



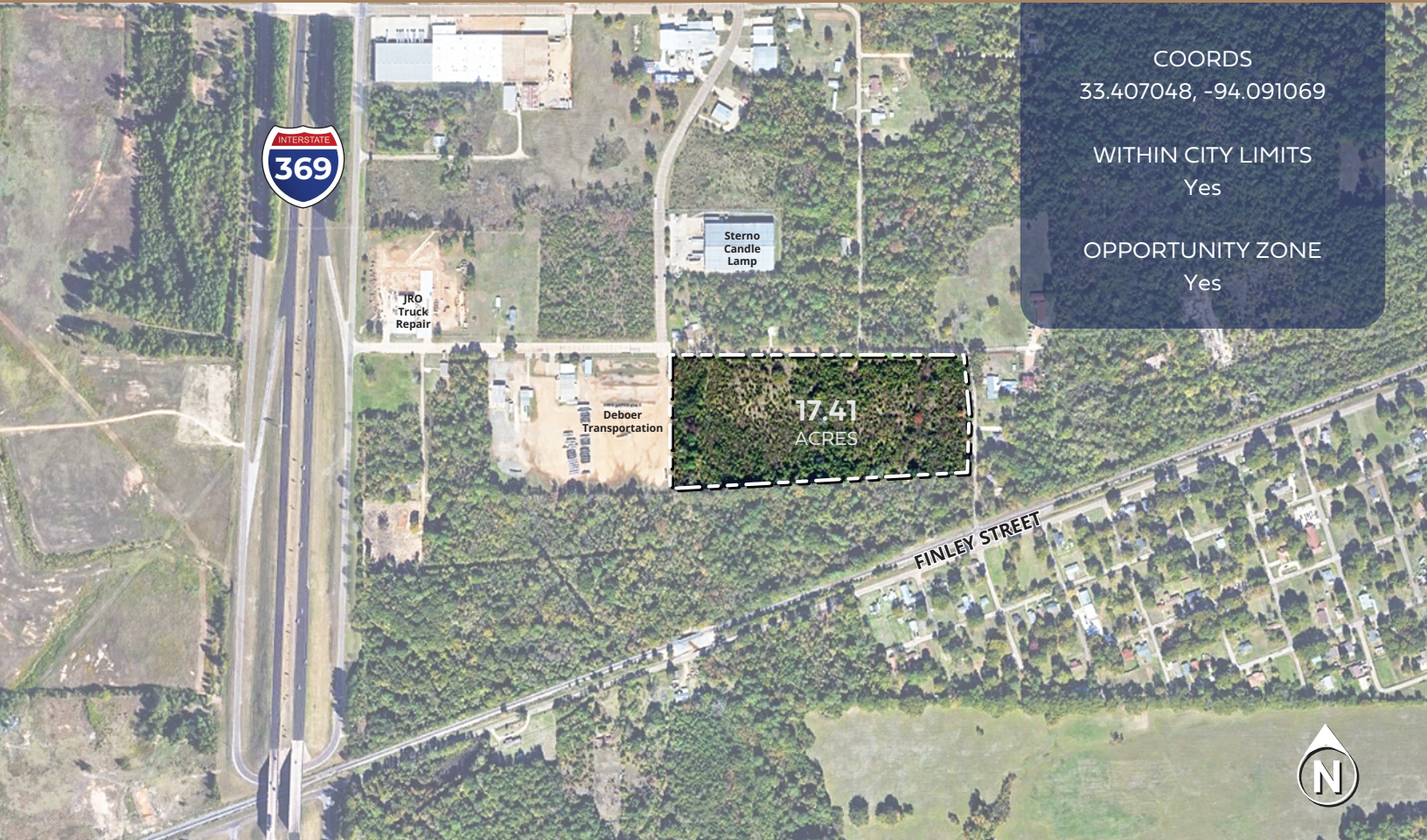
Site Information

Falvey Industrial Park

BOWIE COUNTY, TEXAS



REDI
Regional Economic Development Inc.



COORDS

33.407048, -94.091069

WITHIN CITY LIMITS

Yes

OPPORTUNITY ZONE

Yes



LOCATION

County: **Bowie**
City: **Texarkana, Texas**



CHARACTERISTICS

Ownership: **Texarkana Chamber of Commerce**
Total Available Acres: **17.41 Acres**
Topography/Slope: **Flat**
Zoning Classification: **Industrial**
Sale Price Per Acre: **Negotiable**
Sub-dividable: **Yes**



ELECTRICITY

Supplier: **Southwestern Electric Power Co.**
Distance to 3-Phase Power: **On-Site**



NATURAL GAS

Supplier: **CenterPoint Energy**
Distance to Main: **On-Site**
Diameter of Main: **2 inches**



WATER

Supplier: **Texarkana Water Utilities**
Distance to Main: **On-Site**
Diameter of Main: **6 inches**



WASTE TREATMENT

Supplier: **Texarkana Water Utilities**
Distance to Nearest Sanitary: **On-Site**
Diameter of Main: **6 inches**



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TRANSPORTATION

Nearest Highway:	US-Hwy 59 .66 miles (1.06 km)
Highway #2:	US-Hwy 67 1.1 miles (1.70 km)
Highway #3:	US-Hwy 82 2.4 miles (3.86 km)
Highway #4:	US-Hwy 71 4.3 miles (6.92 km)
Nearest Interstate:	I-369 Adjacent
Interstate #2:	I-30 2.99 miles (4.81 km)
Interstate #3:	I-49 5.8 miles (9.33 km)
Nearest Commercial Airport:	Texarkana Regional-Webb Field (TXK) 7.7 miles (12.4 km)
Airport #2:	Clinton National Airport (LIT) 148 miles (238 km)
Airport #3:	Dallas/Fort Worth International Airport (DFW) 193 miles (311 km)
Nearest Port:	The Port Caddo-Bossier 87 miles (140 km)
Nearest Rail:	Kansas City Southern 3.2 miles (5.15 km)
Rail #2:	Texas Northeastern Railroad 4.0 miles (6.44 km)
Rail #3:	Union Pacific Railroad 4.0 miles (6.44 km)



DEMOGRAPHICS

(Source: JobsEQ, 2020 Q3)

Texarkana, AR-TX, MSA	
Population:	150,034
Texarkana Workforce Size:	64,262
Prime-Age (25-54) Workforce Size:	41,714
Average Annual Salary:	\$41,783
Unemployment Rate:	6.9%
Cost of Living:	86.3
45-Minute Drive-Time from Texarkana	
Population:	682,939
45-minute drive-time Workforce Size:	304,310
Prime-Age (25-54) Workforce Size:	196,327
Average Annual Salary:	\$45,284
Unemployment Rate:	7.6%
Cost of Living:	88.7



DISTRIBUTION

Shreveport:	75 miles (121 km)
Little Rock:	148 miles (238 km)
Dallas:	180 miles (290 km)
Fort Worth:	212 miles (341 km)
Memphis:	281 miles (452 km)
Oklahoma City:	290 miles (467 km)
Houston:	300 miles (483 km)
Baton Rouge:	314 miles (505 km)



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