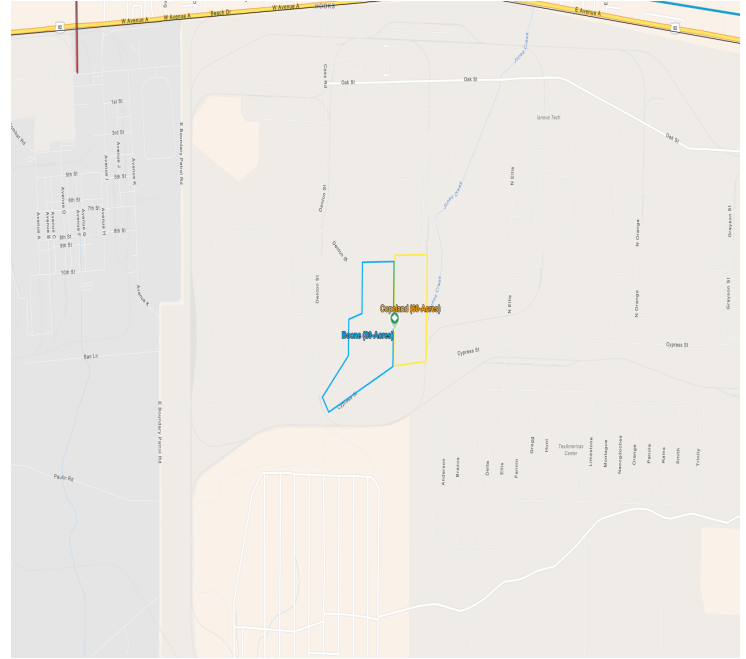




Description

- 140 +/- acres; sub-dividable
- West tract (Boone) - 80 acres
- East tract (Copeland) - 58 acres
- Shovel-ready, Greenfield site
- Light and Heavy Industrial zoning
- 130mcf-ng; up to 100MW; 33mgd-water; 1.5mgd sewer; 144-strand fiber
- I-30 < 2 mi; US-82 < 2 mi; I-369 < 15 mi
- 20 minutes to Texarkana Regional Airport
- Purchase, BTS, Lease or Turn Key
- FTZ #258, HUB, US Opportunity, NMTC, PILOT, Freeport, Texas Enterprise Zone
- 3PL, transload and rail services available

Economic Development Contact

TexAmericas Center

Eric Voyles

Executive Vice President, Chief Economic Development Officer

E: Eric.Voyles@texamericascenter.com

P: (903) 223 - 9841

M: (903) 306 - 8923

Location

- **Property Name:** Boone-Copeland
- **Property Type:** Site
- **Property SubType:** Industrial
- **Property Address:** East Campus
- **Property City:** Hooks
- **Property State:** Texas
- **Property County:** Bowie County
- **Latitude:** 33.446537
- **Longitude:** -94.281757

General

- **Featured:** Rail Served
- **Industrial Park:** TexAmericas Center

Sale / Lease

- **For Sale:** Yes
- **Negotiable:** Yes

Site

- **Total (acres):** 140
- **Max. Contiguous Space:** 80
- **Expandable:** Yes
- **Divisible:** Yes
- **Reside in 100 Year Plain:** No
- **Current Land Use:** Vacant

Incentive / Zoning

- **Federal Opportunity Zone:** Yes
- **Site Zoning:** Light & heavy industrial zoning
- **Foreign Trade Zone:** Yes

Broker

- **Company:** TexAmericas Center
- **Name:** Eric Voyles
- **Cell:** (903) 306 - 8923
- **Phone:** (903) 223 - 9841
- **Email:** Eric.Voyles@TexAmericasCenter.com
- **Address:** 107 Chapel Ln.
- **City:** New Boston
- **State:** TX
- **Zip:** 75570
- **Website:** www.TexAmericasCenter.com
- **Company:** TexAmericas Center

Electric

- **Electric Service Available:** Yes
- **Electric Provider:** AEP SWEPCO
- **Electric On-Site:** Yes
- **Electric Distance:** In ROW
- **Electric Phase:** 3
- **Three Phase:** Yes
- **Electric Transmission:** Yes
- **Electric Distribution Voltage (kv):** 12

Sewer

- **Sewer Service Available:** Yes
- **Sewer Provider:** Riverbend Water Resources District (RWRD)
- **Sewer On-Site:** No
- **Sewer Distance To Site (ft):** 4,000
- **Sewer Type:** Activated sludge system
- **Sewer Line Size (inches):** Two (2) 30" Supply Lines

Water

- **Water Service Available:** Yes
- **Water Provider:** Riverbend Water Resources District (RWRD)
- **Water On-Site:** Yes
- **Distance to Water (ft):** In ROW
- **Water Line Size (inches):** 12

Gas

- **Natural Gas Service Available:** Yes
- **Natural Gas Provider:** Navitas Utility Corporation
- **Natural Gas On-Site:** No
- **Natural Gas Distance to Site (ft):** 4,000
- **Natural Gas Line Size (inches):** 8
- **Natural Gas Connected:** No
- **Natural Gas Pressure (psi):** 80

Telecommunication

- **Telecom Provider:** Conterra Networks
- **Telecom On-Site:** No
- **Distance to Telecom (ft):** 3,000
- **Fiber Available:** Yes

Airport

- **Nearest International Airport:** Dallas/Fort Worth
- **Distance to Nearest International Airport:** 186 Miles
- **Nearest Domestic Airport:** Texarkana Regional Airport
- **Distance to Nearest Domestic Airport:** 20 Miles
- **Airport #3:** Shreveport Regional Airport
- **Distance to Airport #3:** 94 Miles

Interstate / Highway

- **Nearest Interstate Exit:** Exit 213
- **Distance to Nearest Interstate:** 1.8 Miles
- **Interstate #1:** Interstate 30
- **Distance to Interstate #1:** 1.75 Miles
- **Interstate #2:** Interstate 369
- **Distance to Interstate #2:** 10 Miles
- **Interstate #3:** Interstate 49
- **Distance to Interstate #3:** 15 Miles
- **Nearest US Highway:** US Hwy 82
- **Distance to Nearest US Highway:** 1.1 Miles
- **US Highway #1:** US Hwy 82
- **Distance to US Highway #1:** 1.1 Miles
- **US Highway #2:** US Hwy 59
- **Distance to US Highway #2:** 10 Miles
- **Access Road Name:** Cypress St.
- **Access Road Number of Lanes:** 2
- **Distance to Nearest Truck Route:** On-site & Adjacent

Rail

- **Rail Access Available:** Yes
- **Rail Carrier:** Union Pacific
- **Rail #1 Track Status:** Onto Site
- **Rail Service Type:** Short line
- **Rail Access On-Site:** Yes
- **Rail access near property:** Yes
- **Rail can be extended to property:** Yes

Port

- **Nearest Port:** Inland Port
- **Port Access:** No
- **Nearest Port:** Port of Caddo-Bossier
- **Distance to Nearest Port:** 111 Miles
- **Port #2:** Port of Little Rock
- **Distance to Port #2:** 161 Miles
- **Nearest Inland Port:** Port of Caddo-Bossier
- **Distance to Nearest Inland Port:** 111 Miles

Attachments

- [Boone-Copeland Site - TexAmericas Center Sales Flyer NR.pdf](#)

Property Detail Link: [View Details](#)

Property Detail QR Code



Boone-Copeland
East Campus
Hooks, Bowie County, Texas

