



SAN ANTONIO

LOGISTICS PARK

SITES AVAILABLE NOW
BUILD-TO-SUIT OPPORTUNITY



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SAN ANTONIO LOGISTICS PARK

Scale, Flexibility, Infrastructure & Direct Rail Service

San Antonio Logistics Park is the leading industrial logistics and manufacturing hub in Central Texas, strategically located alongside Union Pacific Railroad's advanced San Antonio Intermodal Terminal (SAIT). This proximity allows businesses to lower transportation costs and optimize supply chains. Situated in the southwestern part of San Antonio, the park is directly on the Interstate 35 corridor, a vital route in the international supply chain that links Mexico, San Antonio, Austin, Dallas-Fort Worth, and the rest of the U.S.



Co-Located with Union
Pacific Intermodal Terminal



Intermodal & Direct
Rail Served



Superior Accessibility
on I-35 Corridor



Central to The U.S.,
Gateway to Mexico



Opportunity Zone & Foreign
Trade Zone (Entire Site)



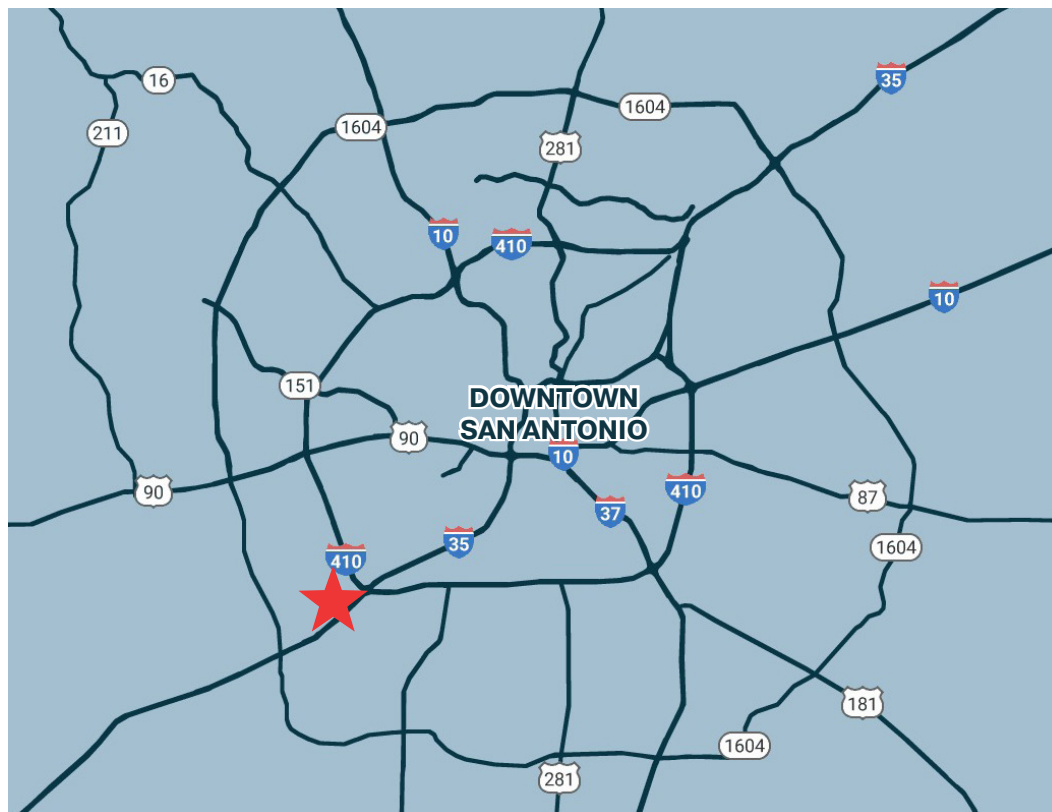
Build-To-Suit Options
Available



Utility Capacity Available
for Heavy Users

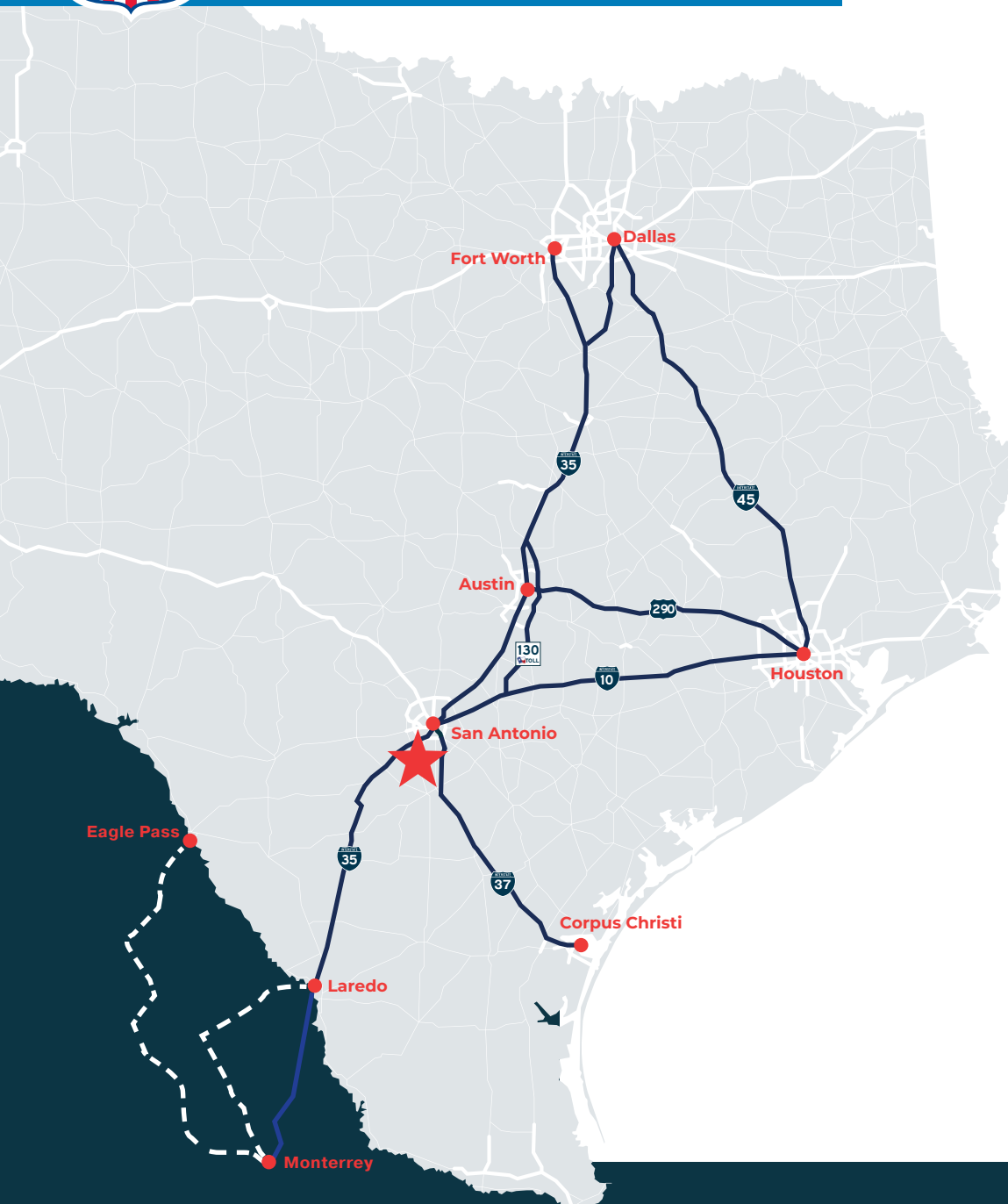


Heavy-Haul Campus with
Private Interior Service Load





SAN ANTONIO LOGISTICS PARK



The San Antonio Logistics Park offers users and tenants direct heavy-haul access to Union Pacific's top-tier intermodal services. With a network spanning 32,000 miles of track, we provide broad connectivity to intermodal ramps in expanding population centers throughout the western United States. Our partnerships with connecting railroads extend our market reach eastward, into Canada, and south to Mexico, where Union Pacific delivers unparalleled intermodal coverage, serving all six major gateways to Mexico.

The I-35 Corridor is a vital north-south interstate that spans over 1,500 miles, connecting Central Texas with Mexico and Canada, and serving as a key trade route for goods moving between the U.S., Mexico, and beyond. It is a significant beneficiary of the USMCA trade agreement, facilitating cross-border commerce and economic growth. The corridor passes through major cities like San Antonio, Austin, and Dallas, making it a crucial route for both regional and international transportation. As onshoring and nearshoring efforts continue to boost manufacturing and production in North America, businesses along the 588-mile stretch of the Texas I-35 Corridor are expected to experience substantial growth, driven by increased demand for goods, services, and logistics support.

DISTANCES FROM SAIT	
AUSTIN	92 MI
EAGLE PASS	133 MI
LAREDO	142 MI
HOUSTON	207 MI
FORT WORTH	281 MI
DALLAS	286 MI
MONTERREY	286 MI
EL PASO	546 MI



SAN ANTONIO

LOGISTICS PARK



Old Pearsall Rd

1604



16

16

1604



SECTION III



SAN ANTONIO

LOGISTICS PARK

SECTION I SOUTHERN TRACTS

Size: **156 Acres**

Building A: **893,760 SF**

Building B: **336,960 SF**

Building C: **284,580 SF**

SECTION II CENTRAL TRACTS

Size: **225.4 Acres**

Building A: **240,840 SF**

Building B: **596,160 SF**

Building C: **868,320 SF**

Building D: **907,200 SF**

SECTION III NORTHERN TRACTS

Size: **276 Acres**

Building A: **349,920 SF**

Building B: **689,880 SF**

Building C: **989,520 SF**

Building D: **1,388,800 SF**

HIGH LEVELS
OF UTILITIES

SECTION I

HEAVY HAUL
ROAD

SECTION II

Conceptual site plan only. Plan can be changed to accommodate user needs.



SAN ANTONIO

LOGISTICS PARK

SECTION I DETAIL

BUILDING A

Size: **893,760 SF**

Dock-High Doors: **176**

Grade-Level Doors: **4**

Trailer Stalls: **120**

Auto Parking: **743 (15 Accessible) @**
.83/1000

BUILDING B

Size: **336,960 SF**

Dock-High Doors: **50**

Grade-Level Doors: **4**

Trailer Stalls: **109**

Auto Parking: **227 (7 Accessible) @**
.67/1000

BUILDING C

Size: **284,580 SF**

Dock-High Doors: **50**

Grade-Level Doors: **4**

Trailer Stalls: **122**

Auto Parking: **399 (8 Accessible) @**
1.4/1000





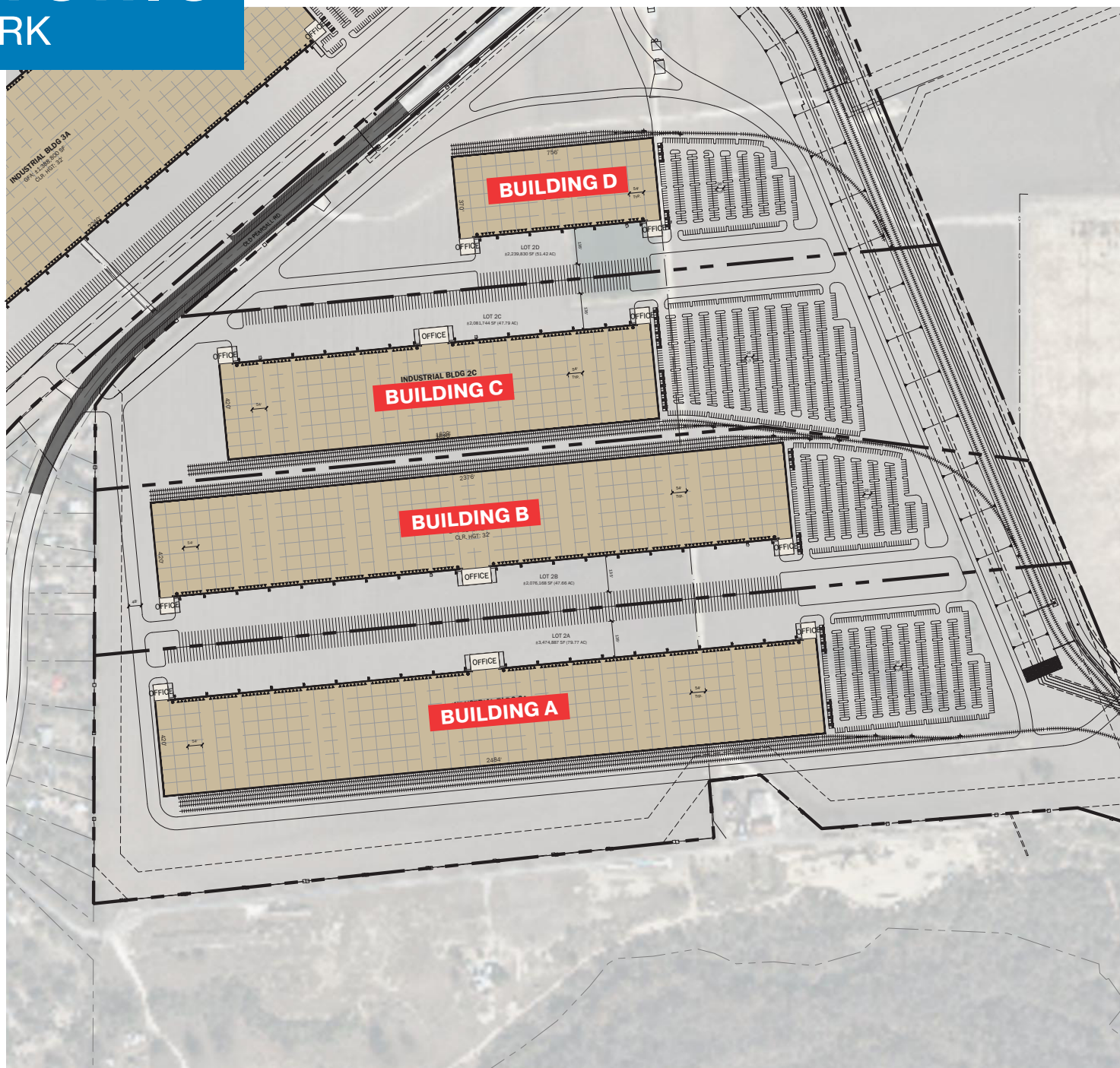
Size: 225.4 AC

Building A: **907,200 SF**

Building B: 868,320 SF

Building C: **596,160 SF**

Building D: **240,840 SF**





SAN ANTONIO

LOGISTICS PARK

SECTION III DETAIL

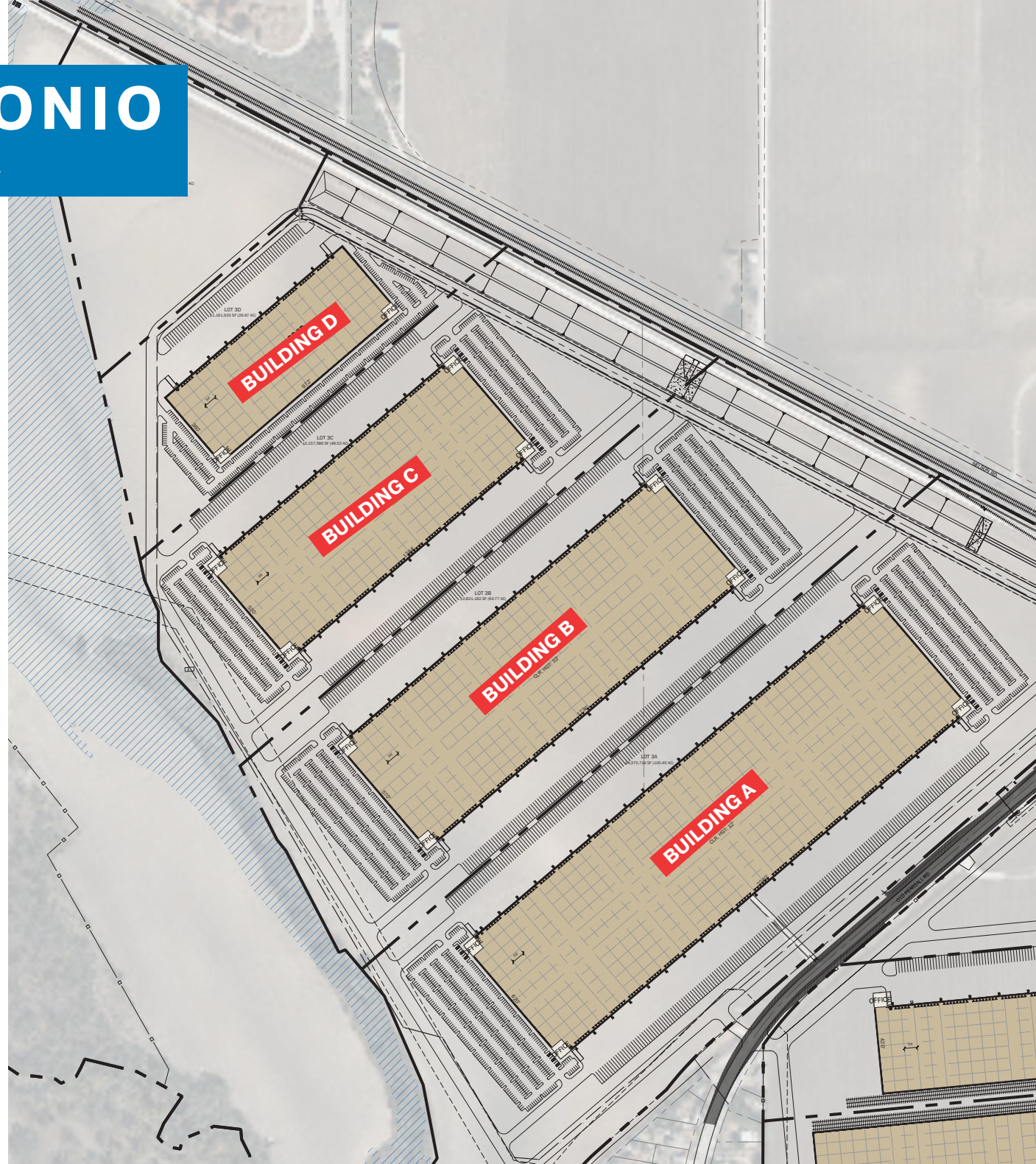
Size: **276 AC**

Building A: **1,388,800 SF**

Building B: **989,520 SF**

Building C: **689,880 SF**

Building D: **349,920 SF**





SAN ANTONIO LOGISTICS PARK

Union Pacific plays a vital role in the global supply chain by connecting 23 states across the western two-thirds of the U.S. through its extensive rail network. We serve some of the fastest-growing population centers in the country and operate routes from major West Coast and Gulf Coast ports to key eastern gateways. Our network also connects with Canada's rail systems and is the only railroad serving all six primary gateways to Mexico. We deliver products to approximately 10,000 customers in a safe, reliable, fuel-efficient, and environmentally responsible manner.

COMMITMENT TO SERVICE

For more than 160 years, we have been dedicated to supporting the growth of both our nation and businesses. This commitment has transformed us from North America's leading railroad to its premier transportation company.

COST COMPETITIVENESS

We strive to be the most efficient and cost-effective shipping solution. Your needs are our top priority—reach out to us, and we'll find the best solutions tailored to your business.

TECHNOLOGY

Our locomotives are equipped with GPS. Our Automatic Equipment Identification system significantly streamlines inventory management. We are regularly undertaking aggressive steps to safeguard our customers' cargo, including strengthening our security infrastructure and deploying technology to surveil tracks and rail yards. Additionally, our specialized shipping management tools enable the strategic tracking and coordination of freight across multiple carriers. These technologies have led to faster transit times, improved reliability, and enhanced customer satisfaction.

RAIL TRANSPORTATION

Freight trains are up to 75% more fuel-efficient than trucks, and Union Pacific operates the cleanest locomotive fleet in the industry. As environmental concerns shape business practices, including shipping, we remain focused on implementing world-class energy conservation methods.





SAN ANTONIO

LOGISTICS PARK



SAN ANTONIO AT A GLANCE

San Antonio continues to experience steady growth, driven by a combination of domestic migration and a strong local economy. As the 7th largest city in the U.S., San Antonio benefits from a relatively low cost of living compared to other major metros, making it an attractive destination for businesses, families, and investors alike.

With a diverse economic base, San Antonio has expanded beyond its historical military and tourism roots to become a key player in healthcare, cybersecurity, and advanced manufacturing. The city is home to major employers like USAA, H-E-B, and the South Texas Medical Center, a leading healthcare and research hub. Additionally, San Antonio has positioned itself as a leader in the growing cybersecurity sector, with its proximity to Joint Base San Antonio and a strong network of tech firms driving innovation in the industry.



3rd

LARGEST METRO
IN TEXAS



7

FORTUNE 1000
HEADQUARTERS

City of San Antonio Population

Population

3M



Median Age (Years)

35.9

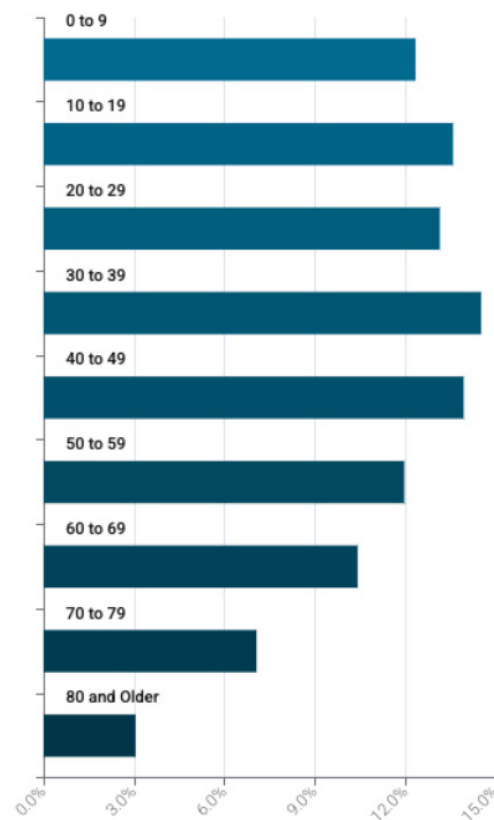


Per Capita Income

\$38K



Age Distribution



Top Employment Sectors





SAN ANTONIO

LOGISTICS PARK

SAN ANTONIO AT A GLANCE

WHY SAN ANTONIO?

- » Amid national economic uncertainty, San Antonio is certain
- » San Antonio is investing in its place and its people
- » San Antonio is an established major U.S. metro and has room to grow

1. Strong Foundation in Advanced Manufacturing:

- » Automotive industry hotspot with Toyota, Navistar, and DeLorean along with tier one suppliers located here.
- » Regional Sector GDP is \$2.4 Billion with 7% growth over the past 5 years.
- » Over 54,000 employed in Manufacturing in diverse sub-industries.
- » Major R&D resource via Southwest Research Institute, providing contract information from deep sea to deep space.

2. Talent Pipeline:

- » The region has 46 Universities, Colleges, and Trade Schools, which collectively saw 160,000 completions from 2016 to 2020.
- » San Antonio is home to The University of Texas at San Antonio, a Tier 1 Research University, and a strong Alamo Community College System conferring thousands of certificates in target sectors annually.
- » Ready to Work is a groundbreaking \$200+ million City of San Antonio up-skilling program for target industry employment.

SAN ANTONIO AT A GLANCE

FAST FACTS



Growth, Momentum, & Diversity

- 23.6% of Population Growth between 2011 and 2021
- Majority-minority community with >56% Hispanic population
- Diverse mix of industries - Chmura Industry Diversity Ranking higher than many major MSA's including Los Angeles, Dallas, Tampa, Phoenix, Denver, and Chicago
- 45,000+ Firms with tens of thousands employed in Manufacturing, Information,
- Financial Activities, and Professional Services in the MSA



Competitive Cost

- No state personal income tax
- Cost of living over 7 percentage points below the national average
- Median sale prices of homes in the metropolitan area is ~\$310,000
- Affordable real estate, land, energy and water



Workforce & Talent Pipeline

- 2% overall labor force growth projection
- 168,000 students enrolled in area institutions
- 566 Target industry related educational programs
- 30,000+ completions annually

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