THREE RIVERS

LOGISTICS HUB

A LOOP TRACK, LARGE-ACREAGE HEAVY INDUSTRIAL OPPORTUNITY

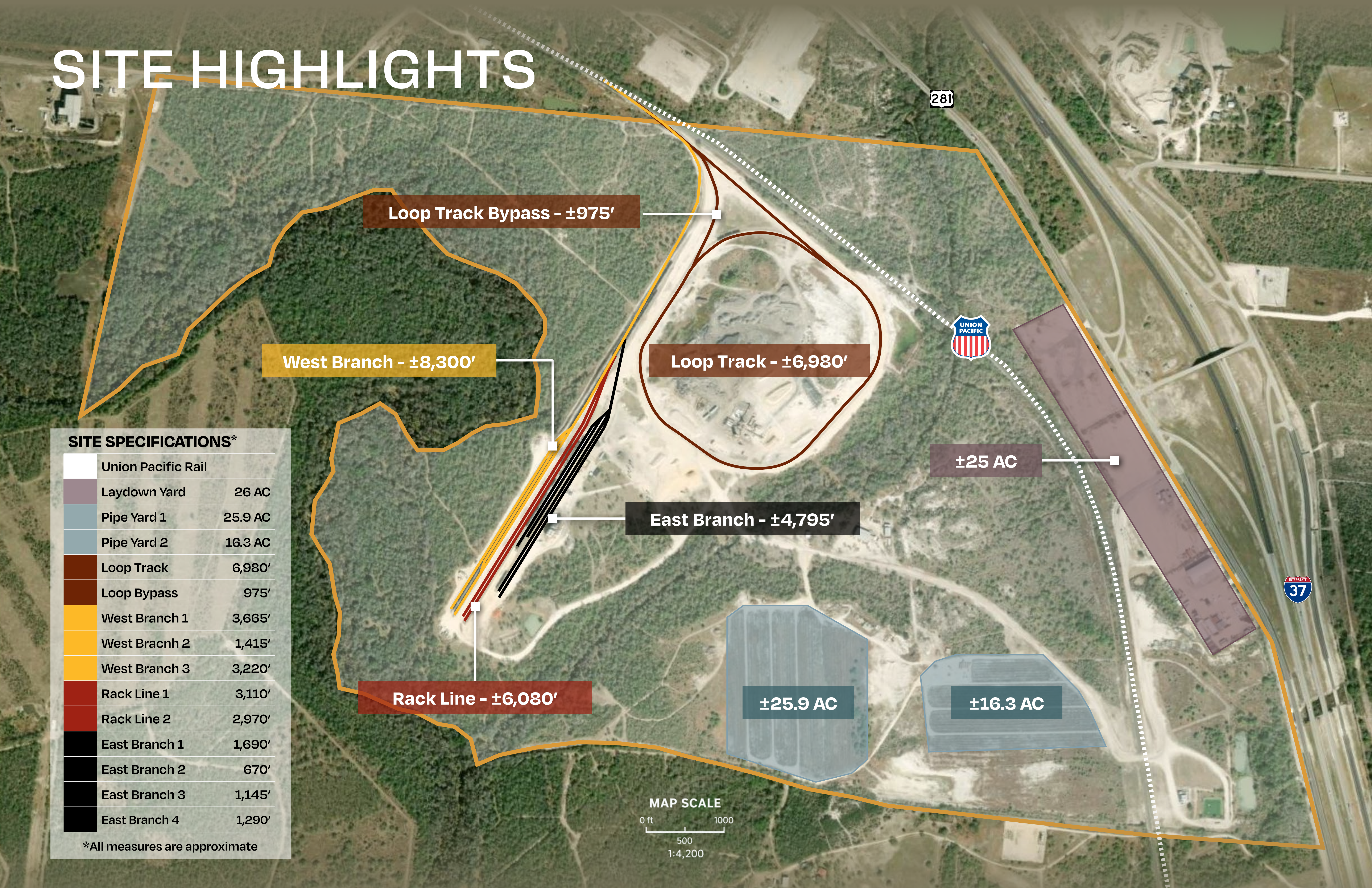
±600 ACRES | INFRASTRUCTURE & LOGISTICS SITE

PRICE: $35,000,000

3077 S HIGHWAY 37, THREE RIVERS, TEXAS

CBRE

SITE HIGHLIGHTS

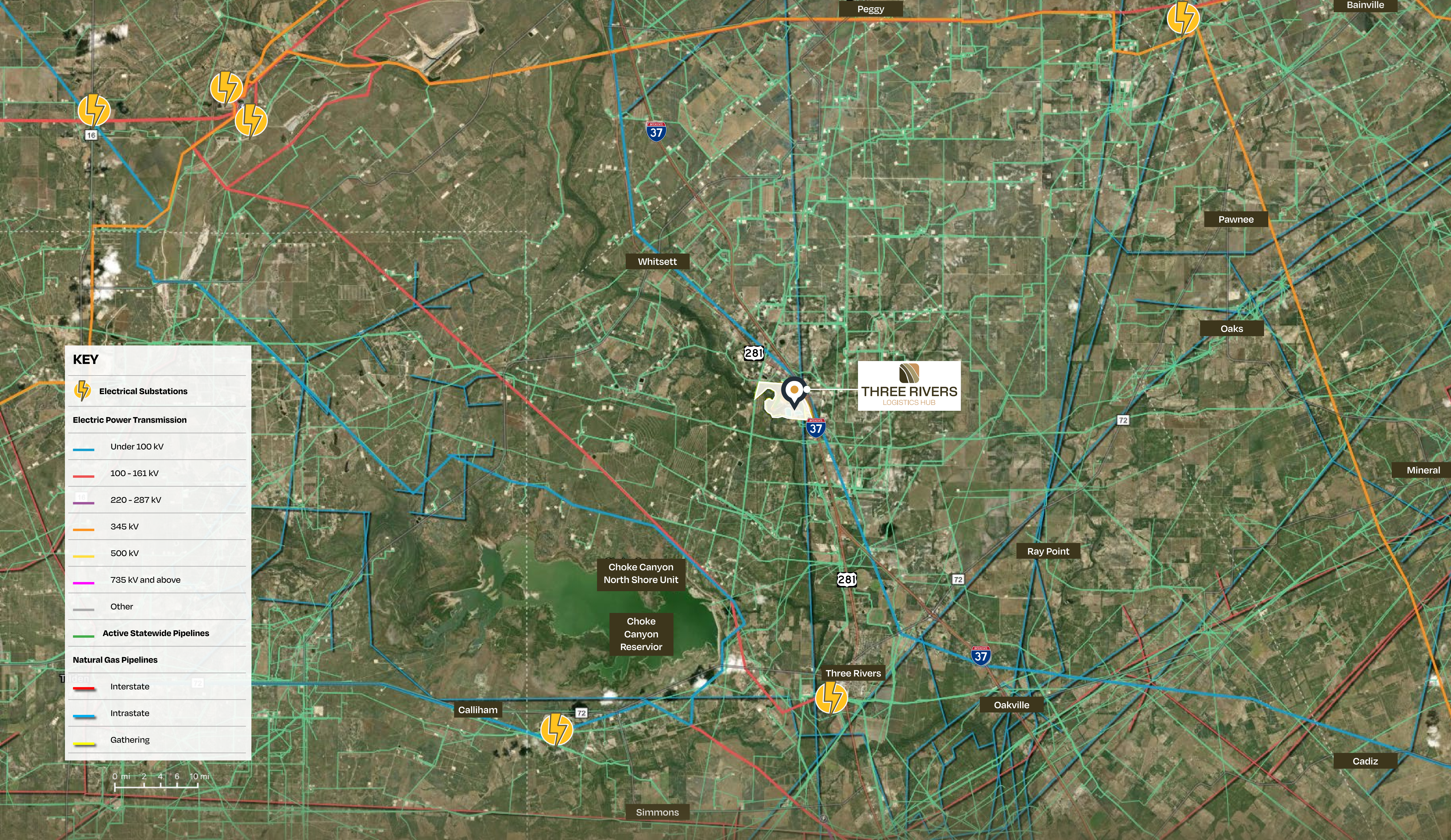


SITE SPECIFICATIONS*

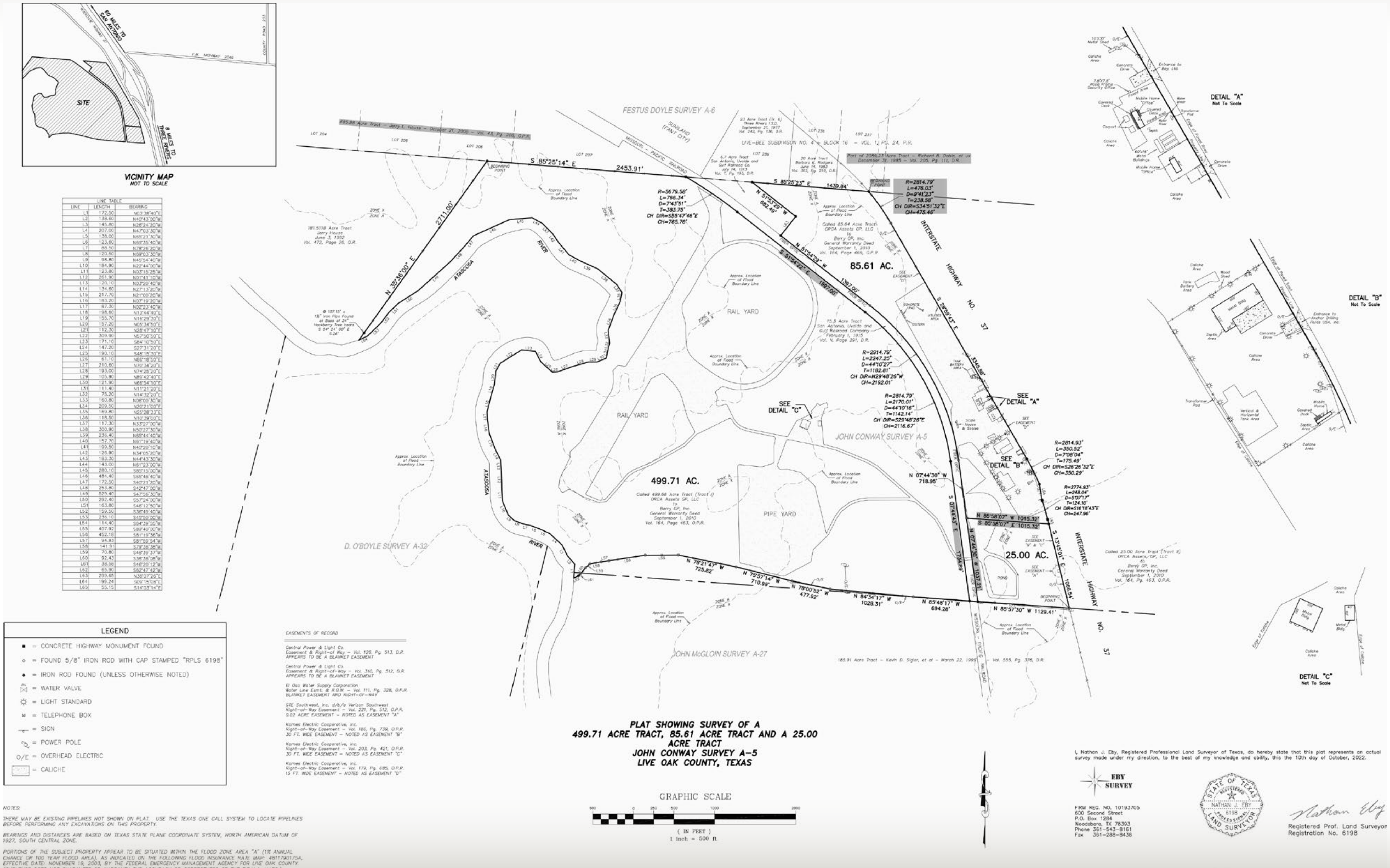
Union Pacific Rail	
Laydown Yard	26 AC
Pipe Yard 1	25.9 AC
Pipe Yard 2	16.3 AC
Loop Track	6,980′
Loop Bypass	975′
West Branch 1	3,665′
West Bracnh 2	1,415′
West Branch 3	3,220′
Rack Line 1	3,110′
Rack Line 2	2,970′
East Branch 1	1,690′
East Branch 2	670′
East Branch 3	1,145′
East Branch 4	1,290′

*All measures are approximate

ENERGY INFRASTRUCTURE



PROPERTY SURVEY



PROPERTY HIGHLIGHTS

PERFECT FOR SHALE ENERGY NEEDS

Centrally positioned in the Eagle Ford Shale, the Three Rivers Rail Hub offers a prime location for efficient energy-sector logistics. Its capacity for longer trains and larger payloads enhances throughput, making it an ideal site for receiving, staging, and distributing materials.

SCALABLE RAIL FOR EFFICIENT OPERATIONS

This Union Pacific–served site includes approximately 27,000 feet of track, accommodating both manifest and unit trains. Ladder and loop tracks support transloading, and the current layout allows for additional switches and track expansions.

COMPETITIVE EDGE FOR EAGLE FORD LOGISTICS

Three Rivers Rail Hub was designed to handle full unit trains, providing a significant reduction in freight costs for frac sand. The Eagle Ford region has few transload facilities capable of accommodating trains of this length, making Three Rivers a critical logistical advantage.

PRIME LOCATION FOR EFFICIENT TRANSLOADING AND DELIVERY

With UP rail service and direct access to I-37 and US 281, Three Rivers Rail Hub offers efficient transloading, distribution, and staging for materials and manufactured goods across the Eagle Ford and South Texas. Its strategic location delivers fast, flexible connections to major markets and industrial corridors.

RAIL SERVICE
UNION PACIFIC

RAILROAD TRACKAGE
~27,130 LINEAR FEET

LAYDOWN YARD
26 ACRES

PIPE YARDS
~42.20 ACRES

AGGREGATE YARDS
~47.50 ACRES

TRUCK SCALES
ONE (1)

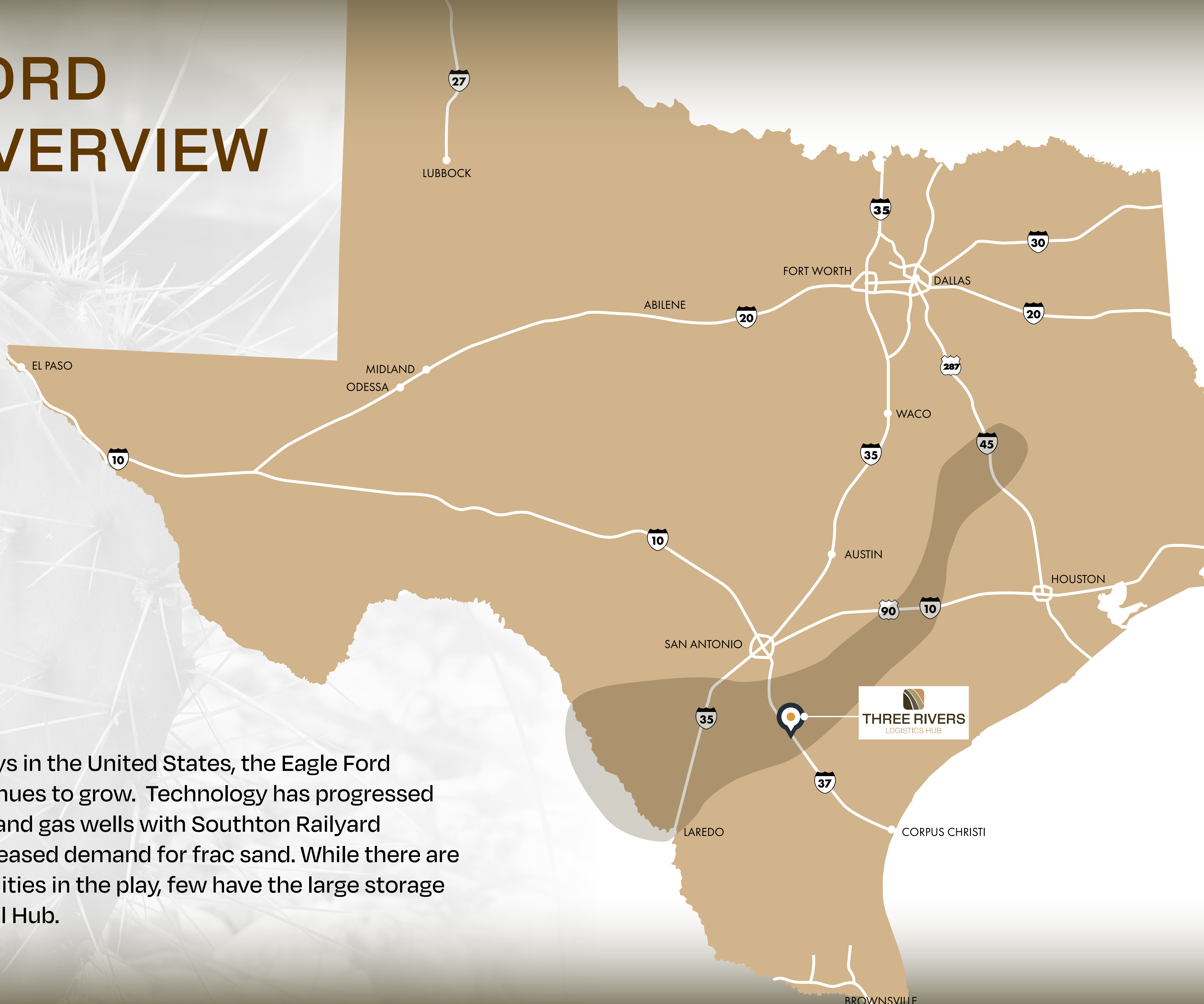
HOLDING SILOS
16

INTERSTATE FRONTAGE
~1 MILE

RIVER FRONTAGE
~10,000′

EAGLE FORD SHALE OVERVIEW

Drive Times	MILES	TIME
San Antonio	66	1 Hr
Corpus Christie	77	1 hr, 5 min
Austin	140	2 hrs, 7 min
Laredo	126	2 hrs, 11 min
Brownsville	211	3 hrs, 6 min
Houston	223	3 hrs, 25 mins
Fort Worth	328	4 hrs, 47 min
Dallas	334	4 hrs, 51 min



One of the largest shale plays in the United States, the Eagle Ford demand for frac sand continues to grow. Technology has progressed on the fracking of these oil and gas wells with Southton Railyard positioned to meet the increased demand for frac sand. While there are several other transload facilities in the play, few have the large storage capacity of Three Rivers Rail Hub.

MARKET OVERVIEW

THREE RIVERS, TEXAS

Industrial Crossroads of South Texas

Three Rivers, located in Live Oak County, is a pivotal logistics and energy hub linking the Eagle Ford Shale with Gulf Coast industrial markets and northbound/southbound trade routes serving Mexico. The region benefits from major energy infrastructure, interstate access, Union Pacific rail service, and a skilled workforce experienced in industrial, oil & gas, and logistics operations—positioning it as a strategic gateway for cross-border and domestic supply chains.

Key Area Advantages

- Home to Valero's Three Rivers Refinery
- Proximity to major pipeline & midstream assets
- Longstanding industrial history and engaged economic development community
- 1,079 square mile county positioned in the wet gas and condensate windows
- Road, utility, and infrastructure expansion aligned with industrial growth

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Pipeline & Midstream Infrastructure

Three Rivers anchors multiple high capacity midstream systems, including:

- Gray Oak Pipeline terminal
- Double Eagle Pipeline (Kinder Morgan / Magellan)
- Phillips 66 Three Rivers Gas Plant
- 120,000 bpd crude oil terminal
- Sunoco Corpus Christi line

This concentration positions the region as a critical energy logistics node for crude, NGLs, and condensate movement.

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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