



EAST TEXAS LOGISTICS CENTER



SITE DATA SHEET Bowie County, Texas



**582
ACRES**



Coordinates: 33.47233, -94.348016



**265
ACRES**

EXIT 206

ELECTRIC 69 kV

GAS 10 INCHES



3,000 FT



LOCATION

County:	Bowie
City:	Unincorporated
Distance to a city with 50,000+ population:	19 miles (30.6 km)
Name of City:	Texarkana



CHARACTERISTICS

Total Acres:	847
Topography/Slope:	Gently Sloping (<3%)
Zoning Classification:	No Zoning
Sale Price Per Acre:	FREE for Qualifying Projects
Sub-dividable:	Yes



ELECTRICITY

Supplier:	Southwestern Electric Power Company
Distance to 3-Phase Power:	On-Site



WATER

Supplier:	City of New Boston
Distance to Main:	0.5 miles (0.8 km)
Diameter of Main:	10 inches



NATURAL GAS

Supplier:	Summit Utilities
Distance to Main:	On-Site
Diameter of Main:	10 inches



WASTE TREATMENT

Sewer Service:	City of New Boston
Distance to Sanitary:	2.5 miles (4 km)
Diameter of Main:	8 inches



- ✓ Municipally Owned
- ✓ ALTA Survey
- ✓ Cultural Investigation
- ✓ REDI Controlled
- ✓ Wetlands Delineation
- ✓ Flood Plain Review
- ✓ Phase I Environmental
- ✓ Endangered Species Review
- ✓ Geotechnical Study



TRANSPORTATION

Nearest Highway:	US-Hwy 82 Adjacent
Highway #2:	US-Hwy 59 11 mile (17.7 km)
Highway #3:	US-Hwy 67 15 mile (24.4 km)
Highway #4:	US-Hwy 71 17 mile (27.4 km)
Nearest Interstate:	I-30 Adjacent
Interstate #2:	I-49 19 miles (30.5 km)
Interstate #3:	I-369 4 miles (6.4 km)
Nearest Commerical Airport:	Texarkana Regional (TXK) 21 miles (33.8 km)
Airport #2:	Shreveport Regional (SHV) 96 miles (154 km)
Airport #3:	Clinton National Airport (LIT) 157 miles (253 km)
Airport #4:	Dallas/Fort Worth International Airport (DFW) 180 miles (290 km)
Nearest Port:	The Port Caddo-Bossier 109 miles (175 km)
Nearest Rail:	Texas Northeastern Railroad 0.5 miles (0.8 km)
Rail #2:	Union Pacific 14 miles (22.5 km)
Rail #3:	Kansas City Southern 14 miles (22.5 km)



DEMOGRAPHICS

(Source: JobsEQ, 2022 Q3)

TEXARKANA, AR-TX, MSA

Population:	149,482
Workforce Size:	63,918
Prime-Age (25-54) Workforce Size:	41,151
Average Annual Salary:	\$47,261
Unemployment Rate:	4.2%
Cost of Living:	90.2

45-MINUTE DRIVE-TIME FROM TEXARKANA

Population:	627,000
Workforce Size:	276,067
Prime-Age (25-54) Workforce Size:	176,014
Average Annual Salary:	\$48,234
Unemployment Rate:	3.8%
Cost of Living:	91.2



DISTRIBUTION

Shreveport:	89 miles (143 km)
Little Rock:	158 miles (254 km)
Dallas:	166 miles (267 km)
Fort Worth:	196 miles (315 km)
Oklahoma City:	278 miles (447 km)
Memphis:	292 miles (469 km)
Houston:	294 miles (473 km)
Baton Rouge:	328 miles (527 km)



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