

FOR SUBLEASE

ALAMO JUNCTION RAIL PARK

16448 Old Corpus Christi Road
Elmendorf, TX 78112

±54,760 SF AVAILABLE
10.68-Acre Site



Leasing By:



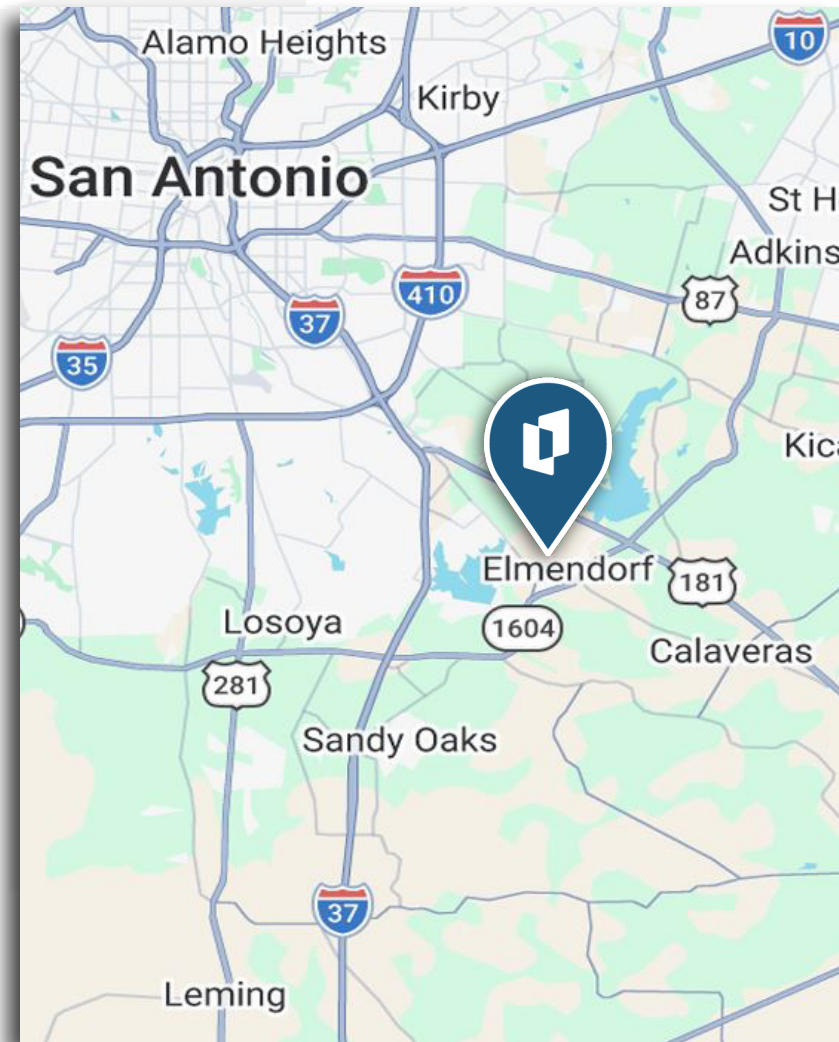
CAVENDER & HILL
PROPERTIES

LEE JORDAN, SIOR
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Property Details

- ±54,760 SF situated on a 10.68-acre site
- Built in 2024, featuring modern institutional-grade construction and efficiency
- 375' x 150' footprint designed with an expansive, open-span production and warehouse floor, complemented by a streamlined office component positioned on the north side and east end
- 480V / 2,500 Amp / 3-phase electrical service tailored for heavy manufacturing, assembly, or high-draw industrial operations
- Rail-served via Rail Logix with dedicated north-side rail spurs, offering 10 preferential railcar spots adjacent to the premises and flexible expansion capacity within the yard
- Dedicated south-side truck loading shelter ensuring seamless, all-weather loading and staging operations
- Fully sprinklered facility throughout
- Lease structure through November 30, 2029

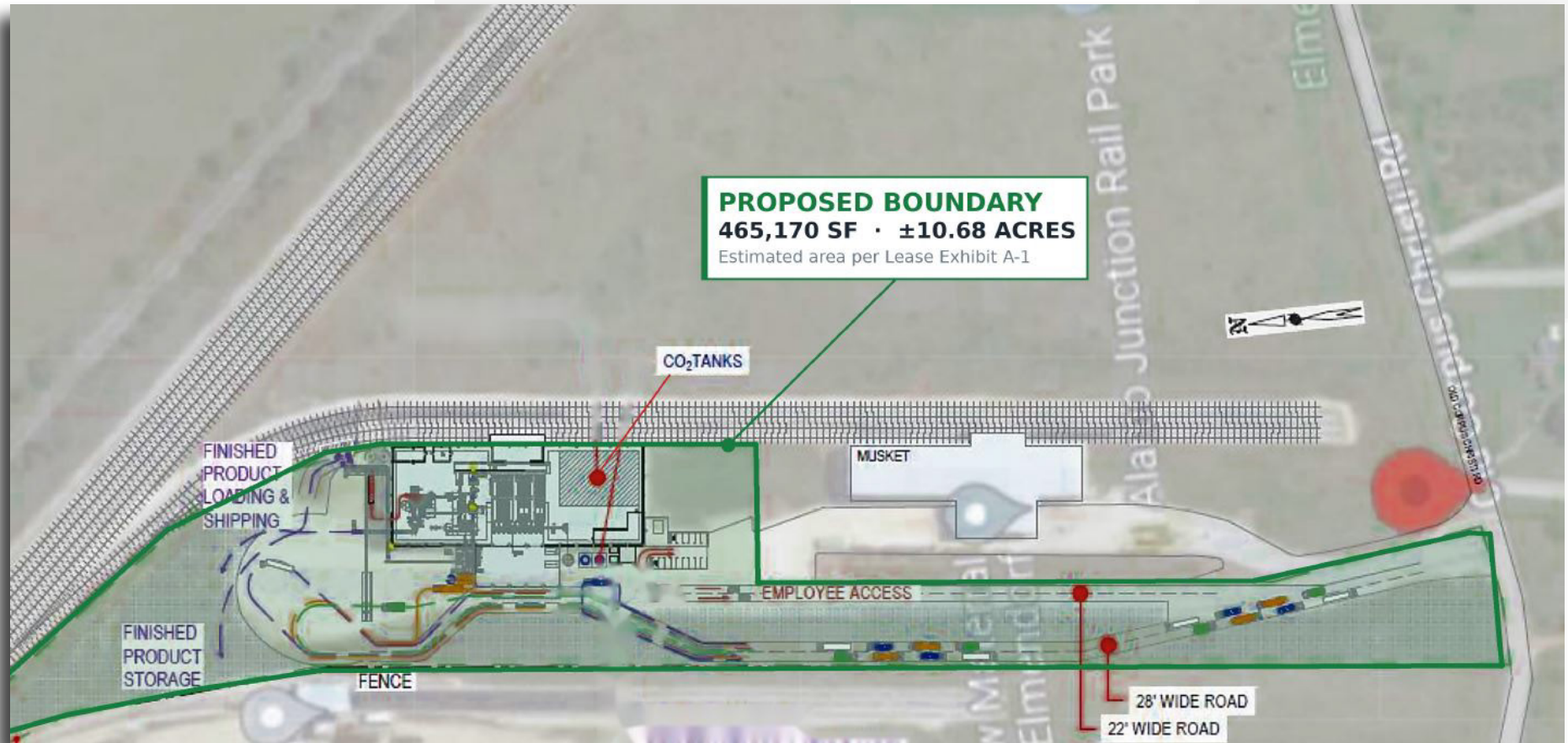


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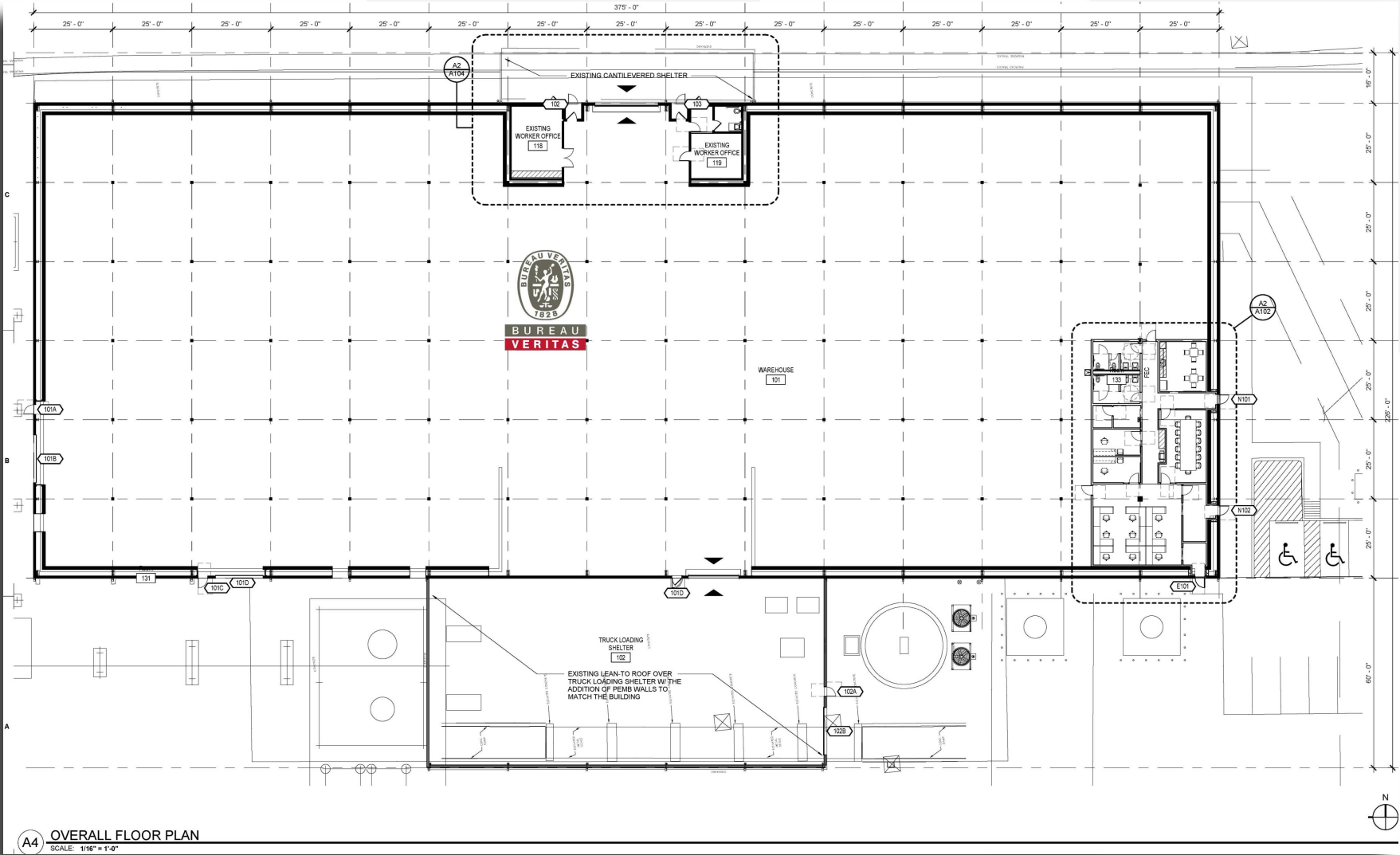
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Site Plan



Floor Plan



ALAMO JUNCTION RAIL PARK | 16448 OLD CORPUS CHRISTI RD | ELMENDORF, TX 78112



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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Clifford Lee Jordan	662386	ljordan@cavenderhill.com	(830) 613-8324
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller Landlord Initials Date