

FOR LEASE

Rail-Served Industrial Park
735 FM 92
Silsbee, Texas 77656



RailEstate: Transloading, Railcar Storage, SIT, Manufacturing, & Outside Storage



Conceptual Aerial

For Lease

Jake Wilkinson, President
jake@mwrealestate.com
325.721.2353

Morgan Hamilton, Senior Advisor
morgan@mwrealestate.com
214.542.1239



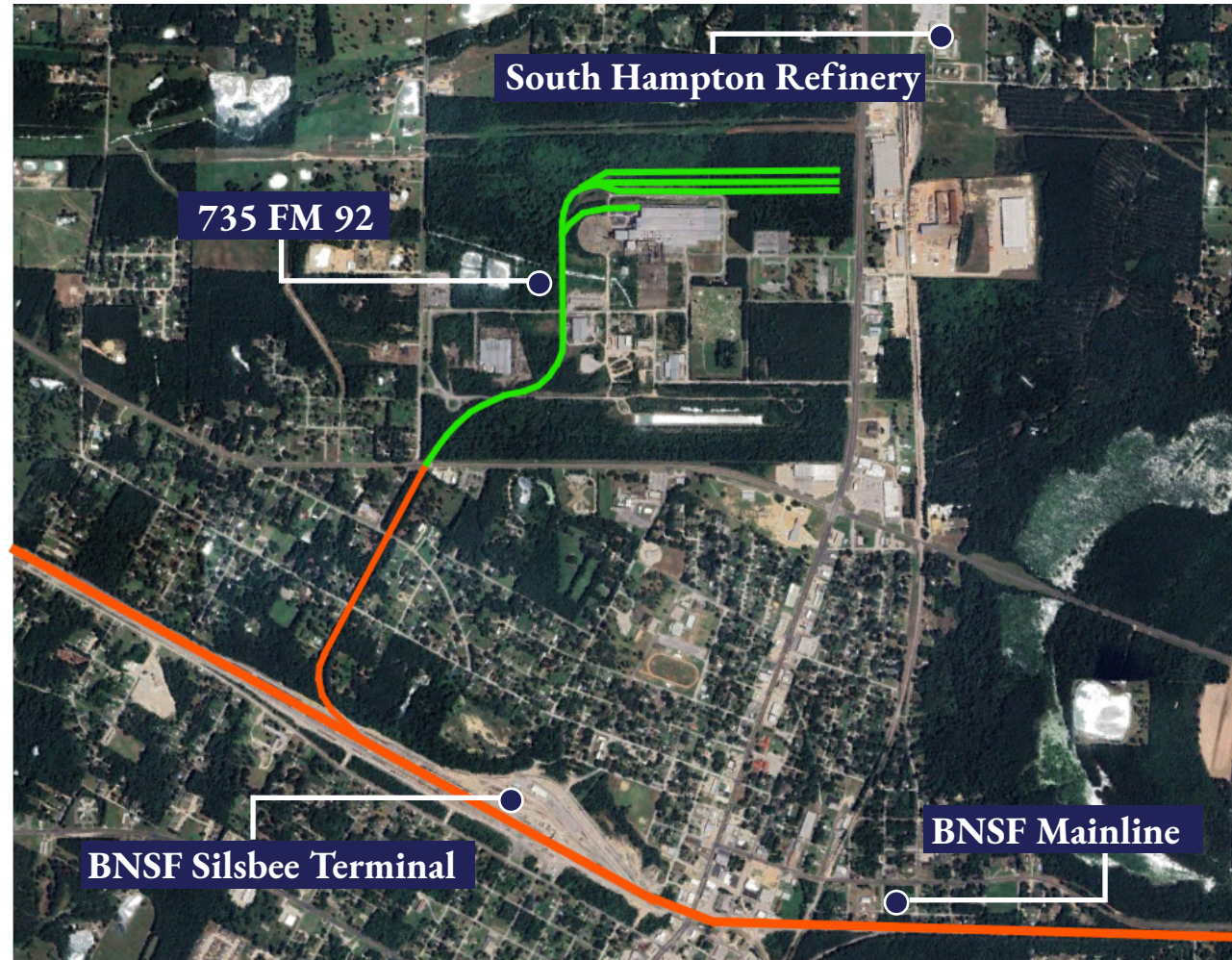
FOR LEASE

735 FM 92

Silsbee, Texas 77656

Property Highlights

- ± 418,611 Total Square Feet on 375 Acres (Divisible)
- ± 21,680 Square Feet of Office Build-to-Suit Options Available
- Crane Served: Multiple 5T & 10T Cranes
- Warehouse Fire Suppression System
- Up to 1,000 Gallons of Water Per Minute
- Up to 13.8 MW Substation on-site
- 60' Clear Height
- Grade-Level & Dock-High Loading
- Plans to develop up to 1,152 total railcar spots
- Natural Gas, Water, and Sewer
- Entirely Fenced & Secured
- On-Site water supply and water-towers
- >9 Acres of concrete Paved yard area
- Truck Scales
- Located within an Enterprise Zone



Strategically located next to BNSF's Silsbee Terminal, significantly reducing customer freight movement costs.

FOR LEASE
735 FM 92
Silsbee, Texas 77656

Main Plant



- \pm 137,000 Square Feet Available
- \pm 7,741 Square Feet of Office
- Crane Served: 2x 10T
- Warehouse Fire Suppression System
- 60' Clear Height
- Natural Gas, Water, and Sewer
- Rail Served
- Four (4) Grade-Level Loading Doors & One (1) Dock-High Loading Door



FOR LEASE
735 FM 92
Silsbee, Texas 77656

Main Plant
Office Floor Plan



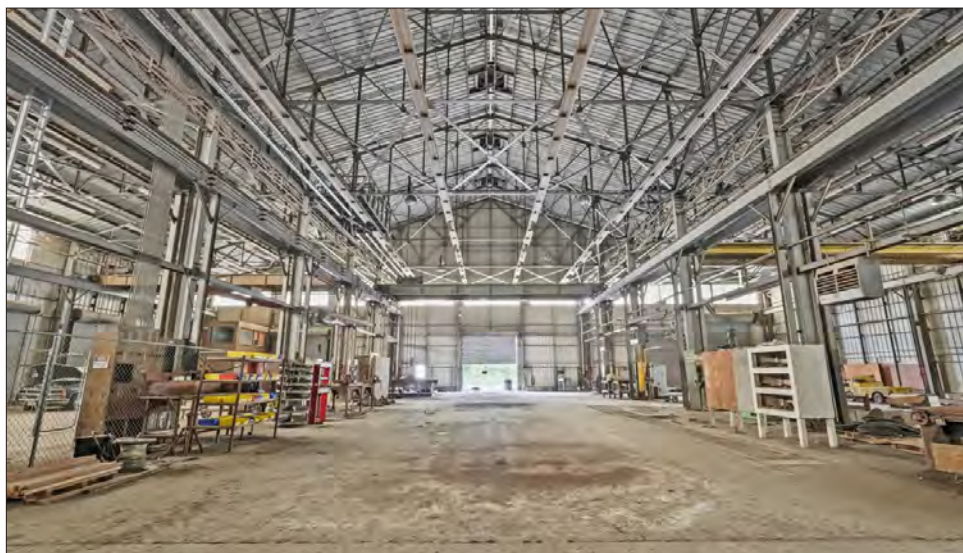
GROSS INTERNAL AREA
FLOOR 1: 6568 sq. ft, FLOOR 2: 1173 sq. ft
TOTAL: 7741 sq. ft
Measurements prepared by PRS

FOR LEASE
735 FM 92
Silsbee, Texas 77656

Maintenance Building

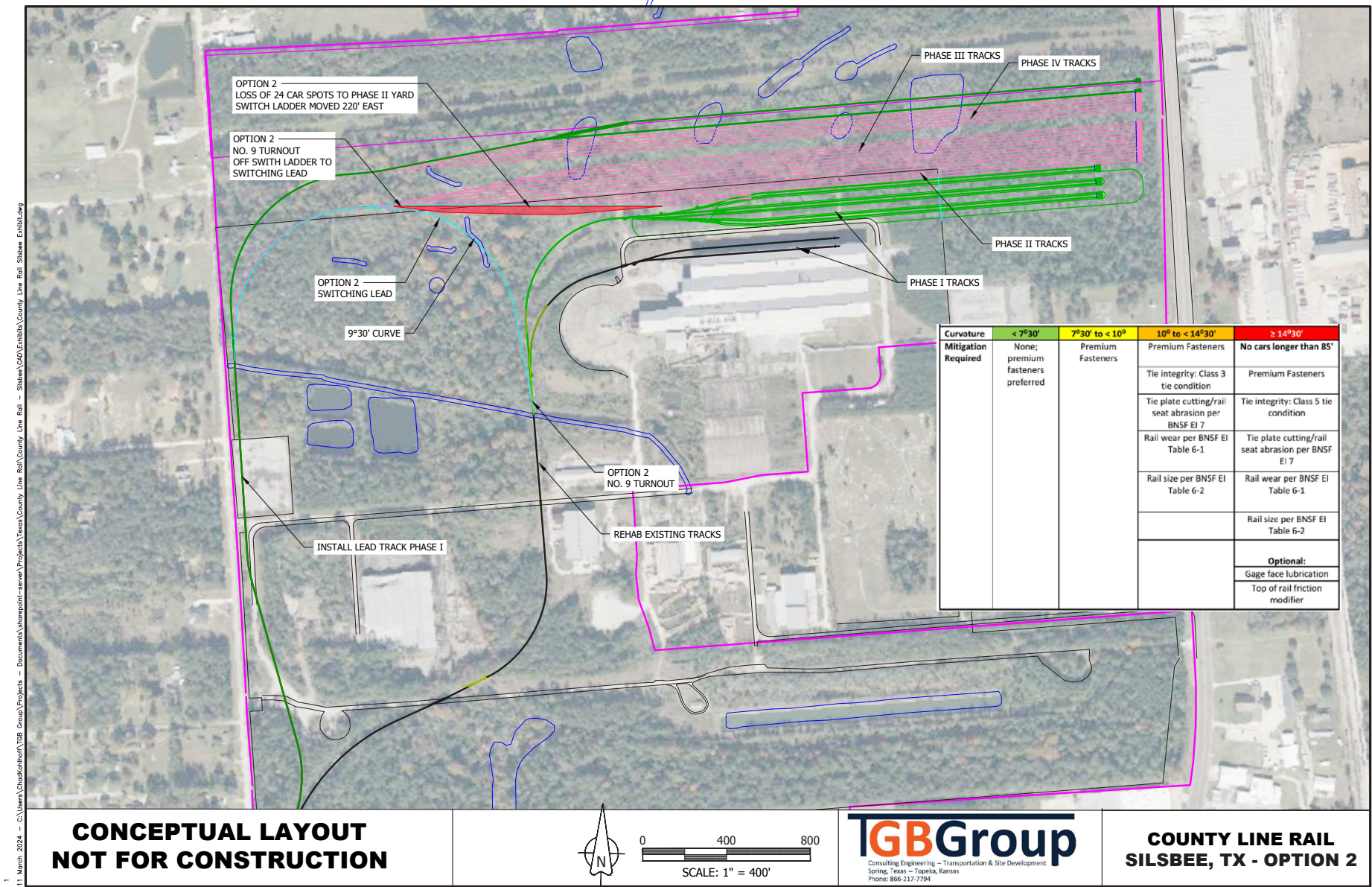


- ± 36,155 Total SF
- Four (4) 5T Overhead Bridge Cranes
- Warehouse Fire Suppression System
- 25' Clear Height
- Thirteen (13) Grade-Level Loading Doors
- Natural Gas, Water, and Sewer
- Rail Served
- Wash Bays



FOR LEASE
735 FM 92
Silsbee, Texas 77656

Conceptual Site Plan
Phased Development



FOR LEASE
735 FM 92
Silsbee, Texas 77656

Property Aerial



BLDG	DESCRIPTION	SIZE (SF)
A	Front Office	13,939 SF
B	Main Plant	351,529 SF
C	Maintenance Bldg	36,155 SF
D	Vehicle Storage Bldg	16,988 SF
TOTAL:		418,611 SF



FOR LEASE
735 FM 92
Silsbee, Texas 77656

Photos

Water Towers



Main Plant



Maintenance Building



Phase 1 Rail



Copyright © 2025 M&W Real Estate, LLC. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct its own due diligence and verification.

Jake Wilkinson, President
jake@mwrealestate.com
325.721.2353

Morgan Hamilton, Senior Advisor
morgan@mwrealestate.com
214.542.1239





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.

M&W Real Estate, LLC	9012712	jake@mwrealestate.com	(325) 721-2353
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake Wilkinson	616900	jake@mwrealestate.com	(325) 721-2353
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	



REAL ESTATE

Jake Wilkinson, President

jake@mwrealestate.com

3890 W Northwest Hwy

Suite 650

Dallas, TX 75220

325.721.2353

mwrealestate.com



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>M&W Real Estate, LLC</u>	<u>9012712</u>	<u>jake@mwrealestate.com</u>	<u>(325)721-2353</u>
Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Jake Wilkinson</u>	<u>616900</u>	<u>jake@mwrealestate.com</u>	<u>(325)721-2353</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Jake Wilkinson</u>	<u>616900</u>	<u>jake@mwrealestate.com</u>	<u>(325)721-2353</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Morgan Hamilton</u>	<u>0701942</u>	<u>morgan@mwrealestate.com</u>	<u>(214)542-1239</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date



REAL ESTATE

Morgan Hamilton

Senior Advisor

morgan@mwrealestate.com

3890 W Northwest Hwy

Suite 650

Dallas, TX 75220

214.542.1239

mwrealestate.com