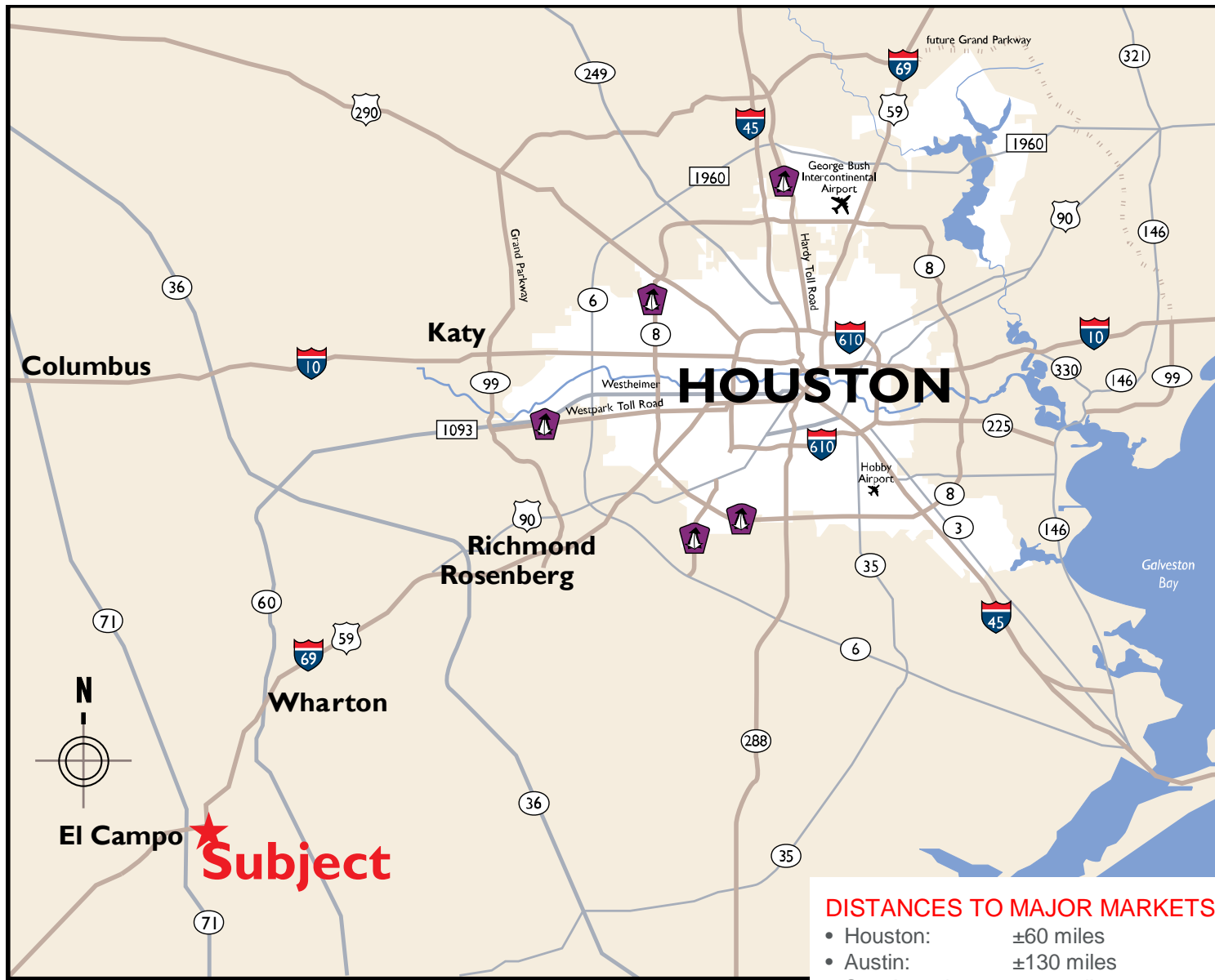


±249.18 Acres Rail-Served Land  
US 59/I-69 at CR 405 | Wharton County, TX



**DISTANCES TO MAJOR MARKETS**

- Houston: ±60 miles
- Austin: ±130 miles
- San Antonio: ±165 miles
- Victoria: ±51 miles
- Corpus Christi: ±130 miles
- Beaumont: ±150 miles
- Brownsville: ±285 miles
- Laredo: ±245 miles
- Dallas: ±280 miles
- Baton Rouge: ±340 miles
- Monterrey: ±400 miles
- New Orleans: ±415 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:

**John F. Littman, SIOR** (713) 963 2862 [John.Littman@cushwake.com](mailto:John.Littman@cushwake.com)  
**B. Kelley Parker III, SIOR** (713) 963 2896 [Kelley.Parker@cushwake.com](mailto:Kelley.Parker@cushwake.com)  
**Coe Parker, SIOR** (713) 963 2825 [Coe.Parker@cushwake.com](mailto:Coe.Parker@cushwake.com)

1330 Post Oak Boulevard  
Suite 2700  
Houston, TX 77056  
[cushmanwakefield.com](http://cushmanwakefield.com)

Cushman & Wakefield, ©2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Cushman & Wakefield of Texas, Inc. – Licensed Real Estate Brokers.

FOR SALE



±249.18 Acres Rail-Served Land  
US 59/I-69 at CR 405 | Wharton County, TX

**Price Reduction**



As exclusive broker, Cushman & Wakefield of Texas, Inc. is pleased to offer this ±249.2 acre, rail-served, industrial tract in two 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:

**John F. Littman, SIOR** (713) 963 2862 [John.Littman@cushwake.com](mailto:John.Littman@cushwake.com)  
**B. Kelley Parker III, SIOR** (713) 963 2896 [Kelley.Parker@cushwake.com](mailto:Kelley.Parker@cushwake.com)  
**Coe Parker, SIOR** (713) 963 2825 [Coe.Parker@cushwake.com](mailto:Coe.Parker@cushwake.com)

1330 Post Oak Boulevard  
Suite 2700  
Houston, TX 77056  
[cushmanwakefield.com](http://cushmanwakefield.com)

Cushman & Wakefield, ©2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Cushman & Wakefield of Texas, Inc. – Licensed Real Estate Brokers.



# ±249.18 Acres Rail-Served Land

US 59/I-69 at CR 405 | Wharton County, TX



## Location

- Wharton County, TX – US 59/I-69 at CR. 405
- ±60 miles from Grand Parkway @ US 59/I-69
- Partially within city limits of El Campo

## Size

- Tract A: ±228.04 acres
- Tract B: ±21.18 acres

## Natural Gas Providers

- Natural gas lines (CenterPoint, also Williams and Crestwood)

## Rail Access

- Class I service available from Kansas City Southern (KCS) – adjacent to property
- Rail frontage
  - Tract A: ±3,762'
  - Tract B: ±1,902'

## Power

- Provided by Wharton County Electrical Corporation
- Transmission-level power ±½mile southwest of site

## Zoning – Partially zoned by City of El Campo

- Tract A: M-2 general industrial and C-2 commercial
- Tract B: M-2 general industrial and C-2 commercial

## Utilities

- Potable water/sanitary sewer available from City of El Campo
- Public water (12") and sewer (6") lines planned to be extended adjacent to property on CR 405

## Floodplain

- Tract A: Not in 100-year floodplain
- Tract B: Zone AE
- Neither tract flooded during Hurricane Harvey

## Air Emission Status

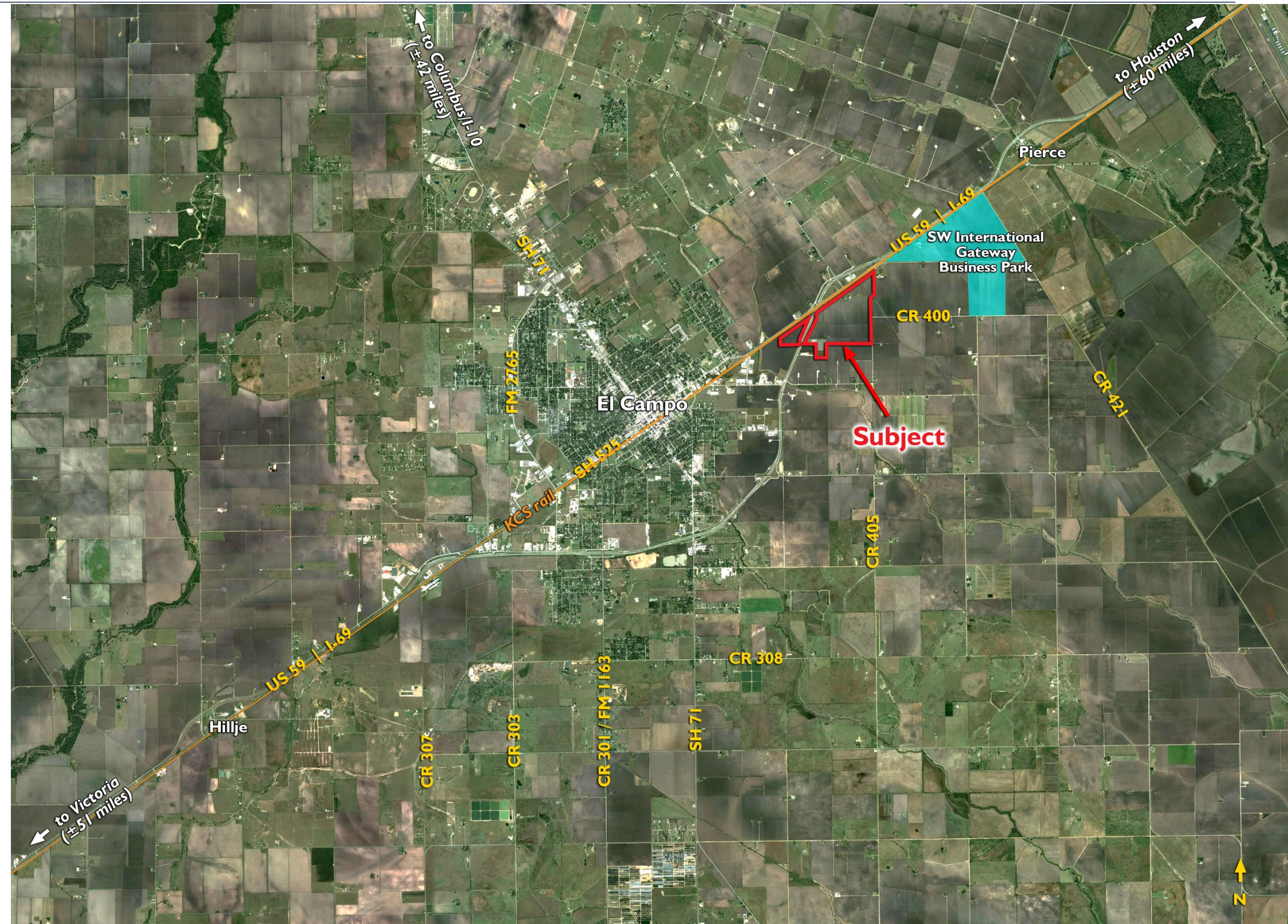
- Attainment status per TCEQ

## Price Reduced

- ~~\$19,500 per acre~~
- \$17,500 per acre

## Comments

- Greenfield site – generally level; cleared site in crop production
- Almost adjacent to SW International Gateway Business Park
- Property is approximately 40 miles from KCS Kendleton switchyard
- Will consider subdividing
- Rail served warehousing and manufacturing uses permissible on Tract A and B



For more information, contact:

**John F. Littman, SIOR** (713) 963 2862 [John.Littman@cushwake.com](mailto:John.Littman@cushwake.com)  
**B. Kelley Parker III, SIOR** (713) 963 2896 [Kelley.Parker@cushwake.com](mailto:Kelley.Parker@cushwake.com)  
**Coe Parker, SIOR** (713) 963 2825 [Coe.Parker@cushwake.com](mailto:Coe.Parker@cushwake.com)

Cushman & Wakefield of Texas, Inc.  
1330 Post Oak Boulevard | Suite 2700  
Houston, TX 77056

[cushmanwakefield.com](http://cushmanwakefield.com)