



ALAMO

JUNCTION
RAIL ★ PARK

SOUTH TEXAS' PREMIER INDUSTRIAL & MANUFACTURING PARK



- Located in New Tax Friendly "Opportunity Zone"
- Heavy Industrial Sites Available for Sale or Lease
- Dual Rail Service Offering Competitive Pricing (Union Pacific & BNSF)
- State-Of-The-Art Rail Terminal & Transload Facility
- Build-to-Suit and Design-Build Available
- Over 20 miles of Internal Track Developed to Date

- 100% Net Sites with Off-Site Detention in Place
- Guaranteed Same-Day Interchange Service
- Four (4) 8,500 LF Unit Train Loop Tracks
- Five (5) 4,300 LF Manifest Interchange Tracks
- 650 Car Spots with Truck Access for Transloading
- Accommodates Manifest and Unit Train Service
- Easy Access to Park via IH-37, Loop 1604 & Hwy 181

Developer:



Rail Operator:



For Leasing and Sales Information:



John Greg Turcotte, CCIM
210.840.2722
jg@turcotteres.com



Developer:



Rail Operator:

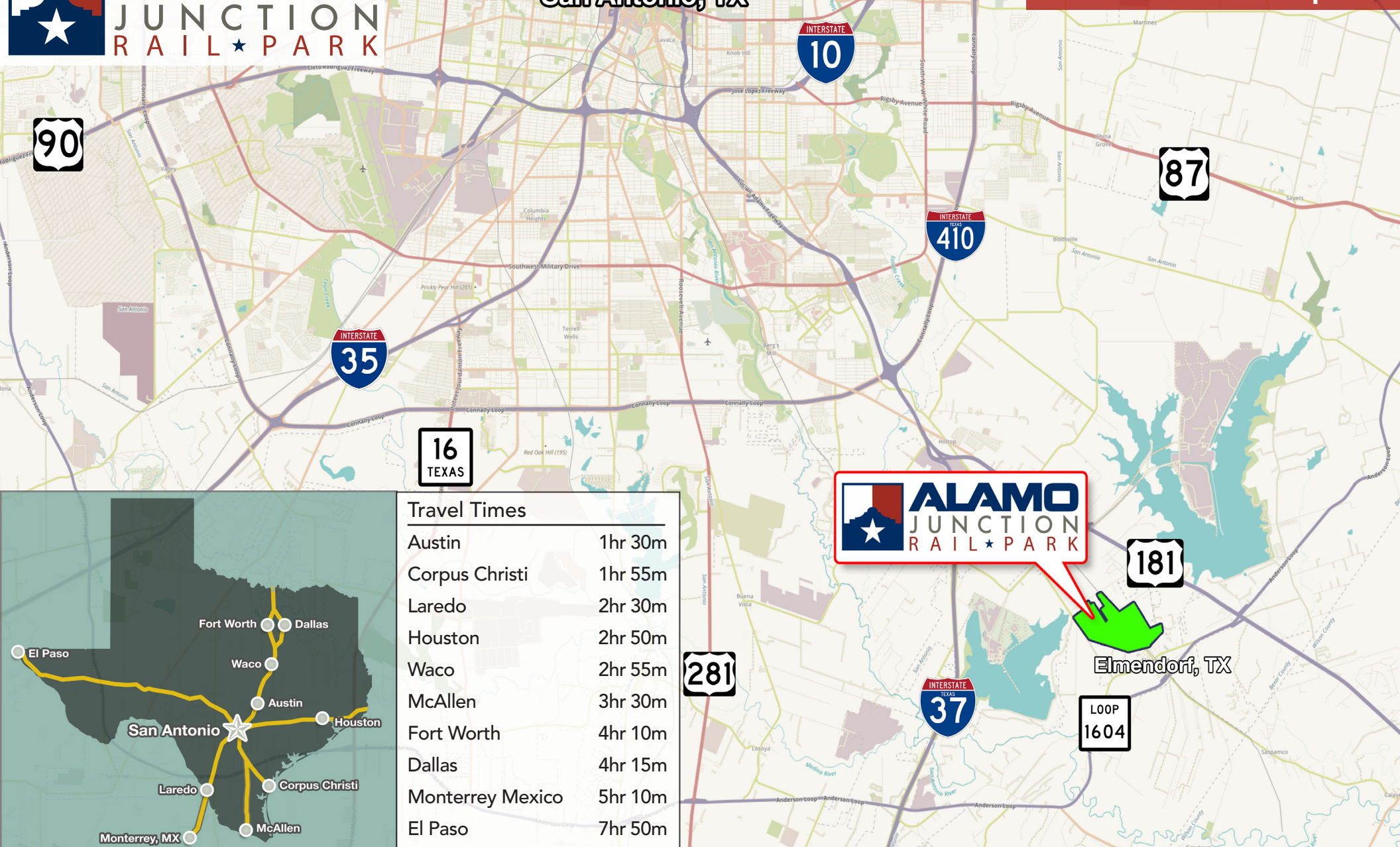


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San Antonio, TX



Travel Times	
Austin	1hr 30m
Corpus Christi	1hr 55m
Laredo	2hr 30m
Houston	2hr 50m
Waco	2hr 55m
McAllen	3hr 30m
Fort Worth	4hr 10m
Dallas	4hr 15m
Monterrey Mexico	5hr 10m
El Paso	7hr 50m



Developer:



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Travel Times	
	3 min
	4 min
	8 min
	11 min
	22 min
	18 min
	29 min
	45 min

Elmendorf, TX

Developer:



Rail Operator:



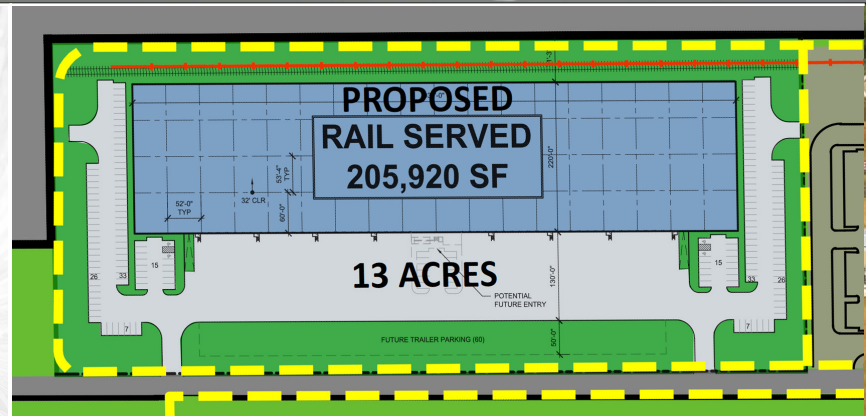
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- ±205,920 SF Rail Served Class A Tilt Wall Building
- Multi-Tenant, Front-Load Building Configuration
- Dock-High Loading w/ Oversized Drive-In Ramps
- 180' Building Depth, 32' Clear Height, 130' Truck Apron
- 52' x 40' Column Spacing, 60' Speed Bay
- ESFR Fire Sprinkler System
- Trailer Staging



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Developer:



Rail Operator:



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