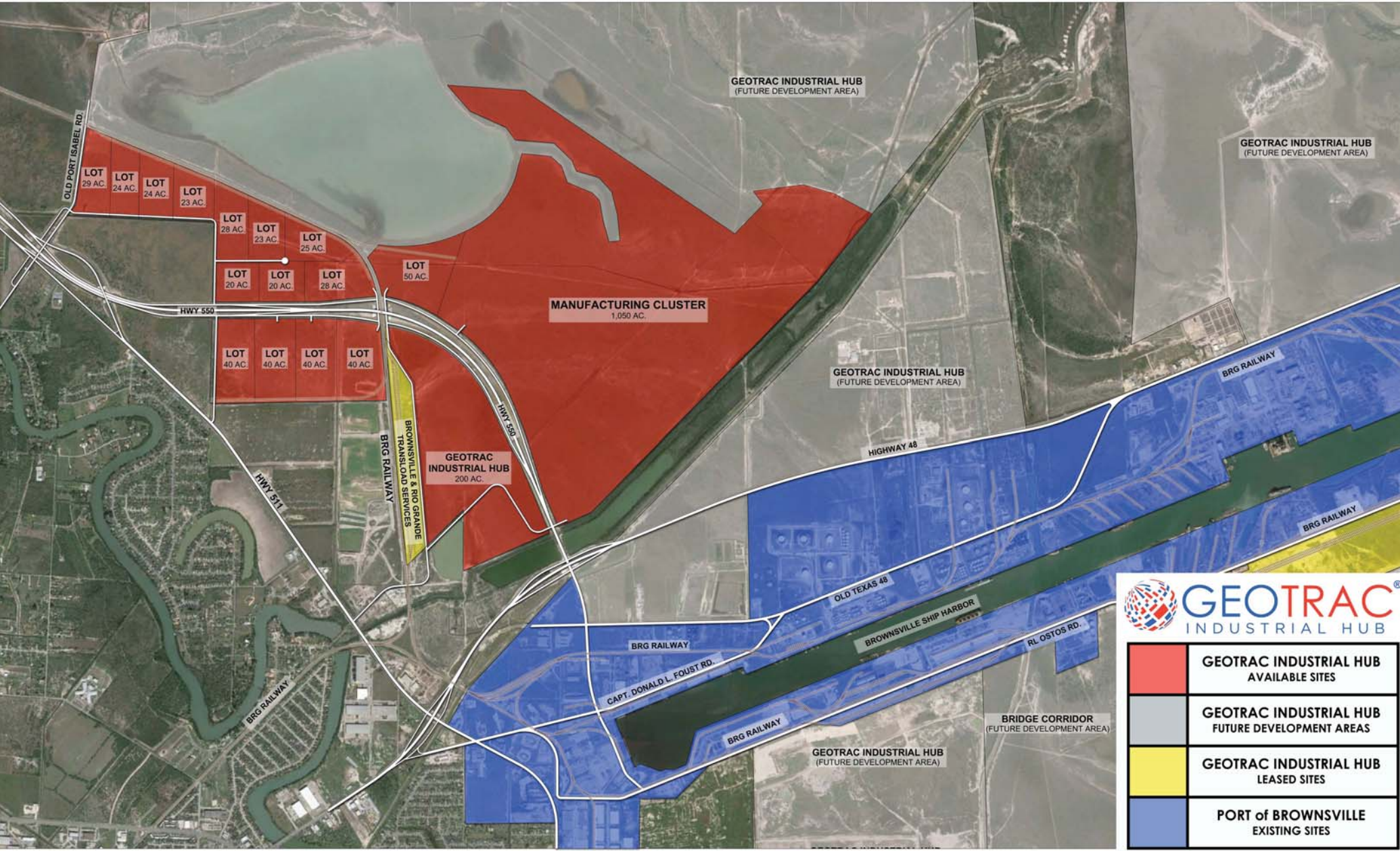


MASTER PLAN for the GEOTRAC INDUSTRIAL HUB - NORTH DEVELOPMENT AREA



GEOTRAC
INDUSTRIAL HUB

	GEOTRAC INDUSTRIAL HUB AVAILABLE SITES
	GEOTRAC INDUSTRIAL HUB FUTURE DEVELOPMENT AREAS
	GEOTRAC INDUSTRIAL HUB LEASED SITES
	PORT of BROWNSVILLE EXISTING SITES

ALAN SIMON
 P: 303-398-0536 / 956-831-7731
 EMAIL: asimon@broe.com

DEVELOPED BY
OmniTRAX

**INDUSTRIAL
DEVELOPMENT
LEASE OR SALE**

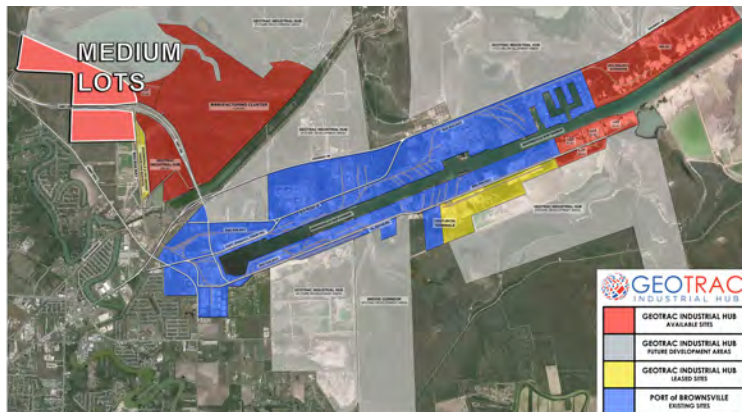
**NORTH
DEVELOPMENT AREA
MEDIUM**

LOT SIZE (10 - 50 ACRES)

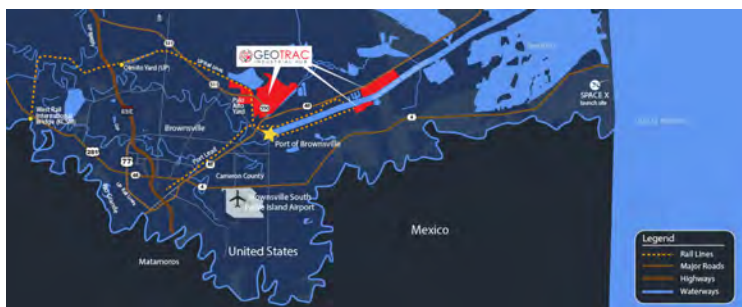
- ✓ HEAVY INDUSTRIAL ZONING
- ✓ RAIL ACCESS - 3 CLASS 1 RAILS (UNION PACIFIC, BNSF, KCSM)
- ✓ PORT ACCESS
- PORT OF BROWNSVILLE



SITE PLAN



VICINITY MAP:



SITE SELECTION CRITERIA

- + **ACREAGE:** 1,700
- + **ZONING:** Heavy Industrial
- + **RAIL:**
 - 286,000lb Capable
 - Brownsville & Rio Grande Railway, LLC with access to UP, BNSF and KCSM
- + **WATER:**
 - Deep-water port
 - 42 ft. draft
- + **UTILITIES:** Water, Sewer, Electric
 - Water Provider: Brownsville Public Utilities Board (BPUB)
 - Electric Provider: Brownsville Public Utilities Board (BPUB)
 - Sewer Provider: Brownsville Public Utilities Board (BPUB)
 - Natural Gas Provider: Texas Gas Service
 - Fiber optic capabilities: AT&T
- + **PROXIMITY:**
 - Mexican Border: 8 miles

**INDUSTRIAL
DEVELOPMENT
LEASE OR SALE**

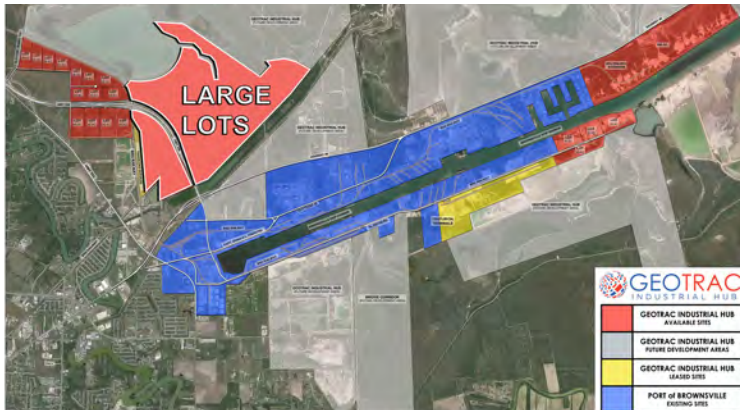
**NORTH
DEVELOPMENT AREA
LARGE**

LOT SIZE (50 ACRES & UP)

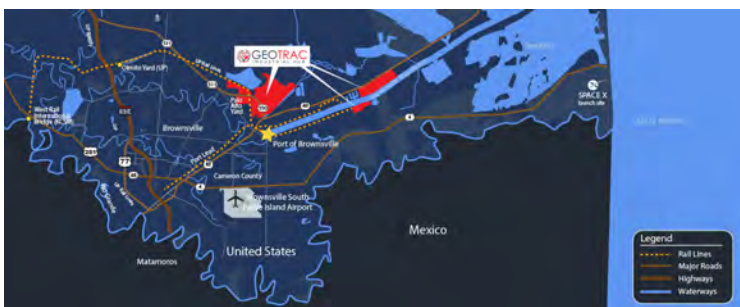
- ✓ HEAVY INDUSTRIAL ZONING
- ✓ RAIL ACCESS - 3 CLASS 1 RAILS
(UNION PACIFIC, BNSF, KCSM)
- ✓ PORT ACCESS
- PORT OF BROWNSVILLE



SITE PLAN



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