

Gateway Park

**Gateway Park Drive
Marshall, Harrison
County, TX, 75672**



Marshall
ECONOMIC DEVELOPMENT





Description

EDC Controlled Site Ready Acres Near Interstate Quick access to I-20 (0.3 miles) and US Hwy 59. ADVANTAGES Site ready EDC controlled Can be subdivided up to 40 acres County & city lots available 9" concrete interior roadway for permitted loads Less than a half-mile to I-20 along US Hwy 59 Installed utilities at the park include: Water Sewer Phase III electric Natural gas Fiber optic High-speed internet available

Economic Development Contact

Rush Harris, CEcD

Executive Director

E: rushharris@marshalledc.org

P: (903) 934 - 8035

M: 0

Sale / Lease

- **For Lease:** Yes
- **For Sale:** Yes
- **Lease Terms:** EDC Controlled - Negotiable Pending Agreement
- **Sale Terms:** EDC Controlled - Negotiable Pending Agreement

Location

- **Property Name:** Gateway Park
- **Property Type:** Site
- **Property SubType:** Industrial; Commercial; Vacant Land
- **Property Address:** Gateway Park Drive
- **Property City:** Marshall
- **Property County:** Harrison County
- **Property State:** TX
- **Property Zip Code:** 75672
- **Latitude:** 32.485585
- **Longitude:** -94.355400

Site

- **Max Available (acres):** 40
- **Total (acres):** 40
- **Parcel:** R000026452
- **Current Land Use:** Vacant Site

Incentive / Zoning

- **Federal Opportunity Zone:** No
- **Site Zoning:** None

Electric

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

General

- **Industrial Park:** Gateway Park

Sewer

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

Water

- **Water Provider:** City of Marshall
- **Water On-Site:** Yes
- **Water Size of Main (inches):** 8

Gas

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

Telecommunication

- **Telecom On-Site:** Yes
- **Fiber Available:** Yes

Airport

- **Nearest International Airport:** Shreveport Rgnl
- **Distance to Nearest International Airport:** 33 Miles

Interstate / Highway

- **Nearest Interstate Exit:** STATE HWY 43
- **Distance to Nearest Interstate Exit:** 3.4 Miles

Property Detail QR Code





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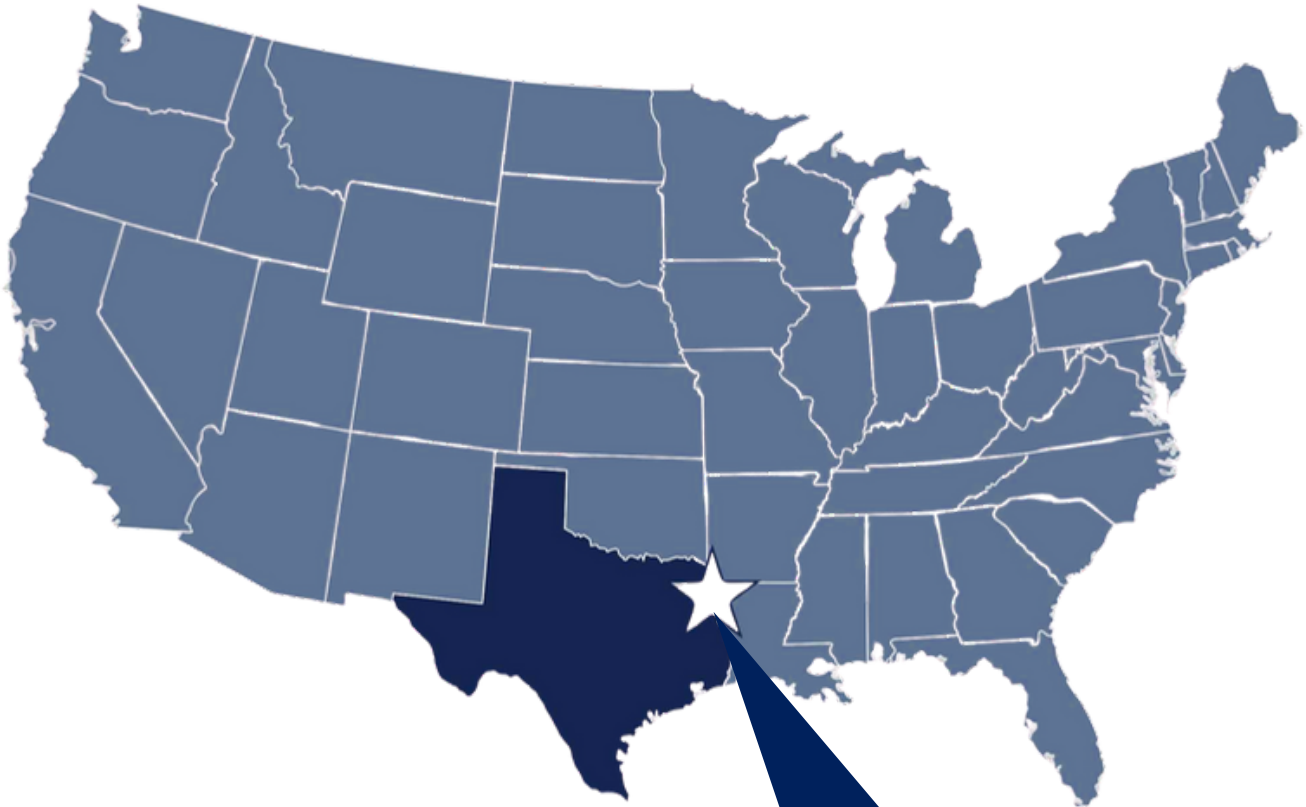
<https://www.marshalledc.org>



Marshall
ECONOMIC DEVELOPMENT

#1 STATE FOR BUSINESS

Chief Executive 2024



**BUILD YOUR
BUSINESS &
YOUR LIFE IN
MARSHALL,
TEXAS**



<https://www.marshalledc.org>



Marshall
ECONOMIC DEVELOPMENT

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
23,676



Median Age
32.7



Prime-Age Labor Force
6,556



Workers 16+
11,078



Total Housing Units
9,754



Owner Occupied
4,965



Renter Occupied
3,307



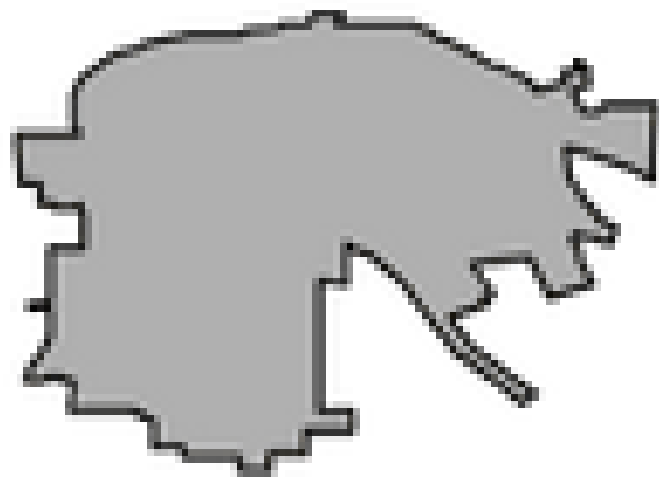
Median Household Income
\$49,817



Median Home Value
\$133,000



Per Capita Income
\$26,986



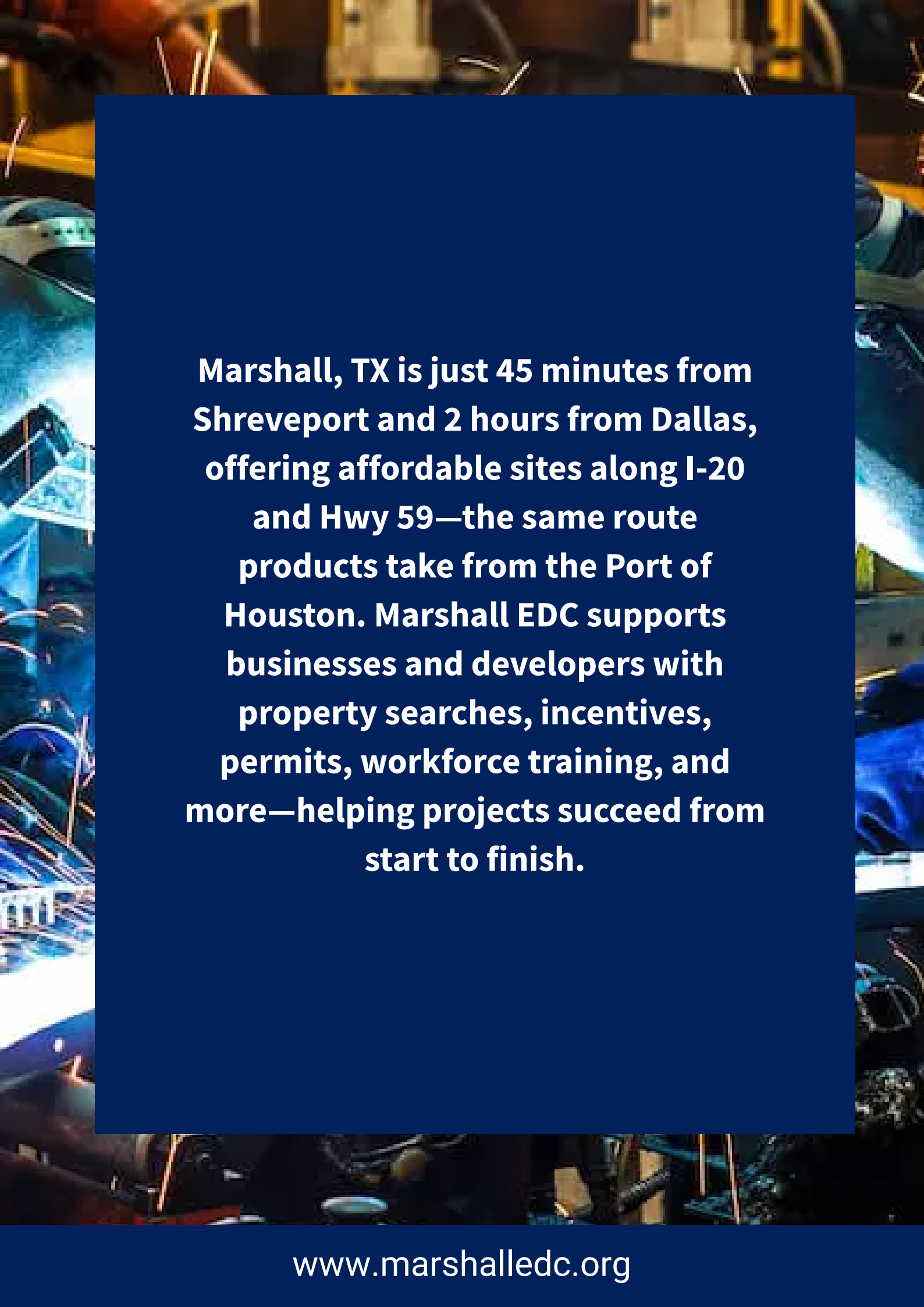
Some
High School
1,258

Graduated
High School
4,285

Associates
Degree
924

Bachelor's
Degree
1,377

Graduate
Degree
675



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.

www.marshalledc.org



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



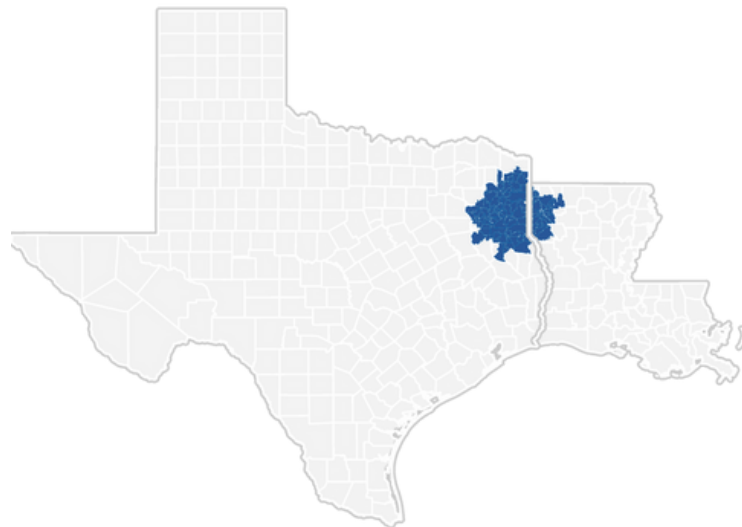
Median Household Income
\$61,302



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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**100 North Bolivar Street,
Suite 206 Marshall, TX 75670**

Phone: (903) 934-8035

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