

540 Acre Rail-Served Industrial Park

SW International Gateway Business Park

El Campo, TX



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Park Features

Located on the US 59/I-69 NAFTA Superhighway in Wharton County, SW International Gateway Business Park offers excellent access, visibility, and rail service via KCS, the premier rail carrier for Mexico inbound/outbound rail traffic. At capacity, the park is able to accommodate up to 10,000,000 SF of Class A warehouse, manufacturing, and rail-serviced distribution facilities.

- ±540-acre, master-planned, multi-modal distribution park
- Rail service via Kansas City Southern / Kansas City Southern de Mexico
- Able to accommodate up to 10 million SF
- ±1.375 miles (7260') of frontage on US 59/I- 69
- Staging area for more than 200 rail cars
- Foreign Trade Zone and additional local and state economic incentives available
- Six (6) Texas ports within 250 miles (Beaumont, Corpus Christi, Freeport, Galveston, Houston, and Port Arthur)
- Site is located outside the 100-year and 500-year floodplain
- KCS Certification
- Ability to deliver build-to-suits within 12 months of executed lease
- Fully entitled, development ready, rail-served sites available for lease, build-to-suit, and design build projects

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Park Value Proposition

- Aggressive backhaul rail pricing for northbound products from Mexico to the United States
- Shippers able to bypass back-ups and clearance times at the US/Mexico border crossing
- Bypass truck/rail traffic at existing regional ports
- New Class A distribution facilities to meet current storage and logistics requirements
- A population of over 18 million within 300 miles and over 144 million within 1,000 miles
- Massive petrochemical industry expansion and new legality of crude oil and LNG exports driving increased need for terminals, storage and distribution infrastructure in the region.

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Rail Advantages

KANSAS CITY SOUTHERN

- Seamless cross-border transportation into and out of Mexico with customs pre-clearance for faster, lower-cost service than trucks can offer.
- Secure movements through extensive security measures including surveillance equipment and trained specialists along the transit line.
- State-of-the-art logistics via network operating centers located in the U.S. and in Mexico keep trains and shipments moving.
- Kansas City Southern's unique rail access, via KCSM, to the Port of Lazaro Cardenas on Mexico's Pacific coast is ideal to avoid congestion in other west coast ports. This port receives Post-Panamax ships from Asia-Pacific markets and provides our customers with an efficient and effective link between North and South American and Asian ports.
- Use of KCS rail/intermodal vs. truck alone can reduce many of the cost components of cross-border shipping including:
 - » Warehouse maneuvers
 - » Dray across international bridge
 - » Mexican Customs clearance (southbound)
 - » U.S. Customs fees (northbound)

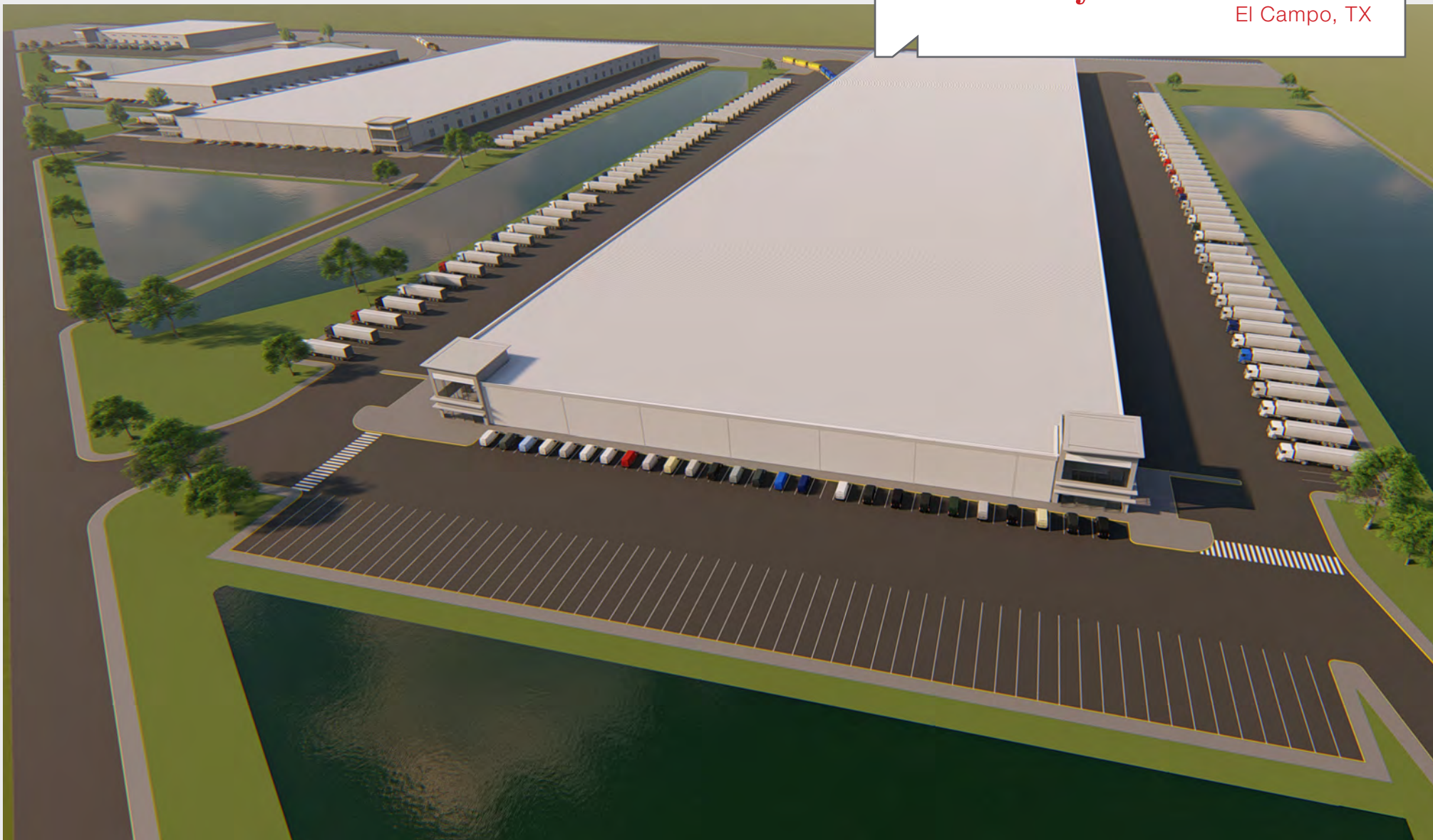
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date