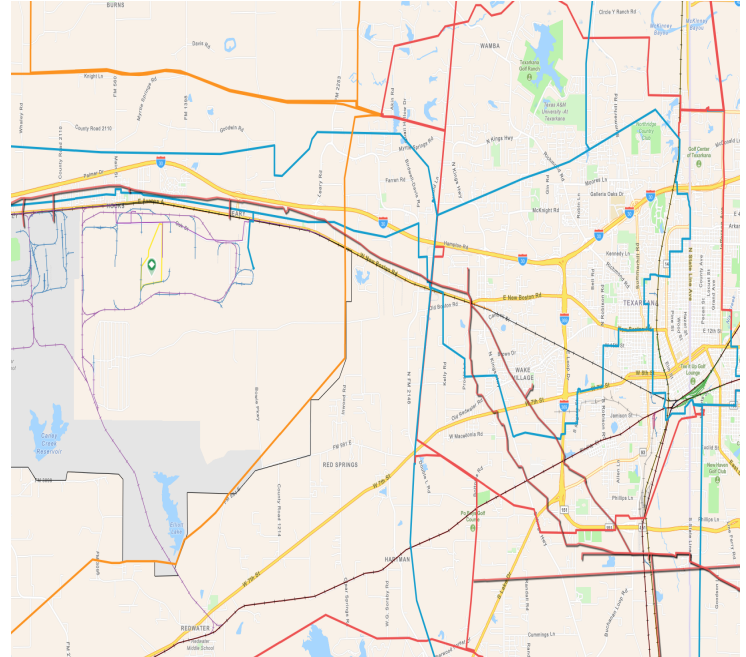
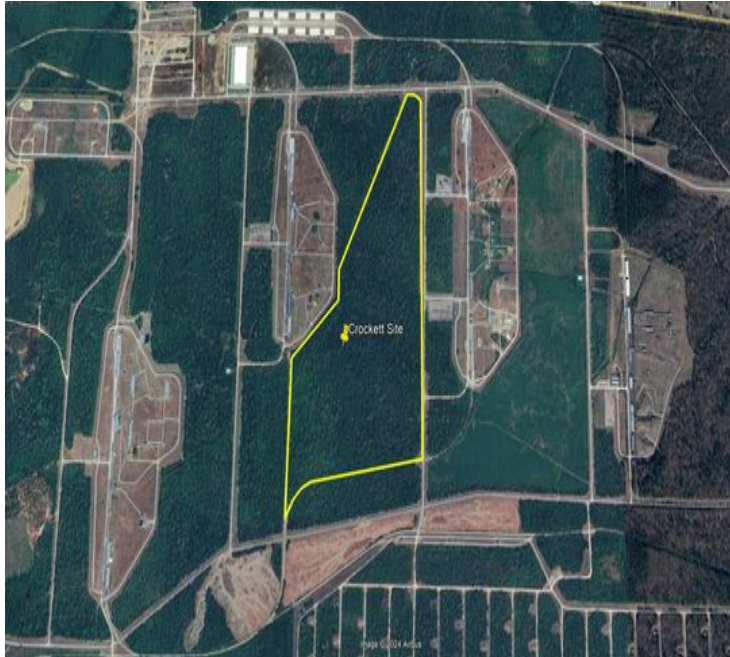




Description

• 220 acres +/-, sub-dividable; expandable to over 250 acres • Shovel ready, greenfield sites with rail • Excellent heavy manufacturing location • 130 mcf, up to 100MW, 33mgd-water • 1.5 mgd-sewer, 144-strand fiber • I-30 < 3 miles; I-369 < 10 miles ; I-49 < 20 miles; • 25 minutes to Texarkana Regional Airport • Built-to-Suit Lease or Turn Key • FTZ #258, US Opportunity Zone, Texas Enterprise Zone, NMTC. PILOT • 3PL, transload, scale, 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:** Crockett Site
- **Property Type:** Site
- **Property SubType:** Vacant Land; Industrial
- **Property Address:** East Campus
- **Property City:** Hooks
- **Property State:** Texas
- **Property County:** Bowie County
- **Property Zip Code:** 75561
- **Latitude:** 33.450492
- **Longitude:** -94.273750

Sale / Lease

- **For Sale:** Yes
- **Sublease:** No

Building

- **Reinforced Concrete Floor:** No
- **Cranes Available:** No

Site

- **Total (acres):** 220
- **Divisible:** Yes
- **Reside in 100 Year Plain:** No

Incentive / Zoning

- **Federal Opportunity Zone:** Yes
- **Building Zoning:** Heavy Industrial
- **Site Zoning:** Heavy Industrial

Broker

- **Company:** TexAmericas Center
- **Name:** Eric Voyles
- **Phone:** (903) 223 - 9841
- **Email:** eric.voyles@texamericascenter.com

Electric

- **Electric Provider:** AEP/SWEPCO
- **Three Phase:** No

Airport

- **Nearest International Airport:** Shreveport Rgnl
- **Distance to Nearest International Airport:** 92 Miles

Interstate / Highway

- **Nearest Interstate Exit:** F-M 2253
- **Distance to Nearest Interstate:** 5.2 Miles

Rail

- **Rail Access Available:** Yes
- **Rail Carrier:** Union Pacific
- **Rail #1 Track Status:** Onto Site
- **Rail Service Type:** Branch line
- **Rail Access On-Site:** Yes
- **Spur Available:** No
- **Rail access near property:** Yes
- **Rail can be extended to property:** Yes

Attachments

- [Crockett Site TexAmericas Sales Flyer 2 .pdf](#)

Property Detail Link: [View Details](#)

Property Detail QR Code



Crockett Site
East Campus
Hooks, Bowie County, Texas, 75561

