



FEATURES:

- ±205,920 SF Rail Served Class A Tilt Wall Building on ±10 Acres
- Multi-Tenant, Front-Load Building Configuration
- 180' Building Depth
- 32' Clear Height
- 130' Truck Apron
- 52' x 40' Column Spacing
- 60' Speed Bay
- ESFR Fire Sprinkler System
- Trailer Staging
- Dock-High Loading w/ Oversized Drive-In Ramps
- Dual Rail Service (UP & BNSF)
- Close Proximity to Major Oilfield Service Companies, Baker Hughes, Halliburton, Weatherford Int'l, etc.
- Easy Access to Park via I-37 South, Loop 1604, and Hwy 181
- OPEX: \$1.44/SF/Year
- NNN Lease Rate: \$4.80/SF/Year



Developer:

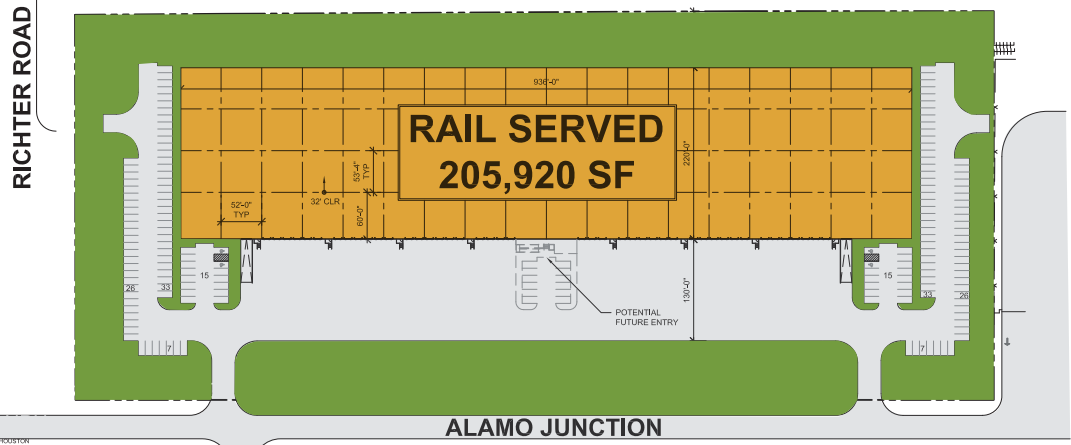


Rail Operator:



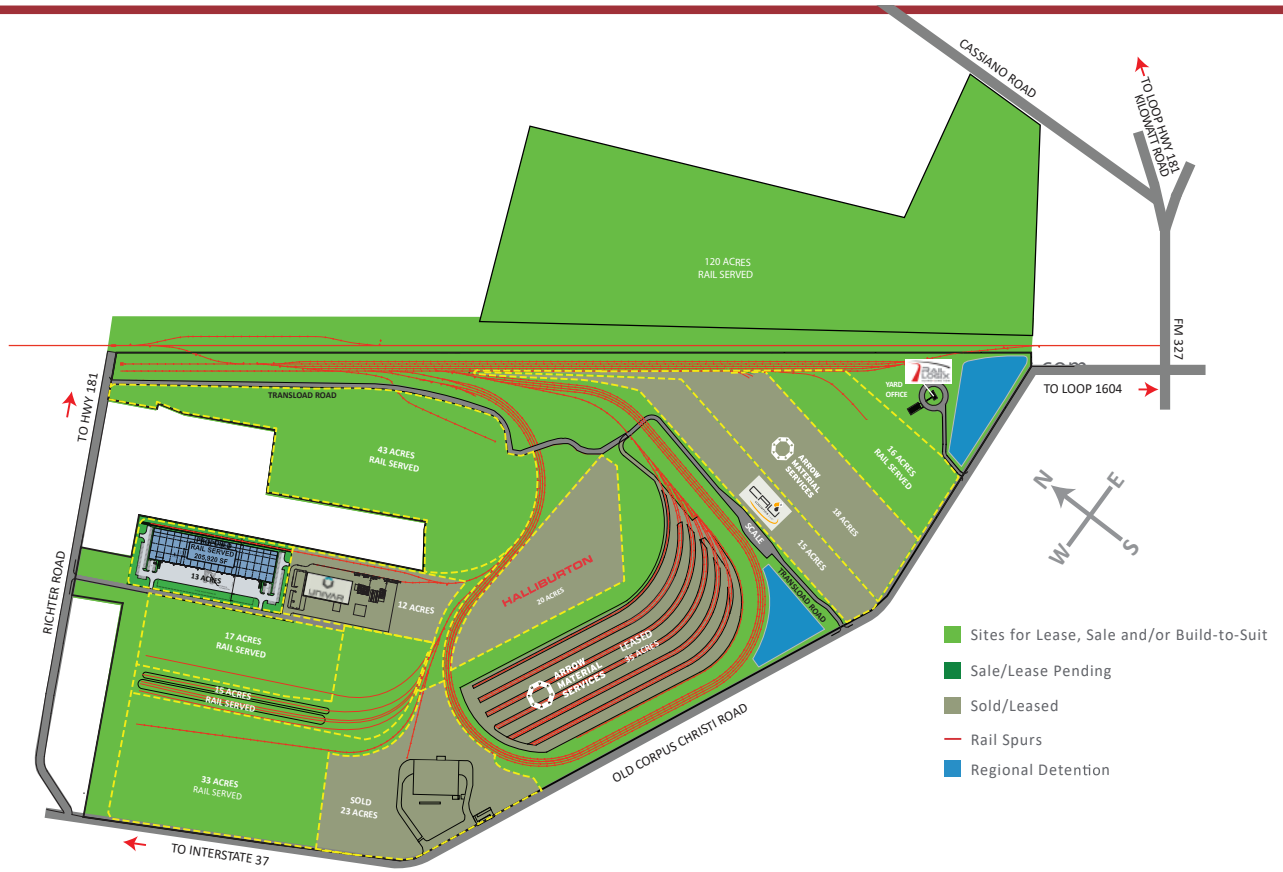
Real Estate Broker:





For Leasing and Sales Information Please Contact:

John Greg Turcotte, CCIM
Principal
210.840.2722
jg@turcotteres.com



Developer:



Rail Operator:



Real Estate Broker:



KEEPING INDUSTRY ON TRACK

Rail industry leader, Rail Logix Alamo Junction, is the exclusive rail operator of Alamo Junction Rail Park. Sharing common ownership, Rail Logix and Alamo Junction offer unparalleled synergies and proven expertise in the coordination and delivery of railcars for its customers, enabling efficiencies and reduced operating costs. Just one more example of how the Alamo Junction team works harder - and smarter - for your bottom line.

Rail Services & Capabilities:

- Dual Rail Service (UP and BNSF)
- Railcar Handling, Switching, and Storage
- Manifest and Unit Train Service Capability
- Guaranteed On-Time and Same Day Delivery
- Integrated Yard Management System for Real-Time Inventory Control
- Access Control with 24-Hour Surveillance

INCENTIVES TO SUCCEED

At Alamo Junction, tenants may benefit from multiple state and local economic incentives, as the State of Texas, Bexar County, and the surrounding communities are consistently ranked nationally amongst the best for business. With a robust work force, low cost of living, and aggressive incentives to fuel economic and industry growth, the economic environment surrounding Alamo Junction Rail Park allows its clients to prosper.

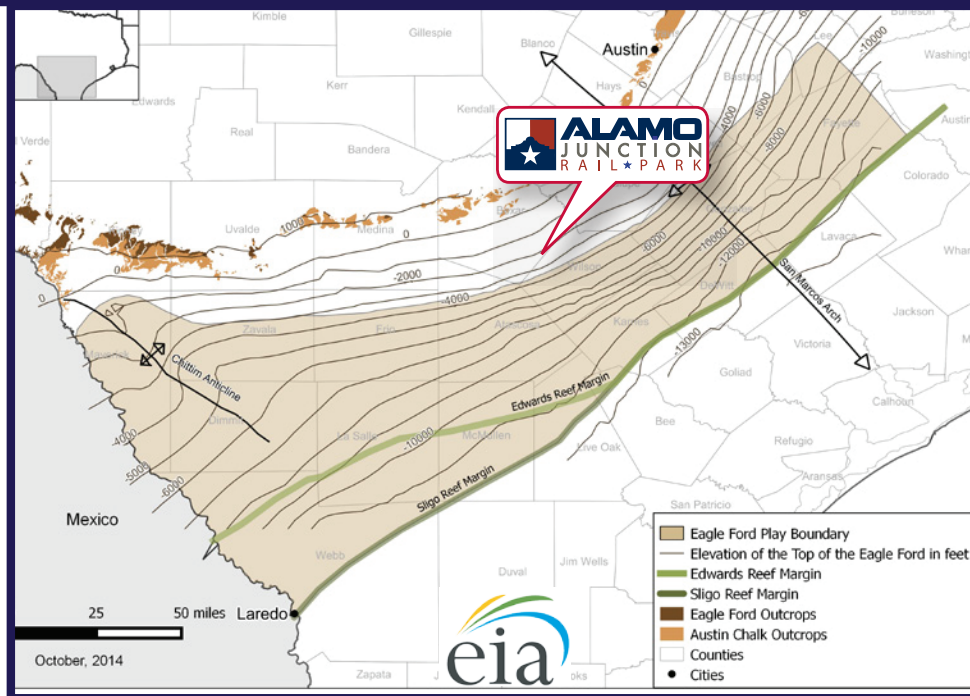
- No State Income Tax
- Economic Development Fund
- Texas Enterprise Fund
- Emerging Technology Fund
- Skills Development Fund
- Tax Abatements and Exemptions for Targeted Industries
- Utility Incentives
- Chapter 380 & 381 Incentives

SPURRING ECONOMIC GROWTH

According to a 2014 study conducted by the UTSA Institute for Economic Development, The Eagle Ford “attracts more capital investment than any other shale field in the United States”. Rail services are in demand for oilfield service/supply companies transporting frac sand, pipe, crude oil, NGL’s, and ethanol amongst other materials. The Center for Community and Business Research supports this assertion, estimating that activity in the Eagle Ford alone accounted for over \$87 billion in economic impact and supported 155,000 jobs in 2013.

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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.

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
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date