

# Lone Tree II Industrial Park

VICTORIA, TEXAS U.S.A.



## LONE TREE II INDUSTRIAL PARK

**7.59 AVAILABLE ACRES**

Site	<ul style="list-style-type: none"><li>• Essentially flat terrain; shovel-ready, greenfield site.</li><li>• One owner - For Sale in the City of Victoria, Texas; may be divided to suit project needs.</li><li>• Phase I completed with no limiting factors noted. Free of wetlands; outside of 100-year floodplain.</li><li>• Air attainment</li><li>• No Zoning</li><li>• Dedicated to industrial use; directly across street from Caterpillar, Inc. NAHEX.</li><li>• Located in a federally designated Opportunity Zone and New Market Tax Credit tract.</li></ul>
Roadway	<ul style="list-style-type: none"><li>• Nestled between US Hwy 59 (business) and US Hwy 59 (designated I-69) interstate quality, four-lane divided highway.</li><li>• Adjacent roadway leading into park is truck-quality, four-lane divided boulevard.</li><li>• Loop 463 serves as border, allowing for controlled access exchange onto US Hwy. 59.</li></ul>
Utilities	<ul style="list-style-type: none"><li>• Electricity at site; serving adjacent industrial manufacturers.</li><li>• Natural Gas at site; serving adjacent industrial manufacturers.</li><li>• Municipal water and sanitary sewer at site; serving adjacent manufacturers.</li><li>• Fiber internet at site; serving adjacent businesses.</li></ul>
Waterway Access	<ul style="list-style-type: none"><li>• Shallow-draft barge port access located only 12 miles from site.</li><li>• Deep-water access in 36 miles.</li></ul>
Rail	<ul style="list-style-type: none"><li>• Three Class 1 railroads service Victoria. Local logistics provider located near the site to provide clients access.</li></ul>
Air	<ul style="list-style-type: none"><li>• Victoria Regional Airport is located 5 miles from the site.</li></ul>