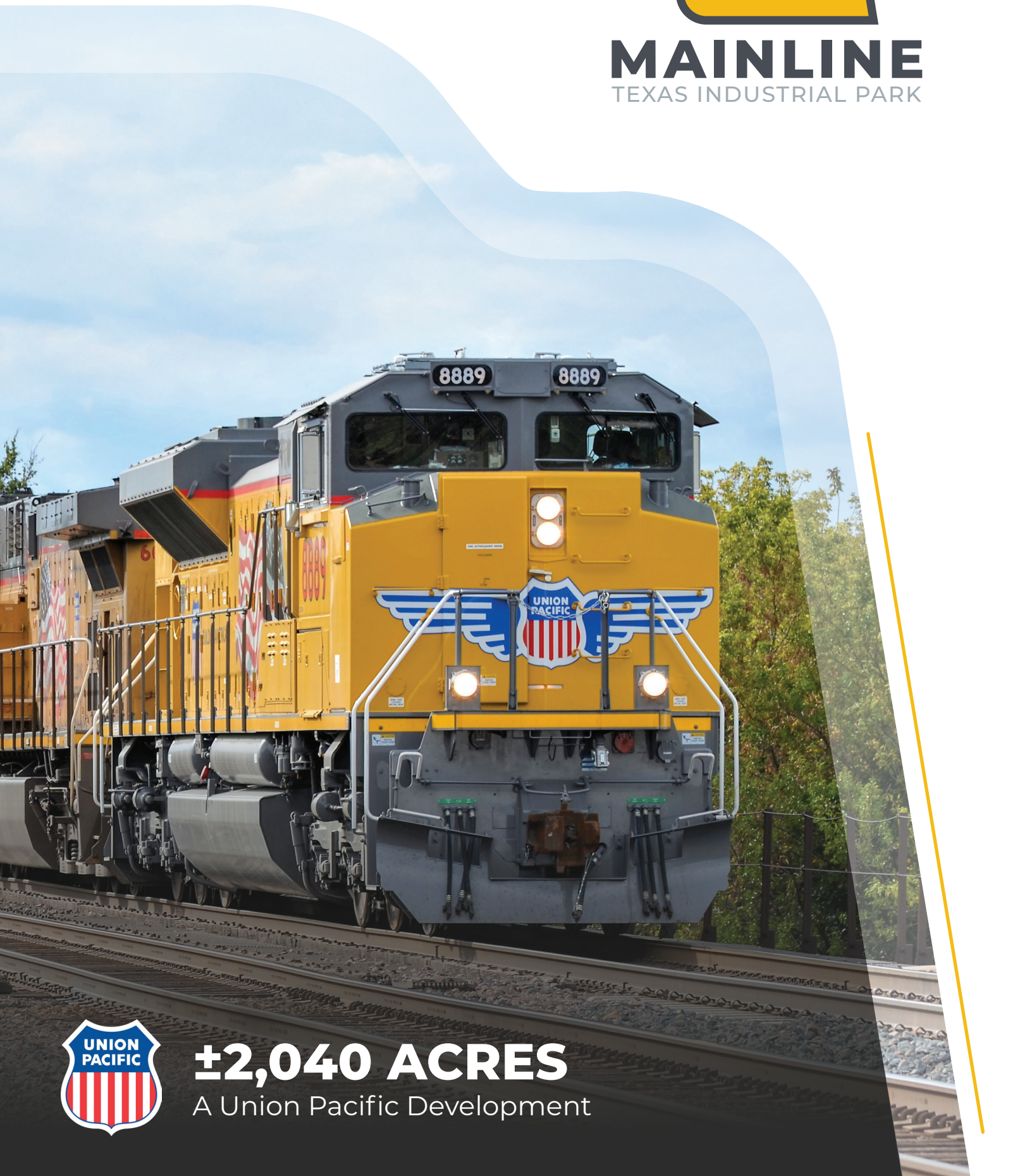
MAINLINE
TEXAS INDUSTRIAL PARK



±2,040 ACRES
A Union Pacific Development



MAINLINE
TEXAS INDUSTRIAL PARK

- Direct Union Pacific mainline frontage with on-site railcar storage
- Centrally located in the U.S., providing superior North American coverage
- Gulf Coast's newest major rail-served logistics hub
- Superior accessibility on U.S. 90, Spur 10, Hwy 36, & I-69
- Up to ±20MM SF rail-served building potential

±2,040 AC
Master-Planned Industrial Park

5 - 1,000 AC
Sites Available

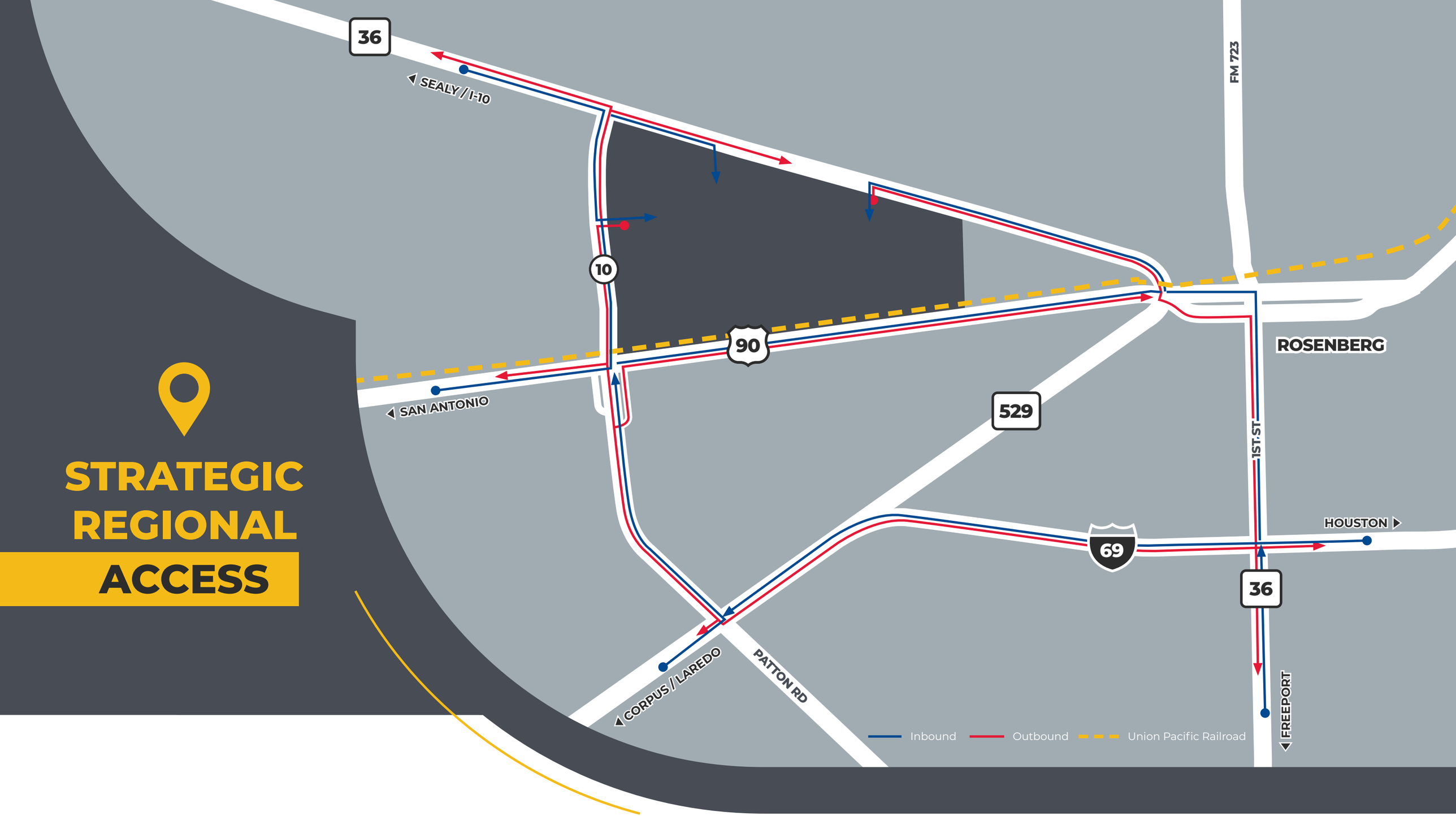
30k - 2M SF
Available Building Options

1,700
Railcar Storage



- Up to 1,300 acres available with rail service
- 700 acres available for non rail-served industrial, commercial, and retail
- Union Pacific rail service & switching
- Up to 1,700 rail storage spots available
- Regional drainage and detention systems
- High capacity gas pipeline access
- On-site water and wastewater plants
- Located in pro-business Fort Bend County

STRATEGIC REGIONAL ACCESS



±1 Mi
Rosenberg

±38 Mi
Houston CBD

±55 Mi
Bush IAH

±66 Mi
Port of Houston

±60 Mi
Port of Freeport

±177 Mi
Port of Corpus Christi

ACCESS TO LABOR

10 MI	**49,048** 2025 Total Workforce	**26.1%** Blue Collar Workers
20 MI	**377,618** 2025 Total Workforce	**27.8%** Blue Collar Workers
30 MI	**1,322,983** 2025 Total Workforce	**30.6%** Blue Collar Workers

ACCESS TO CONSUMERS

10 MI	**226,998** Total Population	**$135,447** Average HH Income
20 MI	**1,330,555** Total Population	**$131,087** Average HH Income
30 MI	**3,063,192** Total Population	**$129,241** Average HH Income

**Source: Lightcast, Hydra*



BUSINESS INCENTIVES

TEXAS

WORK OPPORTUNITY TAX CREDIT
WOTC is a federal income tax benefit administered by the U.S. Department of Labor (DOL) for employers who hire individuals from specified target populations. WOTC reduces a business's federal tax liability, serving as an incentive to select job candidates who may be disadvantaged in their efforts to find employment.

TEXAS RESEARCH & DEVELOPMENT TAX CREDIT
Provides companies a choice between a franchise tax credit and a sales tax exemption for materials, software, and equipment used for R&D purposes.

TEXAS ENTERPRISE ZONE PROGRAM
A state sales and use tax refund program designed to encourage private investment and job creation in economically distressed areas of the state.

TEXAS ENTERPRISE FUND
Awards "deal-closing" grants to companies considering a new project for which one Texas site is competing with other out-of-state sites. The fund serves as a financial incentive for those companies whose projects would contribute significant capital investment and new employment opportunities to the state's economy.

TEXAS ECONOMIC DEVELOPMENT ACT / CHAPTER 313
Created to encourage large-scale manufacturing, research and development, renewable energy, nuclear and integrated gasification combined cycle electric generation facilities and other large capital investment projects in the State of Texas.

STATE SALES & USE TAX EXEMPTIONS
Texas businesses are exempt from paying state sales and sales tax on the following expenses: Manufacturing machinery & equipment, natural gas & electricity and data center exemption.

SKILLS DEVELOPMENT FUND
Designed to better utilize the public community and technical college system in Texas as well as other training organizations and have them partner with businesses throughout the state (with priority on small businesses) to train workers to meet the labor needs of employers and the regional labor market.

FRANCHISE TAX EXEMPTIONS & DEDUCTION FOR BUSINESS RELOCATION
Provides authorization for a company to deduct moving expenses from their apportioned margin while calculating their franchise liability.

ECONOMIC DEVELOPMENT & DIVERSIFICATION IN-STATE TUITION FOR EMPLOYEES
A program that allows employees - and those employees' family members—of a qualified business considering a relocation or expansion of its operations in the State of Texas to pay in-state tuition rates at public institutions of higher education in the state without first establishing residency.

ROSENBERG

PROPERTY TAX ABATEMENT - The City of Rosenberg and Fort Bend County have the authority to offer a property tax abatement package

INFRASTRUCTURE REIMBURSEMENT - Reimbursable expenses for the creation and /or upgrade of infrastructure at the site of development.

JOB CREATION INCENTIVE - Offers job creation incentives based on the creation of primary jobs.

FREEPORT TAX EXEMPTION - Port Freeport sponsors Foreign-Trade Zone (FTZ) #149 which covers all of Fort Bend County. Qualified companies engaged in international shipping may apply for tax protections through this program.

FORT BEND COUNTY

PERFORMANCE AGREEMENT - The agreement provides incentives encouraging developers to build in the county's jurisdiction, but they must meet specific requirements lined out in the agreement such as job creation or investment.

PACE PROGRAM - The Fort Bend County Property Assessed Clean Energy (PACE) Program provides low cost, long-term, 100% financing for qualified energy and water saving improvements to commercial, industrial, and multifamily properties.

INDUSTRIAL REVENUE BONDS - Provides a source of tax-exempt or taxable bond finance for projects involving significant private activity that promote new and existing businesses, encourage employment, and expand the tax base of our community.

FOREIGN TRADE ZONE - Port Freeport sponsors Foreign-Trade Zone (FTZ) #149 which covers all of Fort Bend County. Qualified companies engaged in international shipping may apply for tax protections through this program.

COMMERCIAL & INDUSTRIAL STANDARD OFFER - Provided by CenterPoint, the program provides incentives to new or existing facilities for qualified energy efficiency upgrades.

PROPERTY TAX ABATEMENT - Companies looking to expand or relocate to Fort Bend County have the opportunity to apply for a county property tax abatement on the new value created by the project

UNION PACIFIC

Provides a critical link in the global supply chain by linking 23 states in the western two-thirds of the country by rail. We serve many of the fastest-growing U.S. population centers, operate from all major West Coast and Gulf Coast ports to eastern gateways. We connect with Canada's rail systems and are the only railroad serving all six major Mexico gateways. We provide value to roughly 10,000 customers by delivering products in a safe, reliable, fuel-efficient and environmentally responsible manner.

32,880
Route Miles In 23 States
With 7 Border Crossings

8.3 Million
Annual Carloads

7,028
Locomotives

32,439
Employees

7,300
Cities & Communities
Connected

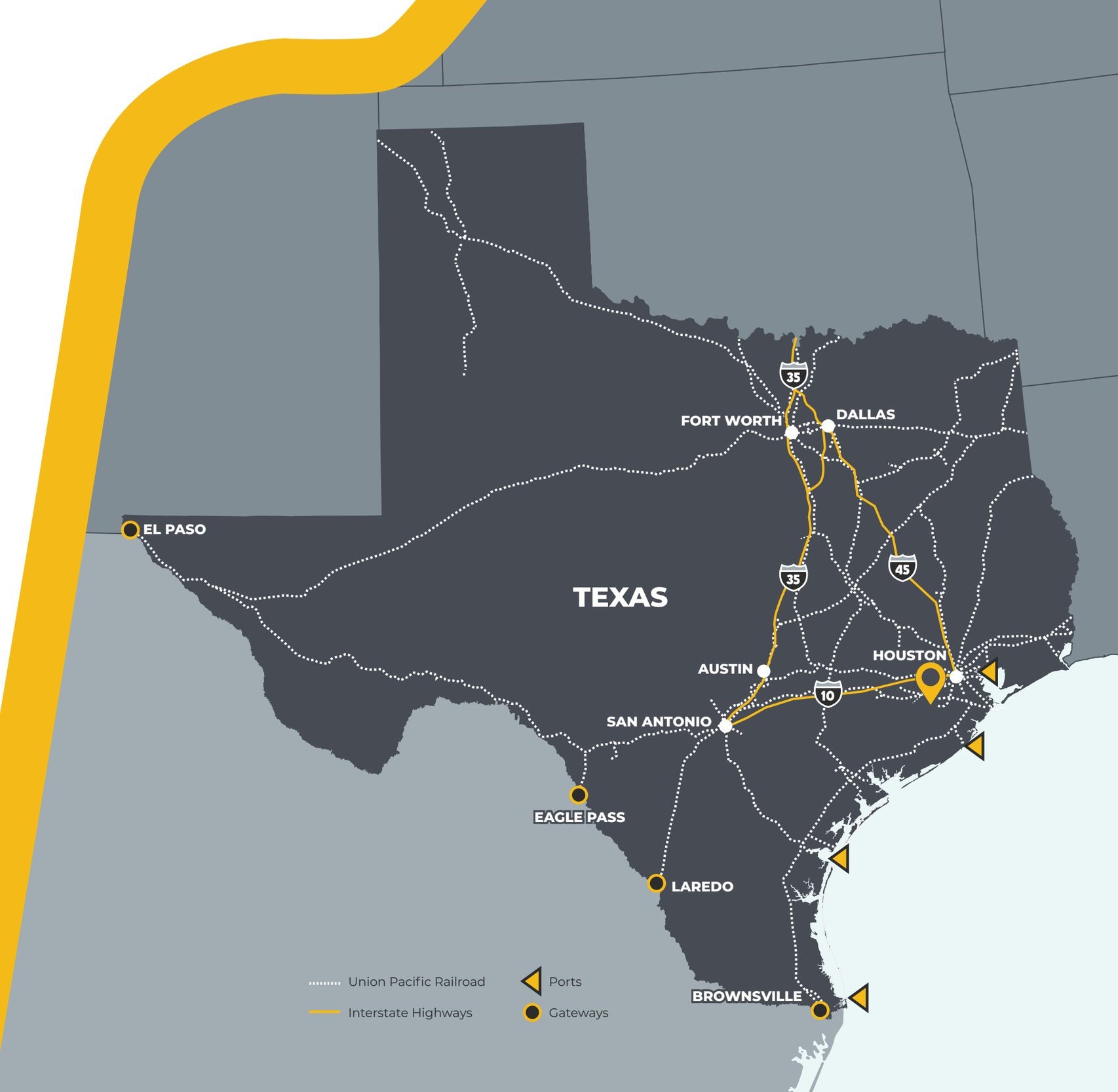


INTEGRATED INTERSTATE & RAIL CONNECTIVITY

Mainline Texas Industrial Park offers connectivity to Texas' most critical trade and transportation corridors. Positioned along the Union Pacific mainline with direct access to U.S. 90, Highway 36, and Interstate 69, the park provides seamless movement of goods across every major Texas region - including the Port of Houston, Port Freeport, Port Corpus Christi, and Port of Brownsville. Its strategic location also connects to Union Pacific's key international gateways in Laredo, Eagle Pass, El Paso, and Brownsville, linking Rosenberg to the U.S.–Mexico trade network and beyond. Situated within the heart of the Texas Triangle - home to the state's largest concentration of population, industry, and commerce - the park enables users to efficiently reach more than 25 million consumers within a 250-mile radius. This unparalleled access positions Rosenberg as a premier hub for manufacturing, logistics, and rail-served operations, offering unmatched efficiency for companies requiring both domestic and cross-border distribution capabilities.

DISTANCES FROM MAINLINE TEXAS INDUSTRIAL PARK

HOUSTON	38 MI
AUSTIN	141 MI
SAN ANTONIO	172 MI
DALLAS	256 MI
FORT WORTH	264 MI
LAREDO	283 MI
EAGLE PASS	312 MI
BROWNSVILLE	321 Mi
EL PASO	722 MI



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A Union Pacific Development

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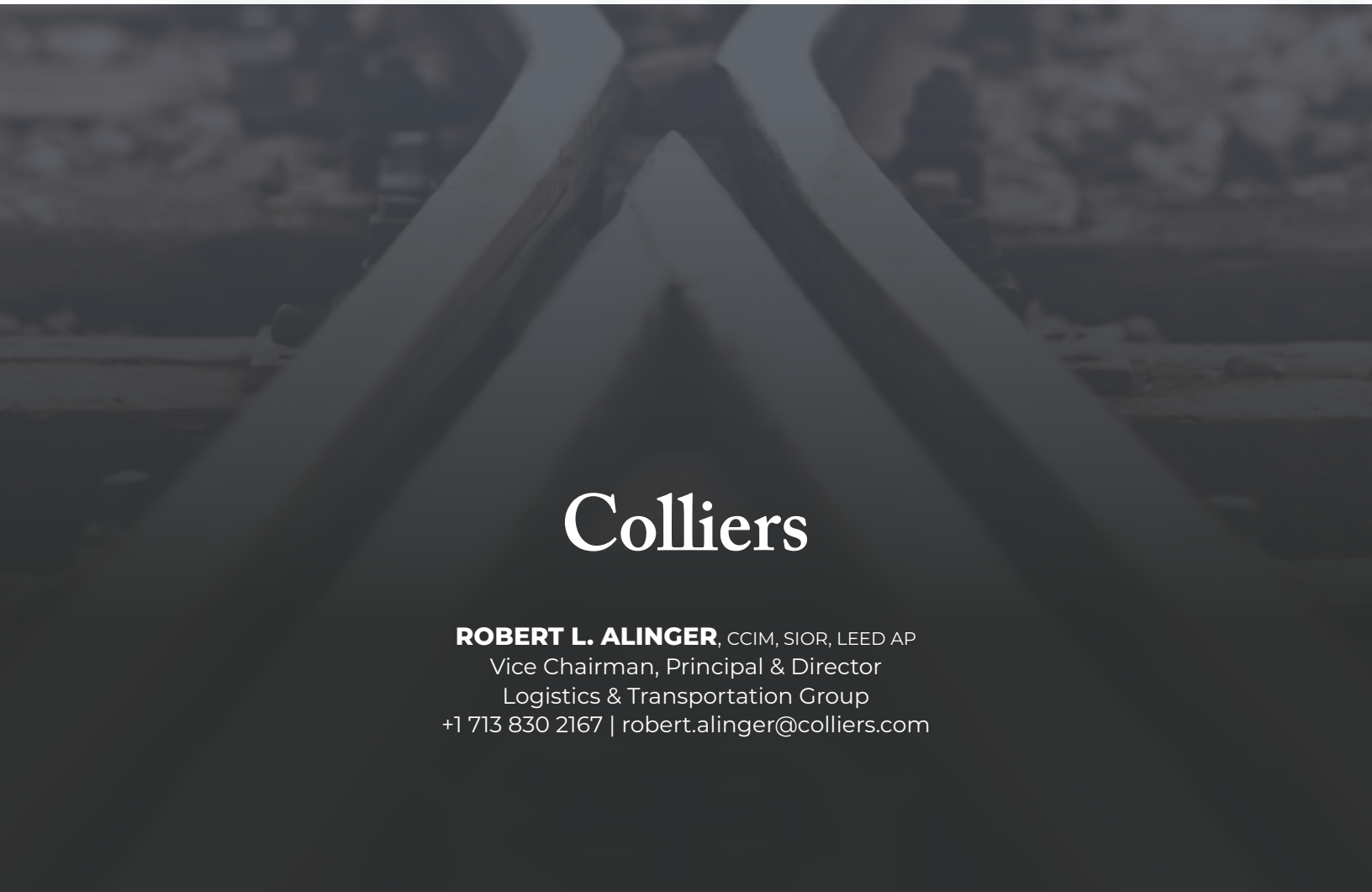

Colliers

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