

INNOVATION PARK

BON WIER, TX (PVT 8225, NEWTON, TX 75966)

CALL BROKER FOR
PRICING & RATES



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PROPERTY HIGHLIGHTS



Administrative Office

- ± 6000 SF
- Newer Roof and Solid wood Beams
- Overlooking pond

Rail Served Manufacturing Bldg

- ± 250,000 SF under roof
- 4 - 118' bay sections
- 3 - 16 x 20 Overhead doors
- 30' Eave Heights
- ± 350 feet of Rail Spur inside bldg
- 1 - 3 ton Crane

Maintenance Building

- ± 7000 SF
- 6 - 14x16 overhead doors
- 5 ton crane
- 16' eave height

- **Rare ± 1,400-acre land opportunity in Bon Wier, TX**—ideal for data centers, timber mills, pellet manufacturing, heavy industrial manufacturing, rail yard, BECCS, other renewable energy uses.

- Innovation Park will be anchored by the Texas Renewable Fuels, Advanced Fuels Facility and will occupy ±260 acres, allowing ±1,400 acres for other industry uses.

Strategic Incentives & Tax Benefits

- Located in an Opportunity Zone
- Rated "AA" BDO Zone for woody biomass within a 75-mile radius
- No Municipal Taxes or State Income Taxes
- Eligible for New Market Tax Credits
- Impressive Incentive Package available

Power Infrastructure & Expansion

- Existing substation up to 10 MW availability
- Jasper Newton Electric Cooperative supports multiple substation upgrades throughout the Park
- Future 100 MW wood-to-power facility, with most power utilized on-site

Rail Access & Upgrades

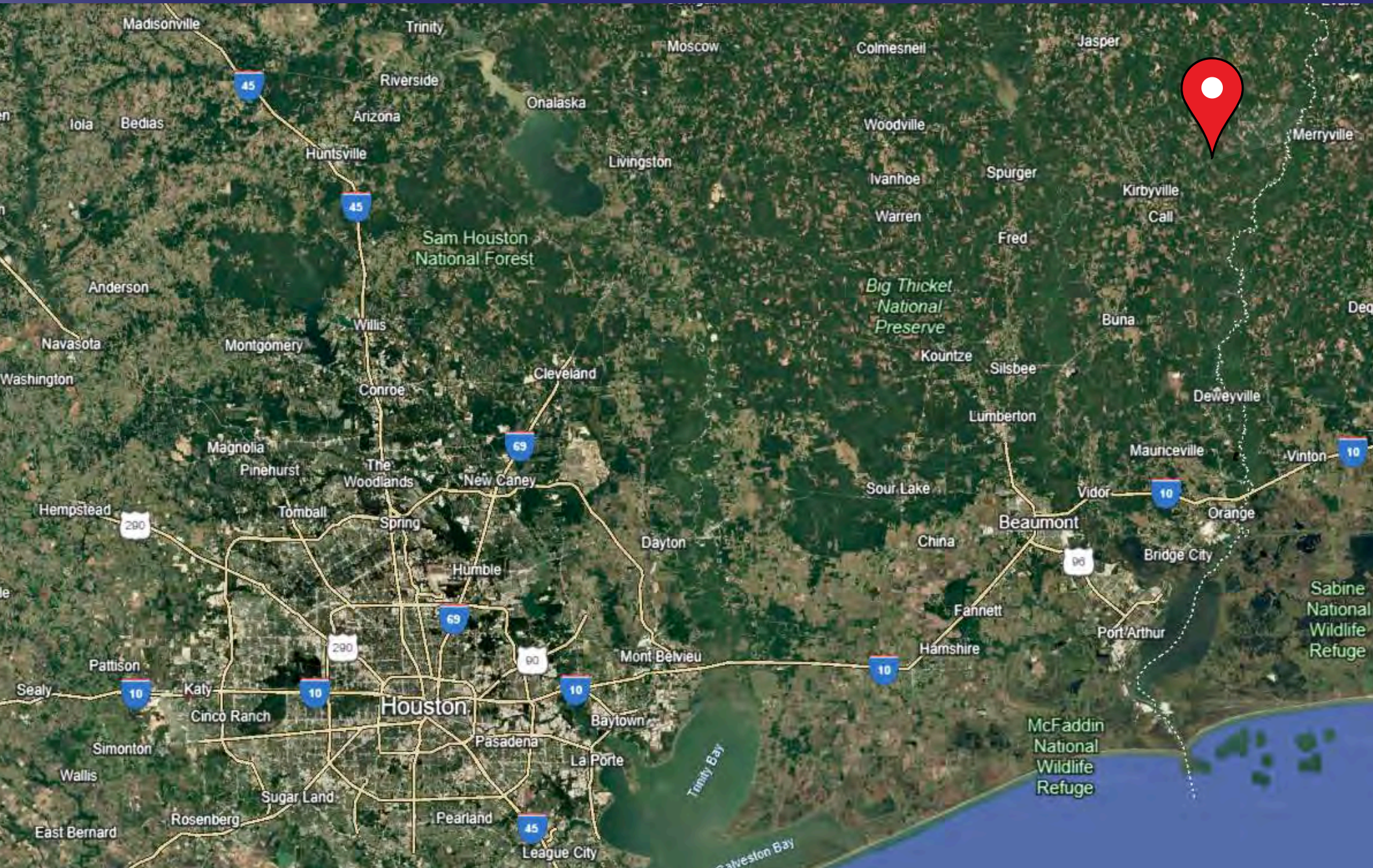
- ± 4,500 feet of existing rail serving the development area
- Plans to extend rail within the 1,400-acre property for additional users
- Rail Partnerships: BNSF and WATCO/TimberRock committed to rail storage, switching solutions, and engineering services
- Major Rail Upgrades: \$40 million grant secured to upgrade the rail line from Kirbyville to DeRidder (Class 1)

PROPERTY HISTORY



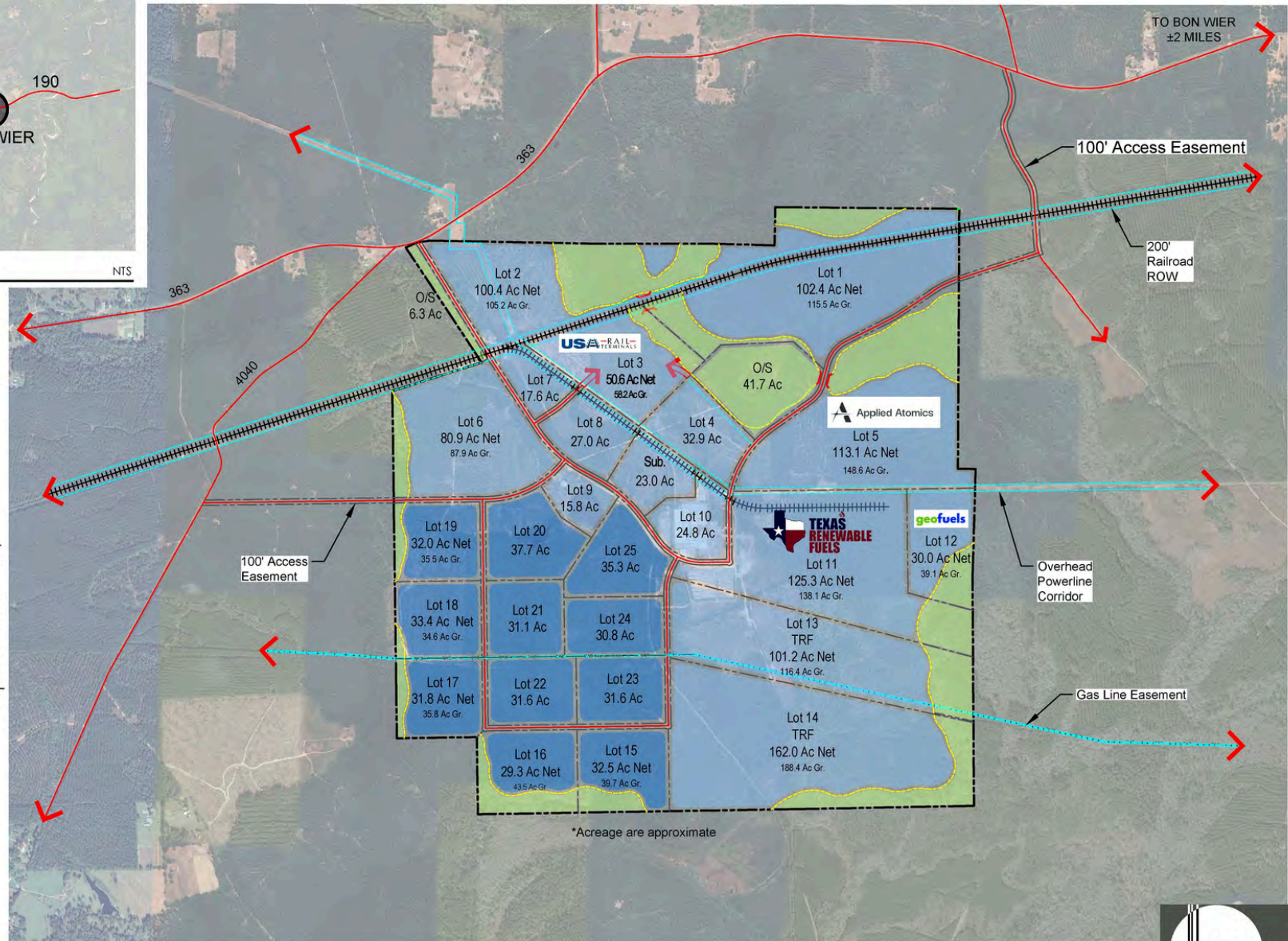
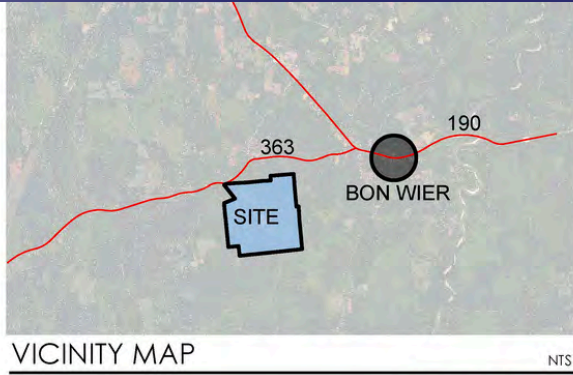
- Former Bon Wier Plywood site.
- The property has a manufacturing building that is just under 5 acres under roof and additional buildings for maintenance and personnel.
- The property has an administrative office building overlooking a pond.

LOCATION MAP





CONCEPT SITE PLAN



LAND USE SUMMARY

	Gross	Net
Texas Renewable Fuels (Lots 11-14):	482.0 Ac.	418.5 Ac.
Industrial (Lots 1-10):	677.7 Ac.	565.5 Ac.
IND./ Data Center (Lots 15-25):	387.2 Ac.	357.1 Ac.
Flood Plain/ Open Space:	47.9 Ac.	253.7 Ac.
Substation:	23.0 Ac.	23.0 Ac.
Right of Way:	46.7 Ac.	46.7 Ac.
Total:	1664.5 Ac.	1664.5 Ac.

TEXAS RENEWABLE FUELS

BON WIER, TX
PREPARED FOR:

www.TexasCRES.com

CONCEPTUAL LAND USE PLAN

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SCALE: 1" = 1,500'-0"
DATE: 7.30.25
GPLA JOB# -----

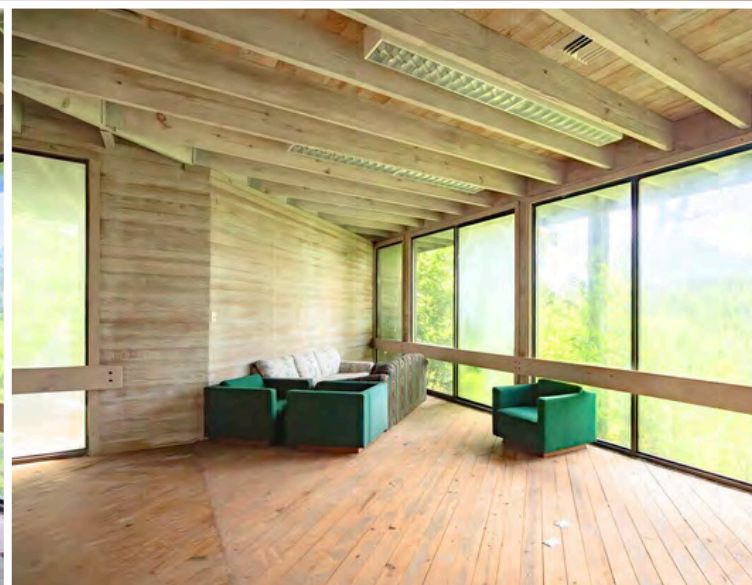


(713) 473-7200

PROPERTY PICTURES



ADMINISTRATIVE BUILDING



POWER

- The property has the Fawil Substation onsite. Entergy Texas Inc. ("ETI") powers the Fawil Substation and has a current capacity of up to 10 MW. The substation can be upgraded, and we have a proposal from Entergy to upgrade the substation to 50 MW.
 - Two transmission lines and a substation owned by ETI on site
 - Jasper/Newton Electric Cooperative Inc. has primacy in Newton County
- The owners are planning to support 250-500MW behind the meter power with some renewable energy to support the power load for uses within the park.
- Innovation Park is planning to be a level 9 Mission Critical Hub with Multiple redundancies of power to support a Data Center Campus.
 - Grid power
 - Woody Biomass
 - Natural Gas
 - Solar
 - Battery Backup

Applied Atomics has been **named as the energy partner for USA BioEnergy**, supporting next-generation power solutions for large-scale sustainable developments!

**View
Press
Release**



BWP Texas Gateway

- Existing Compressor Station
- New Compressor Station
- Gulf South System
- Proposed Preliminary Texas Gateway Pipeline

NATURAL GAS & CARBON CAPTURE

- The site has three access points for high-pressure natural gas.
 - Boardwalk / Gulf South Pipeline Company: Planned Texas Gateway Project, consisting of approximately 150 miles of new pipeline and additional compression, with an interconnection and meter station on the property.
 - Up to 42-inch high-pressure natural gas line
 - In-service date: November 1, 2029
 - Multiple gas suppliers available on the Boardwalk network

The site's location, just 1.5 miles from Louisiana, allows for CO₂ to be captured, transported, and geologically sequestered—further supporting carbon reduction and renewable energy initiatives.

RAIL

- 4,500ft rail spur to the property operated by WATCO/TimberRock ("TIBR")
- Interconnected to BNSF's main railway line
- TIBR recently received a \$40 million federal grant under the Consolidated Rail Infrastructure and Safety Improvement ("CRISI") Program to upgrade the 62.12-mile rail system from Kirbyville to DeRitter, LA, to Class 1 status, featuring a network capable of handling 286,000 pounds.



CURRENT

FUTURE



*Conceptual Rendering –
For Illustrative Purposes Only

USA RAIL TERMINALS

EXCELLENCE IN INDUSTRIAL RAIL SERVICES

USA Rail Terminals (USART) brings decades of expertise to the rail industry, operating three strategic terminals on the Gulf Coast and providing best-in-class rail terminal solutions. At the Bon Wier Industrial Park, USART will deliver:

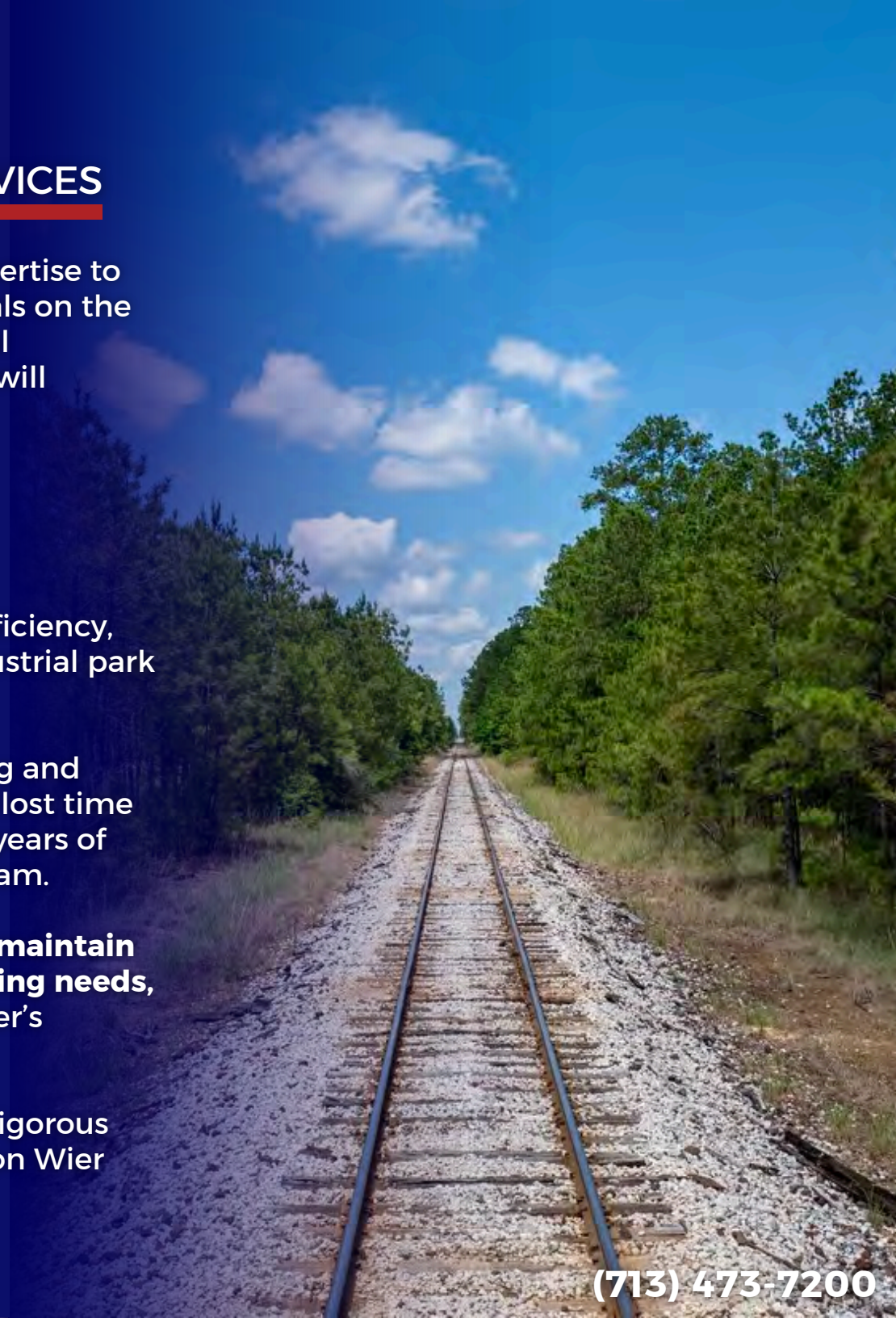
- Railcar switching & storage
- Transloading & blending
- Terminal operations
- Cleaning & railcar repair services

All services are provided with a focus on safety, efficiency, and operational excellence—supporting every industrial park customer.

With a proven track record serving leading refining and petrochemical companies—and never recording a lost time injury or material spill—USART leverages over 100 years of combined experience from its senior operating team.

USA Rail Terminals will supply the locomotives, maintain track standards, and meet specialized transloading needs, all designed to drive value and growth for Bon Wier's expanding business community.

USART's commitment to reliable operations and rigorous safety standards can transform your logistics at Bon Wier Industrial Park.





FIBER & WATER

- High-speed fiber connectivity 2.2 miles from main bldg and up to 200GB speed able to support multiple data centers with a commitment from Windstream Communications, Inc.
- The Sabine River Authority of Texas has provided a commitment for water assurance of up to nine million gallons per day. There are four water wells on site.
- To expand the size of the building envelop local government has permitted the construction of a berm around the flood plain and retention pond to mitigate flooding risks.



Information About Brokerage Services

11-2-2015

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

TAR 2501

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