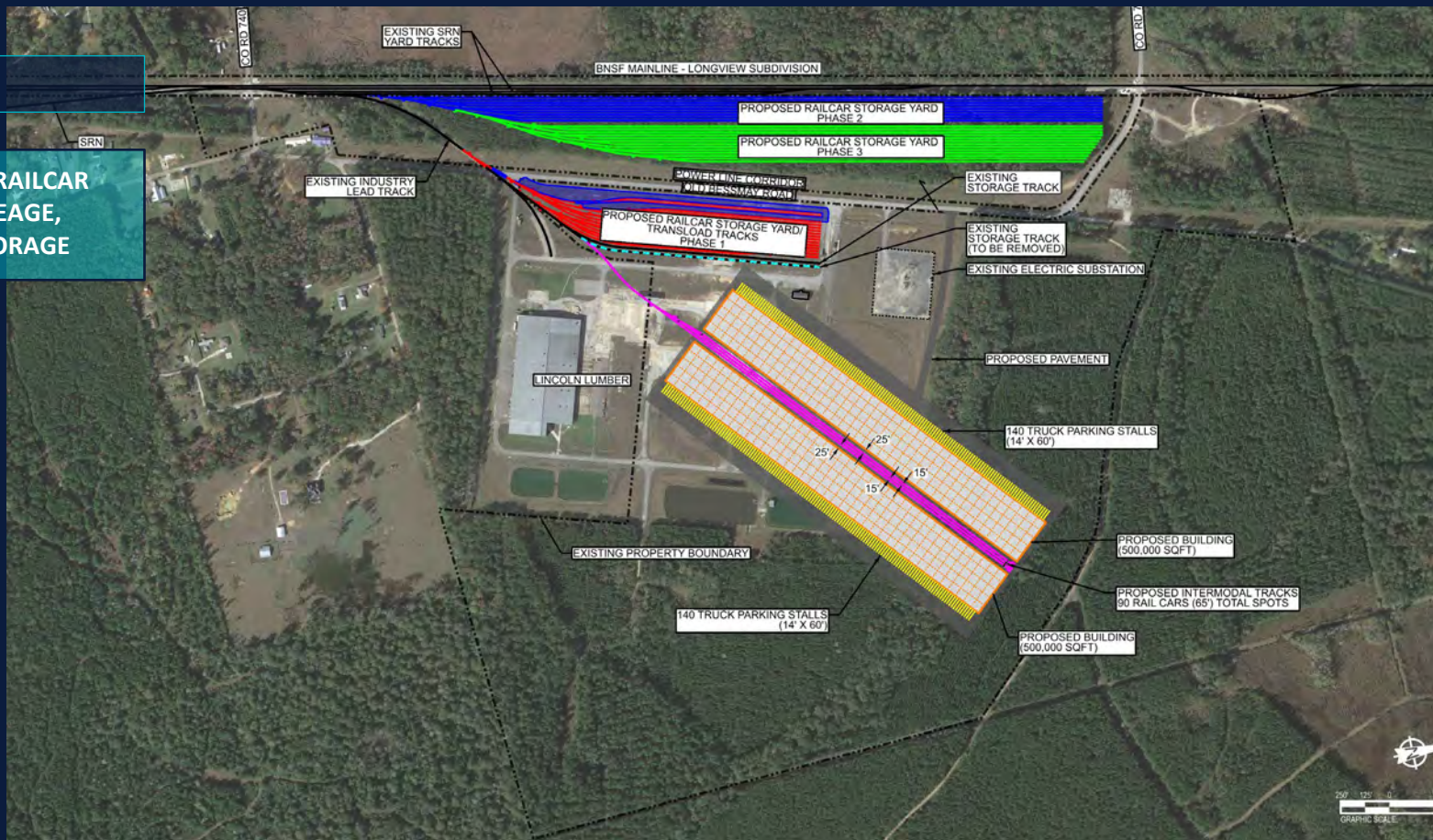


FOR LEASE

RAILESTATE: TRANSLOADING, RAILCAR STORAGE, SIT, AVAILABLE ACREAGE, BUILD-TO-SUIT, & OUTSIDE STORAGE



±280 Acres
(Divisible)

Immediately
Available

SRN



CPKC

BNSF
RAILWAY

±1,000
Railcar Spots

1652 COUNTRY RD 725

Triple Rail-Served Industrial Park: BNSF, CPKC & UP via the SR&N

1652 COUNTRY RD 725 • BUNA, TX 77612 • Sabine River & Northern Railroad

M&W REAL ESTATE

Jake Wilkinson, President & Managing Broker | jake@mwrealestate.com | 325.721.2353



PROPERTY HIGHLIGHTS

1652 COUNTRY RD 725 | BUNA, TX

±280

ACRES

Divisible

220

RAILCAR SPOTS AVAILABLE NOW

± 800 Additional Railcar Spots Available Q2 2027

35

MILES

North of the Port of Beaumont

KEY FEATURES

- Rail-Served Industrial Land
- IOS for Laydown and Transload Facilities
- Build-to-Suit Opportunity
- Sabine River & Northern (SRN) & BNSF Interchange Yard is adjacent to the Property
- SRN Interchanges: BNSF, UP, & CPKC
- Up to 1,000 Railcar Spots Available (220 Available Now and Remainder Available Q2 2027)
- 35 Miles North of the Port of Beaumont
- 3,400 SF Office and Truck Scales On-Site
- No Zoning
- Outside Storage

THE OPPORTUNITY

1652 COUNTRY RD 725 | BUNA, TX

1652 County Road 725 is a ±280-acre rail-served industrial site in Buna, TX, positioned 35 miles north of the Port of Beaumont - one of the top U.S. ports by cargo tonnage. Served by the Sabine River & Northern (SRN) shortline with direct interchanges to three Class I railroads BNSF, Union Pacific, and CPKC - the site offers up to ±1,000 railcar spots, full-service transloading, railcar storage, maintenance, and outdoor industrial storage for HAZ and Non-HAZ commodities.

With the entire site immediately available and divisible, the property features no zoning restrictions, an on-site 3,400 SF office, truck scales, and utility access - making it a purpose-built logistics hub for East Texas industry. Its unique triple Class I access through SRN provides shippers with maximum routing flexibility and a direct link to the broader Gulf Coast supply chain, including bypass capabilities around the Beaumont/Houston congestion corridor.

NEAR

Port of Beaumont

SERVED BY

BNSF, Union Pacific, & CPKC

REGION

East Texas / Southeast Texas

STRATEGIC MARKET POSITION



Port of Beaumont

Just 35 miles away, cargo can move efficiently between the site and deep-water port via rail or truck - a natural extension of port logistics



Highway 96 Corridor

Direct access to US-96 connects the site to Beaumont, Jasper, and the broader East Texas highway network for true multimodal flexibility



Gulf Coast Energy Markets

The 20,000–1,500,000 SF build-to-suit options allow tenants to develop custom facilities tailored to port-related industries - think chemical manufacturers, bulk commodity handlers, or freight forwarders who need both rail access and port proximity

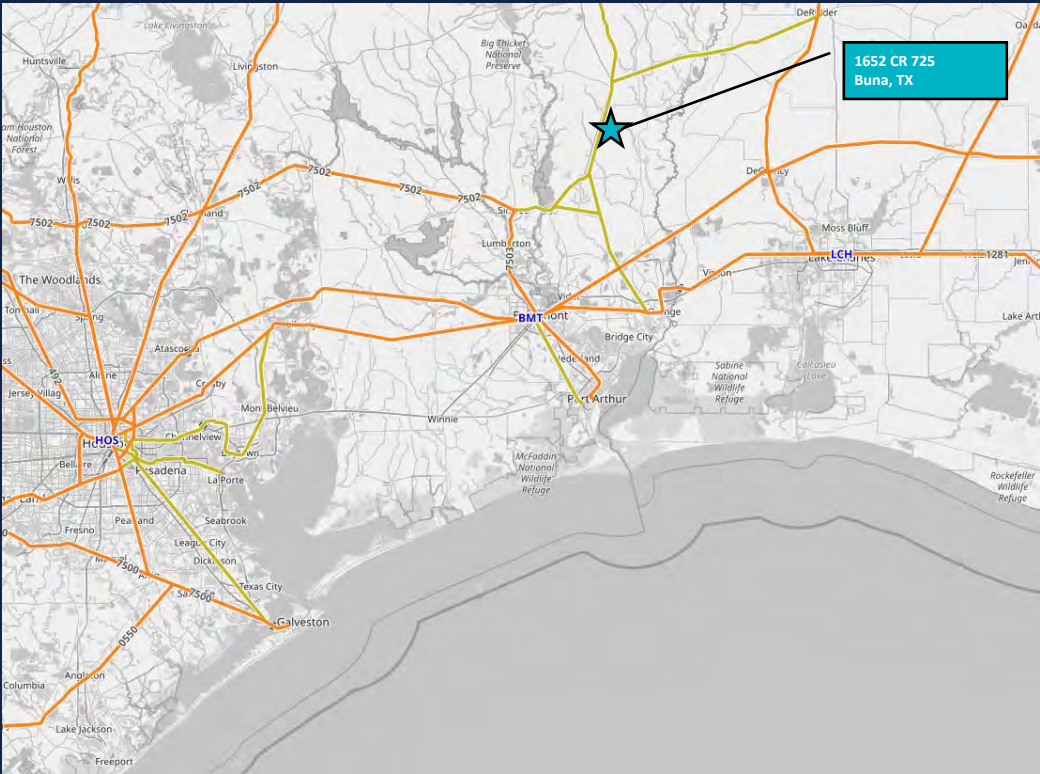


Triple Class I Service

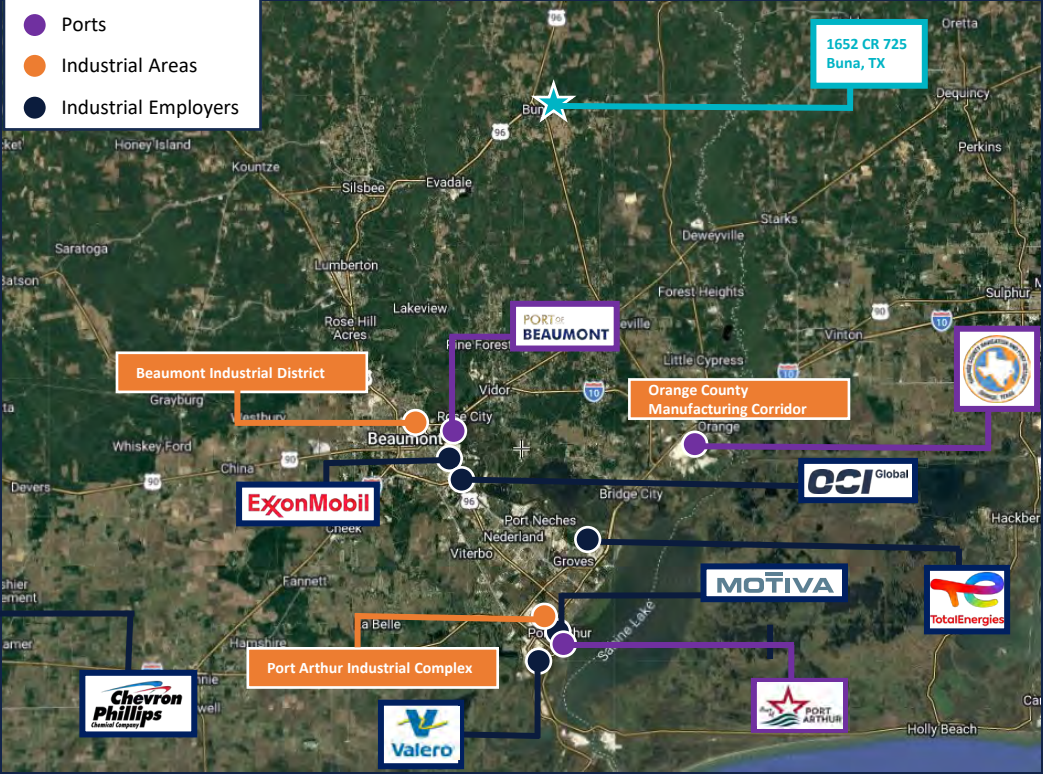
Served by BNSF, Union Pacific, and CPKC via SRN — the only shortline in the Golden Triangle with all three Class I interchanges on-site.

REGIONAL MARKET CONTEXT

SOUTHEAST TEXAS INDUSTRIAL CORRIDOR



SOUTHEAST TEXAS TRANSPORTATION NETWORK



GOLDEN TRIANGLE INDUSTRIAL & EXPORT INFRASTRUCTURE

WHY THIS LOCATION MATTERS:

This property is strategically positioned at the northern gateway to the Golden Triangle - the densest concentration of refining, petrochemical, LNG, and port infrastructure in the United States. Served by the Sabine River & Northern (SRN) shortline with direct Class I interchange to BNSF, Union Pacific, and CPKC, the site offers unmatched rail connectivity to the region's major producers - including Motiva, ExxonMobil, TotalEnergies, Valero, BASF, Cheniere, and Dow - while providing Houston/Beaumont corridor bypass capability and 35-mile proximity to the Port of Beaumont, the nation's #1 military export port and top liquid bulk cargo waterway.

SRN RAIL ADVANTAGE

1652 COUNTRY RD 725 | BUNA, TX

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-and 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

SRN MAP



FOR LEASE

1652 Country Rd 725

1652 Country Rd 725 | Buna, TX 77612

UP – Beaumont Subdivision

±280 Acres

(Divisible)

**BNSF + UP +
CPKC**

Rail Service

±1,000

Rail Car Spots

Immediately

Available

CONTACT

Jake Wilkinson

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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.

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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



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