

Gateway

International Rail Park

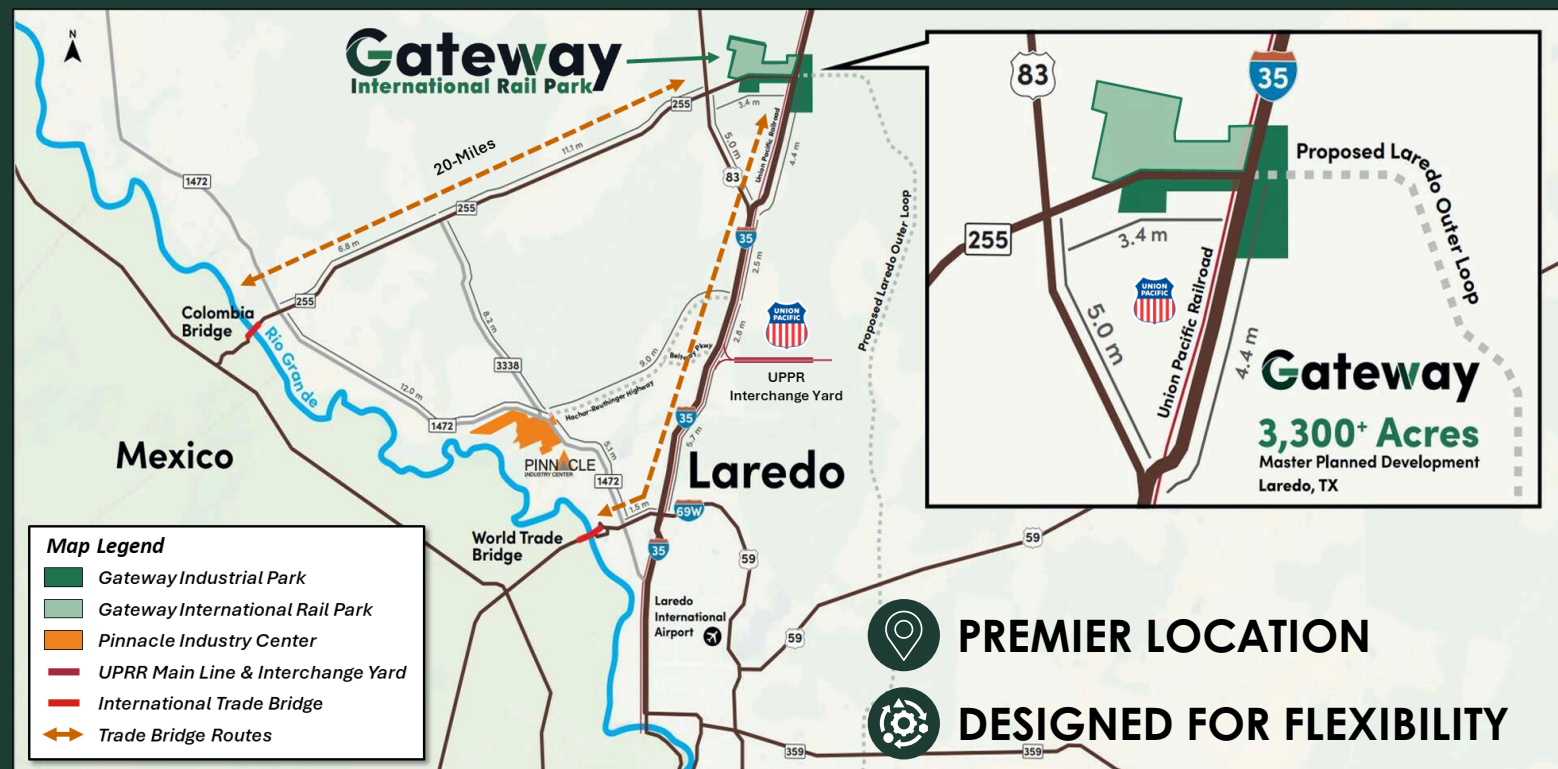


EXPANDING BEYOND BORDERS

With direct access to Union Pacific's mainline and rail operations provided by industry veteran, **Ironhorse Resources**, our park is redefining rail logistics in Laredo, TX. Built for **efficiency**, **connectivity**, and **growth**, the Gateway International Rail Park is the place for **premier cross-border trade**.



RAIL READY. STRATEGICALLY PLACED. WITH YOUR BUSINESS IN MIND.



www.krausdevelopment.com/gateway

Gateway International Rail Park

Investing in Laredo's Growth for You

With deep local expertise and a commitment to their hometown, **Kraus Development** is dedicated to driving economic growth and enhancing the Laredo community.

BY THE NUMBERS

- 2K** Acres of developable land
- 40+** Lots available for rail and non-rail served warehouses
- 8K+** Capacity of railcars per year
- 18%** Transportation savings available using rail over truck
- 40%** Additional shipping capacity by connecting with rail
- 3K+** New jobs - committed to developing Laredo



UTILITIES

Gateway International Rail Park is shovel-ready with full utility access.



100+ MW



9K+ MCF



270K+ GPD



High Speed



300K+ GPD

POSITIONED FOR GROWTH



Minimal Taxes



Foreign Trade Zone



Interstate Access



Warehousing Capacity



Cold Storage



Manufacturing Capability

Seamless truck and rail logistics access—designed with efficiency in mind.



Contact us for more information

info@krausdevelopment.com or visit krausdevelopment.com/gateway