



San Angelo Business and Industrial Park (AEPTX)

Available Acres: 746.7

Address:

City Loop 306 and Houston Harte Expressway
San Angelo, TX 76902 (Tom Green)

Property and Area Description:

This site has completed McCallum Sweeney Site Certification. This multi-use park is 746.7 total acres with approximately 600 developable acres. The largest contiguous parcel is 100 acres. It is strategically located along the Port-to-Plains Trade Corridor and the future I-27 north-south interstate. The site is centrally located between I-10 and I-20. This park has convenient access to US 277/US 67, a four-lane divided highway, and is near US 87, a four-lane divided and non-controlled highway. Business incentives include designated sales tax projects for job creation and capital investment; tax incentives and abatements; and triple Freeport exemptions are available.



Contact:

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Site Details:

Available Acres: 746.7	Adjacent Avail. Acres: 0
Topography: Flat	Setting: Industrial Park
Zoning: Industrial-Heavy, Industrial-Light	Within City Limits: No

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Transportation:

Nearest Interstate: I-10 / I-20	Distance (miles): 81
Nearest 4-Lane Highway: FM 380 and US 67	Distance (miles): 0
Nearest Commercial Airport: San Angelo Regional Airport	Distance (miles): 0
Rail Served: No	

Offering:

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

Utilities:

Electric Distribution: AEP Texas
Natural Gas Distribution: Atmos Energy
Water: City of San Angelo
Sewer: City of San Angelo
Local Telecommunications Service: Verizon