

Marshall Business Park

Regency Road Marshall, Harrison
County, TX, 75672



Marshall
ECONOMIC DEVELOPMENT





Description

Large industrial sites available (403 ac contiguous) 100K SF Building Rail service on industry track Site ready locations available with easy highway access Installed utilities along roadway include: Water Sewer Phase III electric Natural gas Fiber optic

Economic Development Contact

Rush Harris, CEcD

Executive Director

E: rushharris@marshalledc.org

P: (903) 934 - 8035

M: 0

Location

- **Property Name:** Marshall Business Park
- **Property Type:** Site
- **Property SubType:** Industrial; Vacant Land; Commercial
- **Property Address:** Regency Road
- **Property City:** Marshall
- **Property County:** Harrison County
- **Property State:** TX
- **Property Zip Code:** 75672
- **Latitude:** 32.556487
- **Longitude:** -94.286192

General

- **Featured:** EDC Controlled
- **Industrial Park:** Marshall Business Park

Sale / Lease

- **For Sale:** No
- **Sale Terms:** EDC Controlled - Price Negotiable

Site

- **Max Available (acres):** 403
- **Total (acres):** 403
- **Current Land Use:** Vacant

Incentive / Zoning

- **Federal Opportunity Zone:** No
- **Site Zoning:** Industrial

Electric

- **Electric Provider:** AEP Swepco
- **Electric On-Site:** Yes
- **Electric Phase:** 3

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):** 12

Gas

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

Telecommunication

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

Airport

- **Nearest International Airport:** Shreveport Rgnl
- **Distance to Nearest International Airport:** 32 Miles
- **Nearest Domestic Airport:** Shreveport Regional Airport

Interstate / Highway

- **Nearest Interstate Exit:** FM 31
- **Distance to Nearest Interstate Exit:** 10 Miles
- **Interstate #1:** I-20
- **Distance to Interstate #1:** 7 Miles
- **US Highway #1:** US Hwy 43
- **Distance to US Highway #1:** 0.3 Miles

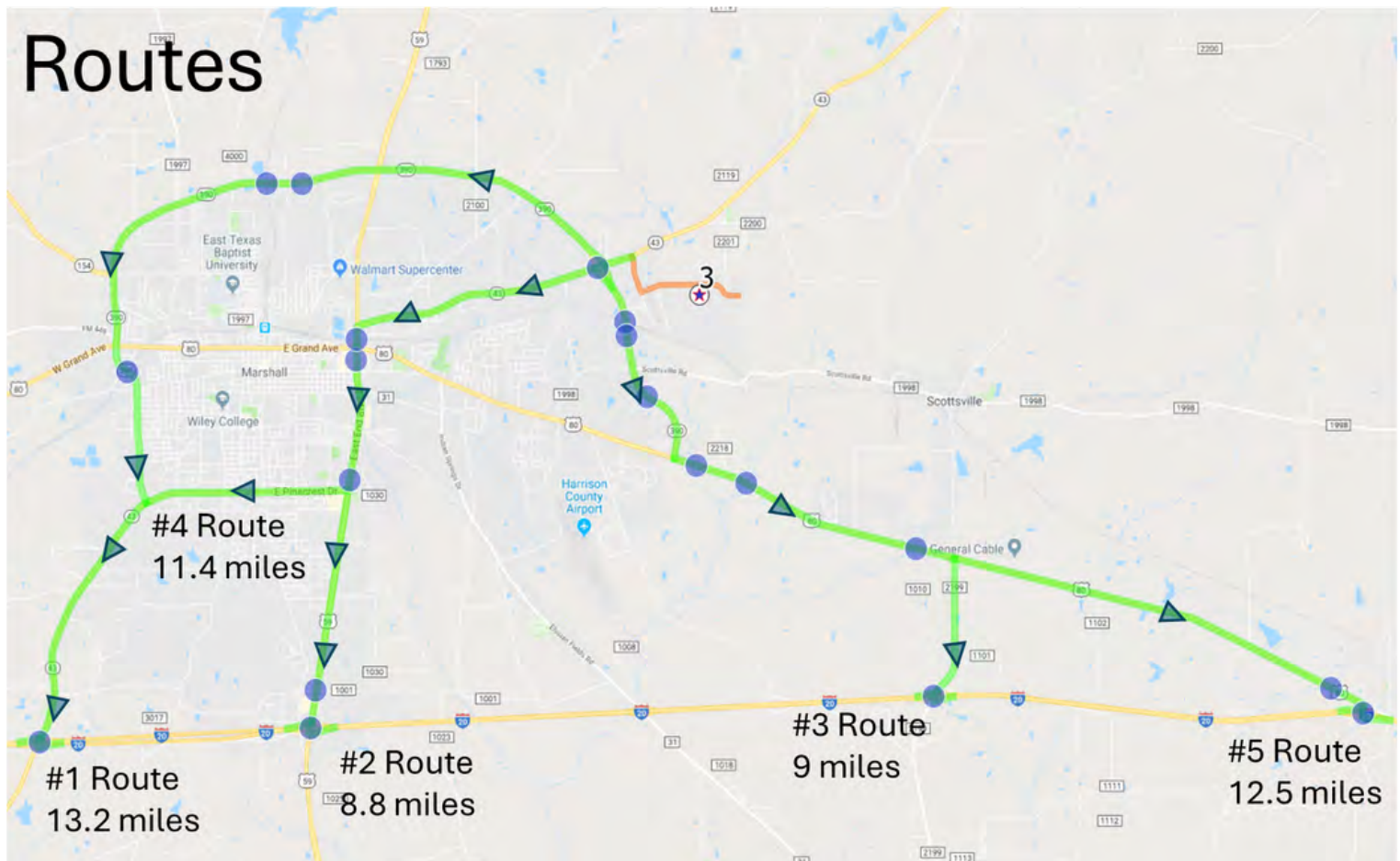
Rail

- **Rail Access Available:** Yes
- **Rail Carrier:** Union Pacific

Port

- **Distance to Nearest Port:** 229 Miles

Property Detail QR Code





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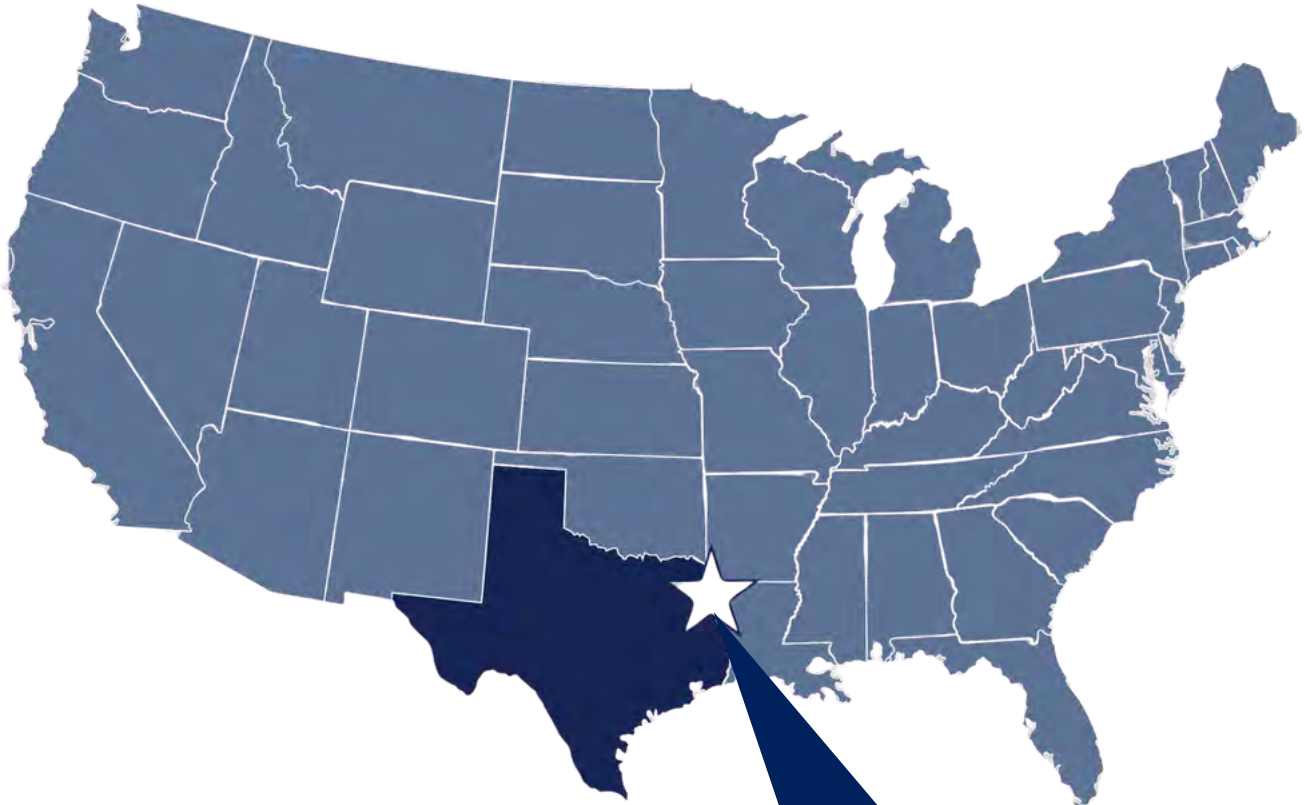
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TEXAS**



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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**

www.marshalledc.org

Local Key Information - Marshall



Total Population
23,705



Median Age
35



Diversity Index
78.800



Households
8,654



Total Housing Units
10,019



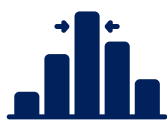
Owner Occupied
5,182



Renter Occupied
3,472



Vacant
1,365



Median Home Value
\$140,712



Average Home Value
\$224,409



Per Capita Income
Growth
1.89%



Total Businesses
1,268



Total Employed
13,723



Workers 16+
10,103



Resident Commuters
7,803



Non-Resident Commuters
1,982



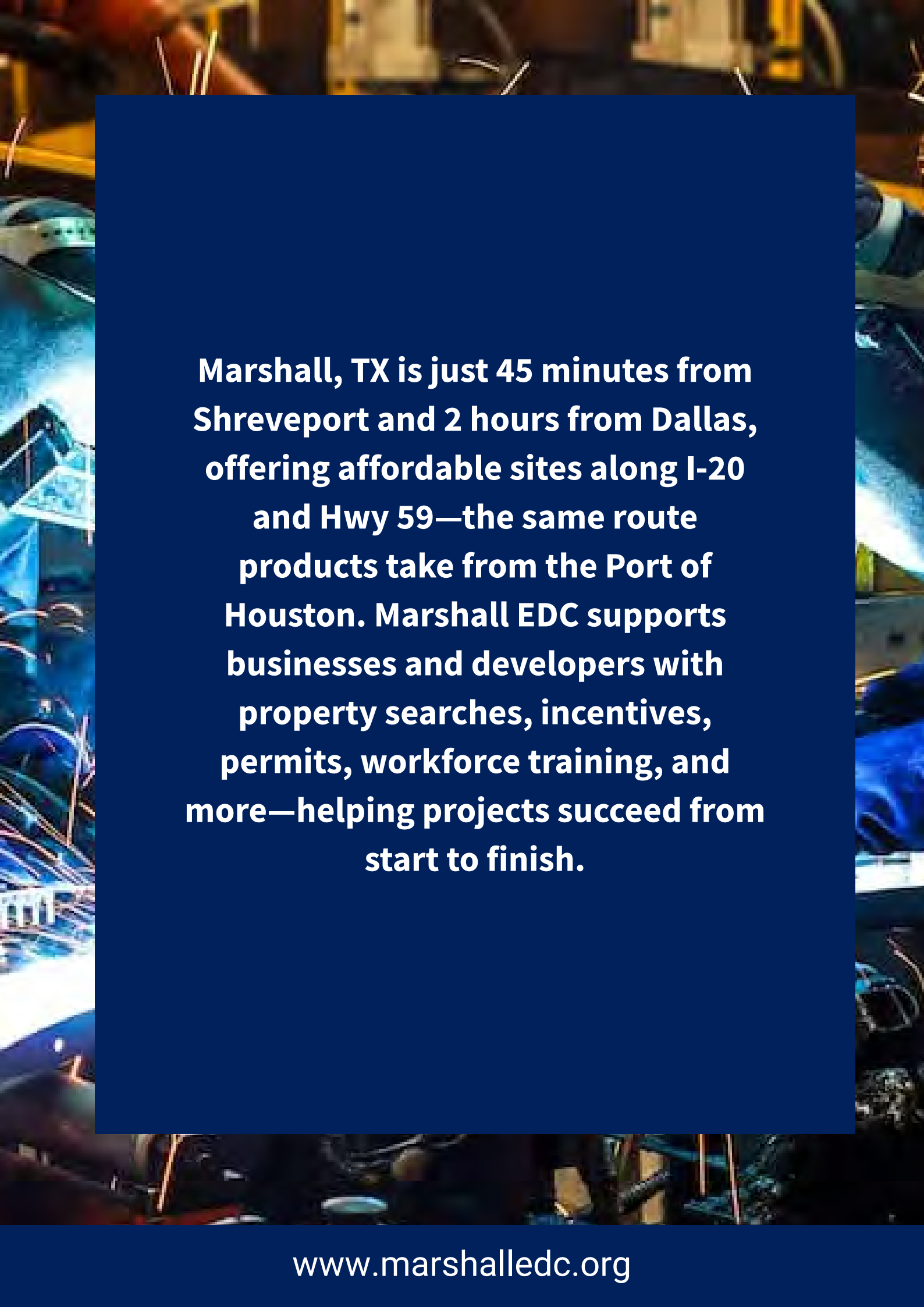
Some
High School
923

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
1,090,348



Median Age
38.4



Total Employed
498,949



Workers 16+
495,097



Total Housing Units
485,042



Owner Occupied
276,769



Renter Occupied
135,981



Vacant
2,718



Median Home Value
\$182,506



Per Capita Income
\$32,932



Some
High School
68,977

Graduated
High School
159,624

Associates
Degree
50,704

Bachelor's
Degree
84,276

Graduate
Degree
41,003



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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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