

156.32
TOTAL ACRES

3
AVAIL. LOTS

FTZ
APPROVED ZONE

I-35
DIRECT ACCESS

Union Pacific
RAIL-SERVED

Immediate
FTZ ACTIVATION

PROPERTY HIGHLIGHTS

- * 156.32 acres of prime industrial land - Foreign Trade Zone, Hillsboro, TX
- * Immediate FTZ activation - strategic advantage for international trade
- * Direct Interstate 35 access - DFW to San Antonio logistics corridor
- * Union Pacific rail-served region; potential spur extension on Lot 5
- * Lot 4: 652 concrete wall panels on site (500,000 SF warehouse) - valued \$10MM
- * Flexible acquisition: individual lots or full 156.32-acre portfolio
- * Ideal for logistics, distribution, manufacturing & rail-related industrial

AVAILABLE LOTS

LOT 4	LOT 5	LOT 6
40.83	43.67	71.82
ACRES	ACRES	ACRES
> APPROVED FTZ	> APPROVED FTZ	> Foreign Trade Zone
> Active Transload Yard	> Active Transload Yard	> Active Transload Yard
> 652 wall panels on site	> UP rail spur ext. opportunity	> Largest lot - max flexibility

AERIAL LOT MAP - HILLSBORO, TX



LOT 4 - 40.83 AC

LOT 5 - 43.67 AC

LOT 6 - 71.82 AC



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