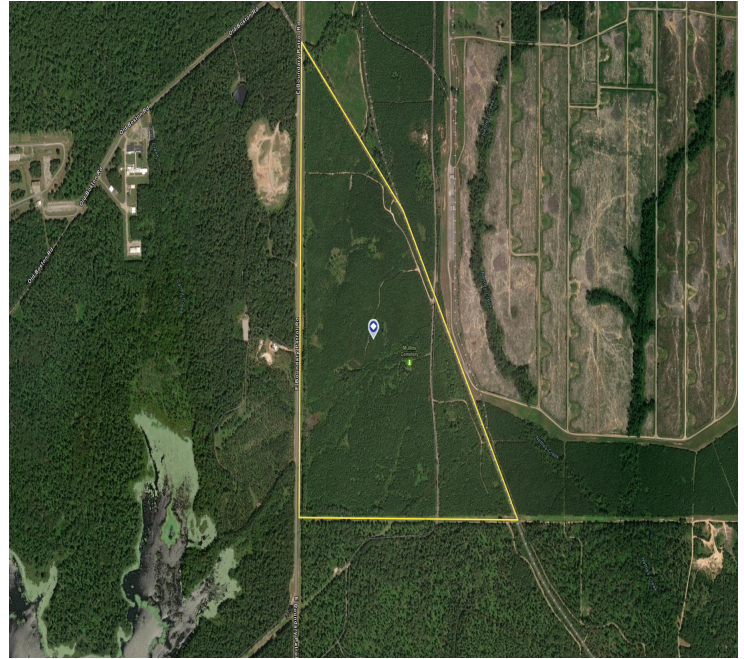




Description

- 220 +/- acres; Sub-dividable; Rail served
- BTS (Lease, Sell, Option to Buy)
- 345kv; 130mcf-ng; 144-strand fiber; 1.7mgd-water; 1.5mgd-sewer
- I-30 < 2 mi; US-82 < 2 mi; I-369 < 15 mi
- 20 minutes to Texarkana Regional Airport
- FTZ #258, 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:** Delta Site
- **Property Type:** Site
- **Property SubType:** Industrial; Other
- **Property State:** Texas
- **Property County:** Bowie County
- **Latitude:** 33.418440
- **Longitude:** -94.303000

General

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

Sale / Lease

- **For Sale:** Yes

Site

- **Total (acres):** 220
- **Divisible:** Yes

Incentive / Zoning

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

Broker

- **Company:** TexAmericas Center
- **Name:** Eric Voyles
- **Email:** Eric.Voyles@TexAmericasCenter.com
- **City:** New Boston

Electric

- **Electric Service Available:** Yes
- **Electric Provider:** AEP SWEPCO
- **Electric On-Site:** No
- **Three Phase:** Yes
- **Electric Distribution Voltage (kv):** 12
- **Dual Feed Available from 1 Substation:** Yes

Sewer

- **Sewer Service Available:** Yes
- **Sewer Provider:** Riverbend Water Resources District (RWRD)
- **Sewer On-Site:** No
- **Sewer Size of Main (inches):** 4

Water

- **Water Service Available:** Yes
- **Water Provider:** Riverbend Water Resources District (RWRD)
- **Water On-Site:** No
- **Water Line Size (inches):** 30

Gas

- **Natural Gas Service Available:** Yes
- **Natural Gas Provider:** Navitas Utility Corporation
- **Natural Gas On-Site:** No
- **Natural Gas Line Size (inches):** 10
- **Natural Gas Pressure (psi):** 85

Telecommunication

- **Telecom Provider:** Conterra Networks
- **Telecom On-Site:** No
- **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:** 97 Miles

Interstate / Highway

- **Interstate #1:** Interstate 30
- **Distance to Interstate #1:** 3 Miles
- **Interstate #2:** Interstate 369
- **Distance to Interstate #2:** 12 Miles
- **Interstate #3:** Interstate 49
- **Distance to Interstate #3:** 16 Miles
- **Nearest US Highway:** US Hwy 82
- **Distance to Nearest US Highway:** 3 Miles
- **US Highway #1:** US Hwy 67
- **Distance to US Highway #1:** 4 Miles
- **Access Road Name:** E Boundary Patrol Road
- **Access Road Number of Lanes:** 2

Rail

- **Rail Access Available:** Yes
- **Rail Carrier:** Union Pacific
- **Rail #1 Track Status:** Onto Site
- **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

Attachments

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

Property Detail Link: [View Details](#)

Property Detail QR Code



