

FOR SALE: INCOME PRODUCING RAIL-SERVED TRANSLOAD FACILITY

240 US-59 Bus, George West, Texas 78022



Site To	Miles
Corpus Christi	60
San Antonio	84
Houston	200


TRANSWESTERN
REAL ESTATE
SERVICES

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ESTATE**

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Jake Wilkinson
325.721.2353
jake@mwrealestate.com

Broker Information:
Garrison Lackey
817.259.3522
garrison.lackey@transwestern.com

240 US-59 BUS

George West, TX 78022

Property Information:

- +/- 44.758 Acres Total
- Shared Access off of Business 59
 - Leased Premises
 - +/-28.99 Acres
 - +/-1,800 SF Office
 - +/-14,148 Linear Feet of Existing Rail Track
 - 112-Pound Rail
 - 12 Frac Sand Silos (500 ton capacity)
 - Nine (9) Internal Switches
 - Two (2) Mainline Switches (Northernmost switch sharable with existing tenant)
 - Five (5) Year Lease in Place (Expires 12/31/2027)
 - Average NOI: \$450,823.55
 - Undeveloped Land for Future Expansion
 - +/-15.76 Acres

Call Broker for Pricing



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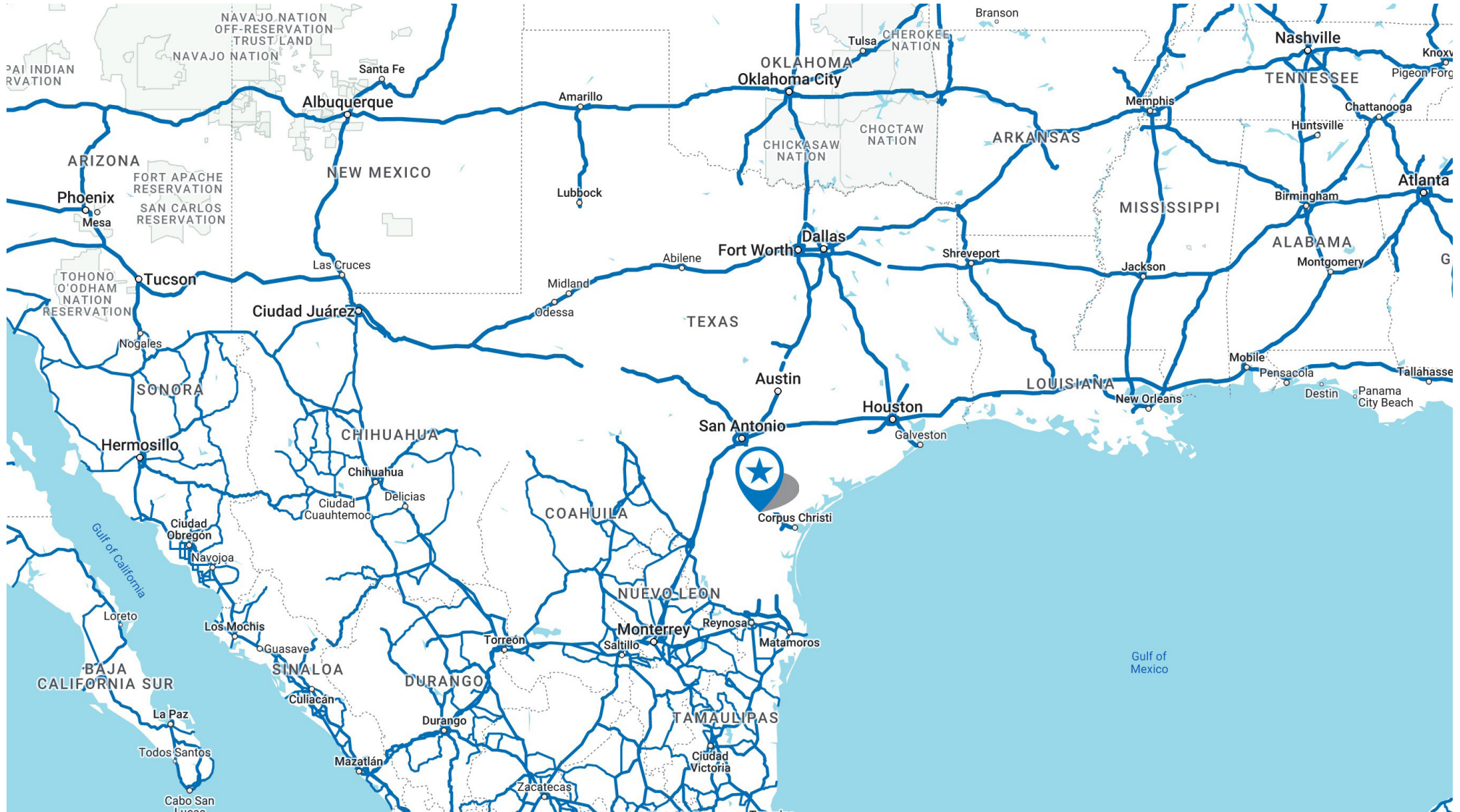
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

± 205 Acres For Sale

1415 S-BL 35

Dilley, Texas 78017

Rail Served By Union Pacific - Approved For Both Manifest & Unit Train Service



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Rail Served Site with I-35 Immediate Access

Sale Price

\$14,800,000

Lot Size

205 Acre



- ± 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
- Man Camp: Twenty (20) person capacity
- Fully operable Loop-Track: 8,233.98' 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







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

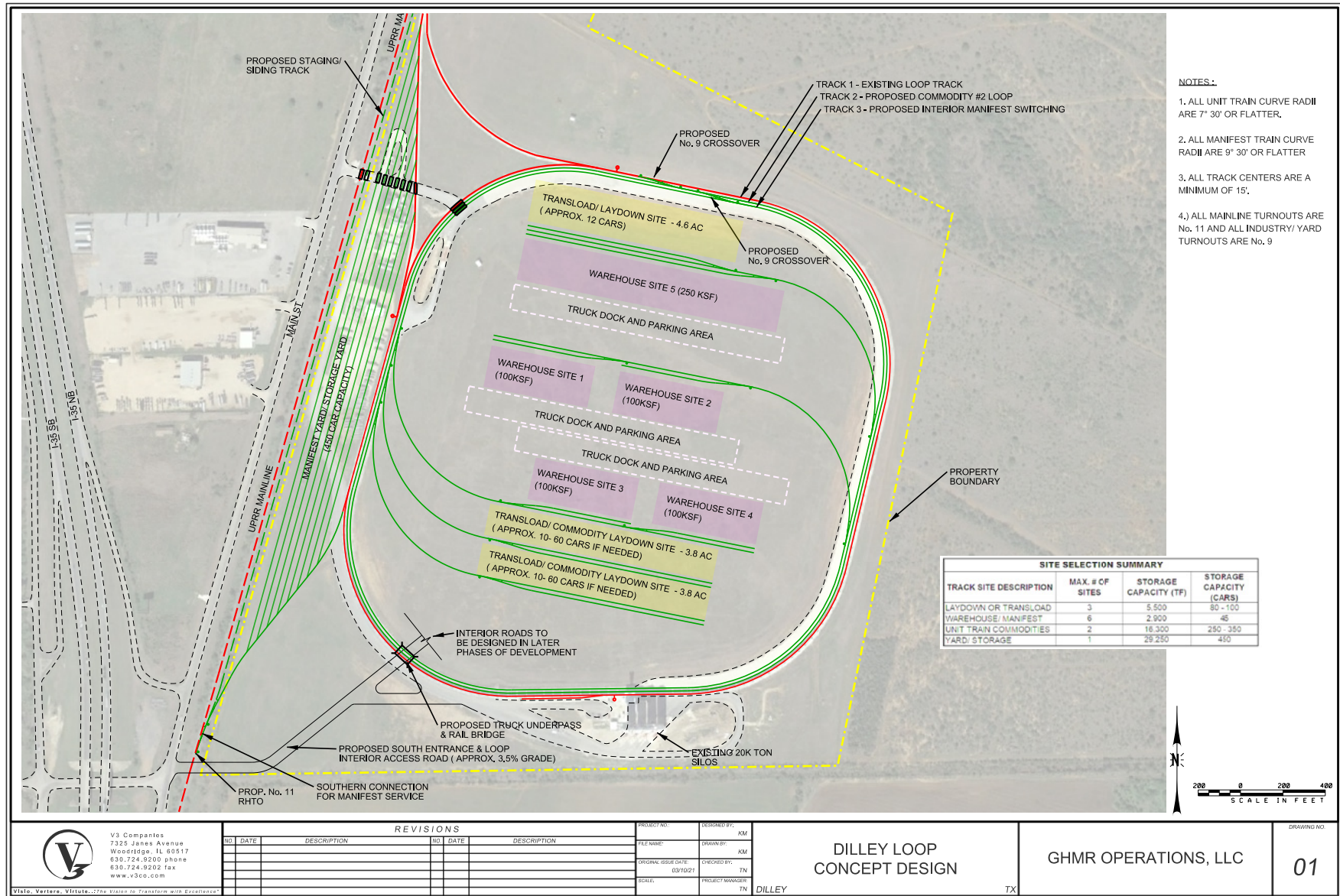
Union Pacific Railroad Lines



Union Pacific Auto Parts Network

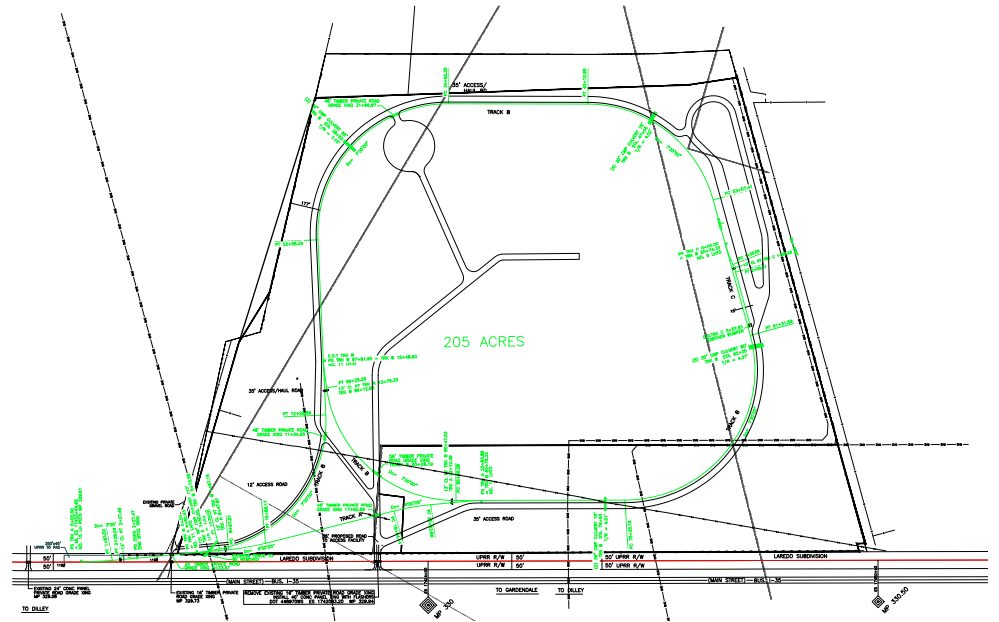


Conceptual Site Plan

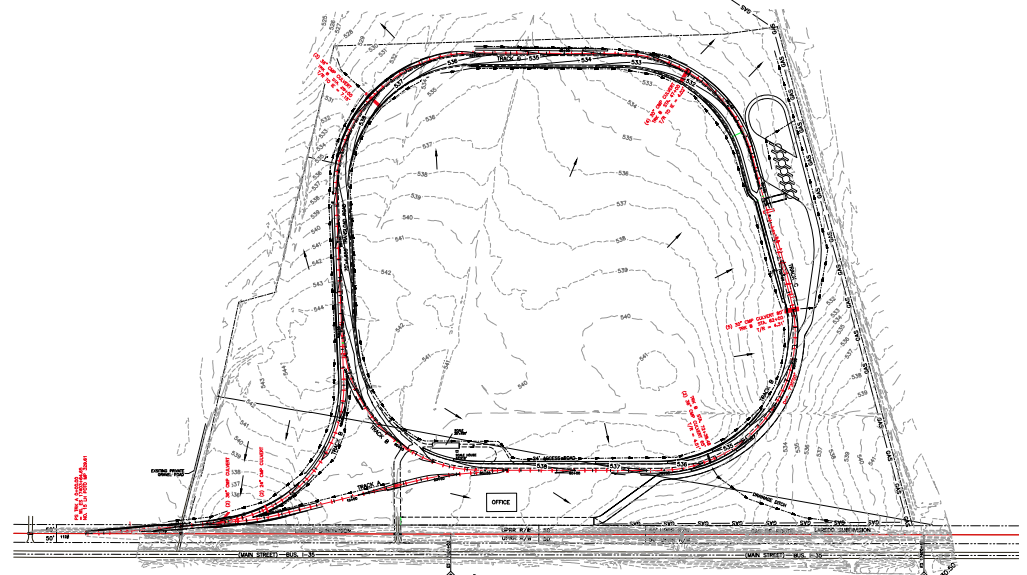




DILLEY,
FRIO COUNTY, TX



DILLEY,
FRIO COUNTY, TX
Drainage Plan





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FOR SALE OR LEASE: RAIL-SERVED TRANSLOAD FACILITY

2128 W LINDSAY RD | PECOS, TX - ± 293.964 ACRES

FOR SALE OR LEASE


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2128 W LINDSAY ROAD

± 293.964 ACRES | PECOS, TEXAS

PROPERTY INFORMATION

- ± 293.964 Acres
 - ± 25.50 acres stabilized land
 - ± 10,700 Linear Feet of Existing Rail Track
 - Reeves County
 - Union Pacific Railroad
 - Transload Facility
 - Two (2) Mainline Switches
 - 115-Pound #9 Turnout Switches
 - Four (4) Internal Switches
 - Zoning OCL - Out of City Limits
 - 112-Pound Rail
 - Wood Rail Ties
 - Two (2) Truck Scales - 49.5 Ton Capacity
 - Safe Rack Fall Protection Unit
 - Pecos Valley Southern Railway (Shortline owned by Watco)
 - Located south of Interstate 20 at the northwest corner of Texas Hwy 17 and Lindsay Road.
- The location is just outside of the Pecos City limits on the east side of Texas Hwy 17.



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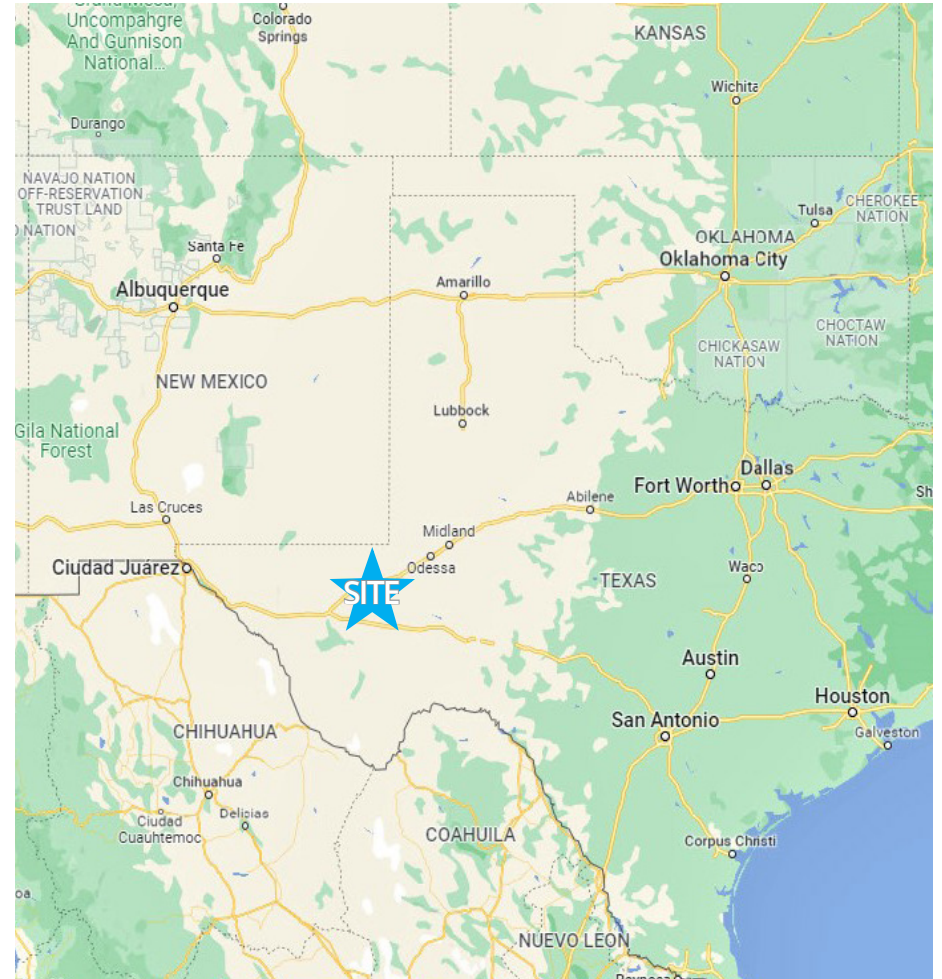
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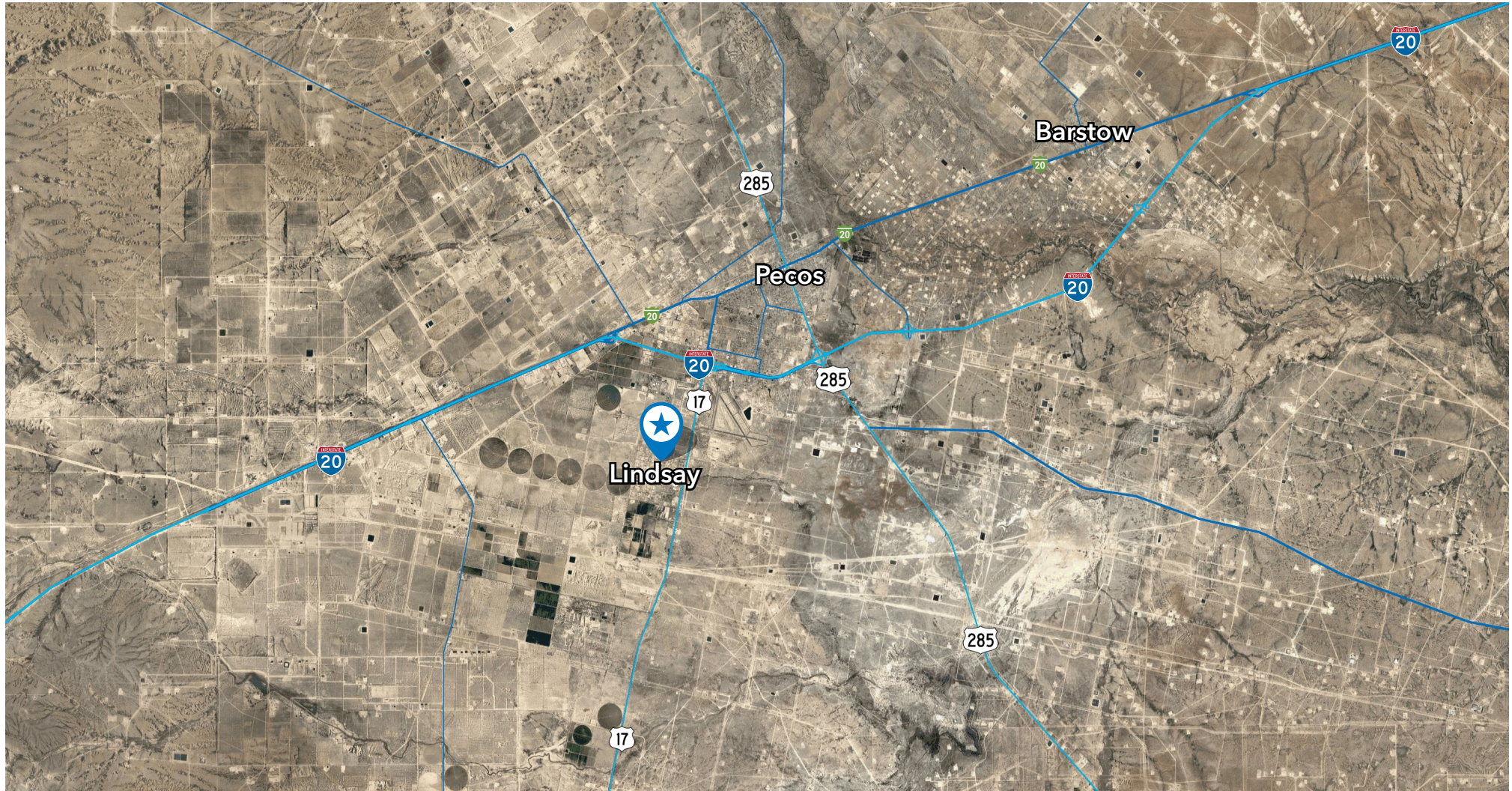


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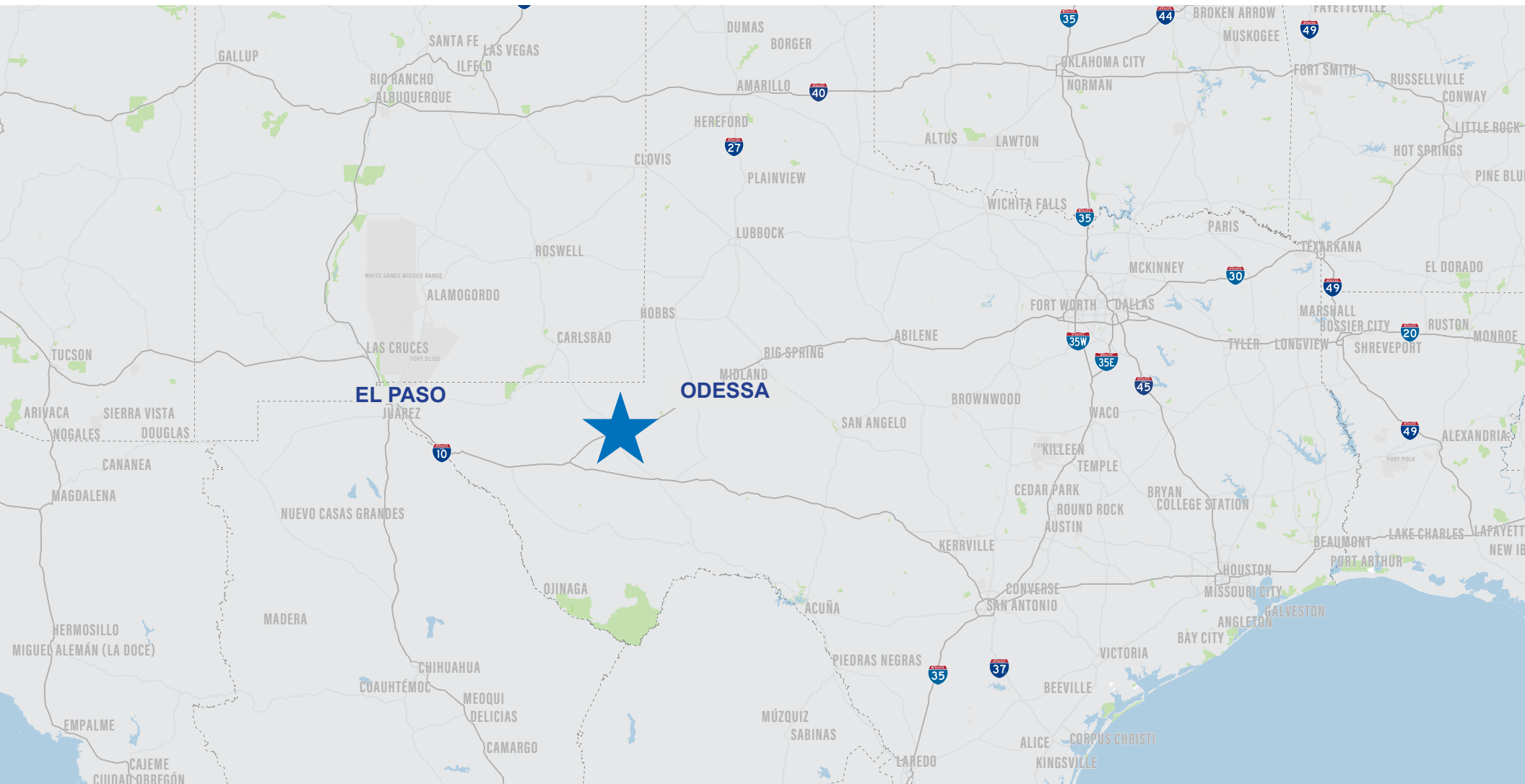
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- 213 Miles to El Paso Border Crossing
- 90 Miles to Midland/Odessa



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