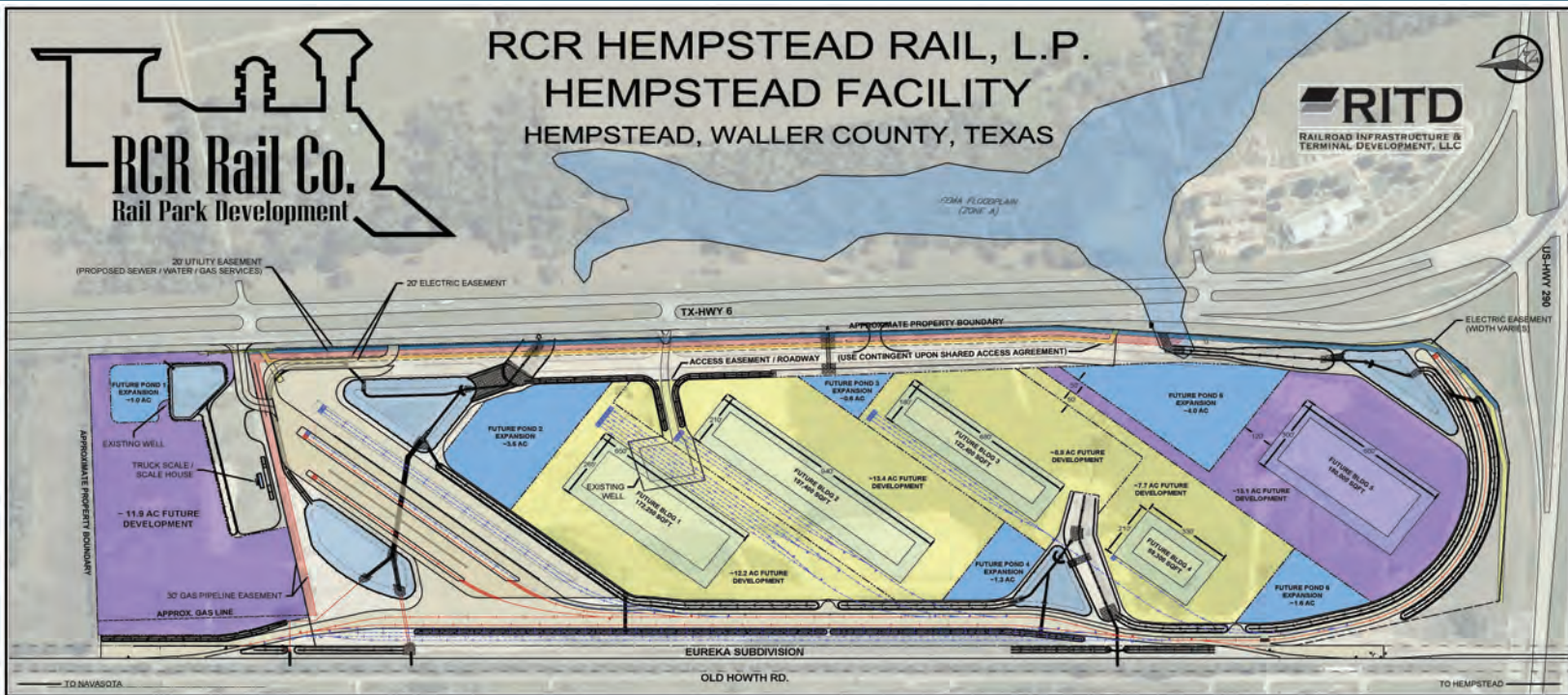


RCR Hempstead Logistics Park

23639 Hwy 6 | Hempstead, TX 77445

A ±137 AC Logistic & Industrial Park Offering Rail Service by Union Pacific near Houston, TX
Hempstead, TX (Texas State Highway 6 @ US Highway 290)



Located In Hempstead, Texas | Serving the Greater Houston Areas

Offering Rail & Non-Rail Commercial Sites
Land Available: Up to ±67 ac

Property Features

Land Size

±67 ac available for sale, ±42 ac rail-served and ±25 ac non-rail served

Location

Within 2 miles of new HEB Distribution Center in Hempstead, TX
Approximately 50 miles NW of Houston and within 150 miles of five Texas ports

Highway Access

Conveniently located at the corner of Texas State Highway 6 and US Highway 290 for easy access to Interstate I-10, Interstate I-45 and Texas State Highway 99 (Grand Parkway)

Conceptual Building Sizes

Building 1: ±172,250 sq ft (rail-served)
Building 2: ±197,400 sq ft (rail-served)
Building 3: ±122,400 sq ft (rail-served)
Building 4: ±69,300 sq ft (rail-served)
Building 5: ±180,000 sq ft

Rail service

Union Pacific | www.up.com



Water & Service

City of Hempstead

Electrical Service

Electricity service provided by San Bernard Electric Cooperative from a Phase 3, 12,500 volt line. Development of a redundant line forthcoming.

Fiber Optics

Service Available

Labor

Located near competitively priced labor

Services

Manifest Rail Service , Transload, Designed for future Unit Train Capability, Rail Car Storage, Rail Car Switching, Commodity Storage, Controlled Park Access & Security



Visit hempstead.rcrrailco.com

Hydie McAlister

Real Estate | McAlister Assets

713.501.4802 | hydie@mcalisterassets.com



www.mcalisterassets.com

www.rcrrailco.com