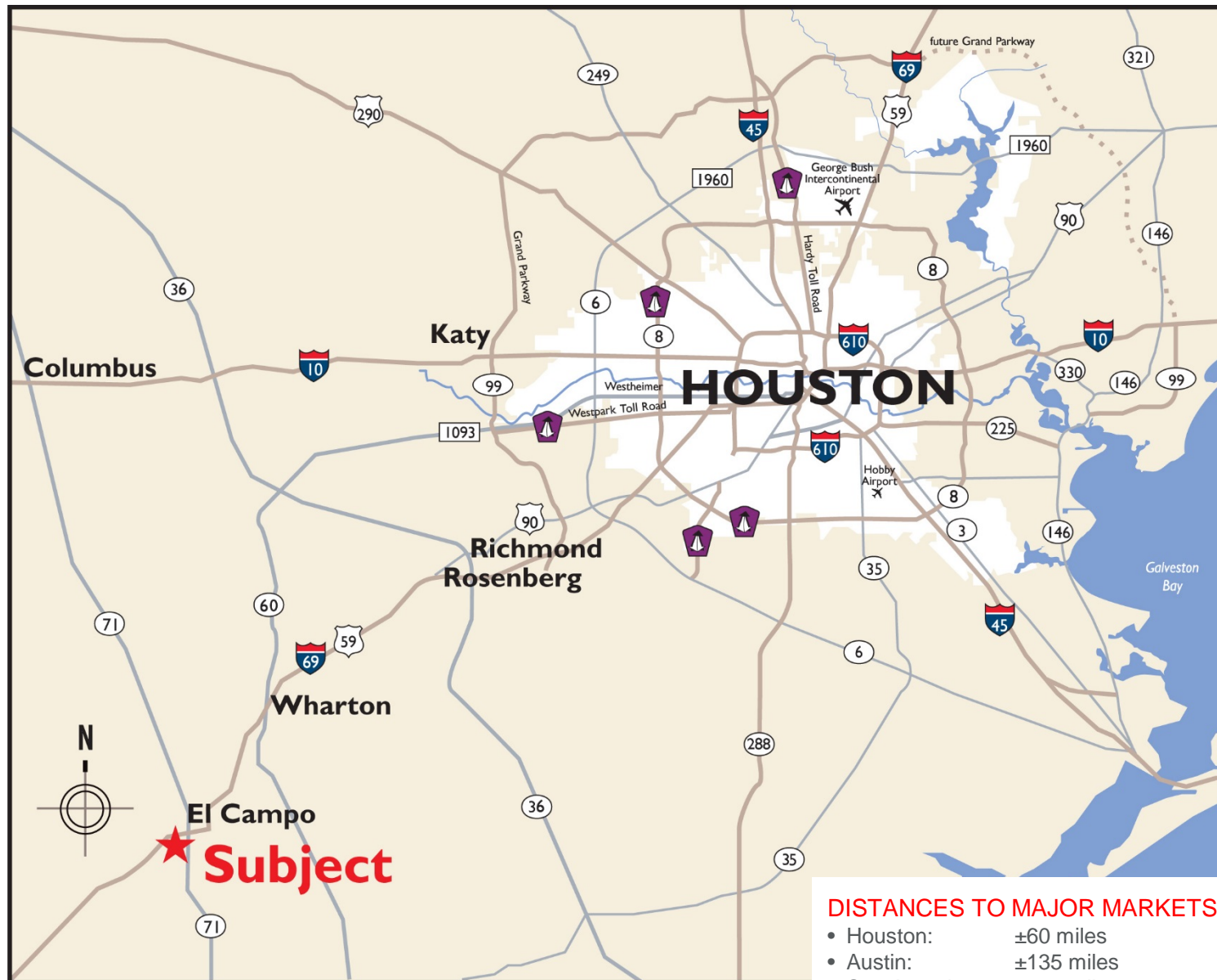


±1,097.3 Acres Rail-Served Land
US 59/I-69 at CR 307 | Wharton County, TX



DISTANCES TO MAJOR MARKETS

- Houston: ±60 miles
- Austin: ±135 miles
- San Antonio: ±168 miles
- Victoria: ±51 miles
- Corpus Christi: ±130 miles
- Brownsville: ±275 miles
- Laredo: ±253 miles
- Dallas: ±290 miles
- Monterrey: ±400 miles
- New Orleans: ±405 miles
- Las Cruces: ±763 miles

USEFUL LINKS

- [KCS Rail](#)
- [KCS Network Map](#)
- [AEP Texas](#)
- [Greater Houston Partnership](#)
- [State of Texas Incentive Summary](#)

For more information, contact:

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FOR SALE



±1,097.3 Acres Rail-Served Land
US 59/I-69 at CR 307 | Wharton County, TX



As exclusive broker, Cushman & Wakefield of Texas, Inc. is pleased to offer this ±1,097.3 acre, rail-served, industrial tract in three parcels in Wharton County, Texas. Located on the US 59/I-69 NAFTA highway corridor, the site has excellent access, visibility, rail and natural gas. The property is located within ±60 miles of Houston, and is within an attainment area.

For more information, contact:

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±1,097.3 Acres Rail-Served Land

US 59/I-69 at CR 307 | Wharton County, TX



Location

- Wharton County, TX – US 59/I-69 at CR. 307
- ±50 miles from Grand Parkway @ US 59/I-69
- Adjacent to El Campo city limits

Size

- Tract A: ±734.9 acres
- Tract B: ±90 acres
- Tract C: ±272.37 acres

Natural Gas Providers

- Multiple natural gas lines/sources available
- Houston Pipeline Company (formerly Tennessee Gas Transmission) on site; Texas Liberty Pipeline, Copano, Viper, Reliant gas lines nearby

Pipeline Access

- Three natural gas and other product lines – discuss with broker

Rail Access

- Class I service available from Kansas City Southern (KCS) – adjacent to property

Power

- Provided by AEP Texas
- 138 kV lines adjacent on south side of site

Utilities

- Potable water/sanitary sewer available from City of El Campo
- Additional process water available from on-site irrigation wells

Floodplain

- Not in floodplain, except for ±10% at southeast corner of Tract A

Air Emission Status

- Attainment status per TCEQ

Pricing

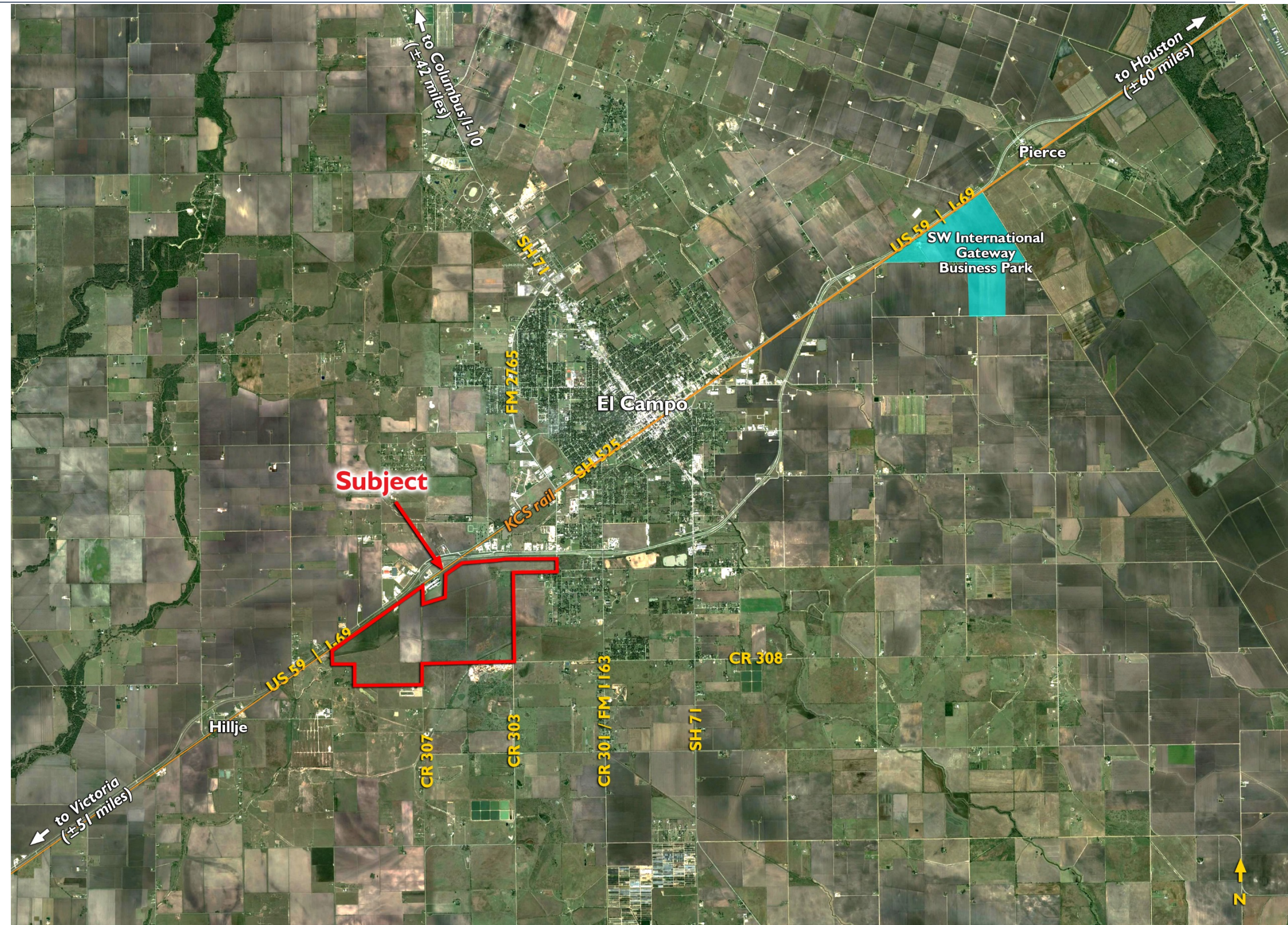
- Tracts A & C: \$15,000/acre
- Tract B: Call broker

Comments

- Greenfield site – generally level; cleared site in crop production
- Adjacent to I-69 frontage lanes (under construction)

Incentives

- Discuss with broker



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