Southwest International Gateway Business Park
59 Highway & 421 | El Campo, TX | Wharton County
Available Acres: 540 | Lease Rate: TBD | Lease Terms: Unknown | Sale
Price: TBD

Property and Area Description
Located on the US 59/1-69 NAFTA Superhighway in Wharton County, the park offers excellent access, visibility, and rail service via KCS, the premier rail carrier for Mexico inbound/outbound rail traffic. At capacity, the park is able to accommodate up to 10,000,000 SF of Class A warehouse, manufacturing, and rail-serviced distribution facilities.

Population

<table>
<thead>
<tr>
<th>10 Mile Radius</th>
<th>20 Mile Radius</th>
<th>30 Mile Radius</th>
</tr>
</thead>
<tbody>
<tr>
<td>21,270</td>
<td>42,643</td>
<td>103,392</td>
</tr>
</tbody>
</table>

Source: ESRI®, 2019

Households

<table>
<thead>
<tr>
<th>10 Mile Radius</th>
<th>20 Mile Radius</th>
<th>30 Mile Radius</th>
</tr>
</thead>
<tbody>
<tr>
<td>7,497</td>
<td>15,610</td>
<td>37,769</td>
</tr>
</tbody>
</table>

Source: ESRI®, 2019

Transportation
Nearest Highway: Adjacent
Nearest Interstate: Adjacent (Adjacent mi.)
Rail Served: Unknown, Kansas City Southern Railway
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Rail Contact: Chris Carucci
Rail Contact Phone: 816-983-1544
Rail Contact Email: ccarucci@kcsothern.com

Zoning: Industrial
Setting: Industrial Park
Within City Limits: Yes
Specialty Features: Logistics Park
Lease Rate: TBD
Lease Terms: Unknown
Last Updated: Feb 21, 2020

Realtor/Owner Contact
John Simons
NAI Partners / Stonemont Financial Group
7132759634 | john.simons@naipartners.com
Mid-America International Gateway Business Park
28628 Van Horne Rd | Jerseyville, IL | Jersey County
Available Acres: 1,600 | Lease Terms: Negotiable

Population

<table>
<thead>
<tr>
<th>Radius</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Mile</td>
<td>32,928</td>
</tr>
<tr>
<td>20 Mile</td>
<td>220,008</td>
</tr>
<tr>
<td>30 Mile</td>
<td>1,046,454</td>
</tr>
</tbody>
</table>

Source: ESRI®, 2019

Households

<table>
<thead>
<tr>
<th>Radius</th>
<th>Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Mile</td>
<td>12,806</td>
</tr>
<tr>
<td>20 Mile</td>
<td>87,897</td>
</tr>
<tr>
<td>30 Mile</td>
<td>421,304</td>
</tr>
</tbody>
</table>

Source: ESRI®, 2019

Transportation

Nearest Highway: US HWY 67 (25 mi.)
Nearest Interstate: IL-255 (13 miles)
Ingress/Egress Notes: Crystal Lake Road borders the site to the north and Range Line Road borders the site to the east. US Highway 67 is one-quarter mile west of the site, which is currently 2-lane, with IDOT plans to expand to 4-lane in the future. The nearest 4-lane section of US Highway 67 is 7 miles away, just south of Delhi. Illinois Highway 16 is about 2 miles north of the site, a 2-lane highway. See Appendix 6
Nearest Airport: St. Louis Regional Airport (24 mi.)
Nearest Commercial Airport: Lambert St. Louis International Airport (41 mi.)
Distance to Mass Transit: Tri-County Transit - Jersey, Greene, Calhoun
Rail Served: Kansas City Southern Railway
Rail Type: Greenfield
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Rail Contact Phone: 816.983.1773
Rail Contact Email: TCarr@KCSouthern.com

Utilities

Electric: MJM Electric Cooperative
Natural Gas: Ameren Illinois
Water: Jersey County Rural Water Company, INC.
Sewer: City of Jerseyville
Telecommunications: Grafton Technologies, Inc.

Zoning: Manufacturing
Topography: See appendix 8 in Media
Setting: Industrial Park
Within City Limits: No
Specialty Features: Logistics Park
Lease Terms: Negotiable
Last Updated: Aug 30, 2019

Site Certification Information
Certified Site Status: Yes
Certified Site: Illinois Super Sites Program

Realtor/Owner Contact
Zack Markwell
Stonemont Financial Group
(404) 846-3200
zack.markwell@stonemontfinancial.com