

Defense Property

**7300 Regency Road
Marshall, Harrison County,
TX, 75672**



Marshall
ECONOMIC DEVELOPMENT





Description

Spanning 105,000 square feet on 11.477 acres, this former Rio Ammunition facility provides ample space and flexibility for various business needs.

Economic Development Contact

Rush Harris, CEcD

Executive Director

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P: (903) 934 - 8035

M: 0

Location

- **Property Name:** Defense property
- **Property Type:** Building
- **Property SubType:** Industrial/Office
- **Property Address:** 7300 Regency Road
- **Property City:** Marshall
- **Property County:** Harrison County
- **Property State:** TX
- **Property Zip Code:** 75672
- **Latitude:**
- **Longitude:**

General

- **Industrial Park:** Marshall Business Park

Sale / Lease

- **For Lease:** No
- **For Sale:** Yes
- **Sale Terms:** EDC Controlled - \$16,000,000

Site

- **Min Available (acres):** 11.477
- **Max Available (acres):** 11.477
- **Total (acres):** 11.477
- **Parcel:** R010085810
- **Current Use:** N/A

Incentive / Zoning

- **Federal Opportunity Zone:** No
- **Zoned:** Industrial

Electric

- **Electric Provider:** AEP Swepco
- **Electric On-Site:** Yes

Sewer

- **Sewer Provider:** City of Marshall
- **Sewer On-Site:** Yes



Water

- **Water Provider:** City of Marshall
- **Water On-Site:** Yes

Gas

- **Natural Gas Provider:** CenterPoint Energy
- **Natural Gas On-Site:** Yes

Telecommunication

- **Telecom On-Site:** Yes
- **Distance to Telecom (ft):** On-Site
- **Fiber Available:** Yes

Interstate / Highway

- **Nearest Interstate:** I-20
- **Nearest Interstate Exit:** FM 2199 @ I-20
- **Distance to Nearest Interstate Exit:** 7 Miles
- **Nearest US Highway:** US Loop 390/Future I-369
- **Nearest Highway Exit:** US HWY 43 @ Loop 390/Future I-369
- **Distance to Nearest Highway Exit:** 0.5 Miles

Airport

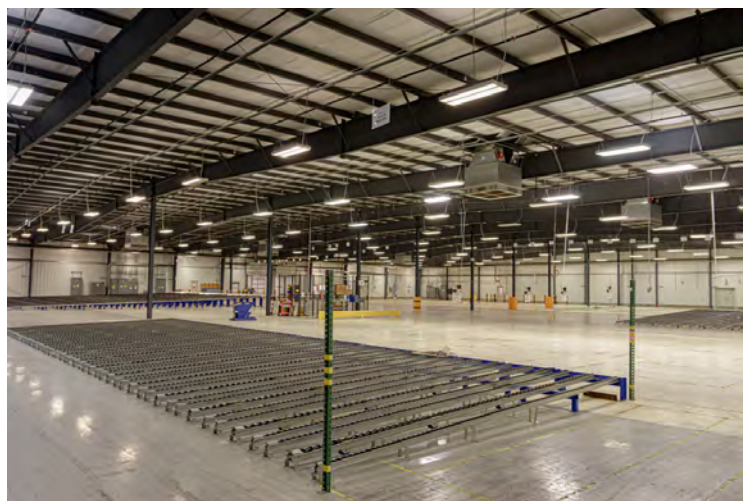
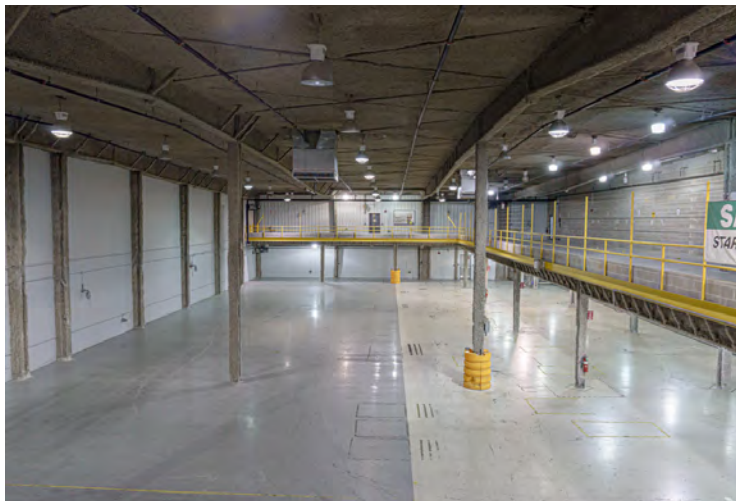
- **Nearest International Airport:** DFW
- **Distance to Nearest International Airport:** 178 Miles
- **Nearest Domestic Airport:** Shreveport Regional





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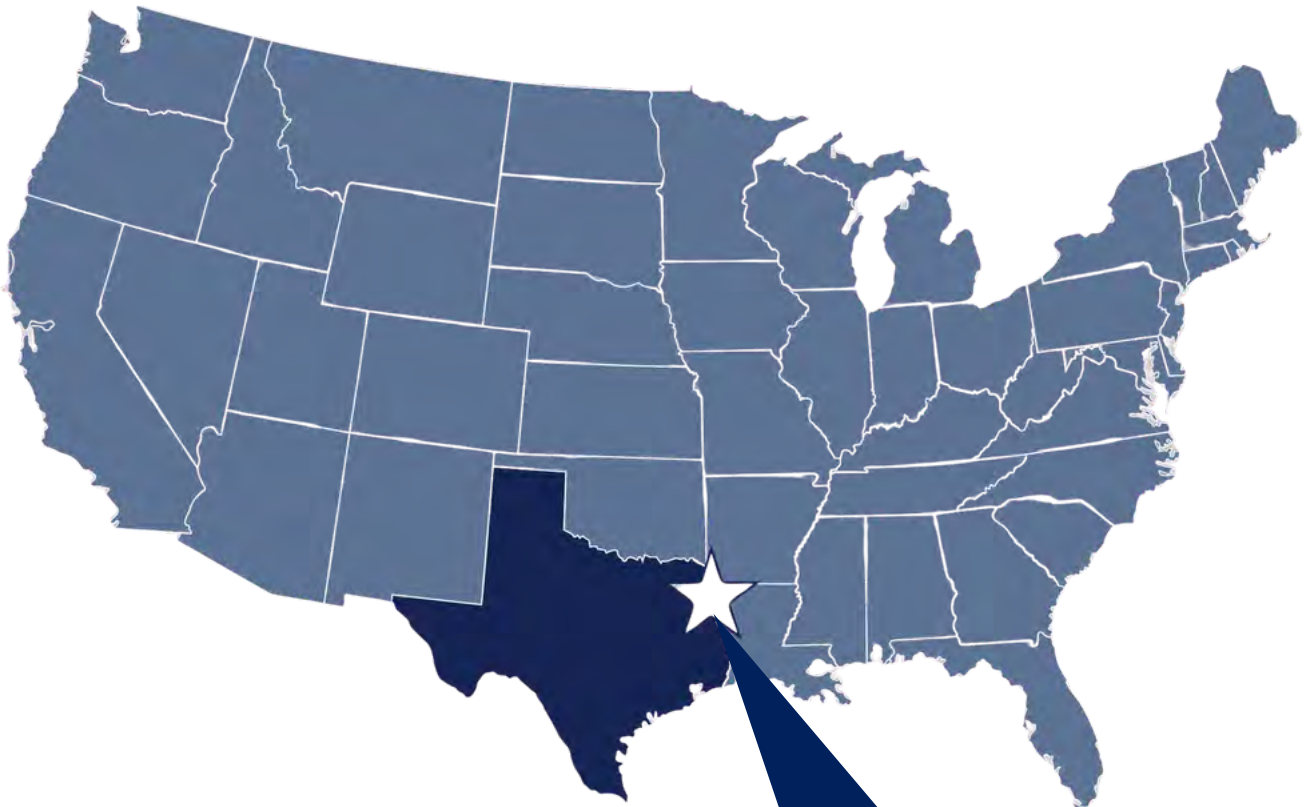




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Chief Executive 2024



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TEXAS**



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ECONOMIC OVERVIEW



Summary



Marshall, Texas, is a historic East Texas city known for its rich cultural heritage, charming downtown, and vibrant arts scene. A major center for education and commerce in the region, it plays a key role in development. Marshall continues to grow while preserving its small-town charm, with strong ties to education, manufacturers, tourism, and economic development.



**Scan the QR Code to
see Marshall, Texas's
Economic Overview**



**Marshall,
Texas**

<https://www.marshalledc.or>



Local Key Information - Marshall



Total Population
23,705



Median Age
35



Prime-Age Labor Force
6,417



Workers 16+
10,103



Total Housing Units
10,019



Owner Occupied
5,182



Renter Occupied
3,472



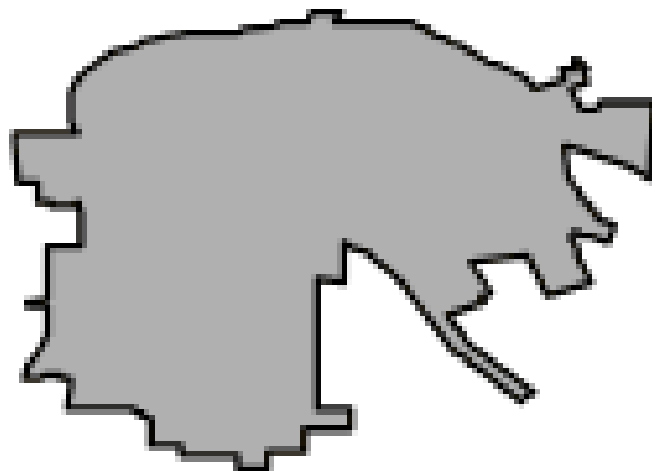
Median Household Income
\$55,880



Median Home Value
\$140,712



Per Capita Income
\$27,765



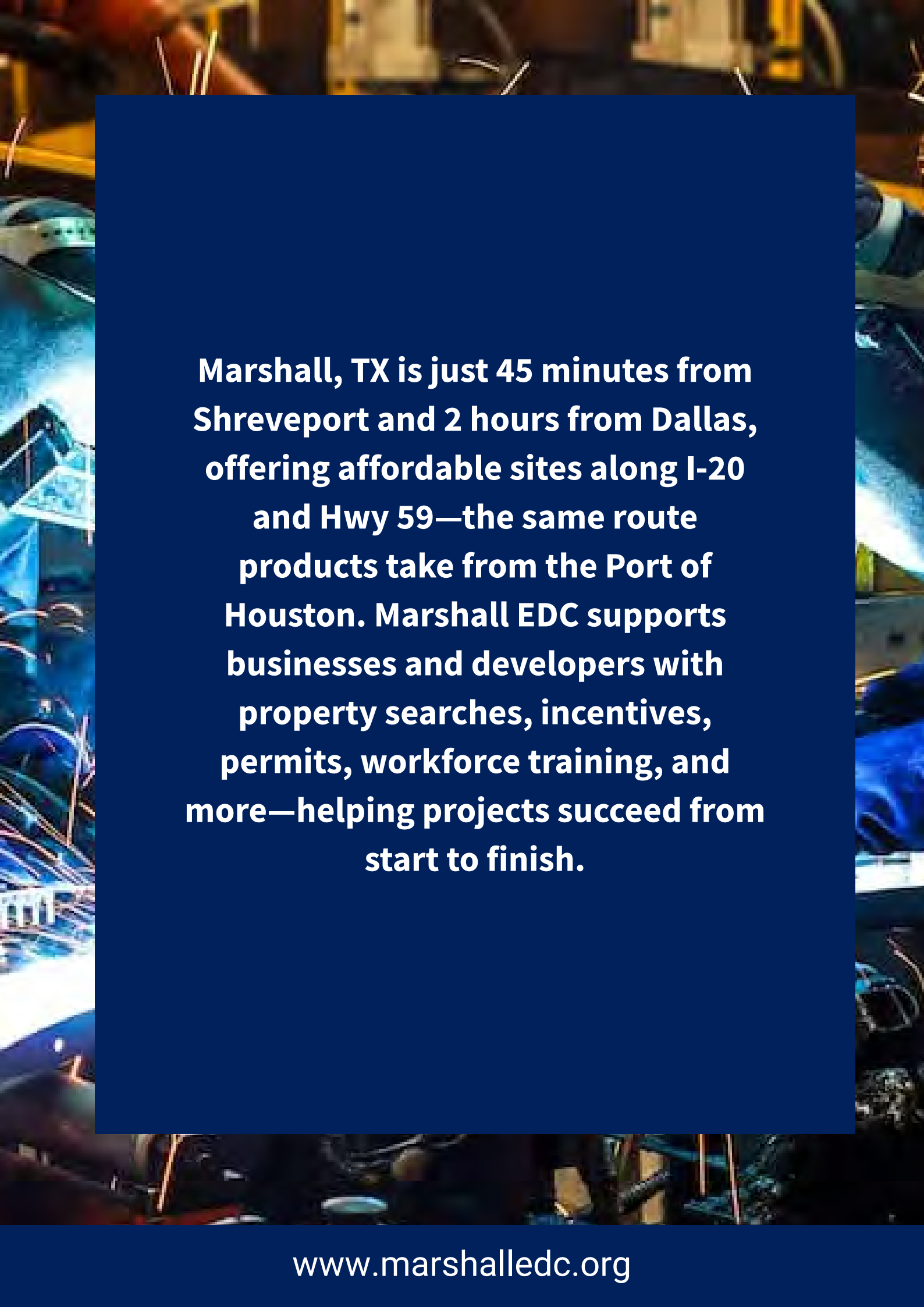
Some
High School
923

Graduated
High School
4,419

Associates
Degree
1,613

Bachelor's
Degree
2,084

Graduate
Degree
1,093



Marshall, TX is just 45 minutes from Shreveport and 2 hours from Dallas, offering affordable sites along I-20 and Hwy 59—the same route products take from the Port of Houston. Marshall EDC supports businesses and developers with property searches, incentives, permits, workforce training, and more—helping projects succeed from start to finish.



Marshall
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Labor Shed Information - (60 min.)



Total Population
1,090,443



Median Age
38.4



Prime-Age
Labor Force
306,763



Workers 16+
495,123



Total Housing Units
485,082



Owner Occupied
276,791



Renter Occupied
135,987



Median Household Income
\$61,302



Median Home Value
\$182,498



Per Capita Income
\$32,931



No
High School
Diploma
68,985

Graduated
High School
159,648

Associates
Degree
50,710

Bachelor's
Degree
84,278

Graduate
Degree
41,004



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For more information,
Visit marshalledc.org
or scan the QR code!

www.marshalledc.org



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