

## Lone Tree II Industrial Park

### *Industry friendly home to major manufacturers*

68 acres industrial park, adjacent to the Caterpillar North American Hydraulic Excavator facility



- Located on Lone Tree Road, a 4-lane divided, truck quality boulevard
- Site access to U. S. 59 (future I-69) a 4-lane divided, interstate quality highway
- Essentially flat terrain; minimal site preparation will be required
- Natural gas and electricity on site
- 16? domestic water and 36? sanitary sewer served by City of Victoria
- Easy access to airport, shallow-draft & deep water ports
- Air Attainment and favorable political climate; Configured to YOUR specifications
- Triple Freeport Tax Exemption - Tax incentives - No State Income Tax
- Victoria College- \$22 Million, 116,000 square foot Emerging Technology Complex on site
- Download [Lone Tree II Site PDF](#) and [Survey PDF](#).

***Victoria College's \$22 Million, 116,000 sf Emerging Technology Complex - Industrial Training Center is located on the grounds of the Lone Tree II Industrial Park and is a clear signal to industry representatives of our ability to prepare Victoria's workforce.***