

EMPIRE

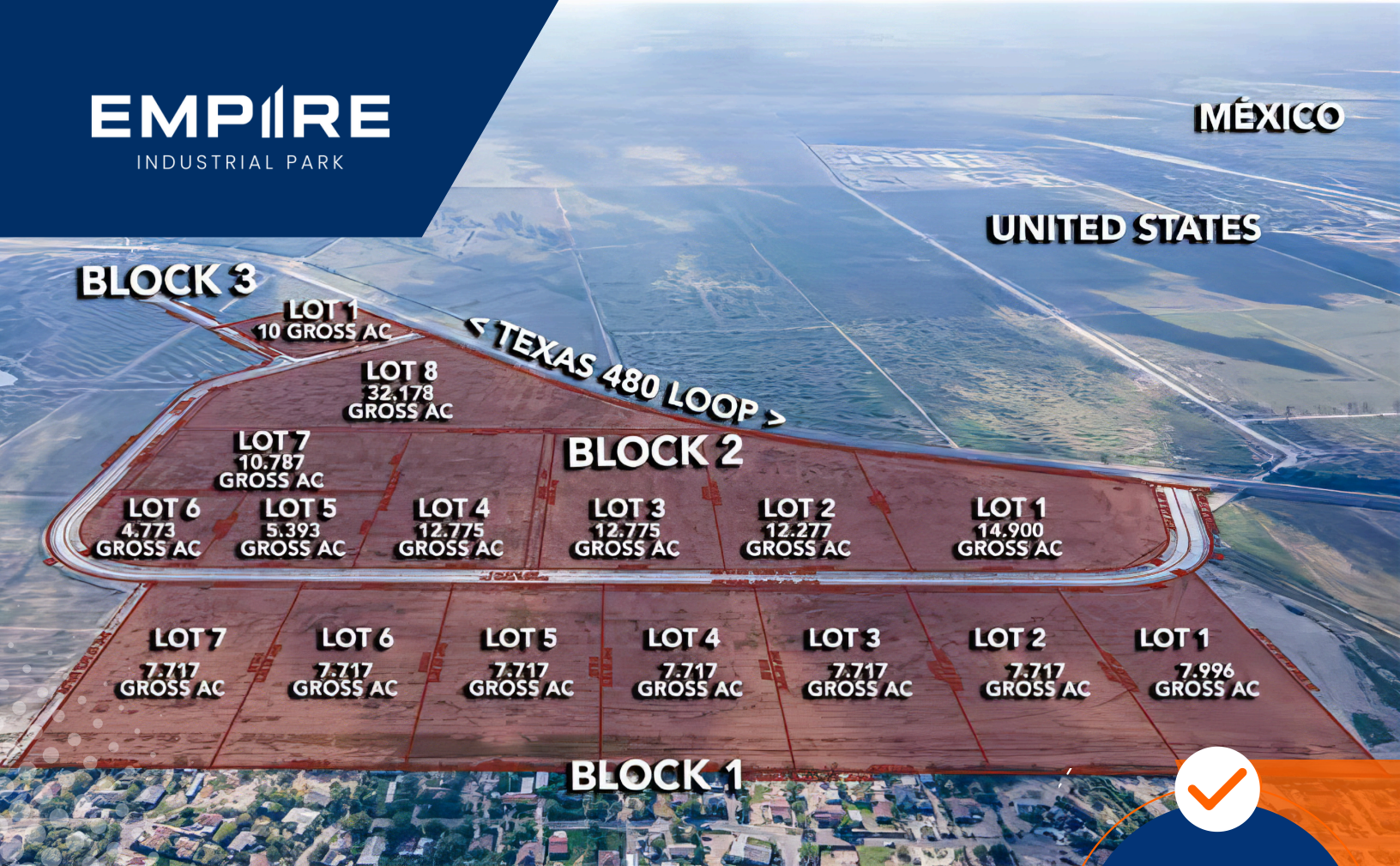
INDUSTRIAL PARK

INFRASTRUCTURE. CONNECTIVITY. OPPORTUNITY.

EAGLE PASS' FIRST CLASS A INDUSTRIAL DEVELOPMENT

U.S. – MEXICO TRADE
EXCEEDS \$800B ANNUALLY





**International
Trade
Flow**



STRATEGICALLY POSITIONED FOR CROSS-BORDER TRADE

Empire Industrial Park is located in Eagle Pass, Texas, directly across from Piedras Negras, Coahuila — forming a critical binational trade corridor connecting Mexico's industrial regions with U.S. markets.

With direct access to major highways and proximity to the Camino Real International Bridge, the site is positioned within the natural flow of commercial traffic.

- 80% OF U.S.–MEXICO TRADE MOVES BY TRUCK
- TEXAS IS THE #1 EXPORTING STATE TO MEXICO



WHY EAGLE PASS?

As traditional border crossings become increasingly congested, Eagle Pass is emerging as a faster, more efficient alternative for cross-border trade.

Strategically located along growing logistics routes, Eagle Pass provides direct access to Mexico's industrial regions while offering reduced congestion, improved safety, and greater predictability for freight movement.

With increasing trade volume and continued infrastructure investment, Eagle Pass is positioned to become a primary corridor for U.S.–Mexico commerce.

**EAGLE PASS CARGO TRAFFIC CONTINUES TO SEE STRONG
YEAR OVER YEAR GROWTH, WITH THOUSANDS OF TRUCKS
CROSSING THE CORRIDOR DAILY.**



Strategic
Gateway

Trade
Expansion

Logistics
Advantage

**EMPIRE
INDUSTRIAL PARK**

pilot

TEXAS 480 LOOP



✓
Optimized
Development
Operations



ABOUT EMPIRE INDUSTRIAL

Empire Industrial Park is the first Class A industrial development in Eagle Pass, designed to support logistics, manufacturing, and distribution at scale. Spanning 1,761 acres, the park offers infrastructure-ready land with direct access to key trade routes, positioning it as a critical hub for cross-border operations. Its strategic location and flexible development options provide developers and operators with the efficiency, accessibility, and scalability needed to compete in today's evolving trade environment. Led by experienced teams, Empire is designed to deliver scalable, high-performance industrial development aligned with growing trade demand and long-term value.

BUILT FOR TODAY. POSITIONED FOR WHAT'S NEXT.

The Region's First Class A Industrial Park
www.EmpireIndustrial.com



MEET OUR TEAM

EXPERIENCED LEADERSHIP BEHIND THE VISION

The team behind Empire Industrial Park brings decades of combined experience in industrial development, construction, and cross-border logistics. Their expertise spans planning, execution, and delivery of large-scale projects designed to meet the demands of modern trade.

PROVEN EXECUTION IN INDUSTRIAL DEVELOPMENT

With a strong track record of delivering high-quality industrial assets, the team understands what it takes to build for performance and long-term value. Their experience ensures Empire is developed with precision, efficiency, and a deep understanding of market demand.



Enrique Volkmer

Empire Industrial Broker

Beyer Junfin

Chief Executive Officer

Sonia Junfin

Chief Financial Officer

The Region's First Class A Industrial Park
www.EmpireIndustrial.com



BUILT FOR PERFORMANCE

- 1,761 total acres
- Phase I: 461 acres
- 7–60 acre tracts available
- 6 commercial + 9 industrial lots

**LOCATED JUST 3 MILES FROM THE INTERNATIONAL
BRIDGE WITH DIRECT FRONTAGE ON LOOP 480.**

Infrastructure Includes:



**IDEAL FOR: DISTRIBUTION, COLD STORAGE,
MANUFACTURING, AND LOGISTICS OPERATIONS.**



START THE CONVERSATION

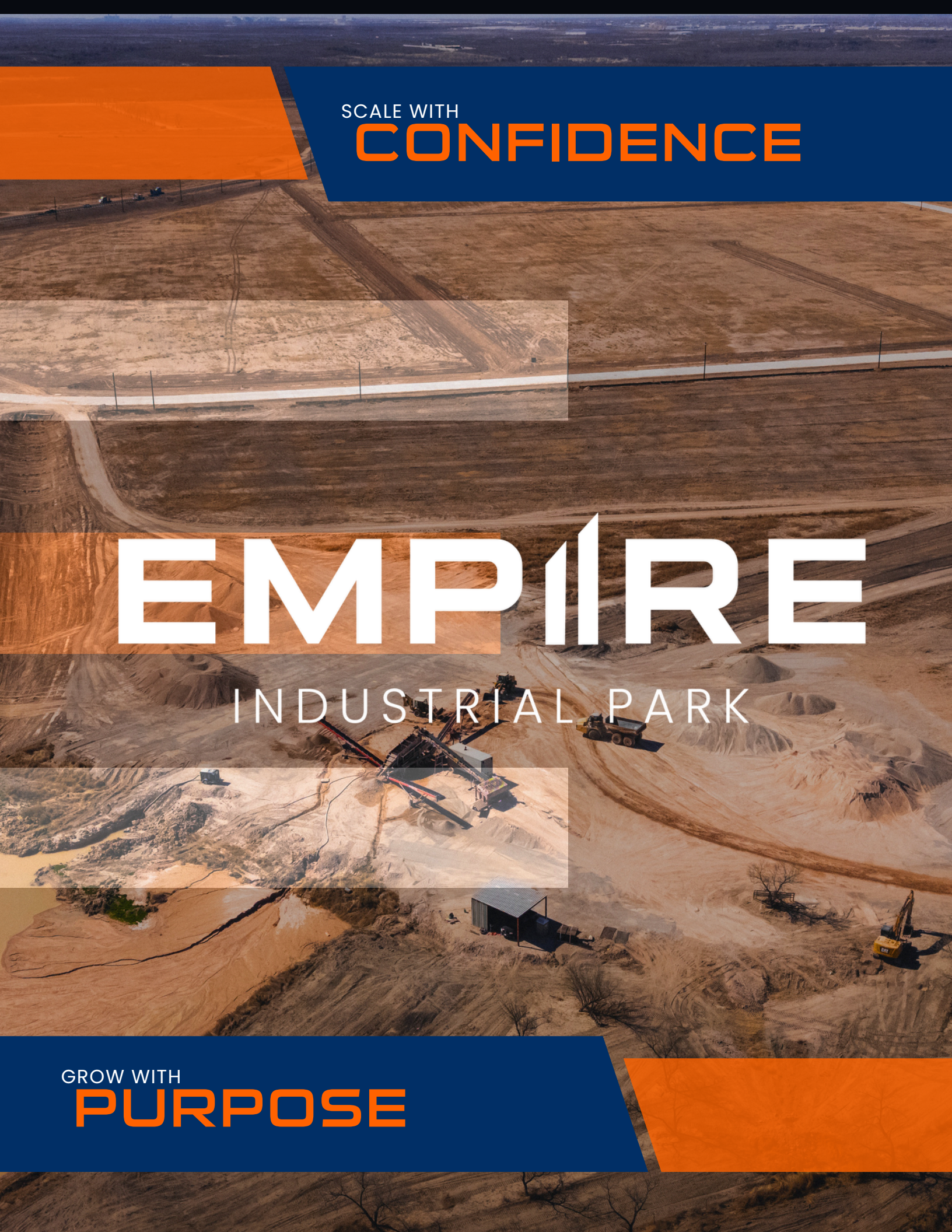
FOR AVAILABILITY, PRICING, OR TO SCHEDULE A SITE VISIT, CONTACT:



210-889-6430



evolkmer@stxcre.com



SCALE WITH

CONFIDENCE

EMPIRE

INDUSTRIAL PARK

GROW WITH

PURPOSE