

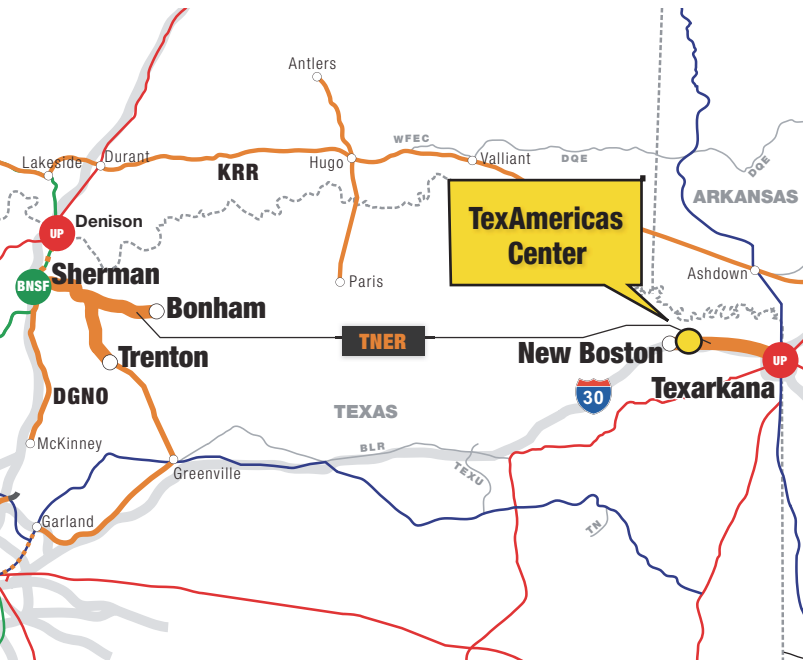


TexAmericas Center

Texarkana USA

TexAmericas Center is one of the largest mixed-use industrial parks, with 12,000 acres and 3.5 million square feet of commercial and industrial property in Unincorporated Bowie County Texas, Texarkana MSA.

The industrial park's extensive rail system, existing industrial buildings and development-ready sites help shorten construction timelines and reduce project risk. The site is also a Union Pacific Focus Site.



Why Choose a "Ready for Rail" Site?

1. Pre-approved for rail access
2. Increased speed to market
3. Reduced upfront development costs

Site Details

- Rail-served by the Texas Northeastern Railroad (TNER) with access to Union Pacific Class 1 Railroad.
- Multiple large sites available in the industrial park, offering shovel-ready greenfield sites.
- Located in FTZ, U.S. Opportunity Zone, and Texas Enterprise Zone.
- Frontage on I-30, offering easy access to I-49 and I-369.
- TexAmericas Center offers on-site mobile based operations, rail switching and transload services.
- Texarkana Regional Airport - TXK (25 mi); Dallas Fort Worth International - DFW (186 mi)

Utilities Available

- | | | |
|------------|----------------------|---------|
| ✓ Electric | ✓ Gas | ✓ Water |
| ✓ Sewer | ✓ Telecommunications | |

Contact Information

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Texas Northeastern Railroad (TNER)



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