±57 ACRES AVAILABLE

Rail-Ready Industrial Site With Existing Infrastructure
In The Path Of North Texas Growth

519 COUNTY ROAD 4415, TRENTON
TEXAS 75490, FANNIN COUNTY

CBRE

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Industrial Conversion Potential

In this portion of Fannin County, multiple entities have secured Sites for commercial use. Given the nearby utilities, rail adjacency & business growth, the area is quickly becoming "the industrial center" to accommodate expansion of the Metroplex.

INVESTMENT SUMMARY	
Item	Summary
Location	Trenton, Texas
County	Fannin County
Site Size	±57 Acres
Rail Frontage	Approximately 1,500 Feet
Existing Improvements	Approximately 2,000 SF Warehouse and 1,100 SF Office
Utilities	Water and Power On-Site; High-Voltage Power Along Rail Corridor; Natural Gas Nearby
Regional Connectivity	Approximately 7 to 9 Miles to Planned Collin County Outer Loop
Jurisdiction	Unincorporated Fannin County

Investment Highlights

RARE RAIL-ADJACENT INDUSTRIAL DEVELOPMENT OPPORTUNITY

The property offers a unique opportunity to acquire a ±57 acre industrial development site with direct adjacency to an active rail corridor. Approximately 1,500 feet of rail frontage and an existing crossing already in place create a strong foundation for future rail-served industrial use. A preliminary engineered spur alignment has already been completed, helping define a path toward future rail-served development.

EXISTING UTILITIES AND IMPROVEMENTS

The property benefits from water and power onsite, high-voltage electrical infrastructure along the rail corridor, and nearby natural gas service. Existing improvements include an approximately 2,000 square foot warehouse and an approximately 1,100 square foot office, supporting interim use, staging, or phased development.

STRATEGIC NORTH TEXAS LOCATION

The site is located near U.S. Highway 69 and State Highway 121, with additional long-term connectivity enhanced by the planned Collin County Outer Loop. The property's location supports access to the broader Dallas-Fort Worth Metroplex and other major North Texas industrial corridors

PROXIMITY TO MAJOR GROWTH DRIVERS

The property is well positioned near major regional economic drivers, including McKinney National Airport and the Sherman semiconductor and advanced manufacturing corridor. Continued population and industrial expansion across North Texas is expected to support long-term demand for industrial land and logistics infrastructure.

FLEXIBLE INDUSTRIAL USE POTENTIAL

The site's rail adjacency, utility availability, and scale support a wide range of industrial uses, including manufacturing, transload, bulk materials, steel fabrication, aggregates, and logistics operations.

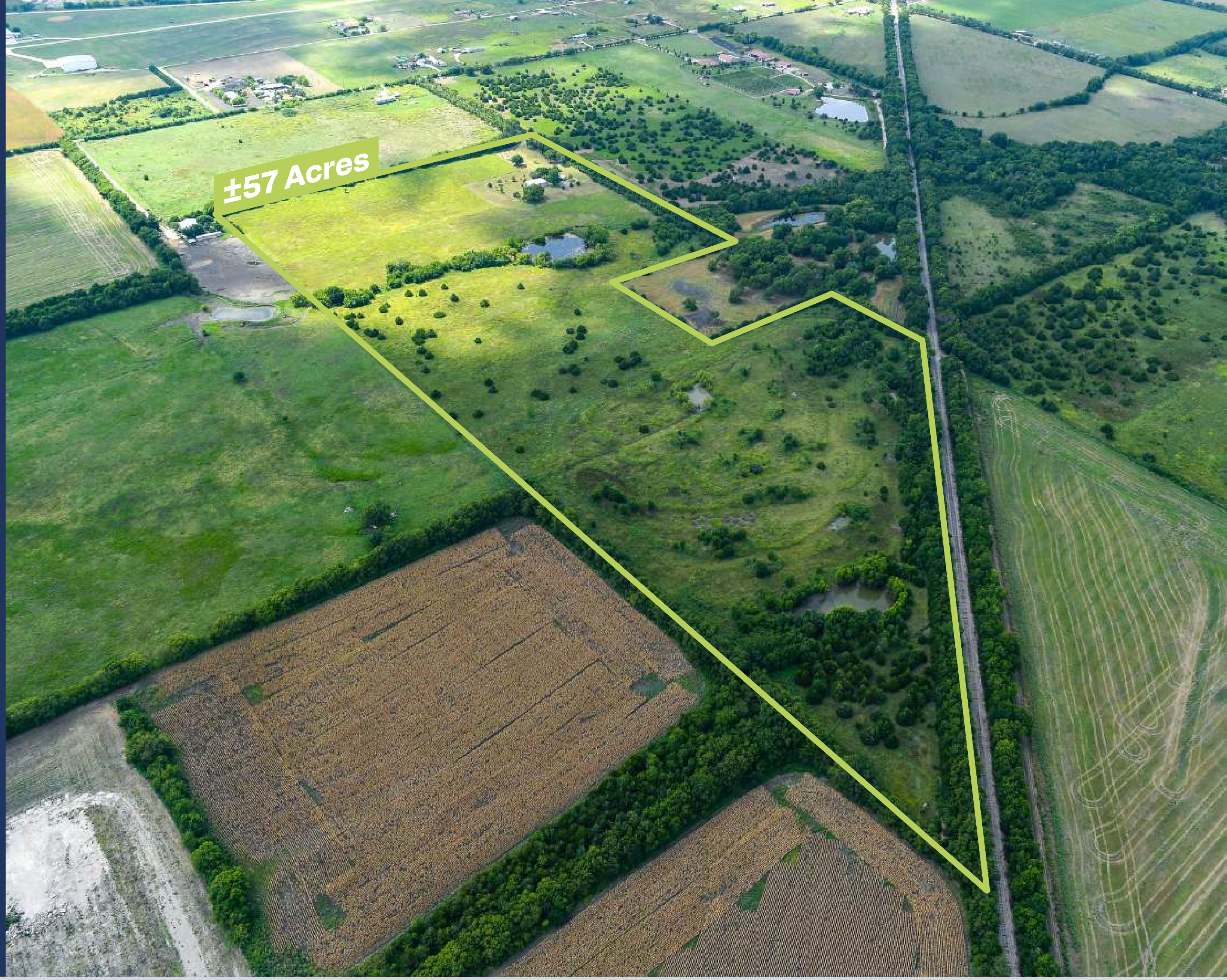
Property Description

The property consists of approximately 57 contiguous acres located in unincorporated Fannin County, Texas. The site is situated along an active rail corridor and includes approximately 1,500 feet of rail frontage. An existing rail crossing is already in place, further enhancing the property's potential for future rail-served development.

Existing site improvements include an approximately 2,000 square foot warehouse and an approximately 1,100 square foot office. The tract offers multiple access points, gently sloping topography, and favorable drainage characteristics.

The site is supported by on-site water and power, high-voltage electrical infrastructure along the rail corridor, and nearby natural gas service. These attributes position the property for a range of industrial applications requiring scale, access, and infrastructure.

VIEW G&W WEBSITE



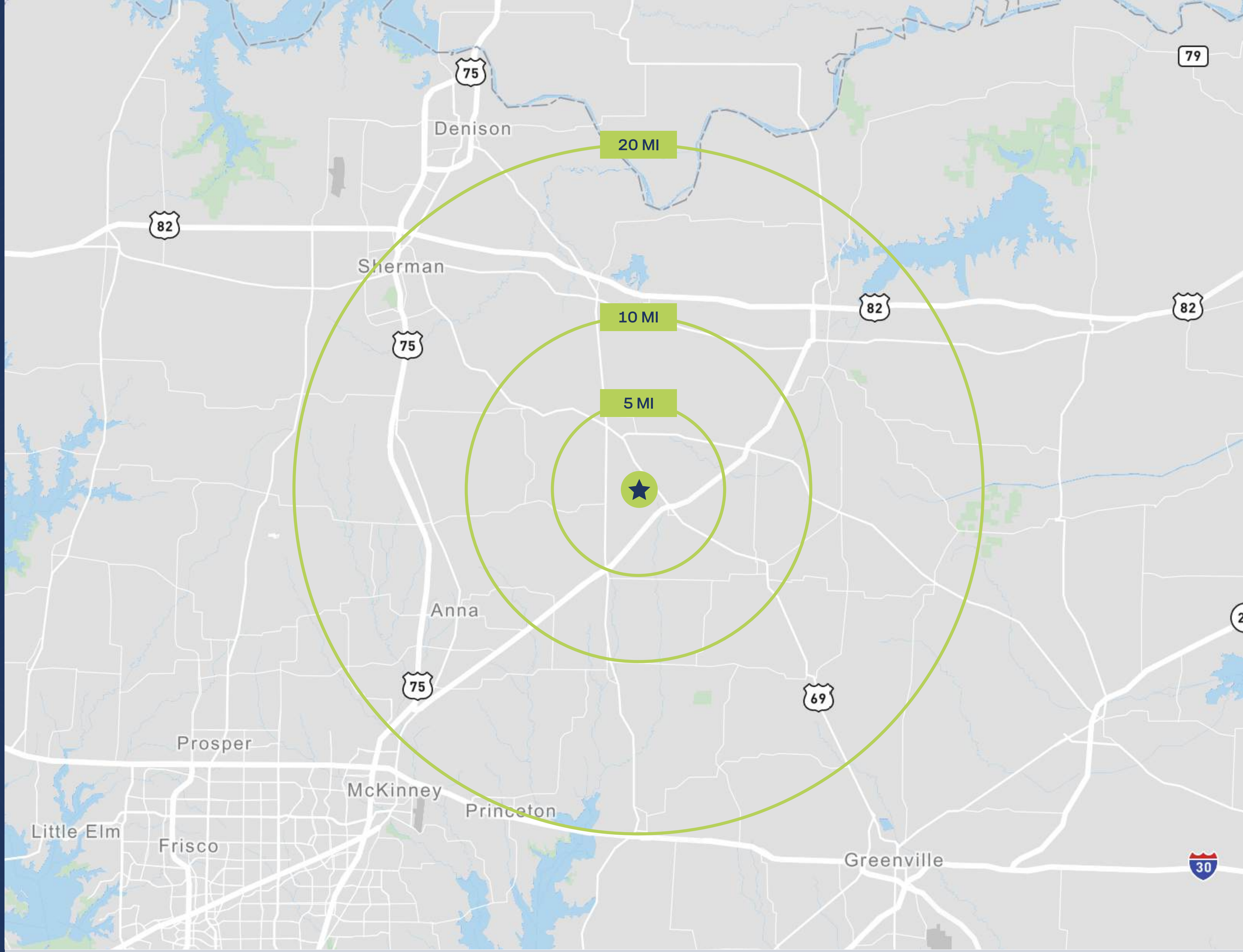
Acreage	±57 Contiguous Acres		**Power**	On-Site
Rail Frontage	Approximately 1,500 Feet		**High-Voltage Power**	Along Rail Corridor
Rail Access	Existing Crossing in Place		**Natural Gas**	Nearby
Spur Planning	Preliminary Engineered Spur Alignment Completed		**Jurisdiction**	Unincorporated Fannin County
Improvements	Approximately 2,000 SF Warehouse and 1,100 SF Office		**Topography**	Gently Sloping with Excellent Drainage
Water	On-Site		**Access**	Multiple Access Points

Location & Connectivity

25 MIN
TO MCKINNEY NATIONAL AIRPORT

20-25 MIN
TO SHERMAN SEMICONDUCTOR CORRIDOR

Access to U.S. 75 Corridor

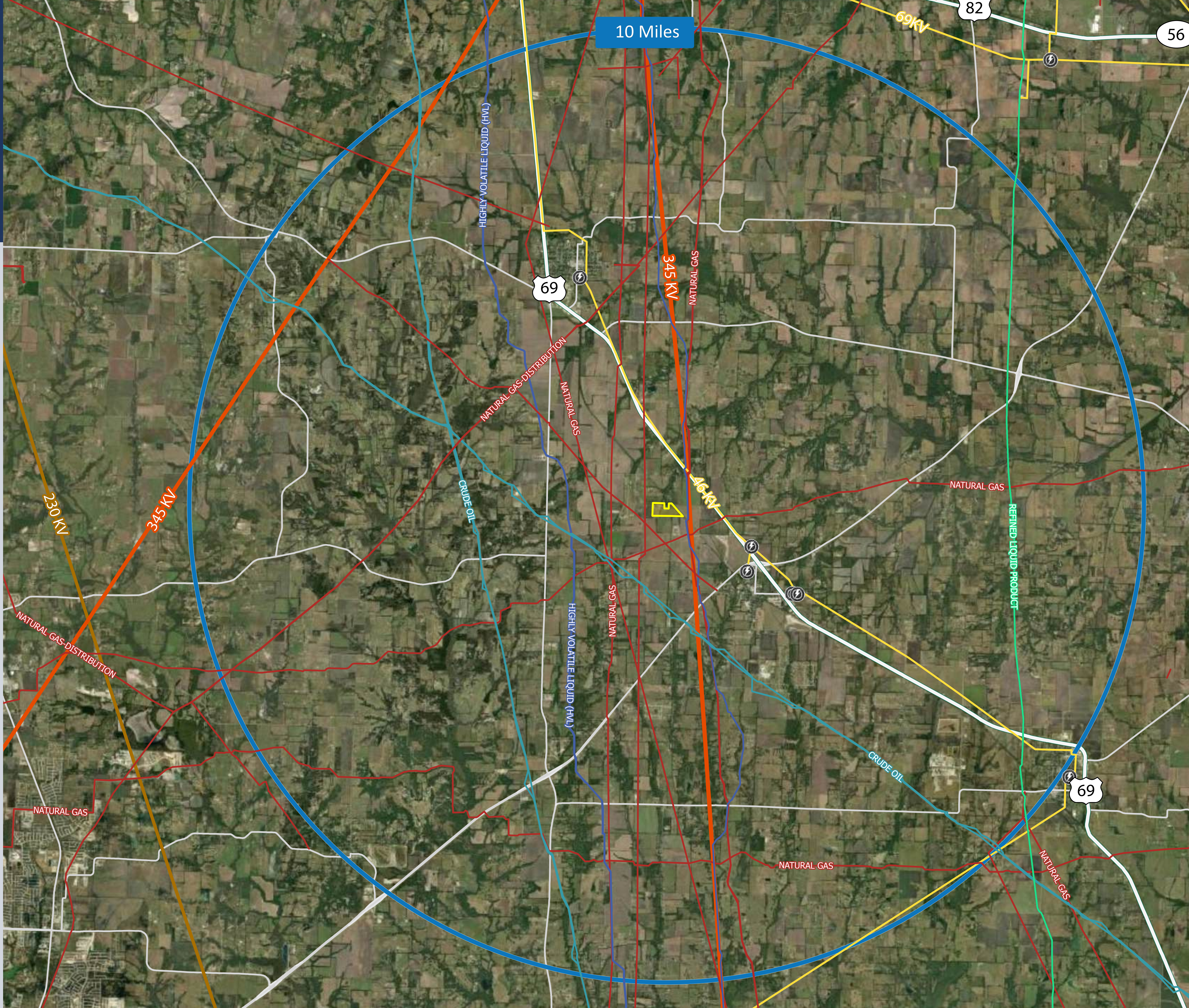


1.3 MI
TO U.S. HIGHWAY 69

1.9 MI
TO STATE HIGHWAY 121

7-9 MI
TO COLLIN COUNTY OUTER LOOP (PLANNED)

Infrastructure Overview



Parcel of Interest

Eletric Substations

Electric Transmission Lines

- 345 KV
- 220-287 KV
- 100-161 KV
- UNDER 100

Pipelines

- Natural Gas Pipelines
- Crude Oil
- Highly Volatile Liquid
- Refined Liquid Product

Utility Capacity

UTILITY	AVAILABLE CAPACITY / STATUS	NOTES / NEXT STEP
Electric — 345kV Oncor line (east side of DGNO rail)	700–1,200+ MW line capacity; available MW depends on substation scope and interconnection study; no existing large industrial draw on this corridor segment	Oncor commercial inquiry + ERCOT load study required to confirm available MW and substation scope/cost
Electric — Existing on-site service	200-amp service; supports existing 2,000 SF warehouse + 1,100 SF office	Adequate for staging; replaced by dedicated industrial installation for large user
Water — Existing 1" line	20,000–40,000 GPD practical capacity	Adequate for existing use; not industrial-scale
Water — Woodbine Aquifer wells	100–700 GPM per well; 144,000–1,008,000+ GPD per well; scalable with multiple wells	Strong, proven industrial water source; hydrogeological assessment recommended to confirm site-specific yield
Water — Municipal main	Main size and available capacity: unknown	Confirm with local water utility; Woodbine Aquifer wells are a fully independent alternative
Sewer / Wastewater	No municipal sewer; commercial on-site treatment standard for this location	TCEQ permit required; sized to user's process requirements; 57 acres provides ample space
Natural Gas — Energy Transfer High Pressure Gas Pipeline Facility	Given proximity, a more continuous, uninterrupted thermal load may be possible.; connects Waha, Katy & Carthage hubs; Riser adjacent to property	Upstream supply confirmed substantial **Contact Available**

Trenton / Fannin County / North Texas Overview

The property is located in Trenton, Texas, within Fannin County, and benefits from its position in the broader North Texas growth corridor. The region continues to experience expanding residential, commercial, and industrial development as growth pushes north and east from Collin County into surrounding markets.

The site's strategic location near key transportation routes, planned roadway improvements, and active industrial corridors enhances its long-term appeal. Of particular importance is the property's proximity to the Sherman semiconductor and advanced manufacturing corridor, which is expected to drive additional supplier demand, logistics activity, and industrial development throughout the region.

North Texas population growth and industrial expansion are expected to continue generating demand for industrial land, construction materials, freight movement, and support infrastructure. Rail-served sites with existing utility access and development flexibility remain limited, contributing to the strategic value of the offering.

The surrounding rail corridor is already supported by industrial and materials-related users, further validating the suitability of the area for rail-oriented industrial operations. In addition, Fannin County's pro-growth profile may support future industrial development and related economic activity.

MARKET DRIVERS
Continued Population Growth Across North Texas
Industrial Expansion Moving North and East From Collin County
Increased Demand for Logistics, Manufacturing, and Construction-Related Uses
Proximity to the Sherman Semiconductor and Advanced Manufacturing Corridor
Access to Major Transportation Routes and Planned Infrastructure Improvements
Limited Supply of Rail-Served Industrial Development Sites with Utility Access

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Development

DFW Metroplex Region CSA

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