



UNION PACIFIC RAIL-SERVED GROWTH SITE

CORPUS CHRISTI MARKET | INDUSTRIAL CORRIDOR

Adjacent Developable Acreage • Manufacturing & Transload Ready



Aerial overview highlighting rail adjacency, highway access, and contiguous developable land.

— SITE OVERVIEW

Rail + Highway + Development Capacity

Rail Logistics & Infrastructure

A newly constructed rail loop providing Union Pacific connectivity, designed to support industrial users requiring efficient inbound rail and outbound truck freight movement. The loop configuration supports operational flexibility for bulk materials, manufacturing inputs, and transload operations.

Highway Access & Industrial Expansion

The site benefits from direct access to regional highway infrastructure, enabling efficient truck-to-rail integration. Surrounding acreage provides opportunity for phased industrial development, including manufacturing facilities, warehousing, and logistics support uses.

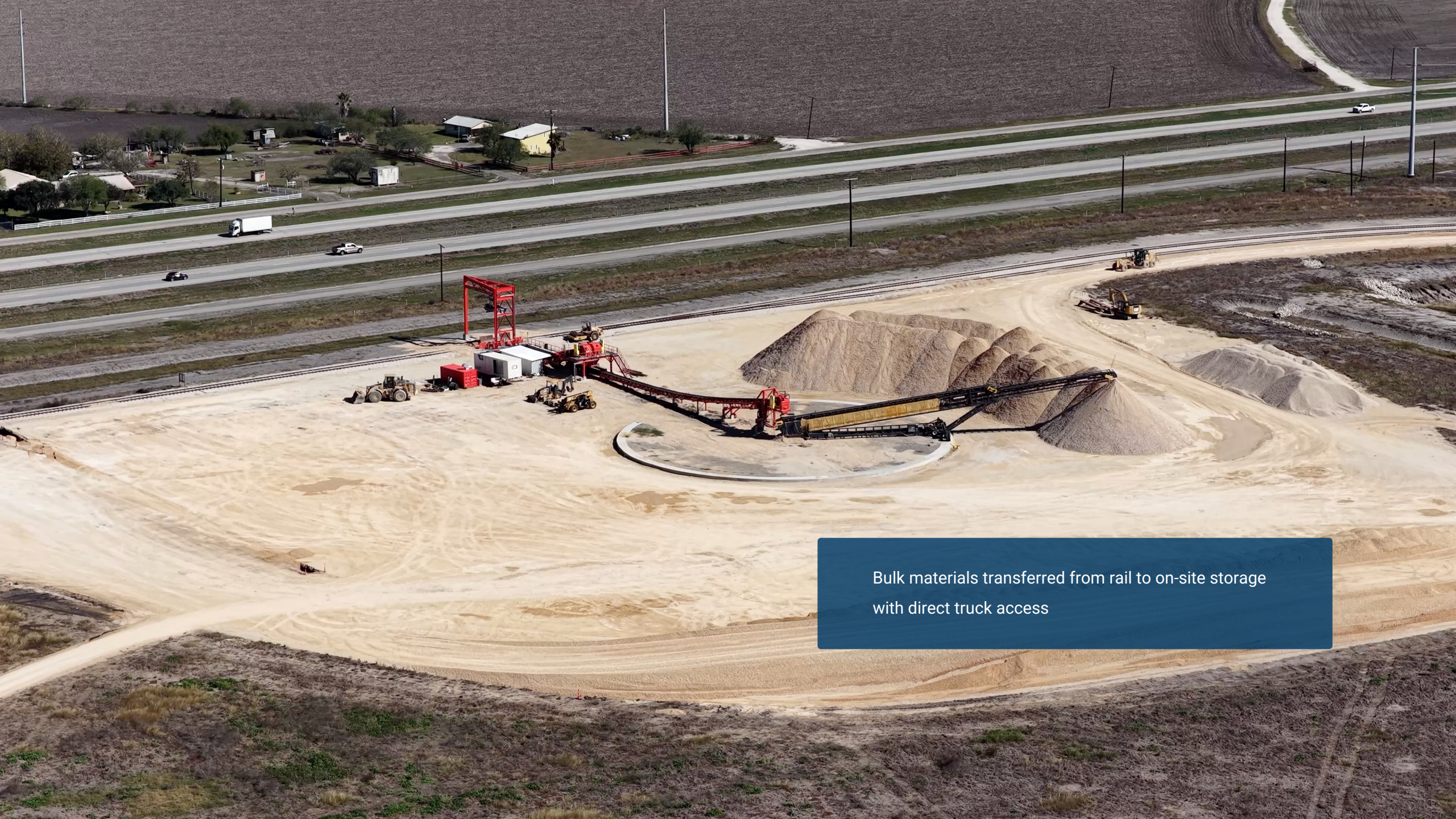
Key Site Attributes

- ✓ Union Pacific rail access (switched)
- ✓ Loop configuration supporting unit-train operations
- ✓ Direct access to regional highway corridors
- ✓ Adjacent land suitable for industrial development



Target User Profiles

- ✓ Manufacturing & industrial processing
- ✓ Building materials & bulk commodities
- ✓ Transload & logistics operations
- ✓ North American supply chain users (U.S. – Mexico – Canada)



Bulk materials transferred from rail to on-site storage with direct truck access

— OPERATIONAL DETAIL

Rail Infrastructure & Site Readiness

These images highlight the operational reality of the site, from direct rail access and switching infrastructure to active material handling and internal circulation. Together, they demonstrate a purpose-built rail-served location ready to support industrial, manufacturing, and transload users.



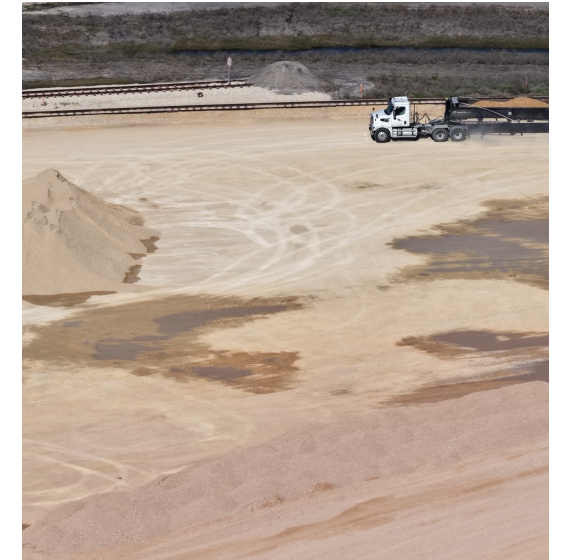
Rail Switch & Lead
Track Connection



Active Material
Handling Operations



Bulk Material Storage
& Truck Scale



Expansion Capacity &
Site Flexibility

— ADJACENT DEVELOPMENT OPPORTUNITY

Scalable Industrial Acreage Along the Rail Corridor

The rail loop is supported by significant adjacent land holdings suitable for phased industrial development. These parcels provide flexibility for users seeking proximity to rail-served material handling, transload operations, and highway access within the Corpus Christi industrial market.

The surrounding acreage allows for scalable site planning, including bulk material storage, logistics support, manufacturing facilities, and future rail-adjacent expansion.

**Rail-adjacent
industrial acreage**

Flexible parcel configurations

~140

Acres Available



— STRATEGIC LOCATION ADVANTAGE

Why Mathis, Texas - A Strategic Industrial Location for Rail-Served Growth



Interstate & Rail Connectivity

Direct access to I-37 and Union Pacific rail supporting efficient regional and national freight movement.



Port & Industrial Market Access

Located within the Corpus Christi industrial corridor with proximity to port and energy infrastructure.



Scalable Industrial Acreage

Large, rail-adjacent parcels enabling phased development, storage, and long-term expansion.



Cost-Effective Operating Environment

Lower land costs and local support offer a competitive alternative to congested port markets.

