



# MISSION

## RAIL PARK

SAN ANTONIO TEXAS



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[www.MisionRailpark.com](http://www.MisionRailpark.com)



Construction is complete on the largest rail development the San Antonio area has ever seen - a complex consisting of just over 1,000 acres known as Mission Rail Park is open for business and situated on Old Corpus Christi Road just east and south of Loop 1604 near the community of Elmendorf in southeast Bexar and Wilson Counties, the Mission Rail Park complex is expected to become the logistical hub for San Antonio's growth over the next 30 years.

Mission Rail Park plans to serve industrial tenants and users of all sizes, ranging from large distribution and manufacturing centers to small rail users, oil field service companies and oil midstream companies looking to transport products to and from the Eagle Ford Shale. It will be one of only a few rail facilities in the San Antonio or Eagle Ford region capable of receiving multiple unit trains per day, while also providing manifest rail service to users in the Park. The project's geographic location provides businesses locating in the Park an optimum opportunity location not only for services to the Eagle Ford Shale region, but also the close proximity to greater San Antonio and surrounding communities, with access to a significant workforce by which employees will be close to home with no need for overnight or extended stay while on the job.

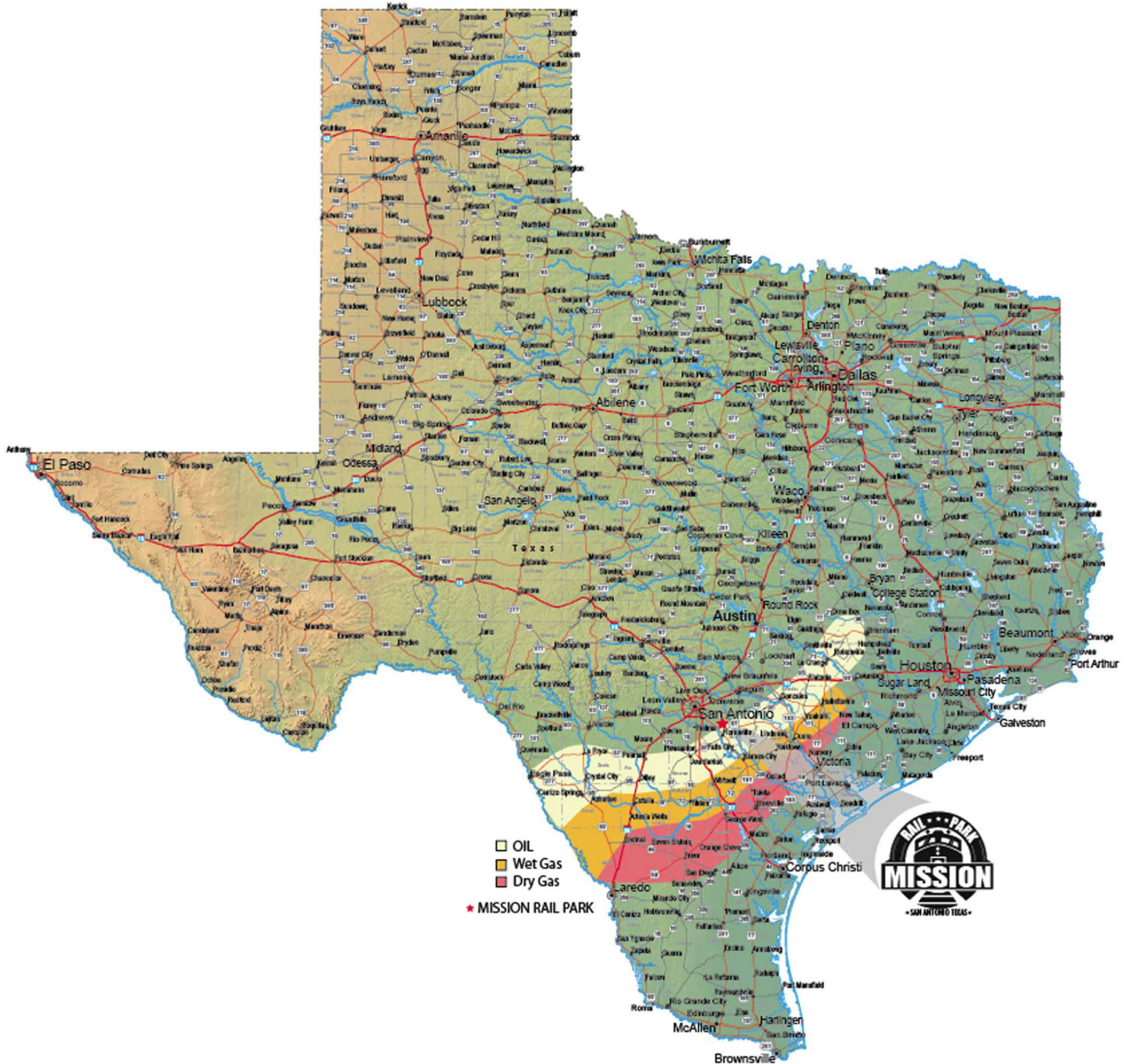
Support for Mission Rail Park has included Bexar and Wilson County officials as well as the Union Pacific Railroad, BNSF, each welcoming the potential of this project and what it can mean to the region in terms of responsible growth of industry -- including manufacturing -- going forward. Frontier Logistics LP, in conjunction with ST One Logistics LLC, is the lead developer for the project and will also manage Park operations. Frontier has a long and successful track record in the development of warehouse facilities that are mostly rail served. Recent projects include facilities with a combined warehouse footprint of some 1.5 million square feet and nearly 1,500 rail car spots.

Twin Eagle Logistics is a co-developer of the park and will also be the first tenant at the complex, bringing in frac sand for the Eagle Ford Shale. Twin Eagle is one of the largest oil field transloaders in the Eagle Ford region, through its operation in Laredo. Company officials see the Mission Rail Park complex as being a key point in its distribution system. Twin Eagle officials estimate the company will unload some 150,000 tons of frac sand each year out of the Mission Rail facility. The complex will enjoy and provide users close proximity to a number of key roadways, including I-10E, I-37S, I-35S, Highway 181, and Loop 1604. Terry Warth of San Antonio's CBRE is heading the marketing and sales efforts for the project.

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Texas





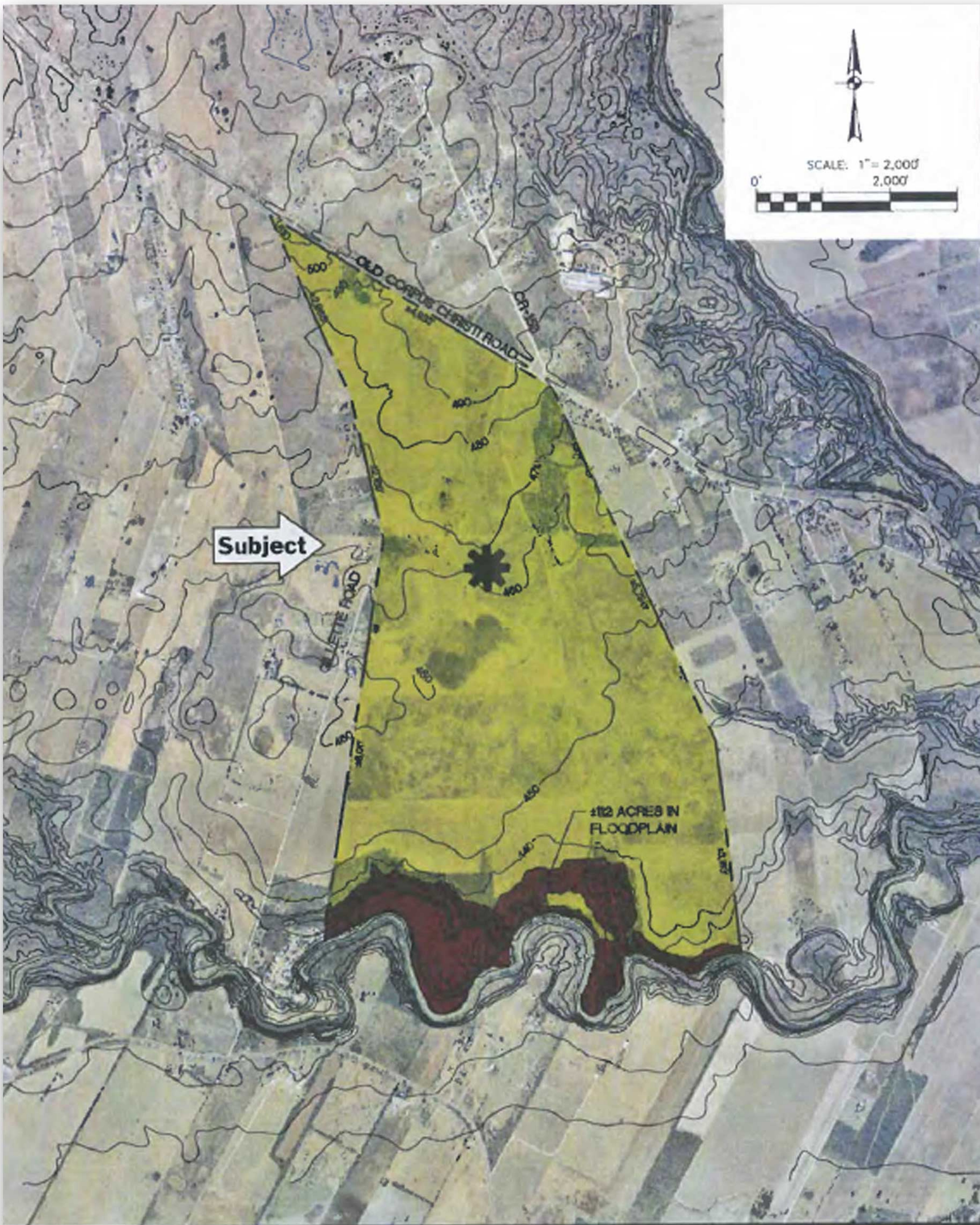
**This property is located within 40 miles of the highest producing Eagle Ford wells.**

- Ideal for heavy industrial given the sheer size of the property and it's proximity to residential and commercial facilities.
- Ideal unloading terminal for ethenol, corn syrup and other bulk comodoties due to it's proximity to San Antonio.

*The lead developer of Mission Rail Park is Frontier Logistics, which has managed and operated a number of rail developments with great success.*

Mission Park offers Multi-daily unit train capacity and will be services by Union Pacific.  
We are easily accessible to major highways by 1604, 181, IH-10, IH-35, IH-37 respectively.





JOB NO. \_\_\_\_\_  
DATE DECEMBER 2011  
DESIGNER JW  
CHECKED JW DRAWN JW  
SHEET 1

**OLD CORPUS CHRISTI RD TRACT**  
**±1,010 ACRE SITE**  
**ELMENDORF, TEXAS**

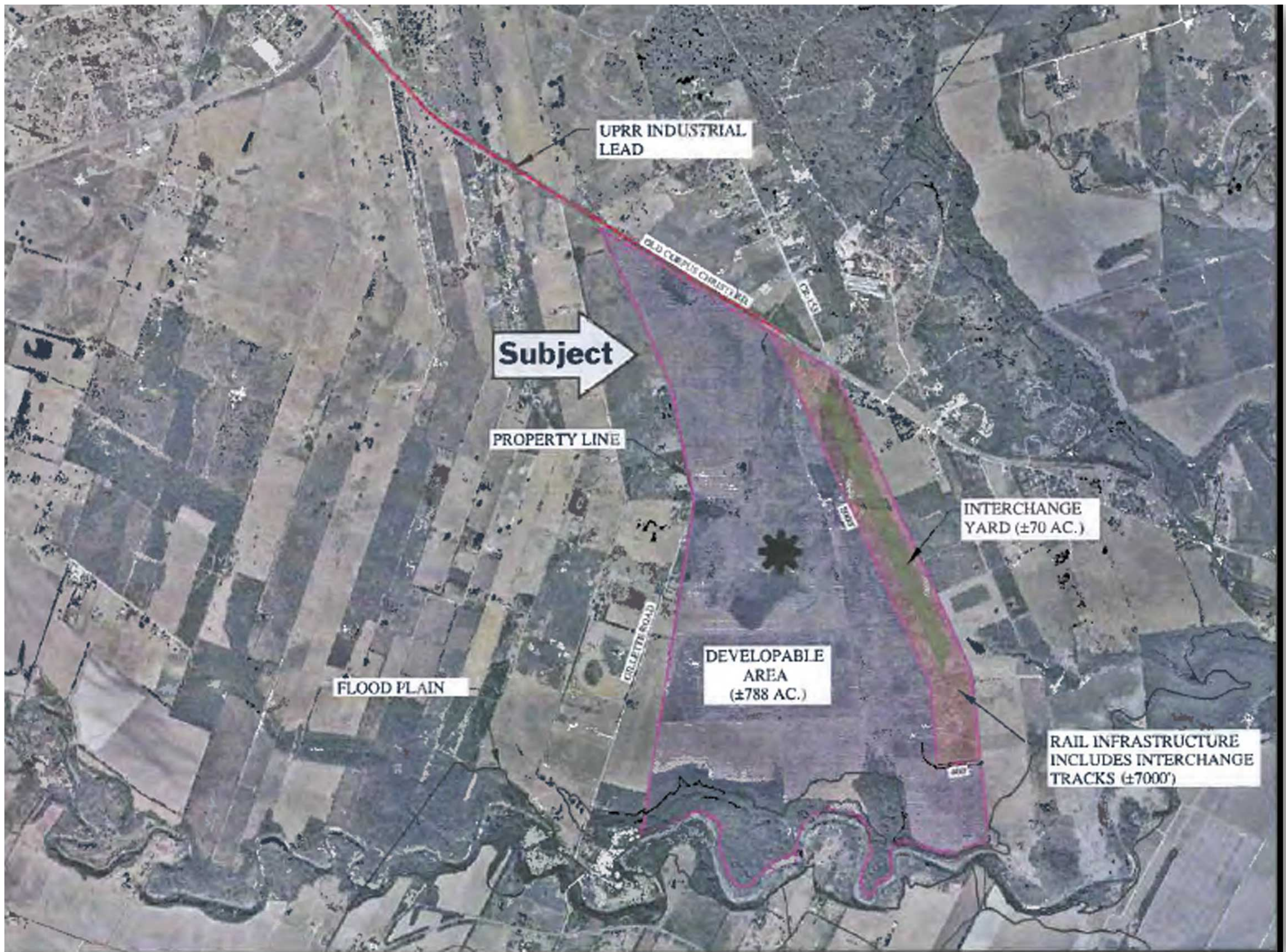
**PAPE-DAWSON**  
**ENGINEERS**

555 EAST RAMOET | SAN ANTONIO, TEXAS 78216 | PHONE: 210-375-9000  
FAX: 210-375-9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 410





**Lots available for sale or lease.**  
Will subdivide any amount of acreage  
need for an individual project.







SAN ANTONIO  
**BUSINESS JOURNAL**  
THE ESSENTIAL BUSINESS TOOL

**W. Scott Bailey**  
Reporter/Project Coordinator  
San Antonio Business Journal

The Eagle Ford Shale oil-and-gas play has created a seismic shift in economic activity that is reshaping a large and mostly under-developed multi-county region south of San Antonio. Economic experts consider San Antonio the epicenter of that activity, as do developers and companies looking to tap into the boom.

The latest such example is Mission Rail Park, a \$12 million development planned near Loop 1604 on a 1,010-plus acre site that straddles the county lines of Wilson and Bexar in southeast of San Antonio.

Two East Texas firms Frontier Logistics LP and Frac Resources are developing the project, which will be anchored by a new rail hub that is expected to spur more economic development in the region. Kyle Kinsel, a partner in Frac Resources, says the companies closed on the land, which is located near Elmendorf, Texas, in December. Work on the project has already started.

Frac Resources will be one of the first tenants at the new rail park. The Houston-based company provides sand used in the fracking process in the Eagle Ford Shale — as well as sales, storage and logistics services — to clients in the oil-and-gas industry. Frac Resources expects to transport some 40 tons of frac sand through the new rail park annually. Kinsel says developers will look to bring in other companies that also can use the rail hub to warehouse and transport a variety of products.

“We will develop this property for multiple tenants,” Kinsel says, adding that talks with some companies are already under way.



## **Major logistics hub**

Frontier Logistics, which has its headquarters in La Porte, Texas, is lead developer for the Mission Rail Park project and will manage its operations, according to Kinsel. The management services company provides supply-chain expertise to clients in a number of industries.

“We like the fact that this project touches multiple counties and is in close proximity to San Antonio,” says George Cook, chief financial officer for Frontier Logistics.

Thomas Tunstall, research director for the University of Texas at San Antonio’s Institute for Economic Development, says the new Mission Rail Park will provide an alternative for companies engaged in Eagle Ford activity that have to pay as much as \$20 per barrel to transport crude by truck. The cost to haul crude by rail costs roughly half as much, according to Tunstall. The new rail park could also lure more non-energy business to the region. “It could improve San Antonio’s positioning as a logistics hub, which would be attractive to companies,” Tunstall explains. “This is not just about the Eagle Ford Shale. It’s more about San Antonio,” says Kinsel, when asked why Frac Resources and Frontier Logistics decided to develop a new rail park. “We think this will be the major logistics rail hub for San Antonio for the next 30 years.”

CBRE, a Los Angeles-based real estate firm that has offices in San Antonio, will market Mission Rail Park. Terry Warth, who is directing those efforts, says developers will look to sell some of the land at Mission Rail Park to companies interested in doing business in the Eagle Ford Shale area — and also to entities that may have no ties to the oil-and-gas industry but are searching for well-placed rail access.

There will be a particular emphasis on companies looking to establish or expand manufacturing operations. “That’s a critical component of this,” Warth says. “That’s a critical component of this,” Warth says.

## **Stiff competition**

The new rail park will have some competition.



Last year, Port San Antonio expanded its East Kelly Railport. The Southwest Side rail hub can now accommodate 20,000 rail cars annually — four times what it could previously. In fiscal year 2010, the railport handled about 2,600 rail cars. In fiscal year 2012, that number doubled.

“The demand has been robust,” says Port San Antonio spokesman Paco Felici. Mission Rail Park will have the capacity to handle up to 15,000 rail cars annually. Amir Mortazavi, a consultant for the project, says developers are banking on its proximity to some of the more intense Eagle Ford activity — and to a number of key highways, including Interstate 37, Interstate 10 and Loop 1604. According to UTSA’s Tunstall, there is a need for more infrastructure to accommodate growing Eagle Ford activity. “As such, spinoff or support activity in Bexar County has probably not yet peaked,” he says.

Warth says officials in Bexar and Wilson counties are supportive of the new rail development but have not yet provided any public incentives. David Marquez, executive director of Bexar County Economic Development, expects that developers of the new Mission Rail Park will get a big boost from the shale play — which spans 24 counties in South Texas, with San Antonio being the closest major city to the activity. “The Eagle Ford will keep them busy,” he says.

But like Kinsel and Tunstall, Marquez believes the rail development could attract plenty of non-energy business as well. “This is a great project,” Marquez adds. “This will resonate with other industries.”

## **Construction Underway on Mission Rail Park**

Construction is underway on the largest rail development the San Antonio area has ever seen — a complex consisting of just over 1,000 acres known as Mission Rail Park, expected to be open for business this summer. Situated on Old Corpus Christi Road just east and south of Loop 1604 near the community of Elmendorf in southeast Bexar and Wilson Counties, the Mission Rail Park complex is expected to become the logistical hub for San Antonio’s growth over the next 30 years.



Christi Road just east and south of Loop 1604 near the community of Elmen-dorf in southeast Bexar and Wilson Counties, the Mission Rail Park complex is expected to become the logistical hub for San Antonio's growth over the next 30 years. Mission Rail Park plans to serve industrial tenants and users of all sizes, ranging from large distribution and manufacturing centers to small rail users, oil field service companies and oil midstream companies looking to transport products to and from the Eagle Ford Shale. It will be one of only a few rail facilities in the San Antonio or Eagle Ford region capable of receiving multiple unit trains per day, while also providing manifest rail service to users in the Park.

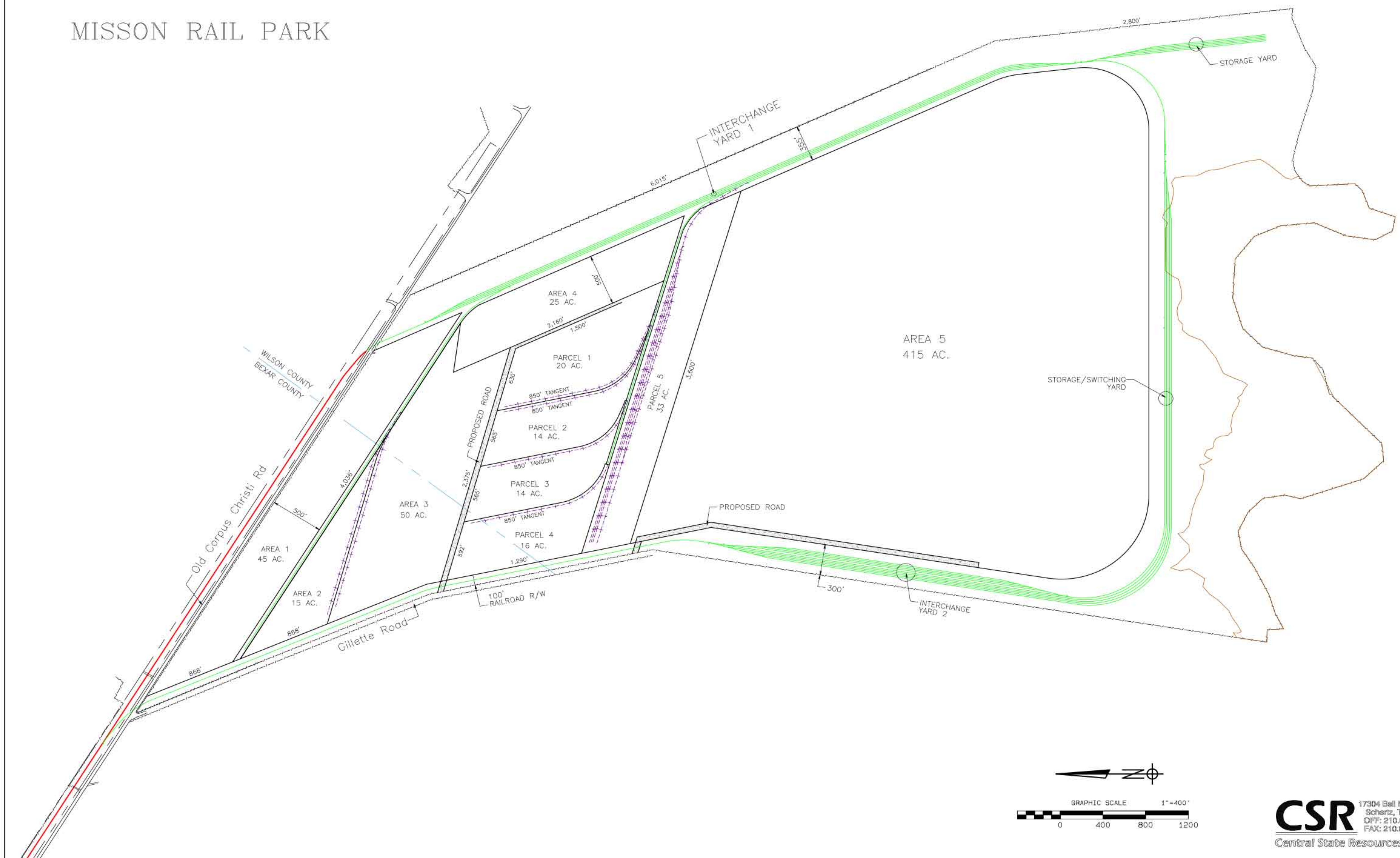
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**CSR**  
Central State Resources, L.L.C.

17304 Bell North Drive  
Scharz, TX 78154  
OFF: 210.651.0988  
FAX: 210.651.1334







# CONSTRUCTION HAS BEGUN!

Park open for service August 2013

## At a glance:

Mission Rail park is over 1010 acres of prime commercial property just south of San Antonio in Wilson/Bexar. This new facility will be the largest commercial rail park ever constructed in the San Antonio area. This property is located within 40 miles of the highest producing Eagle Ford wells.

- Ideal for heavy industrial given the sheer size of the property and it's proximity to residential and commercial facilities.
- Ideal unloading terminal for ethenol, corn syrup and other bulk commodities due to it's proximity to San Antonio.



Photo: Construction of rail entering Mission Rail Park

Mission Park offers Multi-daily unit train capacity and will be served by Union Pacific.

Mission Rail Park is easily accessible to major highways by 1604, 181, IH-10, IH-35, IH-37 respectively.



Photo: Construction of road crossing into Mission Rail Park

## Other features:

- Hazmat loading and unloading capabilities
- Crude storage & transloading sites available
- Frac sand & other commodity storage & trans loading
- Park operations managed by Frontier Logistics
- Warehouse sites available for development
- Tenant construction available to commerce immediately





**Mission Rail Park** is over 1,003 acres of prime commercial property just south of San Antonio in Wilson/Bexar. This new facility will be the largest industrial rail park ever constructed in the San Antonio area. This property is located within 40 miles of the highest producing Eagle Ford wells.

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