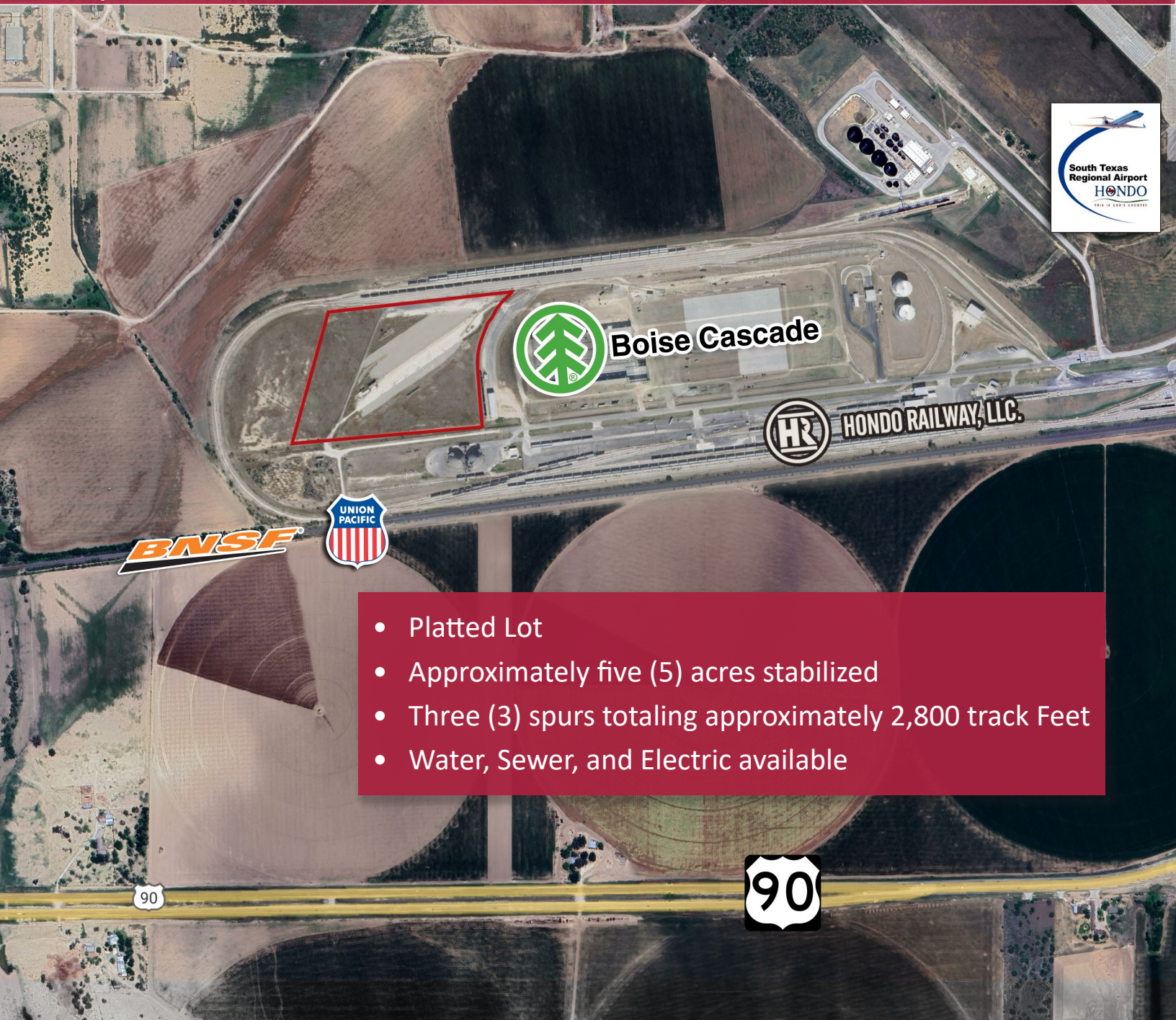


Improved Rail Site for Sale



- Platted Lot
- Approximately five (5) acres stabilized
- Three (3) spurs totaling approximately 2,800 track Feet
- Water, Sewer, and Electric available

SALES CONTACT

John Greg Turcotte
jg@turcottes.com
tel: 210 840 2722
web: turcottes.com

19206 Huebner Rd., Suite 103
San Antonio, TX 78258



TURCOTTE

REAL ESTATE SERVICES, INC.

HONDO RAILWAY

Strategically located just west of San Antonio, Hondo Railway offers direct access to dual Class I rail service via Union Pacific and BNSF, making it one of the most competitive rail-served industrial parks in Texas. Pinsky Railroad Company is the owner of Hondo Railway along with six other short line railroads across the eastern US. Established in 1938, they are well respected and one of the oldest operators in the business. This 175-acre, master-planned logistics hub is designed to support high-volume freight operations with unit-train capability, loop tracks, and heavy-duty rail infrastructure. Whether you're in agriculture, manufacturing, energy, or bulk distribution, Hondo Railway provides unmatched connectivity and operational efficiency.

Available parcels within the park benefit from 5-day-a-week switching service, proximity to major highways (US 90, I-35, I-10), and on-site transload and storage solutions. With 24/7 security and room for expansion, it's an ideal location for companies looking to streamline supply chains and reduce transportation costs.

FEATURES

- Dual Class I access: Union Pacific and BNSF
- Unit train capable with loop track
- 5-day switching for faster turnaround
- Heavy rail and wide-clearance infrastructure
- Located near US 90, I-35, I-10, and I-37
- Transloading, bulk storage, and laydown yard services
- Ideal for agriculture, energy, manufacturing, and logistics firms
- 24/7 on-site security
- Prime Manufacturing/Distribution Location

SIZE

19.25 Ac

SALE PRICE

Contact Broker



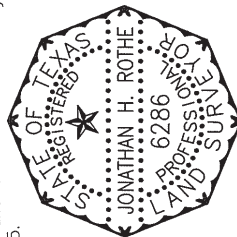
A Plat of 19.245 Acres of land situated within the Corporate Limits of the City of Hondo in Medina County, Texas, being Lot 2 of the Holland & Lee Addition to the City of Hondo

The bearings are grid bearings for the Texas State Plane Coordinate System, South Central Zone 4204, NAD83.

I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 18th day of July, 2025.

Jonathan H. Rathe
Jonathan H. Rathe
Registered Professional Surveyor N
Firm No. 10122200

Registered Professional Surveyor No. 6286
Firm No. 10122200



Details of Easements as referenced in Schedule B of the National Investors Title Insurance Company Preliminary Commitment for Title Insurance, GF Number 2555976EL, Effective Date: June 15, 2025. Issued: June 25, 2025.

Item 10.h. – 30' Utility Easement; Instrument No. 2015008654; December 15, 2015 – Does not affect this property.

Item 10.i. – Variable Width 0.543 Acre Utility Easement; Instrument No. 2015008658; December 22, 2015 – Does not affect this property

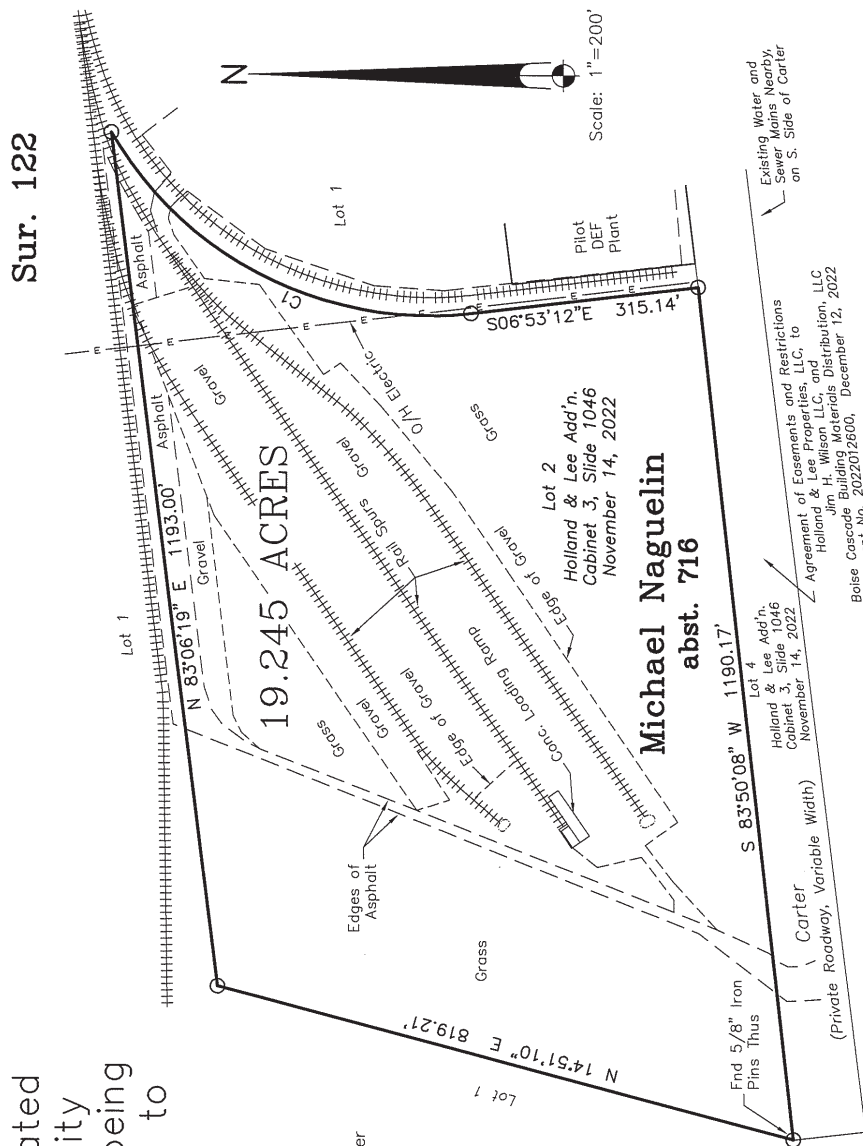
Item 10.j – Agreement of Easements and Restrictions – Holland & Lee Properties, LLC, to Jim H. Wilson LLC and Boise Cascade Building Materials Distribution, LLC; Instrument No. 2022012600; December 12, 2022 – Noted on Survey.

CURVE	RADIUS	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	67°12'45"	332.28'	586.54'	S 26°43'10" W	553.48'

RE



TURCOTTE
REAL ESTATE SERVICES, INC.





Hondo



Boise Cascade



HONDO RAILWAY, LLC.

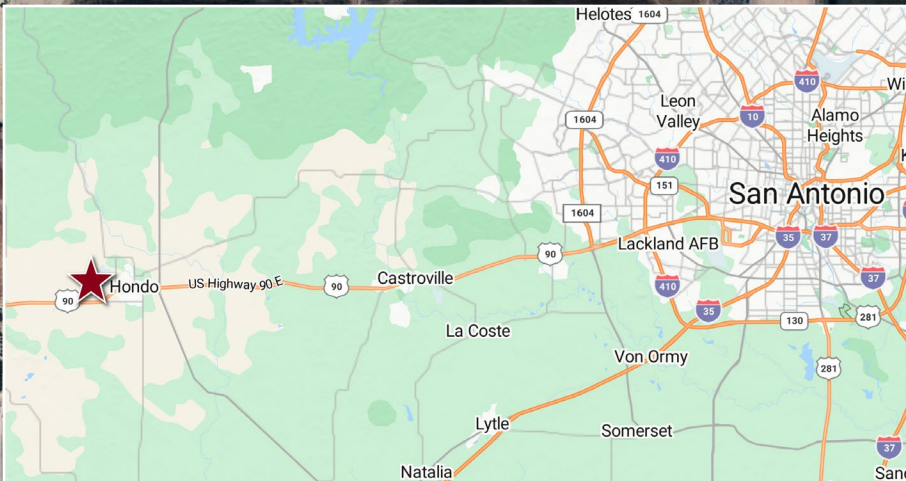


BNSF

90

90

30th St



TURCOTTE
REAL ESTATE SERVICES, INC.



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.

Turcotte Real Estate Services

210-840-2722

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

John Greg Turcotte

326437

Jg@turcotteres.com

210-840-2722

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1