

An aerial photograph of a rural landscape. A road, labeled 'GILLETTE RD' vertically, runs diagonally from the bottom left towards the center. To the right of the road, a rectangular area of land is outlined with a yellow dashed line, indicating the 10-acre lot for sale. The surrounding area is a mix of green fields, brown brush, and some small buildings. In the top right corner, there is a yellow square with the word 'savills' in red.

savills

For **sale**

Mission Rail Industrial Park

10-acre lot for sale

9377 County Rd 128, Floresville, TX 78114

GILLETTE RD

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Mission Rail Industrial Park

The 10.06-acre parcel is strategically located within the original 1,003-acre WT Miller Estate Trust, now known as Mission Rail Industrial Park. This Lot is located on the Wilson County portion of the Mission Rail Industrial Park along Gillete Road frontage.

About The Mission Rail Industrial Park

Poised to become one of the largest manufacturing centers of South Texas, the Mission Rail Industrial Park offers one of the most flexible development opportunities for heavy manufacturers looking for nationwide rail interconnectivity. The site offers dual rail service provided by Burlington Northern Santa Fe and Union Pacific railroads. This affords any purchaser the unique ability to have immediate critical connections to other manufacturing hubs across the USA and Mexico. The Mission Rail Industrial Park is operated by the Park's Texas-based operator - Gravity Rail.

The Park features two 8,000-foot unit train tracks as well as future engineering for a 20,000 foot loop and seven 4,000 foot storage tracks, all of which have access to both rail carriers. A number of businesses looking to service the Eagle Ford shale hydrocarbon-producing region have currently acquired sites in the Mission Rail Project, with many more slated to come.

Unique Attributes to the Lot



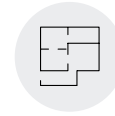
Serviced by Floresville Electric Light and Power Systems. Affordable and abundant wholesale power is available for tenants and owners of the Mission Rail Park



Immediate access to the San Antonio River, including conditional rights for permitted sanitary sewer treatment discharge



The Park has water rights to the Carrizo-Wilcox Aquifer



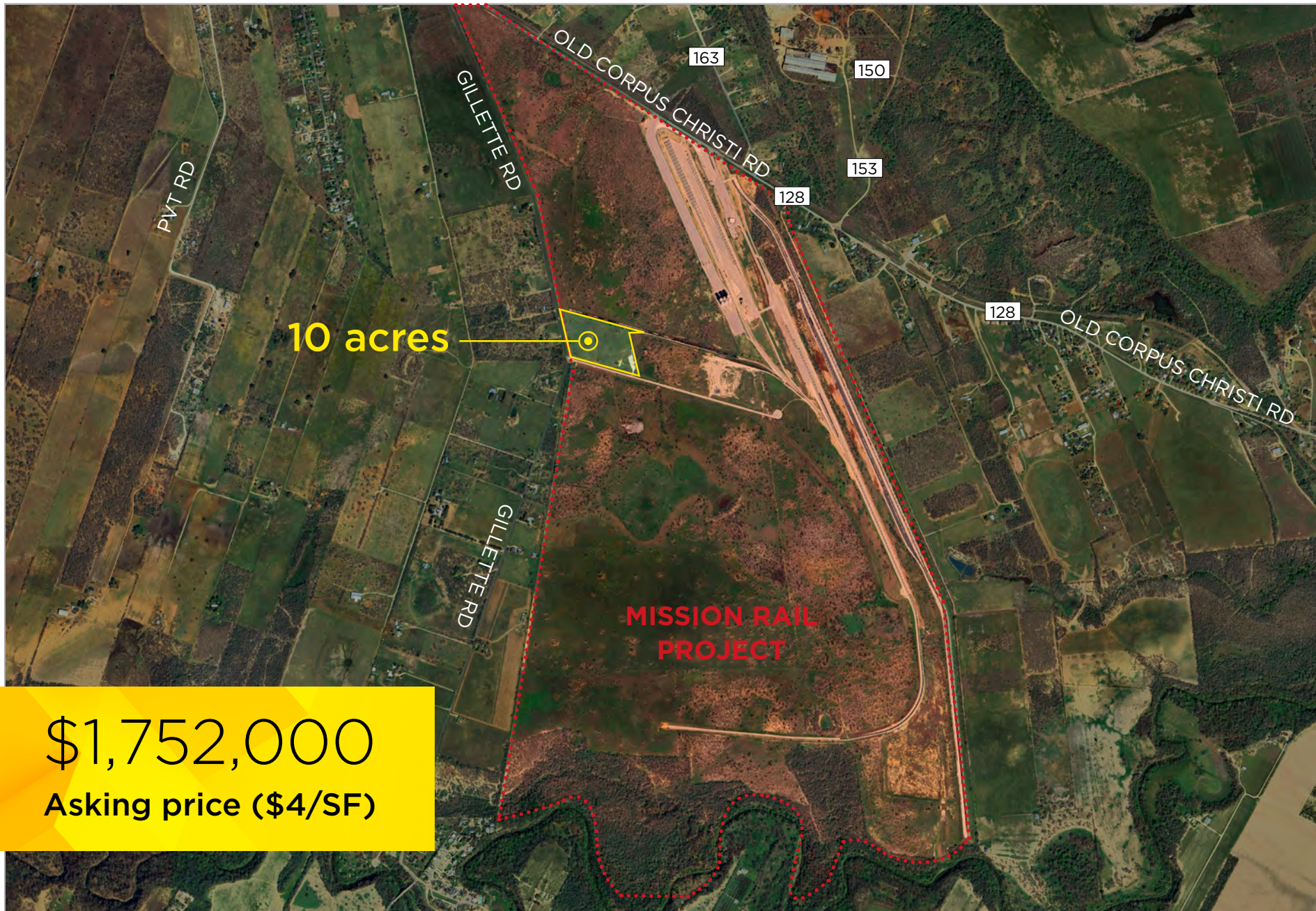
The Lot is located within a Federally Qualified Opportunity Zone



Hazmat loading and unloading capabilities as the Lot is immediately next to the proposed railway



Property **price and location**

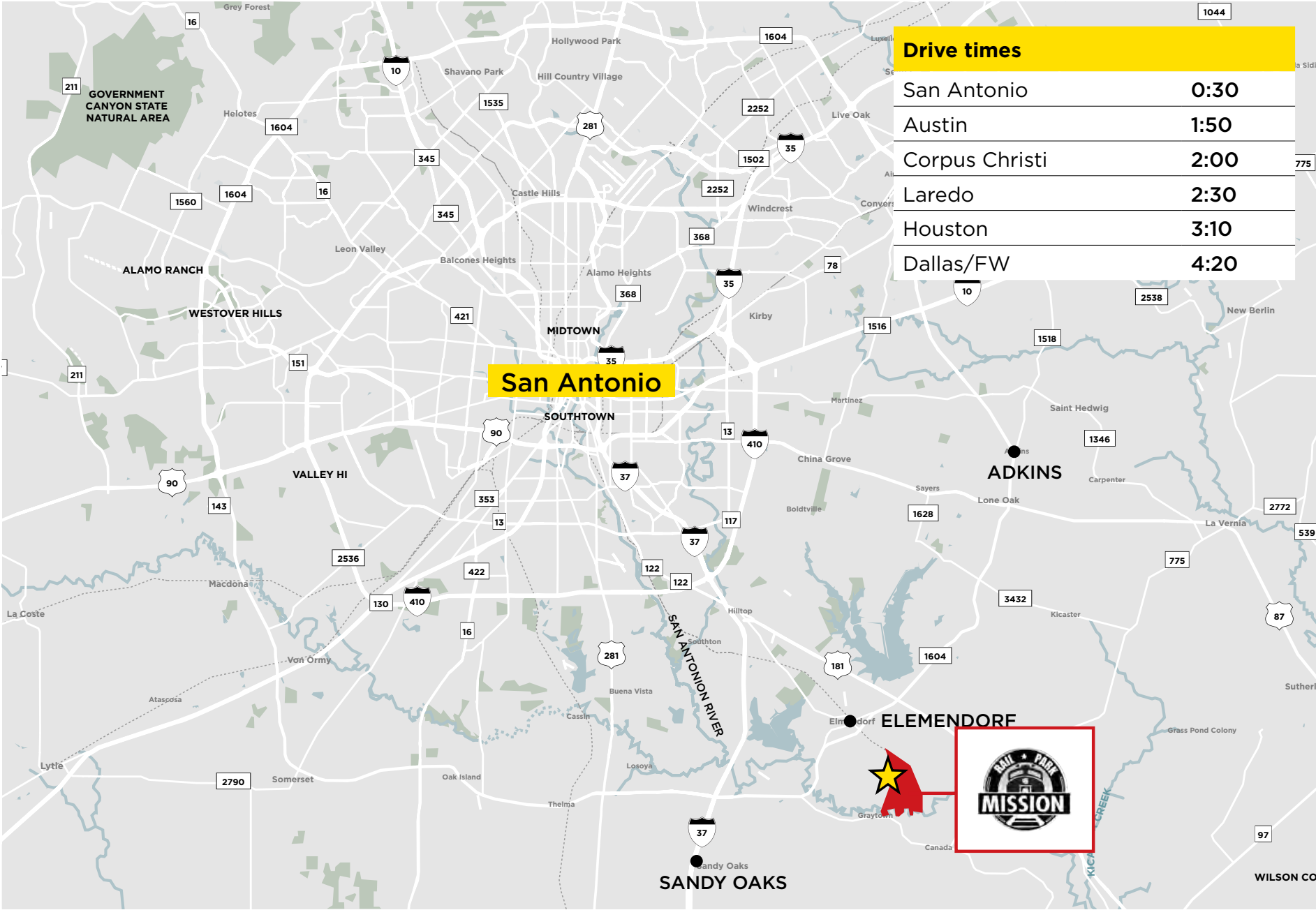


\$1,752,000

Asking price (\$4/SF)

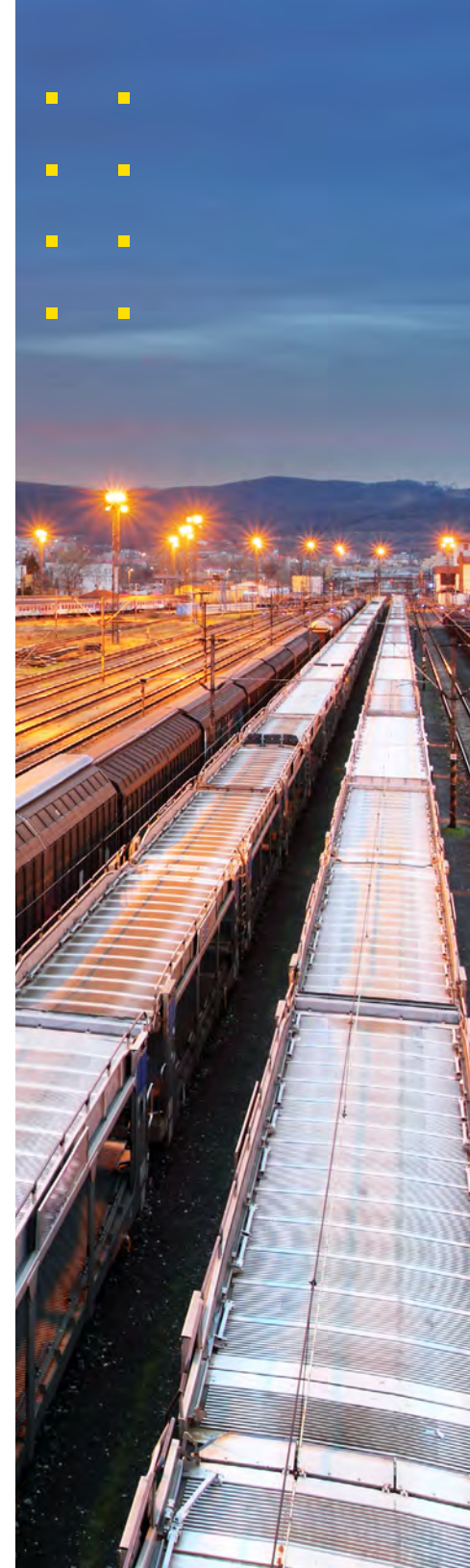
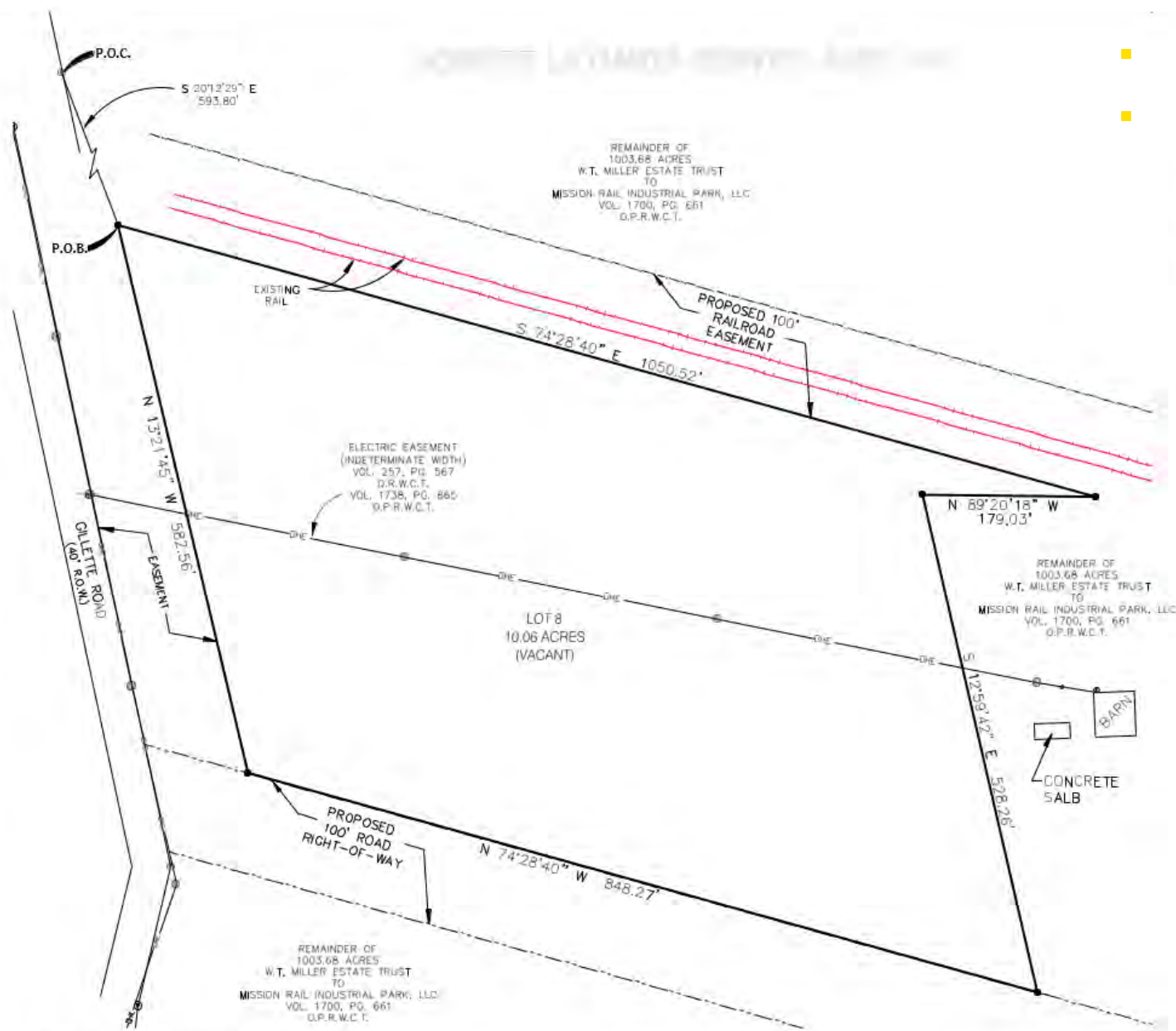
9377 County Rd 128, Floresville, TX 7811

Property **map**



9377 County Rd 128, Floresville, TX 7811

Property **survey**



San Antonio market | Q1 2025 Industrial

| Inventory | Y-O-Y CHANGE | Vacancy Rate | Y-O-Y CHANGE | Asking Rental Rate* | Y-O-Y CHANGE | Net Absorption | Y-O-Y CHANGE | Under Construction | Y-O-Y CHANGE | Deliveries | Y-O-Y CHANGE |
|---------------------|-----------------|------------------|-----------------|----------------------------|-----------------|-------------------|-----------------|-----------------------|-----------------|-------------------|-----------------|
| 142.6 msf | ↗ | 10.9 % | ↗ | \$8.01 psf (NNN) | ↗ | 373K sf | ↗ | 3.9 msf | ↘ | 2.4 msf | ↘ |
| Q1 2024: 139.2 msf | | Q1 2024: 10.1% | | Q1 2024: \$7.18 | | Q1 2024: -572K sf | | Q1 2024: 5.7 msf | | Q1 2024: 1.3 msf | |

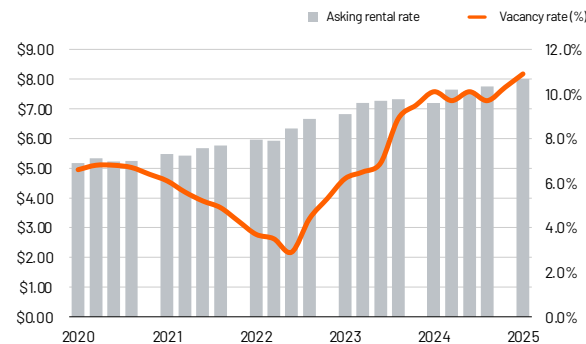
Market trends

01 Vacancy continues to climb in the market, up 80 basis points (bps) year over year. This can be attributed to new supply coming online. As of 1Q 2025, the San Antonio market has approximately 3.9 million square feet under construction, with majority of this being speculative development.

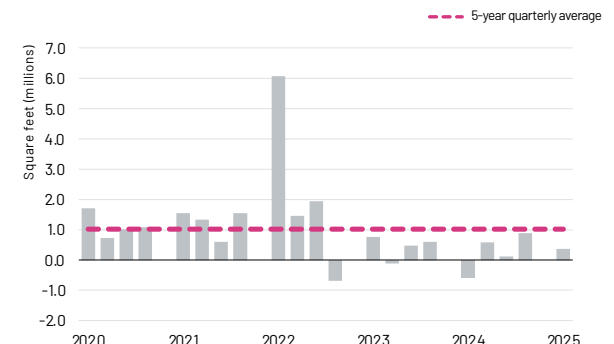
02 Net absorption was overall positive in 2024, with the market seeing a year over year increase in net absorption. Leasing saw a slowed down in 1Q25, with approximately 400,000 sf leased. Supply continues to outpace demand, pushing vacancy upwards.

03 Asking rents increased in Q1 2025, seeing a year over year increase of 11.6%. As vacancy increases, asking rent growth will likely begin to flat line over the near term

Asking rent and vacancy



Net absorption



Top leases (last 12 months)

| TENANT | SIZE (SF) | SUBMARKET | RESS | TRANSACTION TYPE | INDUSTRY |
|---------------------------------|-----------|------------------|---------------------------|------------------|----------------------------------|
| Mesa Solutions | 186,324 | Northeast | 5935 Eisenhower Road | New Lease | Energy |
| Chicago Title Insurance Company | 157,139 | Comal County | 17745 Lookout Road | Renewal | Professional & Business Services |
| IFCO | 150,095 | South | 601 Raymond Medina Street | Renewal | Paper & Packaging |
| Toyota Tsusho | 149,850 | South | 1122 S Foster Road | New Lease | Logistics & Distribution/3PLs |
| Omega Air Refueling Services | 147,420 | Guadalupe County | 0 Corporate Drive | New Lease | Aviation & Aerospace |

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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