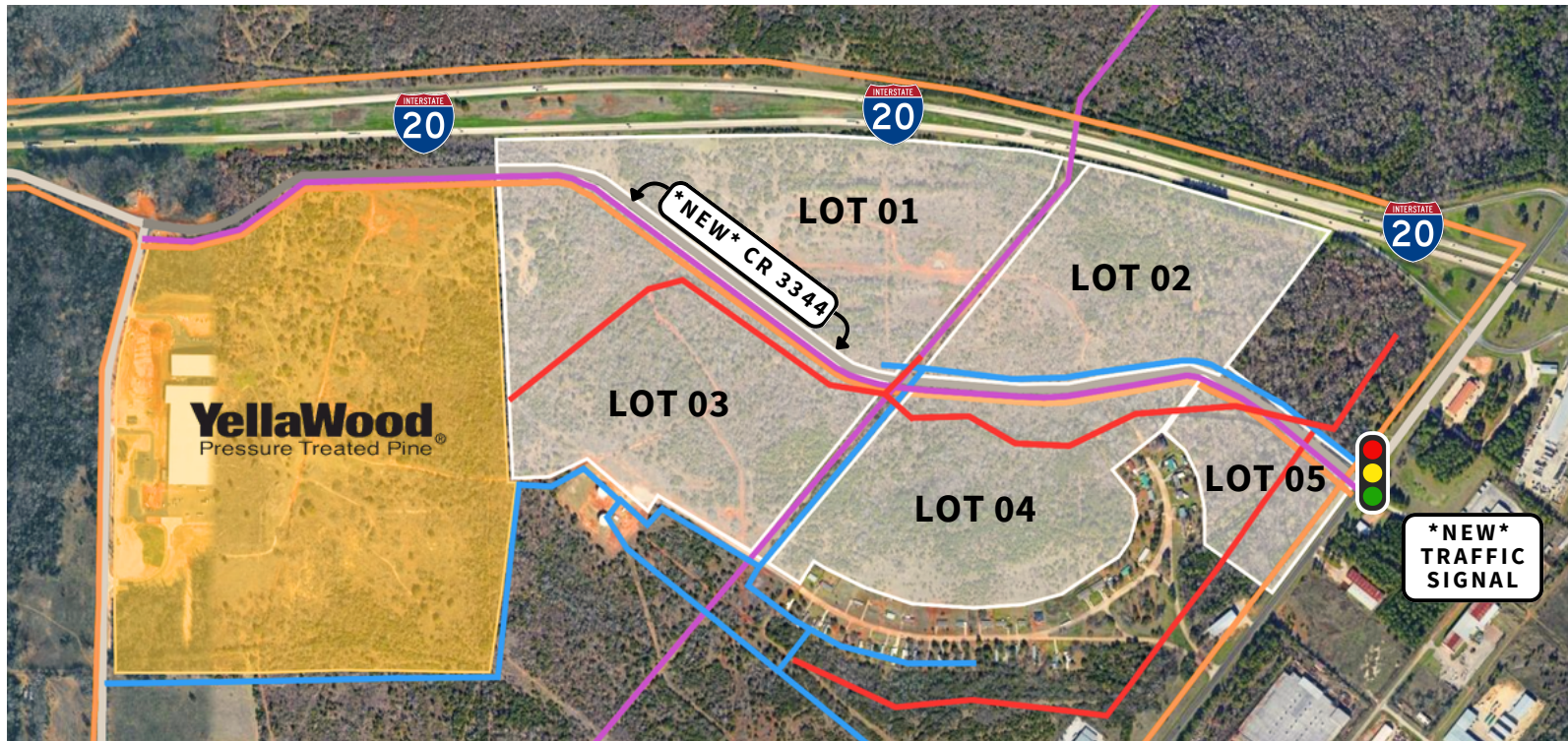


TYLER INTERSTATE COMMERCE PARK



TYLER
Economic Development Council



ELECTRIC: Oncor OH lines @ 138 kV

NATURAL GAS: 6" Lines

WATER: 16" and 14" Mains

SEWER: 12" and 8" Lines

CONNECTIVITY / UTILITIES / DETAILS

OFFERING SUMMARY

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

Lot Size: Lot 01 - Approximately 56 Acres
Lot 02 - Approximately 45 Acres
Lot 03 - Approximately 70 Acres
Lot 04 - Approximately 52 Acres
Lot 05 - Approximately 17 Acres

PROPERTY HIGHLIGHTS

- Prime location at the intersection of I-20 and TX State Highway 155.
- Oncor substation less than 1.5 miles from site.
- Property is approximately 1.25 miles north of the TEDC Catalyst Commerce Park, which includes the new, 30-acre Amazon Distribution Facility.
- UT Health Northeast is only 1.7 miles south of the property.
- Quadruple Freeport Exemption on qualified inventory.
- Foreign Trade Zone #299



PROXIMITY

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