



Site Information

REDI East Texas Logistics Center

BOWIE COUNTY, TEXAS



REDI
Regional Economic Development Inc.



COORDS
33.472333, -94.348016

WITHIN CITY LIMITS
No

OPPORTUNITY ZONE
Yes

FOREIGN TRADE ZONE
Yes

RED RIVER PARTS & EQUIPT. CO.



LOCATION

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



ELECTRICITY

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



NATURAL GAS

Supplier: **CenterPoint Energy**
 Distance to Main: **On-Site**
 Diameter of Main: **10 inches**



CHARACTERISTICS

Total Acres: **847**
 Total Available Acres: **582 & 265 divided by I-30**
 Topography/Slope: **Gently Sloping (<3%)**
 Zoning Classification: **No Zoning**
 Sale Price Per Acre: **FREE for Qualifying Projects**
 Sub-dividable: **Yes**



WATER

Supplier: **Riverbend Water Resources & City of New Boston**
 Distance to Main: **2.5 miles (4 km)**
 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**



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TRANSPORTATION

- Nearest Highway: **US-Hwy 82**
Adjacent
- Highway #2: **US-Hwy 59**
11 miles (17.7 km)
- Highway #3: **US-Hwy 67**
15 miles (24.1 km)
- Highway #4: **US-Hwy 71**
17 miles (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 Commercial Airport: **Texarkana Regional-Webb Field (TXK)**
21 miles (33.8 km)
- Airport #2: **Dallas/Fort Worth International Airport (DFW)**
180 miles (290 km)
- Airport #3: **Clinton National Airport (LIT)**
157 miles (253 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, 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: **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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