

VICTORIA ECONOMIC DEVELOPMENT CORPORATION



VICTORIA TEXAS, U.S.A.

Over 6.1 million people within a 120 mile radius; over 445,000 within a 65 mile radius

- I-69 DESIGNATED HIGHWAY
- REGIONAL AIRPORT
- SHALLOW DRAFT PORT
- DEEP WATER PORT
- MAJOR RAILWAYS



D. DALE FOWLER
President
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LONE TREE II INDUSTRIAL PARK

Loaded with infrastructure



LONE TREE II INDUSTRIAL PARK

- 68 acres of prime industrial land available for development in the City of Victoria Texas, U.S.A. configured to YOUR specifications
- Shovel ready site - Completed Phase I environmental
- Adjacent to Caterpillar North American Hydraulic Excavator Facility
- Controlled access to U. S. Hwy 59 (future I-69) a 4-lane divided, interstate quality highway
- Easy access to commercial airport, shallow-draft & deep water ports, rail nearby
- Natural gas, electricity, water, and sanitary sewer located on site
- University and College - Workforce - Specialized industry training
- Triple Freeport - Tax incentives - No State Income Tax

V E D C



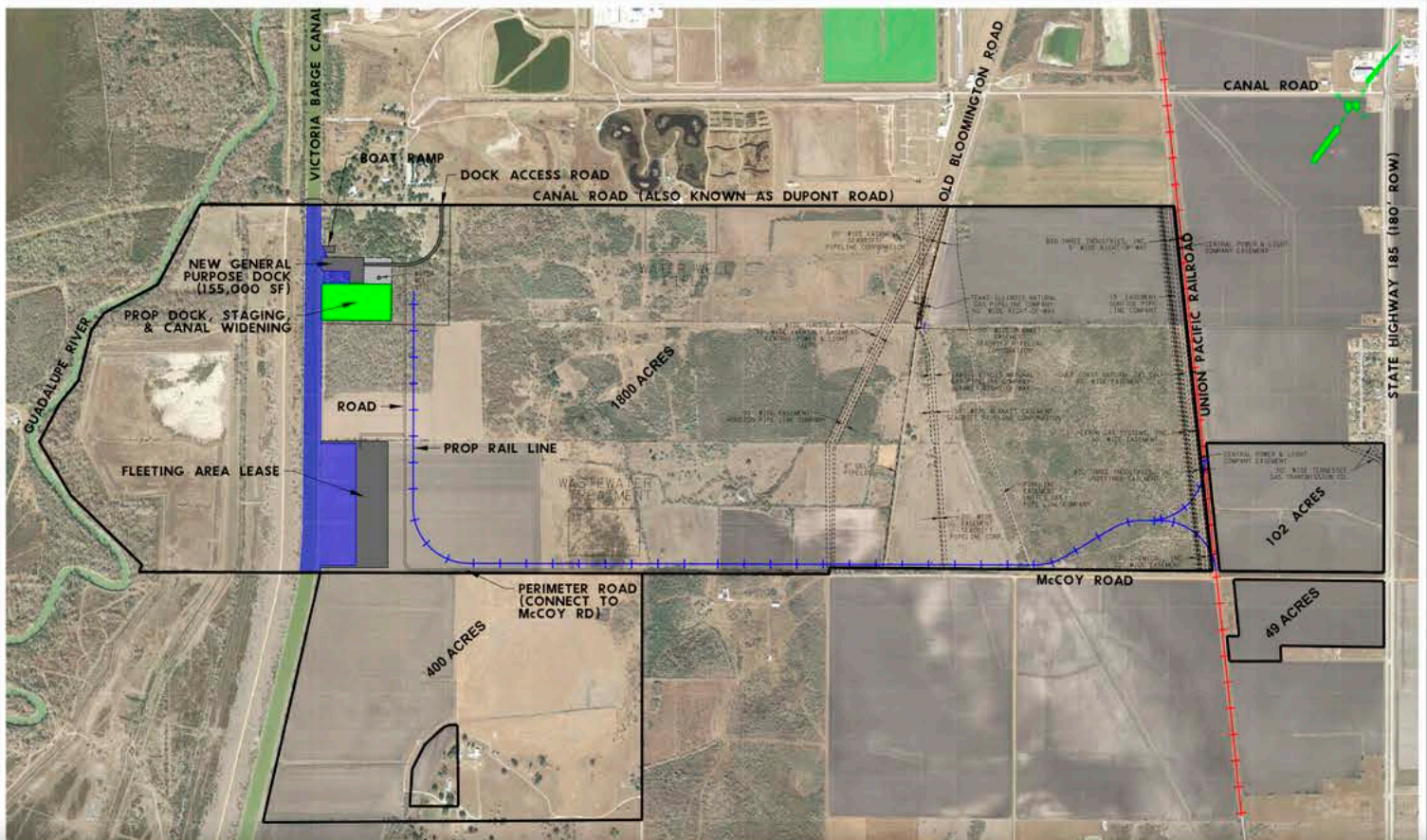
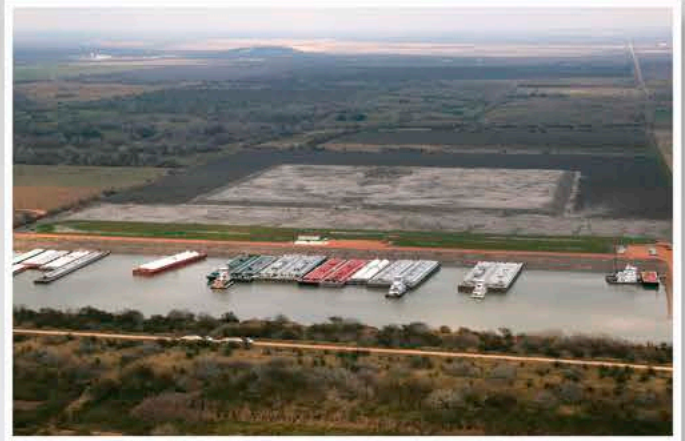
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PORT OF VICTORIA INDUSTRIAL PARK

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- 2,000 acre industrial site at the fully operational shallow-draft barge port on the Victoria Barge Canal, providing industrial clients options for movement of product along the Gulf Intracoastal Waterway system to destinations around the globe
- Site offers water-front acreage and fronts the four-lane, divided Texas State Hwy 185
- Rail intersects the property with the potential for dual-rail capability
- Industrial water, electric power, and natural gas are available
- Phase I, Phase II, Geotechnical, Archaeological, Wetlands, and Endangered Species studies have been completed at the site with no limiting factors
- Designated as a Certified Industrial Site by McCallum Sweeney Consulting
- Located within 155 miles of five deep-water ports on the Texas Gulf Coast

*2,000 Acres
on the Victoria
Barge Canal*



VICTORIA ECONOMIC DEVELOPMENT CORPORATION

700 N. Main Street, Suite 104 • Victoria, Texas 77901 • 361.485.3190 (office) • VictoriaEDC.com

STRATEGICALLY LOCATED

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