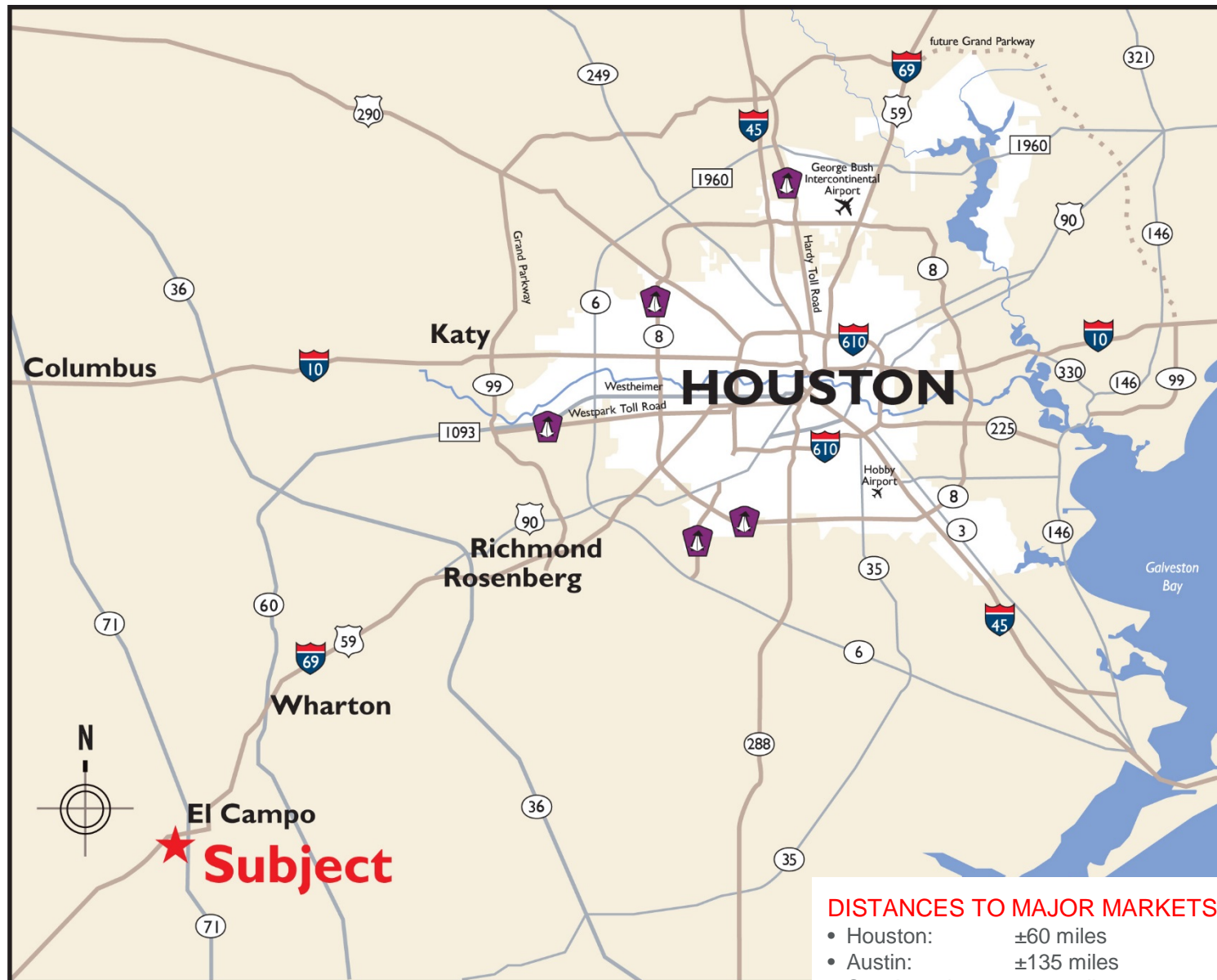


±824.9 Acres Rail-Served Land
US 59/I-69 at CR 307 | Wharton County, TX



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



±824.9 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 ±824.9 acre, rail-served, industrial tract 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.

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±824.9 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

- ±824.9 acres – may consider subdividing

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
- 69 kV lines adjacent to 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

Air Emission Status

- Attainment status per TCEQ

Pricing

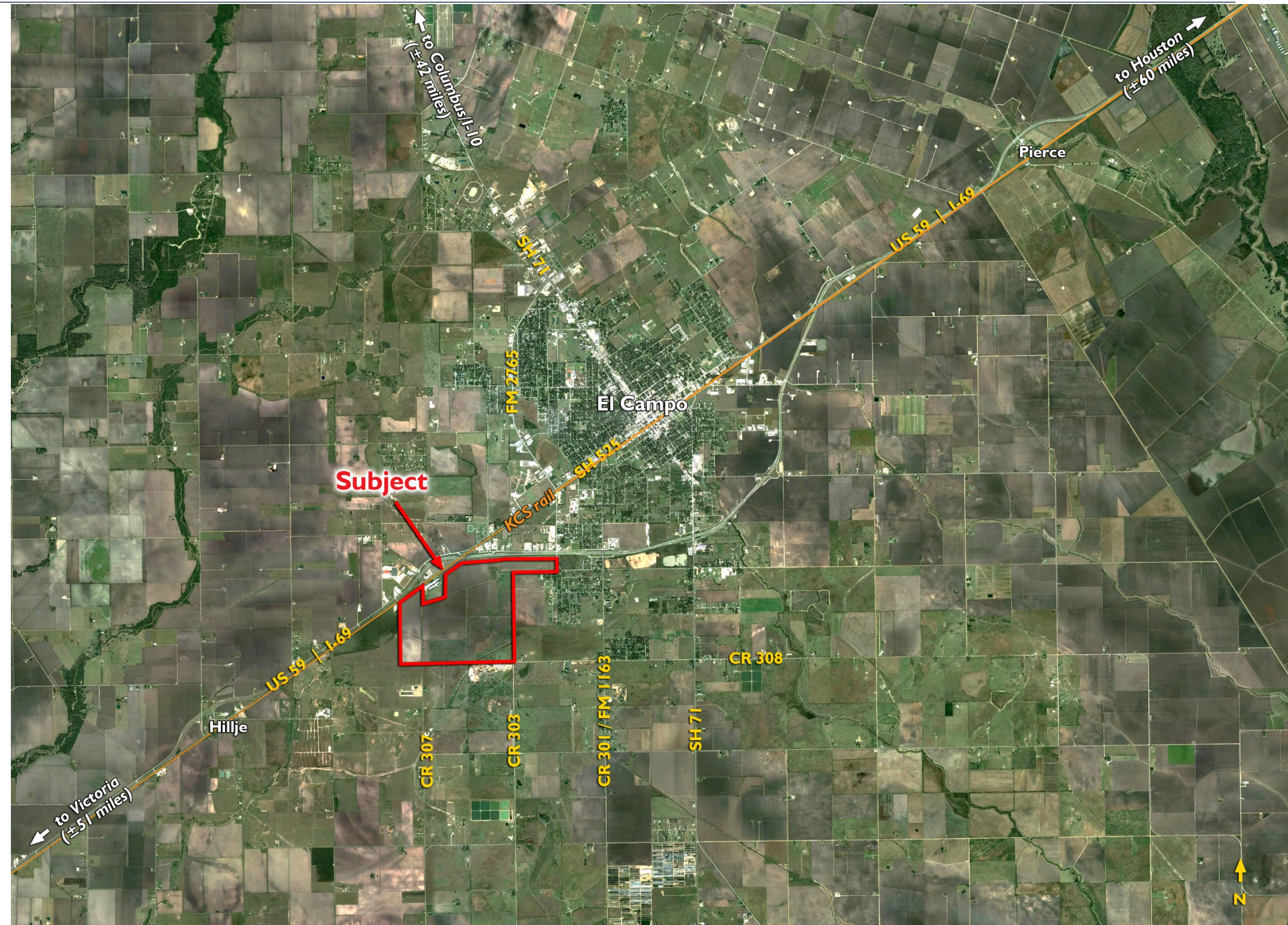
- \$15,000/acre (\$12,373,500)

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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