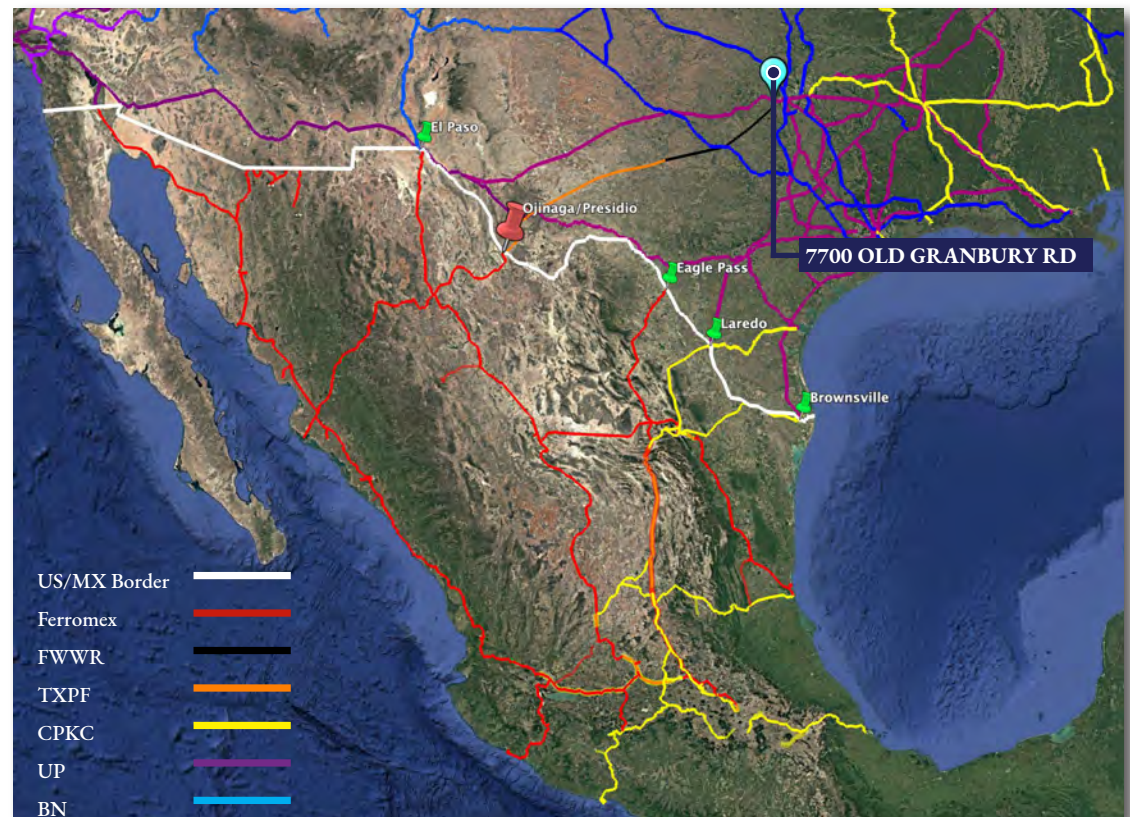
X-ray screening tech (NII)
operational by Q4 2025

New, cost-effective for
cross-border trade

GRUPO MEXICO HIGHLIGHTS

- Union Pacific (UP) owns 26% of Ferromex; Grupo Mexico owns the rest.
- 6,916 miles of track in 24 Mexican states and in Florida and Texas in the USA.
- Connection with 5 ports on the Pacific, 4 in the Gulf of Mexico and 4 on the Atlantic
- General and intermodal freight services by rail as well as passenger services. Also offers auxiliary management services for terminals and intra-terminal hauls
- Seamless integration with railroads in the USA and Canada through 8 interchange points.

MEXICO/US RAIL SYSTEMS



7700 OLD GRANBURY RD CRESSON, TEXAS 76035

STRATEGIC ADVANTAGES

INBOUND ADVANTAGE FOR ANCHOR TENANT



SUPERIOR LOCATION IN THE HEART OF TEXAS



INCENTIVES & MARKET POTENTIAL

Supportive regional development climate

Urban growth trends driving logistics demand in the area

Ready for immediate marketing to OEMs and 3PLs through global logistics partner relationships



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.

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