



Rail-Served Industrial Sites Available for Purchase or Lease

9377 CR 128, FLORESVILLE, TX 78114

VISIT WEBSITE ►

CBRE

MISSION RAIL PARK

±500 ACRES AVAILABLE
WITH DIRECT
RAIL ACCESS

Spanning over 1,000 acres, Mission Rail Park is the largest rail-served industrial park in the San Antonio market. Located just 19 miles to CBD San Antonio and straddling Bexar and Wilson Counties, the site presents an excellent opportunity for industrial users to benefit from a skilled workforce, flexible rail infrastructure, robust utility support and favorable regulatory climate.



STRAIGHTFORWARD
PERMITTING

Site benefits from a favorable regulatory environment, majority of acreage outside of San Antonio’s extra territorial jurisdiction (ETJ)



RAIL SUPPORT

Dual-rail service by both Union Pacific and the BNSF Railway, co-located with Union Pacific Railyard and on-site switching and transloading provided by Gravity Rail



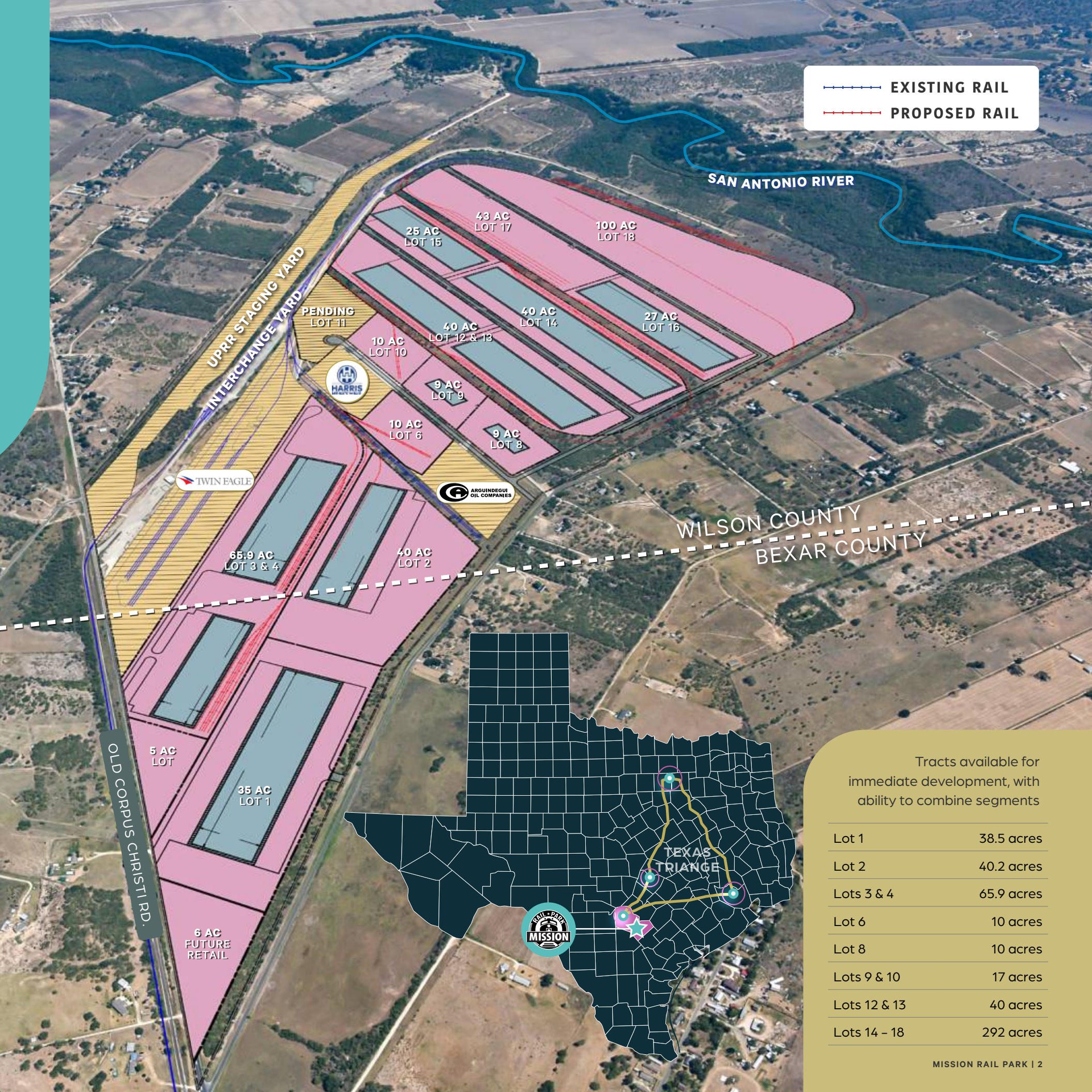
LOGICAL LOGISTICS
LOCATION

Strategic Central Texas location just outside one of the fastest cities in the U.S with access to nearby labor, major trade corridors in the state and Eagle Ford Shale



FLEXIBLE SOLUTIONS

Rail-served or traditional warehousing/BTS options with owner financing available. Water resources also available for manufacturing processes



EXISTING RAIL

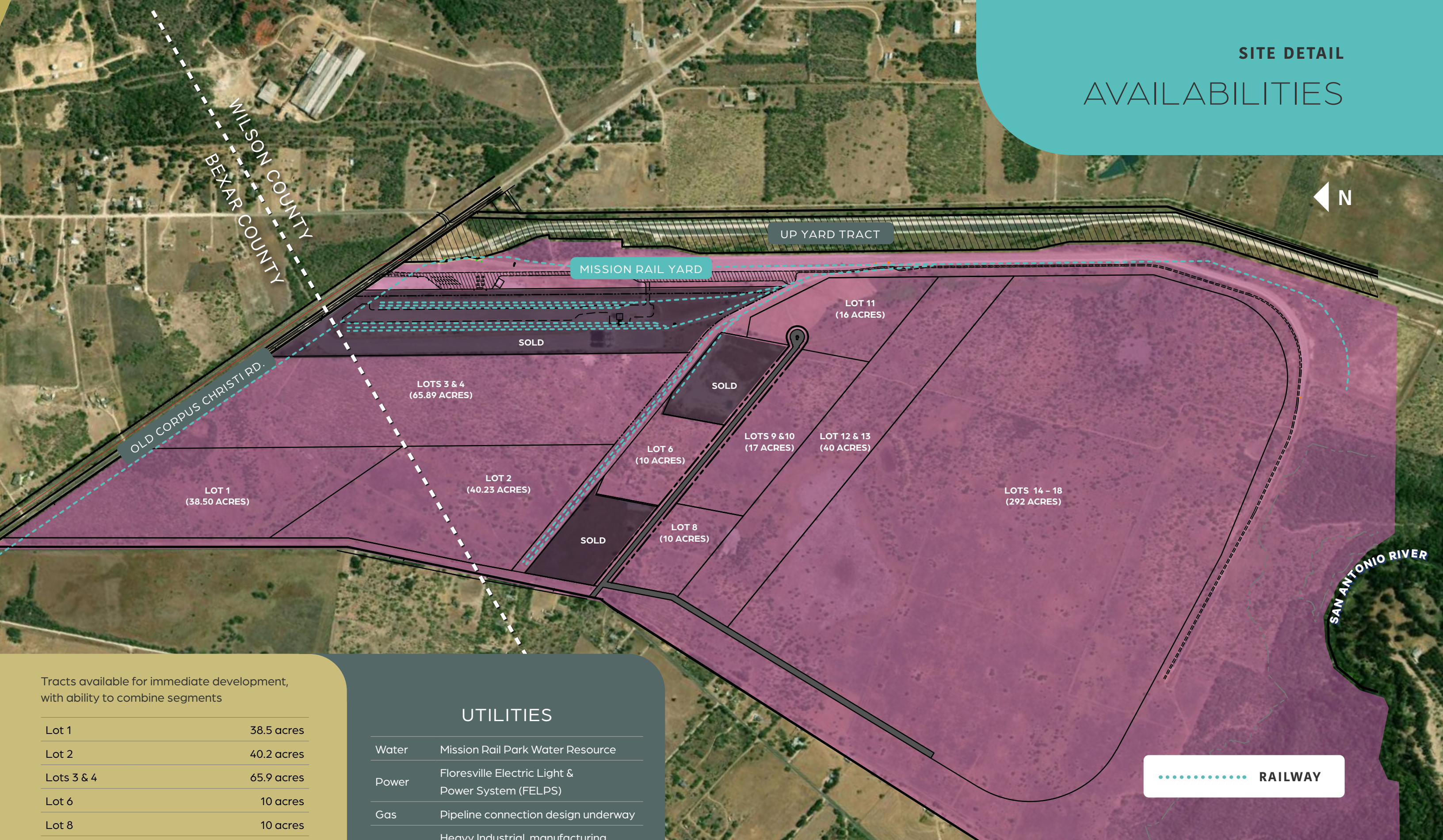
PROPOSED RAIL

Tracts available for immediate development, with ability to combine segments

Lot 1	38.5 acres
Lot 2	40.2 acres
Lots 3 & 4	65.9 acres
Lot 6	10 acres
Lot 8	10 acres
Lots 9 & 10	17 acres
Lots 12 & 13	40 acres
Lots 14 - 18	292 acres

SITE DETAIL

AVAILABILITIES



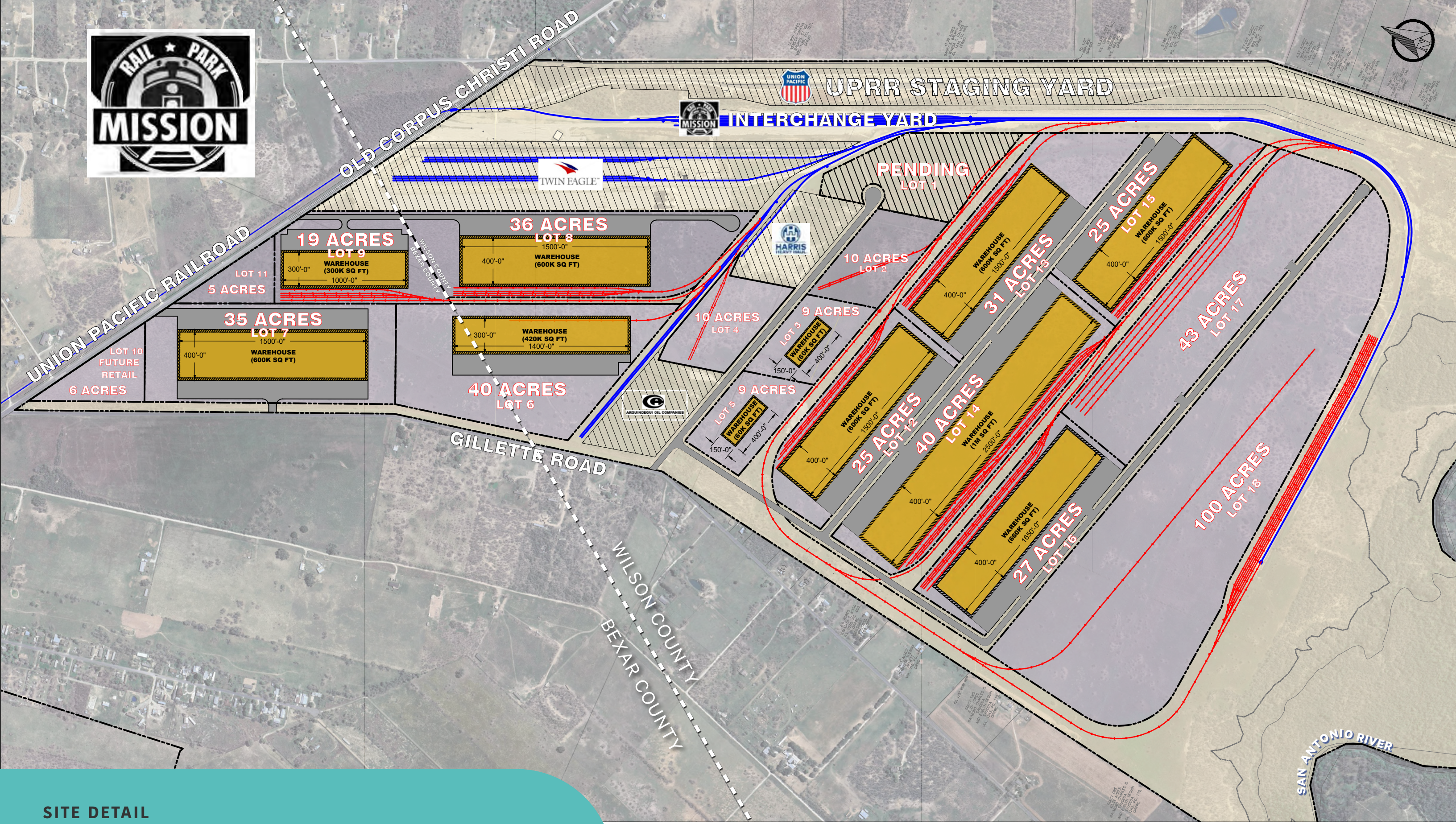
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UTILITIES

Water	Mission Rail Park Water Resource
Power	Floresville Electric Light & Power System (FELPS)
Gas	Pipeline connection design underway
Zoning	Heavy Industrial, manufacturing, including hazmat capabilities (Bexar) None (Wilson County)

RAILWAY



SITE DETAIL
MASTER PLAN

SITE HIGHLIGHTS



RAIL CAR STORAGE AND TRANSLOADING

Mission Rail Park supports both unit and manifest railcars and a wide range of rail cars, including Hopper Cars, Tank Cars, Flat Cars, Loaded/Empty Railcars, Petroleum, crude oil, asphalt, Chemical, and LPG Tank Cars.

OVER 800 RAILCAR SPACES FOR STORAGE AND LAYDOWN

40-car spot transloading isle for the use of loading and off-loading of dry bulk and liquid products. Product transfers can be made via third parties or by Gravity Rail the Mission Rail Park operator.

FLEXIBLE MATERIAL HANDLING

Mission Rail Park can handle both hazardous and non-hazardous railcars, ideal for heavy industrial users, manufacturing or oil & gas users. Dry bulk and liquid commodity transloading supported.

INDUSTRY-LEADING OPERATIONS

Gravity Rail, the Mission Rail Park Operator, is a leading Industrial Switching, Transloading and Railcar Storage service provider for the Chemical, Petro-Chemical, Refining and Industrial consumer market.

MAINTENANCE SERVICES

The Gravity Rail on-site facilities include a truck scale, containment and lighted, secured areas to perform a range of repair, maintenance, and washing services. These include General Freight car repair, light repair, rolling inspections, air & brake testing, safety appliance inspections, wheel repair, stenciling and minor repainting.





Accessible to major highways by Loop 1604, 181, IH-10, IH-37



30 minutes from Downtown San Antonio in Bexar/ Wilson Counties



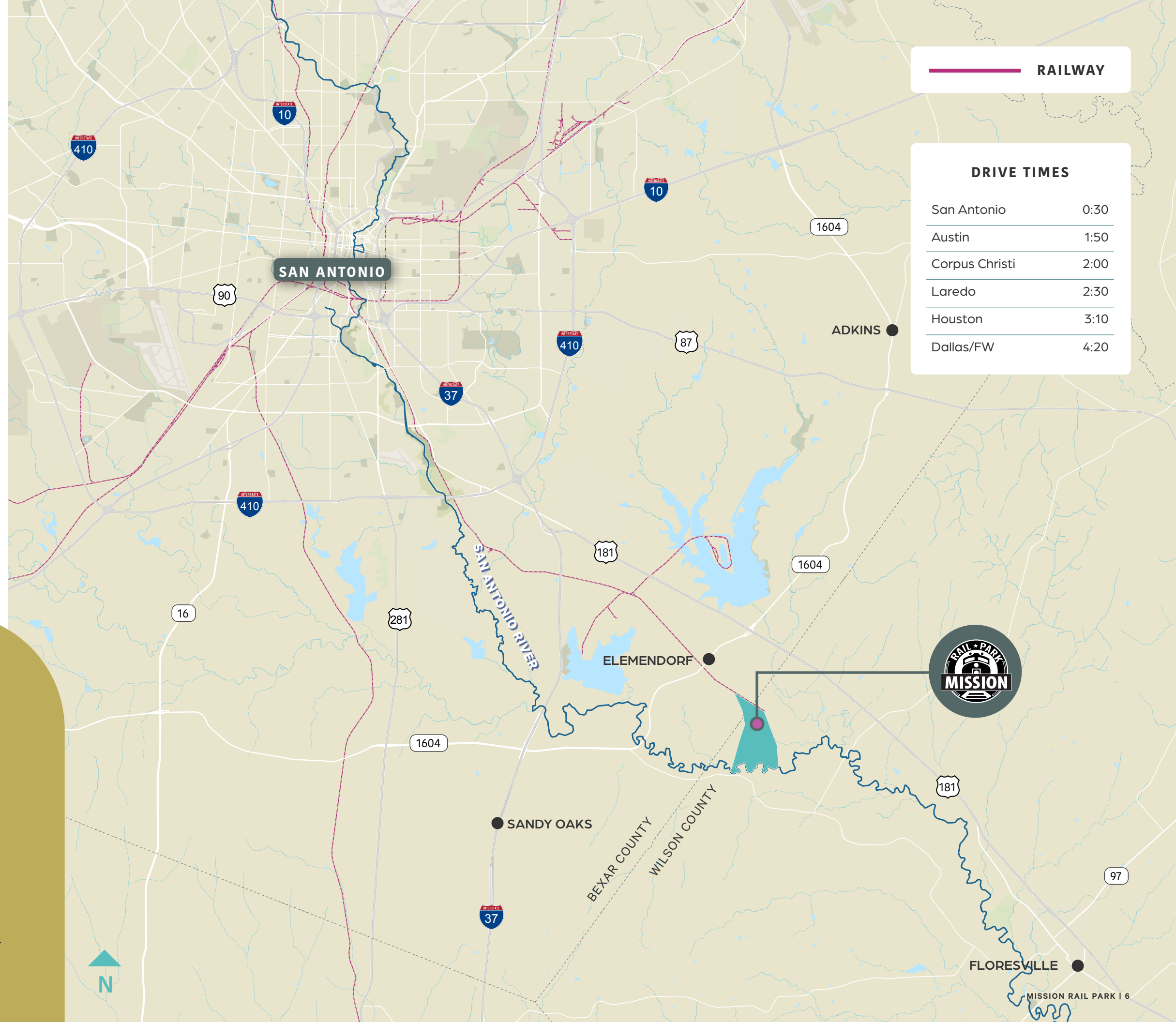
Strategic location near San Antonio and the Eagle Ford Shale, rail infrastructure, utility with a robust surrounding workforce



Access to robust and growing San Antonio labor pool

STRATEGIC LOCATION

Given its proximity to the expanding San Antonio MSA, and a robust nearby workforce, rail infrastructure, and expansion of available utilities, including water resources, the Property lends itself to being a terrific location for manufacturing and industrial users. The warehouse labor force along the Texas I-35 Corridor is forecast to grow by 21.2% over the next decade—one of the highest in the nation. Additionally, the San Antonio metro area reports the largest percentage increase in employment over the past year among the top 35 metropolitan cities with +4.6%.



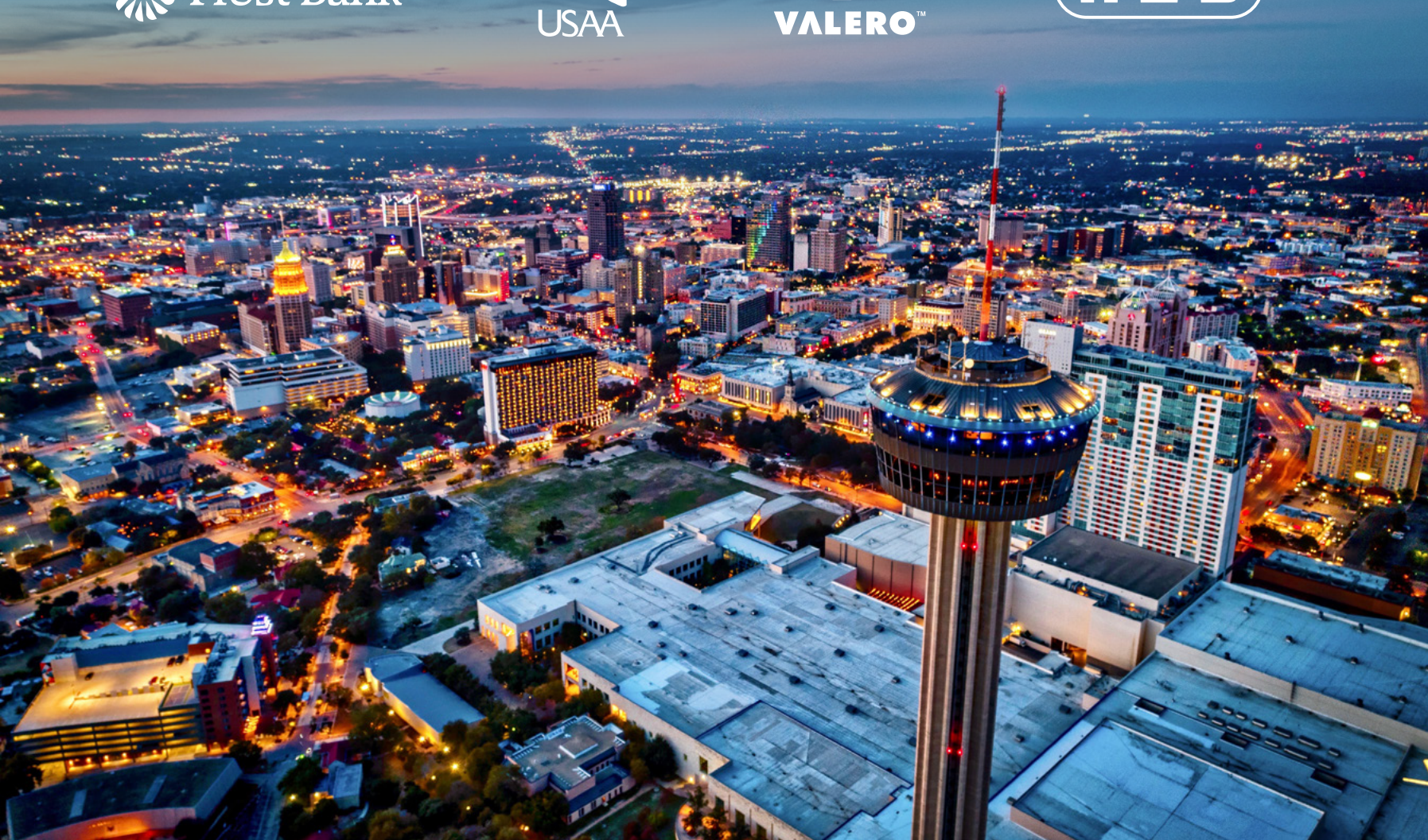
MARKET OVERVIEW

SAN ANTONIO

The seventh most populous city in the United States, San Antonio is the fastest growing among the top 10 since 2010 (16.7%). The area's diverse economy has seen recent investment and job growth in aerospace, manufacturing, cybersecurity, tourism, healthcare, and bioscience, and is not as heavily dependent on the oil and gas industry as compared to the rest of the state. San Antonio has become a driving force in the Texas economy and has weathered the pandemic well, making it poised to continue its expansion in the near term.

San Antonio is positioned to continue benefiting from the overall business and population expansion occurring in the state. Home to two Fortune 500 companies, Valero Energy and USAA, the San Antonio area has proven its place in attracting national companies including Ernst & Young and PenFed, both of which opened major office locations in the San Antonio Metro within the last two years. As the world returns to normal following the pandemic, the area's diversified economy – particularly its business and financial services firms, tourism industry and defense industry – will continue to provide economic stability. The ongoing migration of people and firms out of high-density, high-cost-of-living areas and into Texas should continue to benefit the region over the near and long term.

SAN ANTONIO HEADQUARTERS





FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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The Mission Rail Park South Texas'
Industrial and Logistics Hub:

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