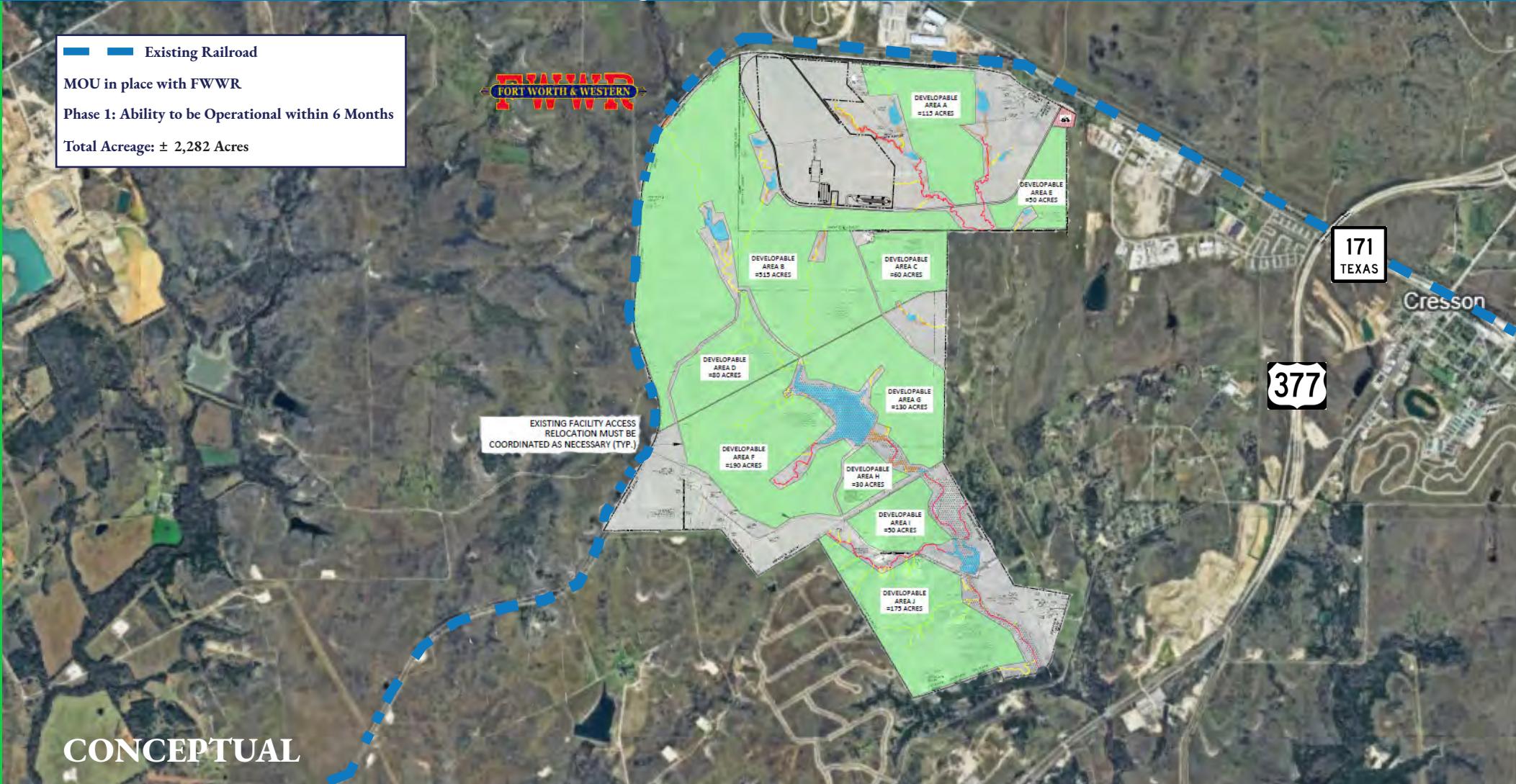


RAILESTATE
JOINT VENTURE
OPPORTUNITY

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

INLAND PROCESSING & QUAD-SERVED INTERMODAL LOGISTICS HUB



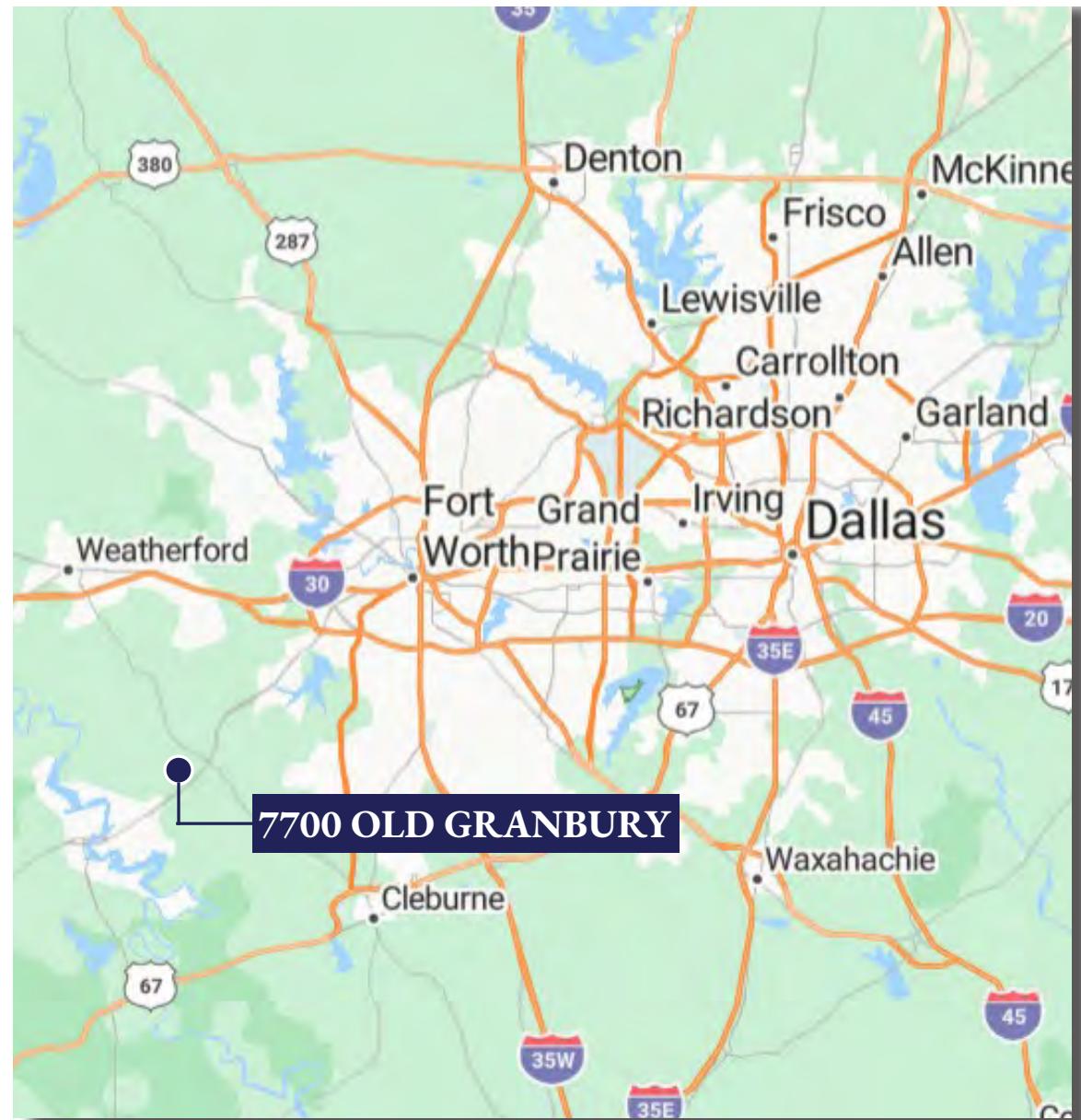
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PROJECT SCOPE & FEATURES

- 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



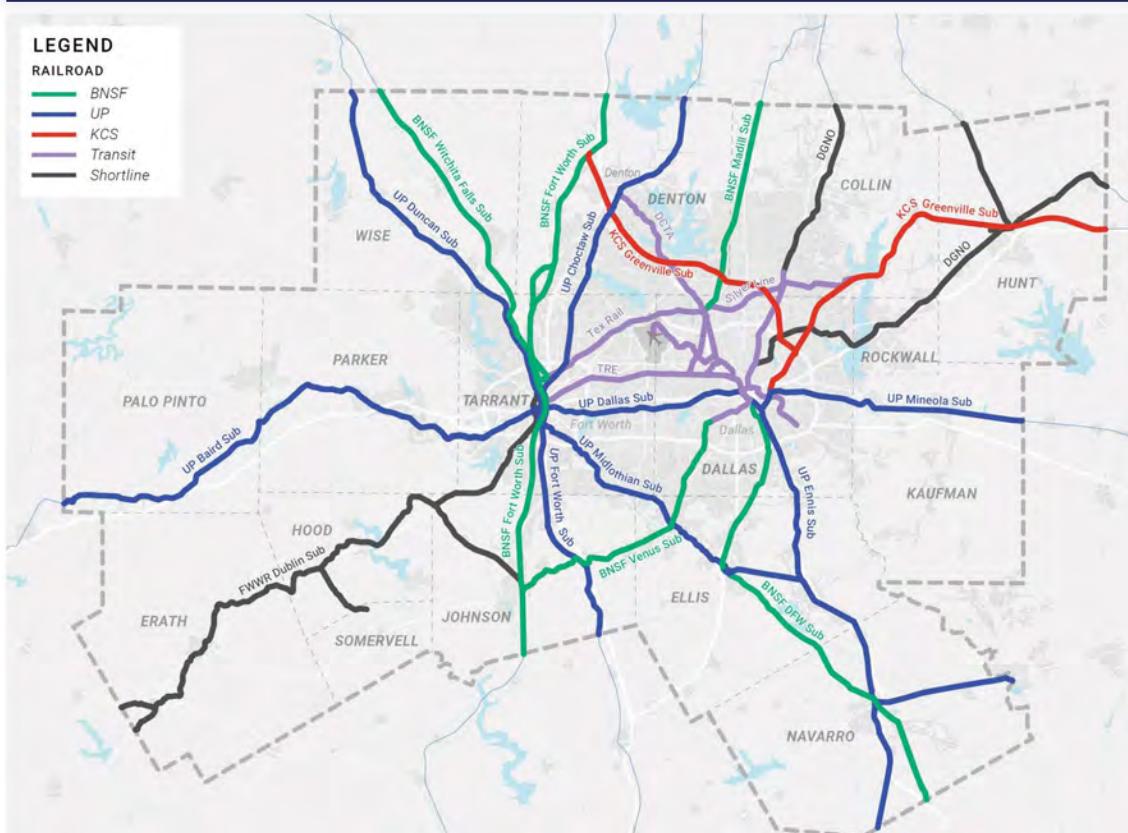
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RAIL & INTERMODAL ADVANTAGE

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)

LEGEND
RAILROAD
 — BNSF
 — UP
 — KCS
 — Transit
 — Shortline



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

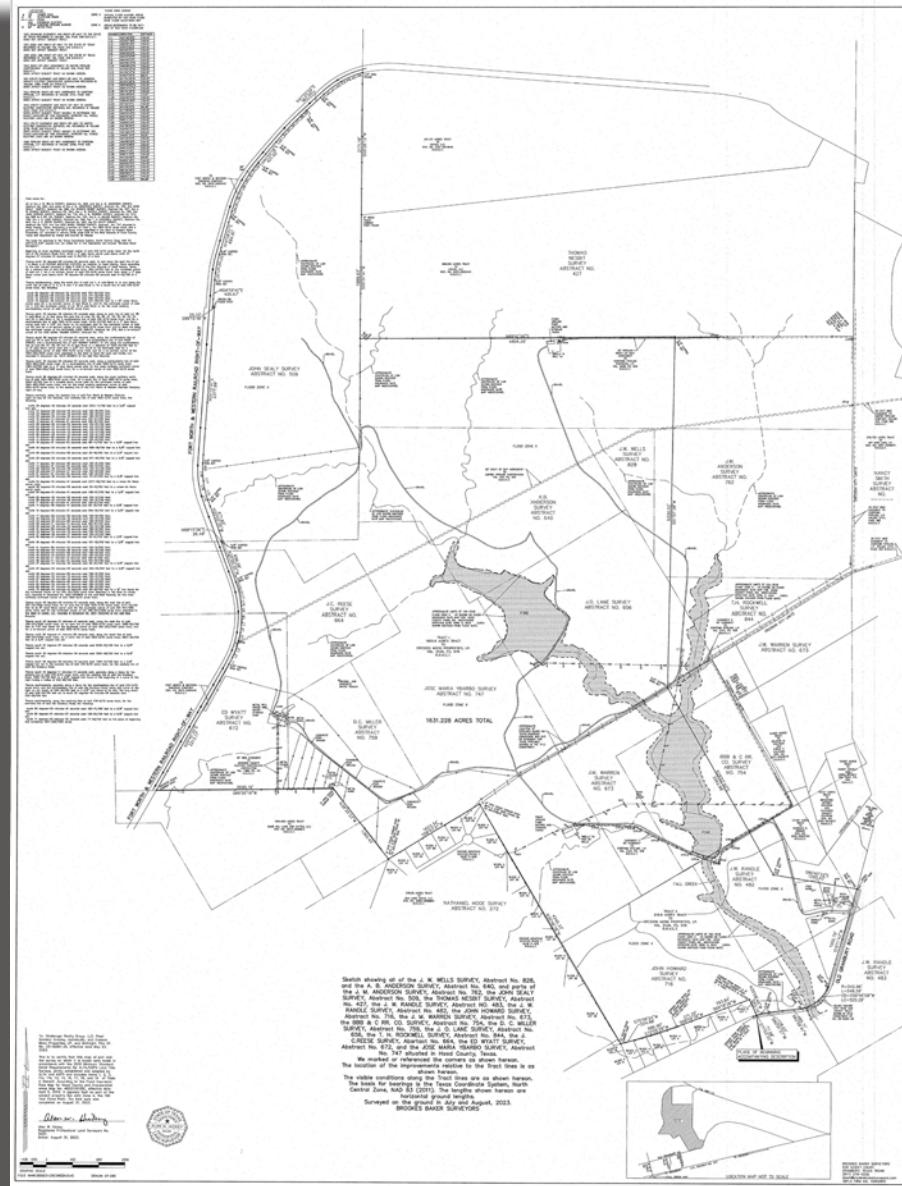
MUNICIPAL UTILITY DISTRICT (MUD)

Partnership potential



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SITE SURVEY



- All major due diligence completed:

◊ Alta

◊ Topo

◊ Geotech

◊ Environmental (Phase 1)

◊ Drainage

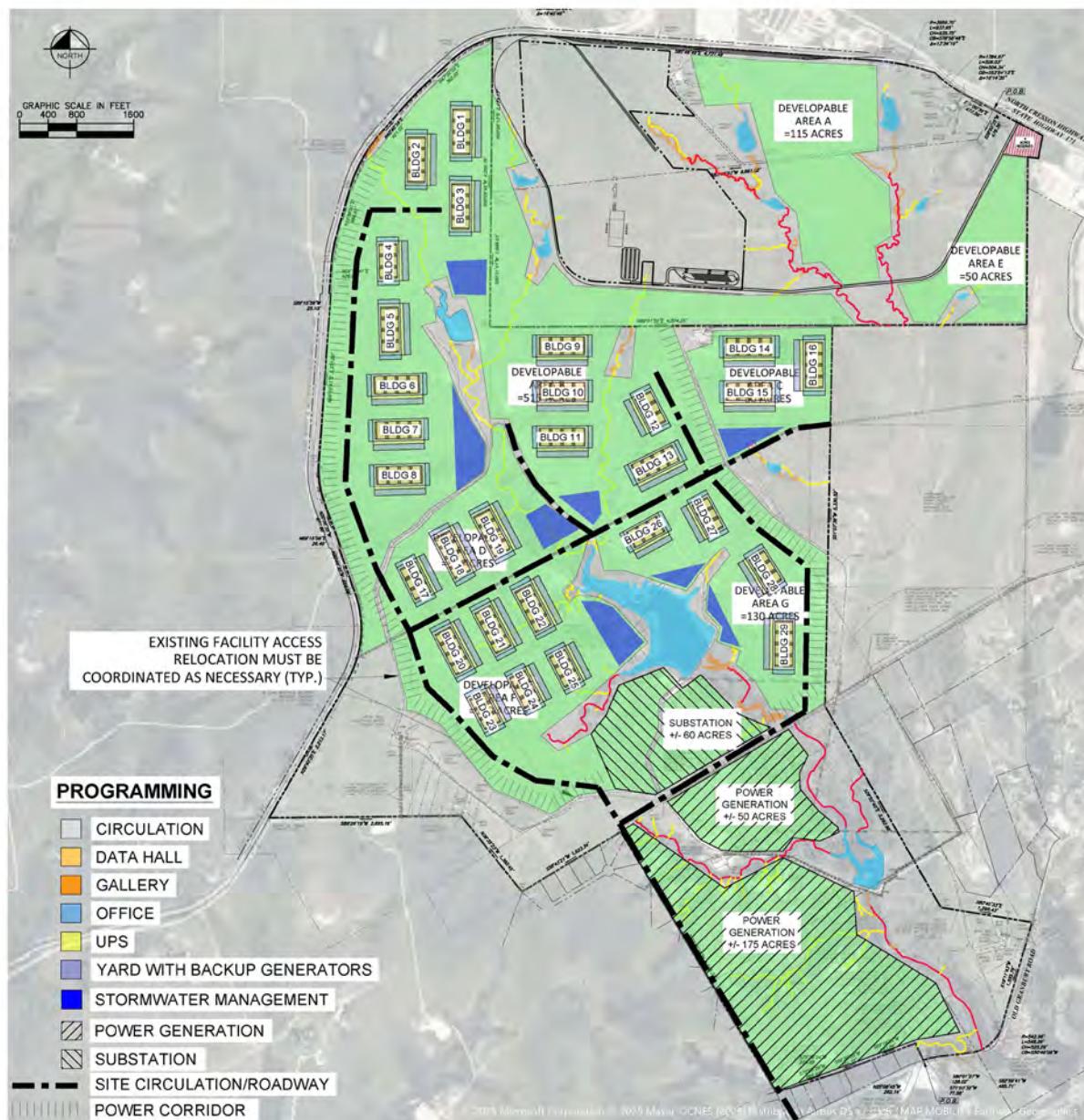
◊ Wetlands

- 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

DEVELOPMENT READY

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PRELIMINARY CONCEPT SITE PLAN



INBOUND LOGISTICS GAMERCHANGER

First-mover access to Presidio-Ojinaga International Rail Bridge

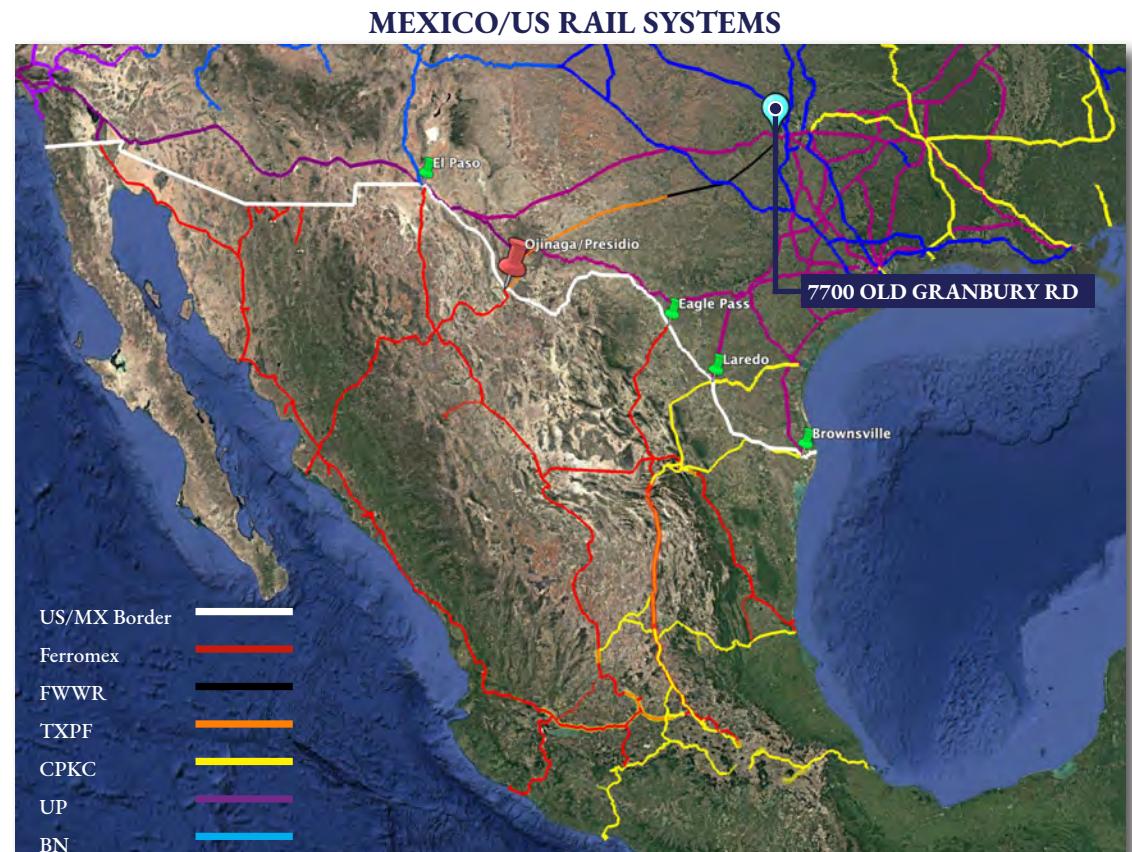
Direct Mexico-Midwest corridor via Ferromex & Texas Pacifico

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.



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STRATEGIC ADVANTAGES

INBOUND ADVANTAGE FOR ANCHOR TENANT



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

SUPERIOR LOCATION IN THE HEART OF TEXAS



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

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Jake Wilkinson

Name of Designated Broker of Licensed Business Entity, if applicable

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

Name of Sales Agent/Associate

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