



## Victoria County Navigation District South (AEPTX)

Available Acres: 400

### Address:

State Highway 185  
Victoria, TX 77901 (Victoria)

### Property and Area Description:

This site has completed McCallum Sweeney Site Certification. The site is 400 acres with 378 contiguous, developable acres. The Victoria Co. Navigation Dist. owns over 1,800 acres, in which the 400 acres is located. The entire site is in Flood Zone X outside the 100- and 500-year flood zone. Both electric and natural gas transmission lines run through the site. The Union Pacific line runs through the 1,800 acres owned by the Victoria Co. Navigation Dist. The Victoria Barge Canal is located along the boundary of the 1,800 acres. With remediation efforts, the 400-acre site could be expanded, since 1,800 acres are owned by the Victoria Co. Nav. Dist. Site is in attainment for all pollutants.



### Site Details:

Available Acres: 400	Adjacent Avail. Acres: 1200
Topography: Flat	Setting: Industrial Park
Zoning: Industrial-Heavy	Within City Limits: Unknown

### Transportation:

Nearest Interstate: I-10	Distance (miles): 67
Nearest 4-Lane Highway: SR 185	Distance (miles): 0
Nearest Commercial Airport: Victoria Regional Airport	Distance (miles): 1
Rail Served: Yes	

### Utilities:

Electric Distribution: AEP Texas  
Natural Gas Distribution: CenterPoint Energy  
Water: None - Deep-Water Wells to be Drilled On-Site  
Sewer: None - Wastewater Treatment Facility to be Built  
Local Telecommunications Service: AT&T

### Contact:

E. Ray Covey  
AEP Texas  
400 West 15th Street, Suite 1500  
Austin, TX 78701  
Phone: 512-391-2981  
Fax: 866-947-1062  
E-Mail: [ercovey@aep.com](mailto:ercovey@aep.com)  
Web site: <http://www.aeped.com>

D. Dale Fowler, President  
Victoria Economic Development Corporation  
700 Main Center, Suite 104  
Victoria, TX 77901  
Phone: 318-485-3190  
E-Mail: [dalefowler@victoriaedc.com](mailto:dalefowler@victoriaedc.com)  
Web site: <http://www.victoriaedc.com>

### Offering:

Sale Price: Negotiable  
Lease Rate (Sq. Ft./Per Year): Negotiable