



## Synergy Business Park (AEPNETX)

Available Acres: 60

### Address:

1001 Synergy Boulevard  
Kilgore, TX 75622 (Gregg)

### Property and Area Description:

This AEP Quality Site was reviewed for development by engineering experts at Burgess and Niple, and a detailed site review is available upon request. This site at Elder Lake in Kilgore, Gregg County, TX, is located just 2 miles from the I-20/US 259 corridor. The park boasts a lake and adjacent green belt that serve as the backdrop for a scenic industrial park. Sites are available from 2 acres with access to abundant water and sewer. Options for natural gas are available, and the regulated electric rates are some of the lowest in the nation. Some environmental studies have been completed. This site is located approximately one hour from the Port of Shreveport-Bossier.



### Site Details:

Available Acres: 60	Adjacent Avail. Acres: 0
Topography: Flat/Gently Rolling	Setting: Industrial Park
Zoning: Industrial	Within City Limits: Yes

### Transportation:

Nearest Interstate: I-20	Distance (miles): 2
Nearest 4-Lane Highway: SR 31	Distance (miles): 2.6
Nearest Commercial Airport: East Texas Regional Airport	Distance (miles): 8.4
Rail Served: No	

### Utilities:

Electric Distribution: AEP - Southwestern Electric Power Company  
Natural Gas Distribution: CenterPoint Energy  
Water: City of Kilgore  
Sewer: City of Kilgore  
Local Telecommunications Service: Network Communications

### Contact:

Eric S. Basinger, CECD  
AEP - Southwestern Electric Power Company  
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### Offering:

Sale Price: Valued at \$50,000/acre  
Lease Rate (Sq. Ft./Per Year): Rates Available Upon Request