

AVAILABLE FOR LEASE

LONE STAR, TEXAS | 1,000 ACRES

Position yourself at the gateway to North American Trade

- Sophisticated and well capitalized Rail-Owner/Operator
- Rail service via Transtar's Texas & Northern Railway
- Quick access to Class 1 Rail - Canadian Pacific Kansas City
- Ability to deliver four rail-served buildings totaling 3,289,200 SF
- Heavy power available – up to 7MW



RAIL AND PORT CONNECTIVITY

A Gateway to Trade

Transtar's Texas & Northern Railway provides connectivity to the broader United States and Mexico via Canadian Pacific Kansas City (CPKC). Through CPKC there is direct access to intermodals in Lazaro Cardenas, Veracruz, Mexico City, Laredo, Kendleton (TX), Wylie (TX), Jackson (MS), and Kansas City.



Access to approximately 36% of civilian blue collar labor pool within a 25 mile drive shed



Located approximately 160 miles east of largest UPS shipping hub in Texas.



Dallas Fort Worth is located approximately 160 miles to the west via I-30 and I-20. Over 60 percent of all air cargo in the state of Texas is handled through DFW.



Accessible to Ports of Mobile, New Orleans, Houston, Galveston, Corpus Christi, Brownsville and Veracruz.

 31.1 miles / 32 mins

 68.5 miles / 1 hr 13 mins

 49.7 miles / 55 mins

 227 miles / 4 hr 2 mins

Major City	Distance (Miles)
Dallas Fort Worth, TX	153 miles
Houston, TX	241 miles
Birmingham, AL	533 miles
Laredo	532 miles
Seaport	Distance (Miles)
Port Houston	241 miles
Port New Orleans	402 miles
Airport	Distance (Miles)
DFW	160 miles
Texarkana Regional	68 miles

Texas & Northern is a Class III switching carrier located in Lone Star, TX. Along the 7-mile route, T&N features 32 miles of yard track (1300 storage spots) and 286k lb. load capacity. T&N provides numerous services 7 days a week including rail-switching, rail-car storage, in-plant services, maintenance and repair, and transload services. T&N interchanges with Canadian Pacific Kansas City – providing access to a robust north American rail network.



Transtar's Texas location—Texas & Northern Railway Company—is a Class III railway located in the State of Texas comprising 7.6 miles of the Steel Lead and 32 miles of yard track.

CANADIAN PACIFIC KANSAS CITY CPKC RAIL LINE

With a historic vision to be the first north/south railroad crossing the U.S./Mexico border, Canadian Pacific Kansas City has been a pioneer in the freight rail industry since 1887.

On April 14, 2023 in Kansas City, Mo., KCS connected a continent, driving the ceremonial Final Spike celebrating the creation of CPKC, the first and only single-line transnational railroad linking Canada, the U.S. and Mexico.



LABOR PROFILE

FORKLIFT OPERATOR

Entry Level: \$15.66

5 Years Exp: \$19.05

SHIPPING & RECEIVING CLERK

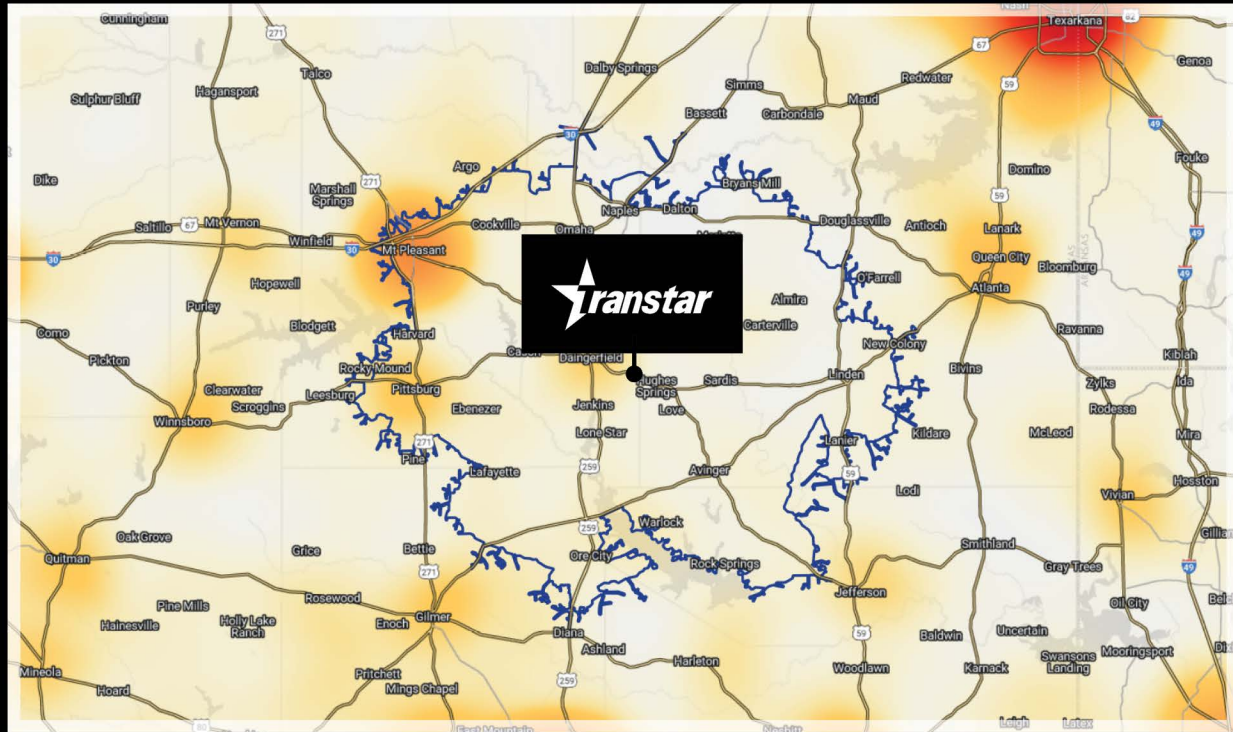
Entry Level: \$15.24

5 Years Exp: \$17.85

WAREHOUSE LABORER

Entry Level: \$14.55

5 Years Exp: \$18.09



**Data based on a 25 mile drive shed*

City	Lone Star
County	Morris
Total Population	59,036
Civilian Labor Force	24,707
Targeted Labor Force	18,357
Blue Collar	8,499
% Blue Collar	36.1%
Transportation & Materials Moving Employment	3,319

% Transportation & Materials Moving Employment	14.1%
% Adult Educational Attainment Less than College Degree	74.3%
% Household Annual Income Base < \$35,000	35.7%
% Household Annual Income Base < \$50,000	49.9%
Unemployment Rate (by County)	6.9%

*as of July 2023

SITE ACCESS



ARCO
DESIGN/BUILD

theaney@arcomurray.com

Building 1
462k SF

Building 2
868k SF

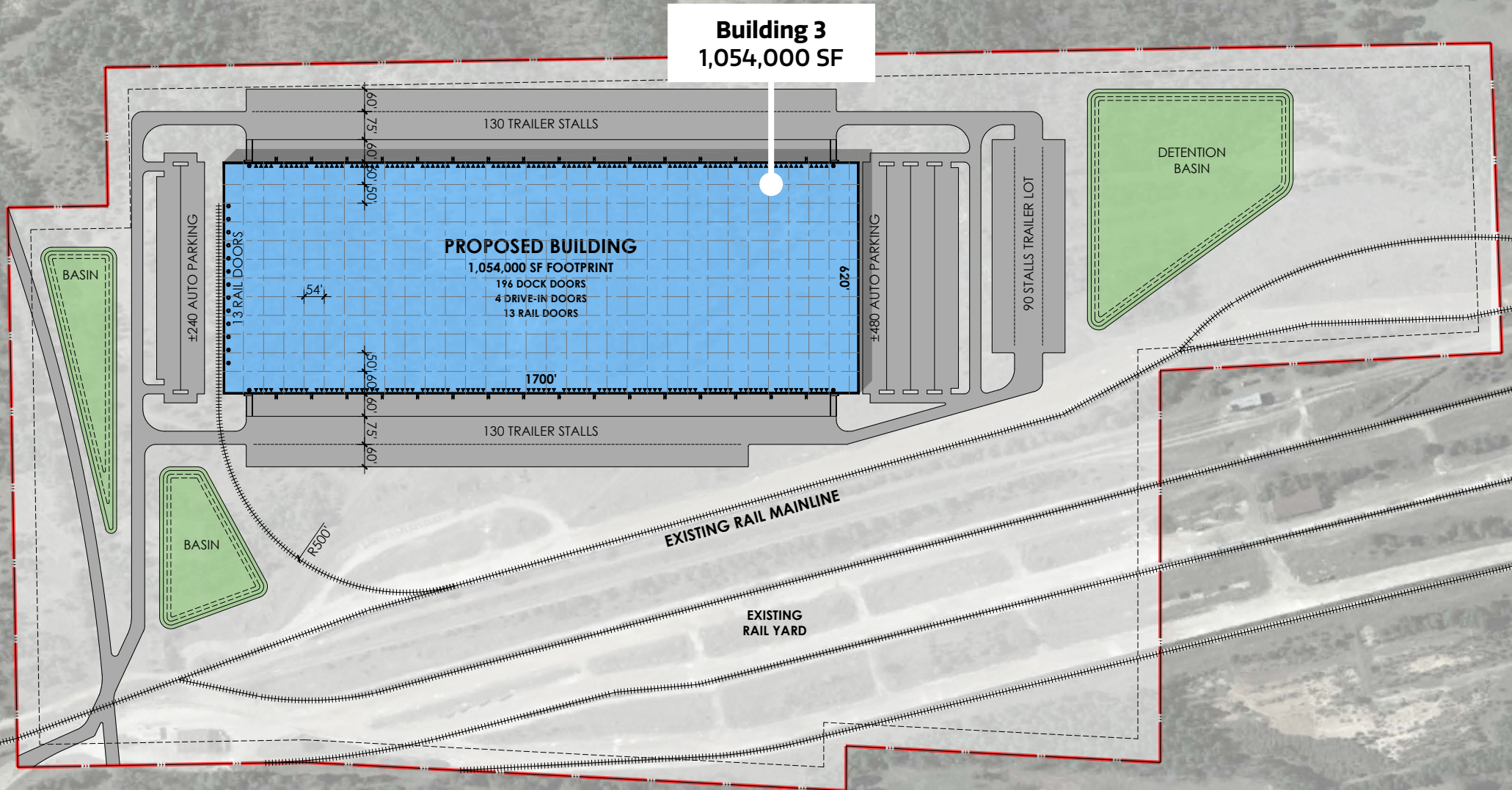
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462,000 SF FOOTPRINT
84 DOCK DOORS
4 DRIVE-IN DOORS
11 RAIL DOORS

PROPOSED BUILDING
868,000 SF FOOTPRINT
158 DOCK DOORS
4 DRIVE-IN DOORS
13 RAIL

SITE PLANS

Building 3
1,054,000 SF



Building 4
905k SF

110 TRAILER STALLS

PROPOSED BUILDING

905,200 SF FOOTPRINT

160 DOCK DOORS

4 DRIVE-IN DOORS

13 RAIL DOORS

13 RAIL DOORS

±280 AUTO PARKING

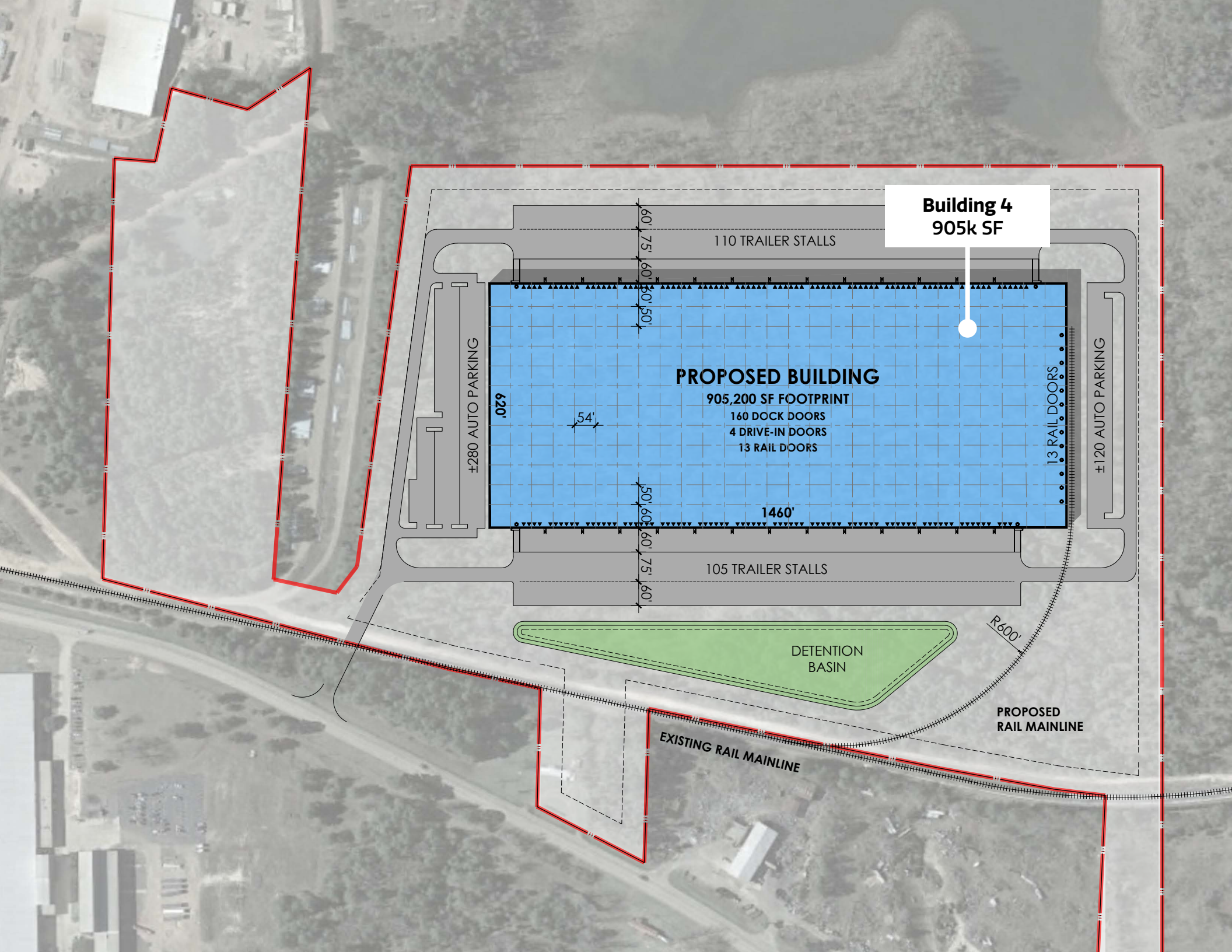
±120 AUTO PARKING

105 TRAILER STALLS

DETENTION
BASIN

PROPOSED
RAIL MAINLINE

EXISTING RAIL MAINLINE



LET'S START A CONVERSATION.

Contact us today to lead the way in North American trade.



Michael Golarz
Executive Vice President
michael.golarz@colliers.com
+1 215 275 0188

Thomas Golarz, SIOR
Senior Vice President
tom.golarz@colliers.com
+1 215 388 7462

Michael Zerbe
Senior Managing Director
michael.zerbe@colliers.com
+1 610 684 1853

James Ewing
Associate Vice President
james.ewing@colliers.com
+1 214 217 1230

Cole Hooper
Vice President
cole.hooper@colliers.com
+1 214 706 6039

Colliers
One Commerce Square
2005 Market Street, Suite 4010
Philadelphia, PA 19103



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