

# PROSPERITY COMMERCE PARK

5475 US HWY 271, TYLER, TX 75708



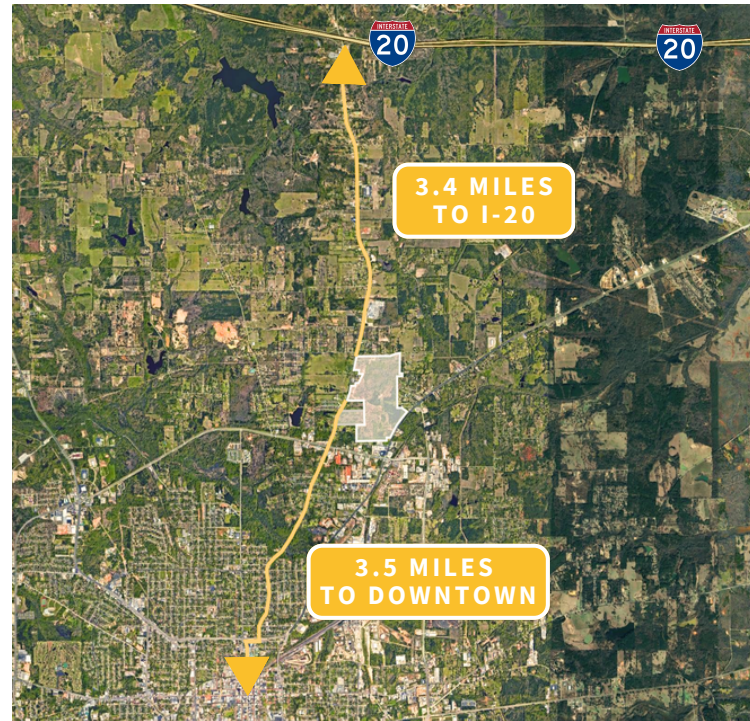
UTILITIES / DETAILS

**ELECTRIC:** Oncor OH lines @ 138 kV

**NATURAL GAS:** 4" and 6" lines

**WATER:** 12" and 16" lines

**SEWER:** 12" lines



PROXIMITY / CONNECTIVITY

## OFFERING SUMMARY

**Sale Price:** TBD (Negotiable, based on CapEx & Jobs)

**Lot Size:** Approximately 284 acres

## PROPERTY HIGHLIGHTS

- US Hwy 271 and State Park Hwy 14 frontage.
- Currently outside City of Tyler limits. Can be voluntarily annexed into city limits, if desired.
- Full utilities available
  - Water / Wastewater: City of Tyler
  - Natural Gas: CenterPoint Energy
  - Fiber: Conterra and AT&T
- Site is 1 mile west of Oncor Tyler East Switch Station
- Completed studies: ALTA Survey, Phase 1 ESA, Geotechnical report
- Quadruple Freeport Exemption on qualified inventory.
- Foreign Trade Zone #299
- Designated Opportunity Zone

## CONTACT INFORMATION

**Scott Martinez, President & CEO**

office: 903.595.1064

mobile: 903.312.4335

email: smartinez@tedc.org

**Mary Alice Guidry, Senior Vice President**

office: 903.592.6979

mobile: 903.316.7470

email: maguidry@tedc.org