

FOR SALE



619 W. FM 1161 & Interstate 69

Wharton County, Texas 77488

±270.12 Acres | Rail Served



PROPERTY HIGHLIGHTS

Land Size: ±270.12 Acres

Rail Served: Yes, Available from CPKC Main Line Adjacent, ±4,293' frontage

Electricity: Heavy Power / Centerpoint Energy; 138 Kv ±2,460' from site, distribution lines along FM 1161

Water/Sanitary: Yes; PID and/or TIRZ Available with Annexation to the City of Wharton, 1 water well on site

Fiber: Uniti Group Fiber Provider; AT&T Cable Also Along FM 1161

Natural Gas: 3 Sources, high pressure available – up to 1,000 psi

Flood Plain: Out of 500-year and 100-year

Asking Price: \$1.10 PSF

Excellent Industrial Site

Not Zoned

No Drill Sites

No Flooding During Hurricane Harvey



LINKS

Centerpoint
Economic
Development

Wharton
Economic
Development

Topographic Map

Floodplain Map

CPKC Rail Line
Map

Greater Houston
Partnership



A: Energy Transfer Company's 6.63 inch Natural Gas Transmission

B: Kinder Morgan Tejas Pipeline LLC's 36 inch Natural Gas Transmission

C: Enterprise Products Operating LLC 16 inch Natural Gas Gathering



± 25.5 MILES
TO ROSENBURG

± 53.1 MILES
TO HOUSTON CBD

± 158 MILES
TO CORPUS CHRISTI

± 47.7 MILES
TO HOBBY AIRPORT

± 58 MILES
TO PORT HOUSTON

± 54 MILES
TO GULF COAST



1,928,662
POPULATION
Within 40
Minutes



616,997
LABOR FOR CE
Within 40
Minutes

CONTACT INFORMATION



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