



APPLICANT INFORMATION

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Development Corp.
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1944 N. Fulton

Wharton, TX 77488

PROPERTY INFORMATION

48.1 Acres

Wharton Business Park

Wharton County

\$2.00 psf OR Determined by the Number of Jobs Created



WHARTON INDUSTRIAL FOUNDATION SITE (WHARTON BUSINESS PARK) – UNIMPROVED LAND

Location Description

Roadway frontage:	US Hwy 59, CR 231 (Wilke Rd) & CR 222 (Hallford Rd)
Access points:	US Hwy 59, CR 231, CR 222 & US Hwy 60 via CR 222
Proximity to nearest highway:	Adjacent to US Hwy 59
Proximity to nearest port:	By truck: 1 ½ hours to Port of Freeport
Surrounding land use:	Farm land and concrete plant
Lease and/or sale pricing:	\$2.00 psf OR determined by the number of jobs created

General Property

Total acreage:	+/- 48.1 ac
Jurisdiction:	Wharton County – Located within the City of Wharton ETJ
Zoning requirements:	N/A
Platted:	No
ESA PH 1/Wetlands Study:	Completed / No
Amount of prop. w/i floodplain	Approx. 50%; however, the City and Economic Development Corporation is willing to raise the property outside of the floodplain where feasible. They have done this for other industrial foundation properties.
	Utility providers for verified / available capacity
Stormwater:	City of Wharton / Peach Creek outfall is available and plentiful; No formal detention requirement if outfalling into Peach Creek
Water:	City of Wharton / Capacity available
Wastewater:	City of Wharton / Capacity available
Electric:	CenterPoint Energy
Existing buildings:	Adjacent property with an approximate 23,000 sf building could be available for prospects needing an immediate building to begin operation.

Amenities

Rail served:	No. However, a KCS rail line is located adjacent to the 17 acre property which is adjacent to this property. That property is owned by the City of Wharton and there has been an indication that if a prospect desires to be located adjacent to the KCS rail line that the City of Wharton property could be available.
Other Amenities:	City is working to potential create a Tax Increment Reinvestment Zone on the property. Grants are also available through the Wharton Economic Development Corporation.

