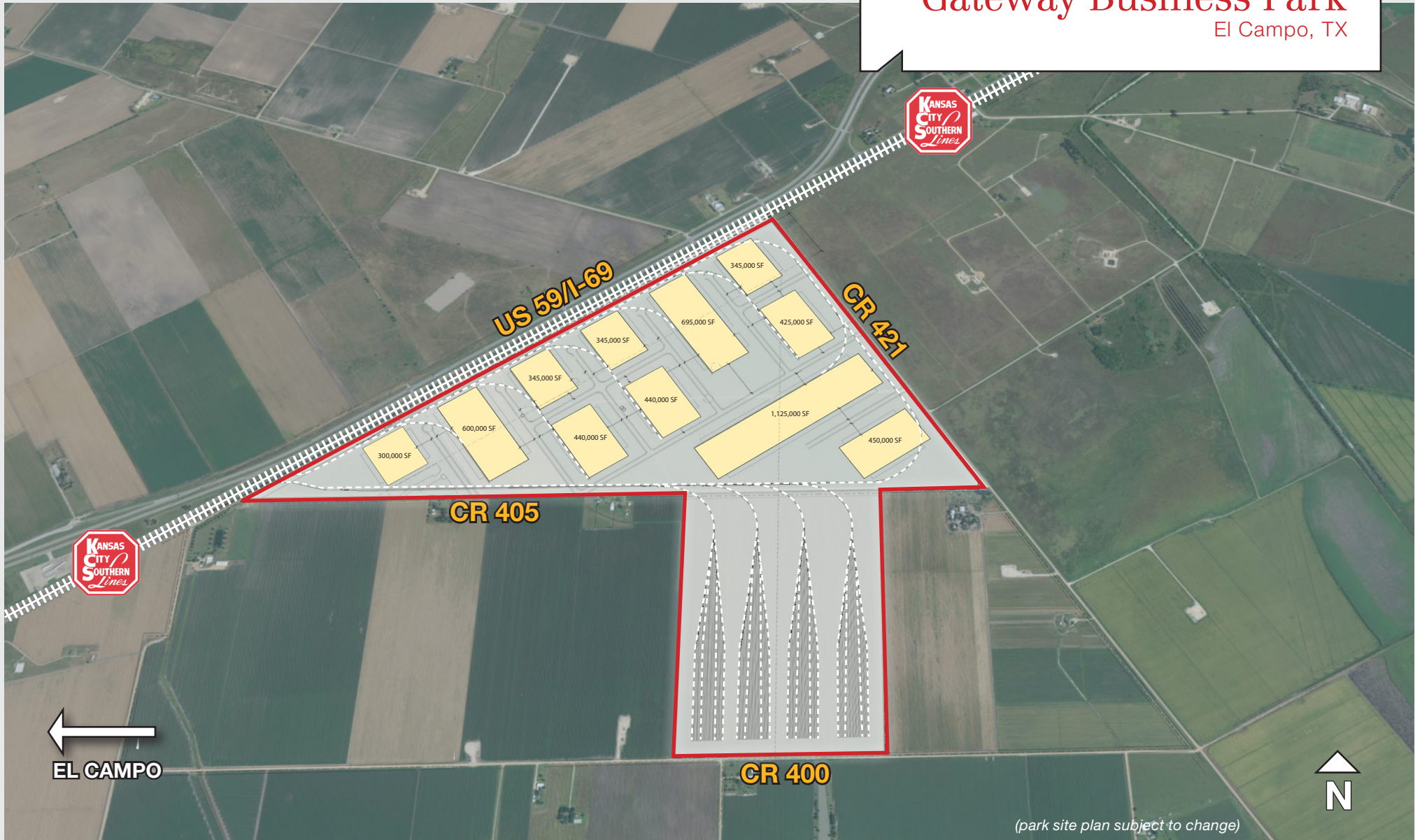


MASTER-PLANNED INDUSTRIAL PARK

SW International Gateway Business Park El Campo, TX



John Simons
Partner
713 275 9634
john.simons@naipartners.com

Holden Rushing
Vice President
713 275 9612
holden.rushing@naipartners.com

Steve Pastor
Vice President
201 478 7376
spastor@naihanson.com



HOUSTON | AUSTIN | SAN ANTONIO

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2017 NAI Partners. All rights reserved.

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 8,000,000 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 8 million SF
- ±1.375 miles (7,260') 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
- Five (5) Texas ports within 250 miles (Beaumont, Freeport, Galveston, Houston, and Port Arthur)
- On-site centralized transload station for items crossing the US/Mexico border
- **Fully entitled, development ready, rail-served sites available for lease, build-to-suit, and design build projects**

SW International Gateway Business Park

El Campo, TX



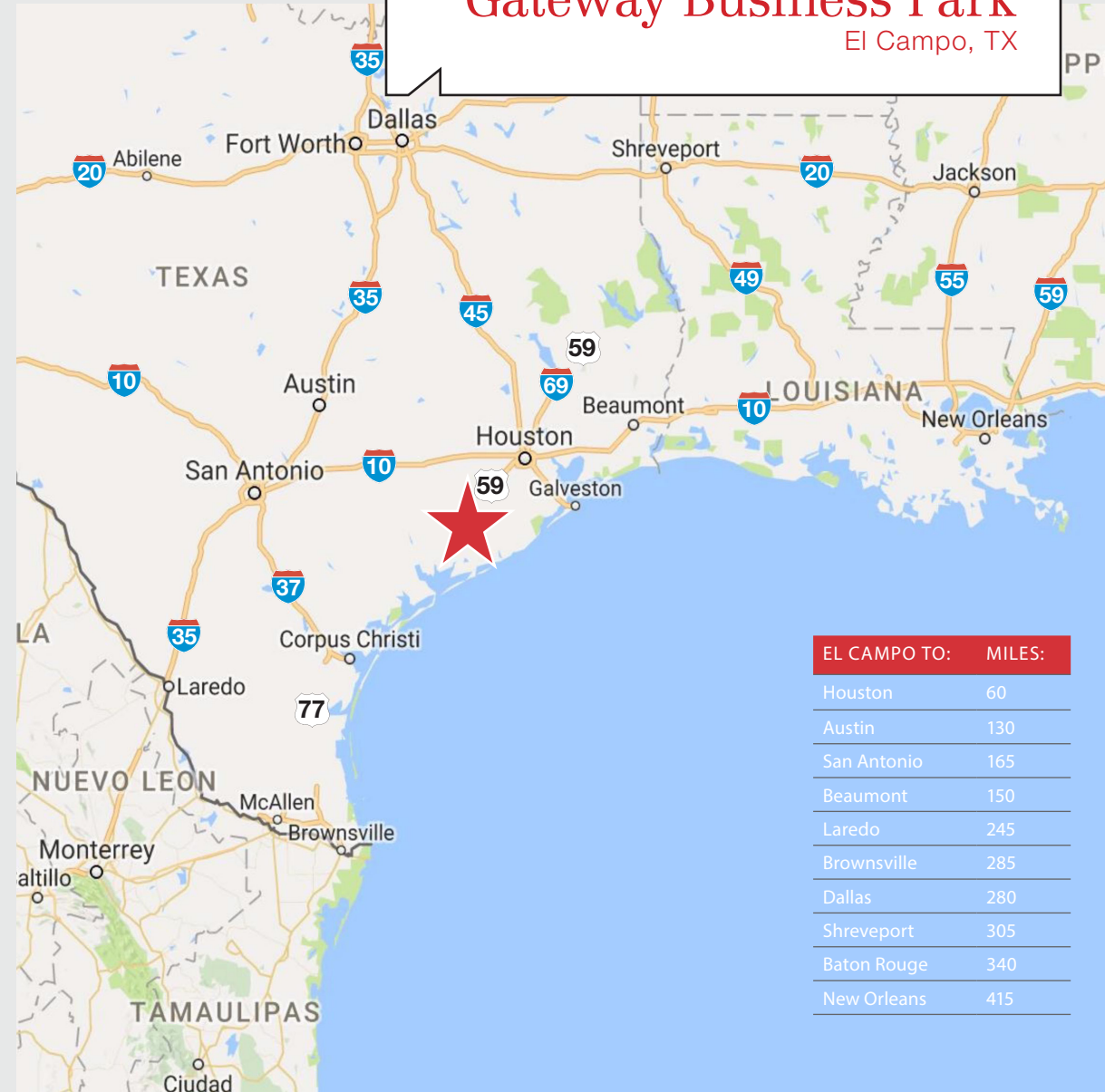
HOUSTON | AUSTIN | SAN ANTONIO

PARK VALUE PROPOSITION

- Main transloading point for goods shipping between Mexico and the United States
- 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.

SW International Gateway Business Park

El Campo, TX



HOUSTON | AUSTIN | SAN ANTONIO

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2017 NAI Partners. All rights reserved.

RAIL ADVANTAGES

KANSAS CITY SOUTHERN RAILWAY

- 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
 - » Dry across international bridge
 - » Mexican Customs Clearance (southbound)
 - » U.S. customs Fees (northbound)

SW International Gateway Business Park

El Campo, TX



John Simons
Partner
713 275 9634
john.simons@naipartners.com

Holden Rushing
Vice President
713 275 9612
holden.rushing@naipartners.com

Steve Pastor
Vice President
201 478 7376
spastor@naihanson.com



HOUSTON | AUSTIN | SAN ANTONIO

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2017 NAI Partners. All rights reserved.