

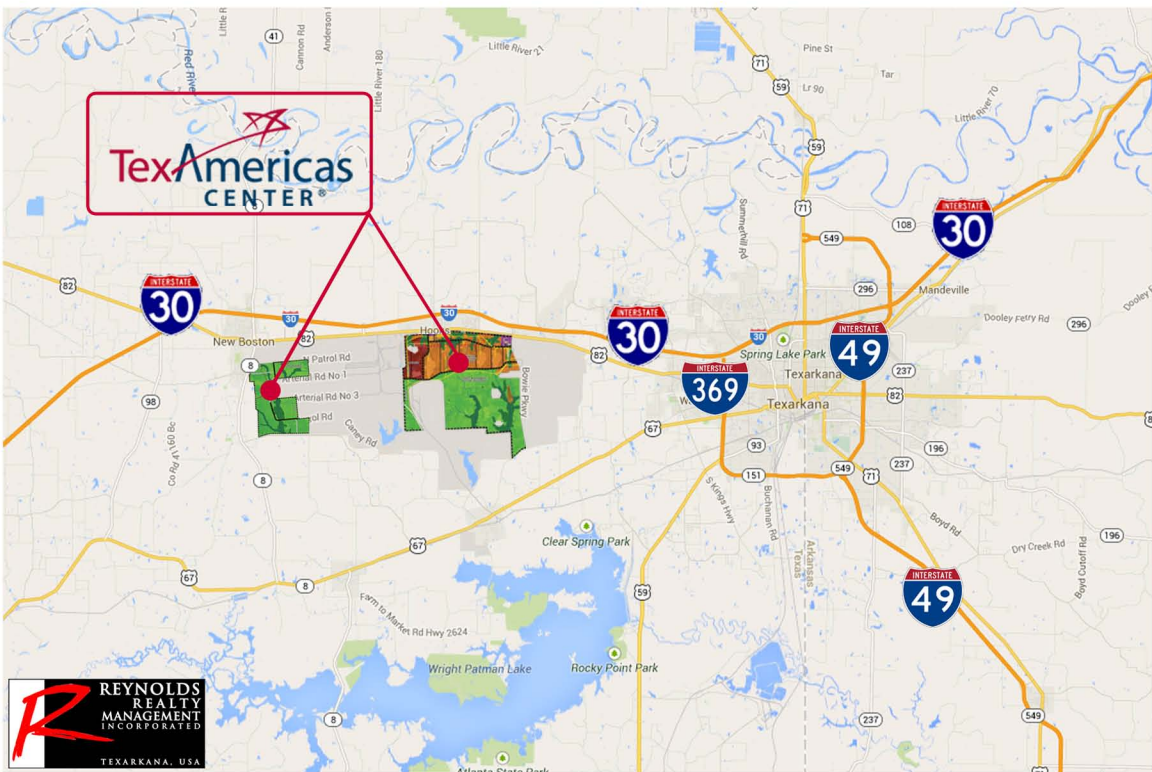


TEXAMERICAS CENTER

AN EXPANSIVE BUSINESS AND INDUSTRY RESOURCE PREPARED TO SERVE YOUR EXPANDING BUSINESS NEEDS

ONE OF THE LARGEST BUSINESS AND INDUSTRIAL CENTERS IN THE AMERICAS, TEXAMERICAS CENTER BRINGS TOGETHER AN UNMATCHED LAND RESOURCE OF NEARLY 12,000 ACRES, WITH APPROXIMATELY 2,000 ACRES DEVELOPMENT-READY.

TEXAMERICAS CENTER, JUST WEST OF TEXARKANA, TEXAS, OFFERS VARIED TRANSPORTATION, ABUNDANT NATURAL AND HUMAN RESOURCES, AN ADAPTABLE INFRASTRUCTURE AND A CLIMATE AND CULTURE THAT UNDERSTANDS, APPRECIATES AND ENCOURAGES GROWTH.



RICHARD H. REYNOLDS, JR., PRESIDENT
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5502 COWHORN CREEK ROAD, STE. C
TEXARKANA, TEXAS 75503
TEL: 903.832.3700 * FAX: 903.832.3701
REYNOLDSREALTYMGMT.COM

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LOCATION

TEXAMERICAS CENTER IS SITUATED WITHIN 450 MILES OF THE MEAN CENTER OF THE UNITED STATES POPULATION, AND WITHIN 200 MILES OF DALLAS, TYLER, LITTLE ROCK, TULSA, AND SHREVEPORT.

TRANSPORTATION

TEXAMERICAS CENTER IS AT THE CROSSROADS OF INTERSTATE-30, INTERSTATE-49, AND HIGHWAY 59/I-369, WITH DAILY FLIGHTS TO THE DALLAS - FORT WORTH INTERNATIONAL AIRPORT, CONNECTING TEXARKANA'S REGIONAL AIRPORT TO ALL MAJOR BUSINESS CITIES AROUND THE GLOBE. TEXAMERICAS CENTER IS ALSO NEAR THE CROSSROADS OF SEVERAL RAIL SYSTEMS, INCLUDING THE KANSAS CITY SOUTHERN, UNION PACIFIC AND TEXAS NORTHERN AND NORTHEAST RAILROADS, A G&W COMPANY. TEXAMERICAS CENTER IS APPROXIMATELY 300 MILES FROM THE GULF OF MEXICO.

SETTING

TEXAMERICAS CENTER IS GEOGRAPHICALLY CONVENIENT TO POPULATION CENTERS FROM THE MIDWEST TO THE GULF COAST, YET REMAINS SEPARATED FROM THE OVER-POPULATED, OVER-DEVELOPED, OVER-TAXED AND OVER-EXTENDED AREAS WHERE BUSINESS GROWTH IS IMPEDED. COMMERCE SUCCEEDS AT TEXAMERICAS CENTER BECAUSE OF THE STRONG MULTI-FACETED SUPPORT OF AN ENTIRE REGION.

LABOR FORCE

TEXARKANA AND THE SURROUNDING REGION OFFERS TEXAMERICAS CENTER AN ABUNDANT LABOR SUPPLY OF 400,000+ VALUE-CENTERED PEOPLE WHO ARE COMMITTED TO SEEING THEIR COMMUNITIES PROSPER.

PRO-BUSINESS COMMUNITY

THE GOVERNMENTS OF THE TEXARKANA REGION ARE KNOWN FOR THEIR COLLABORATIVE SPIRIT AND WILLINGNESS TO WORK WITH BUSINESS - WORKING TOGETHER NOT SIMPLY TO BRING BUSINESS TO TEXAMERICAS CENTER, BUT TO SEE THOSE BUSINESSES THRIVE HERE. THIS SPIRIT OF COMMUNITY IS DRAWN FROM THE COLLABORATIVE SKILLS BORN FROM A PLACE SERVED BY TWO CITIES, TWO COUNTIES AND TWO STATES.

SUSTAINABILITY

TEXAMERICAS CENTER'S COMMITMENT TO INCREASED SUSTAINABILITY, SUPPORTED BY STATE OF THE ART INFRASTRUCTURE AND NO AIR-QUALITY ISSUES, SETS A PRECEDENT FOR TENANTS MOVING FORWARD.

ABUNDANT RESOURCES

ALONG WITH THE AVAILABILITY OF LARGE TRACTS OF LAND, TEXAMERICAS CENTER GIVES ACCESS TO NATURAL RESOURCES, SUCH AS WATER AND TIMBER. THE REGION BOASTS TECHNOLOGICAL RESOURCES DERIVED FROM LOCAL ENTITIES AND REGIONAL INSTITUTIONS SUCH AS TEXAS A&M UNIVERSITY'S TEXARKANA CAMPUS.

ECONOMIC STABILITY

A PRODUCTIVE, SKILLED AND MOTIVATED LABOR FORCE COMBINED WITH THE REGION'S LOW COST OF LIVING TRANSLATES TO RELATIVELY LOW LABOR COSTS AND COMPETITIVE AREA TAXES, EASING THE BURDEN ON FISCAL GROWTH.

SERVICE-ORIENTED MANAGEMENT

TEXAMERICAS CENTER WAS FORMED IN 1997 WITH A MISSION OF TRANSFORMING FORMER MILITARY PROPERTY INTO A VALUABLE LAND RESOURCE FOR INDUSTRIAL DEVELOPMENT. TEXAMERICAS BRINGS TOGETHER THE AREA'S MAYORS, EDUCATIONAL INSTITUTIONS, AND LEADING BUSINESS EXECUTIVES TO SERVE AS A VALUABLE RESOURCE OF KNOWLEDGE FOR EMERGING AND EXPANDING BUSINESSES LOCATING TO TEXAMERICAS CENTER.

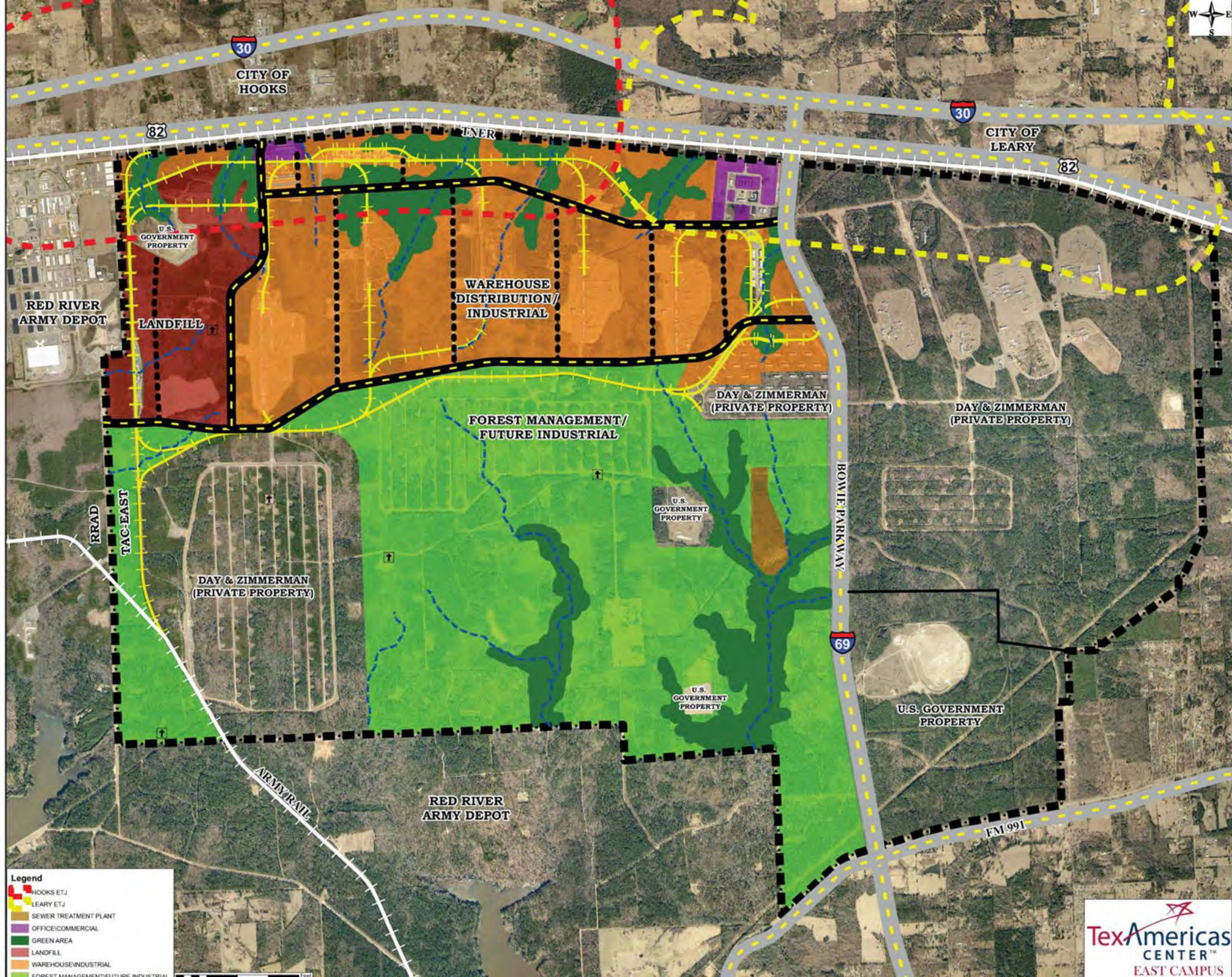
LOW-STRESS ENVIRONMENT

THE TEXARKANA REGION IS A GREAT PLACE TO WORK, PLAY, RAISE A FAMILY, AND GROW YOUR BUSINESS, WITH BEAUTIFUL AND SERENE, YET ENERGIZING, SURROUNDINGS THAT MAKE THE AREA A WONDERFUL PLACE TO CALL HOME.



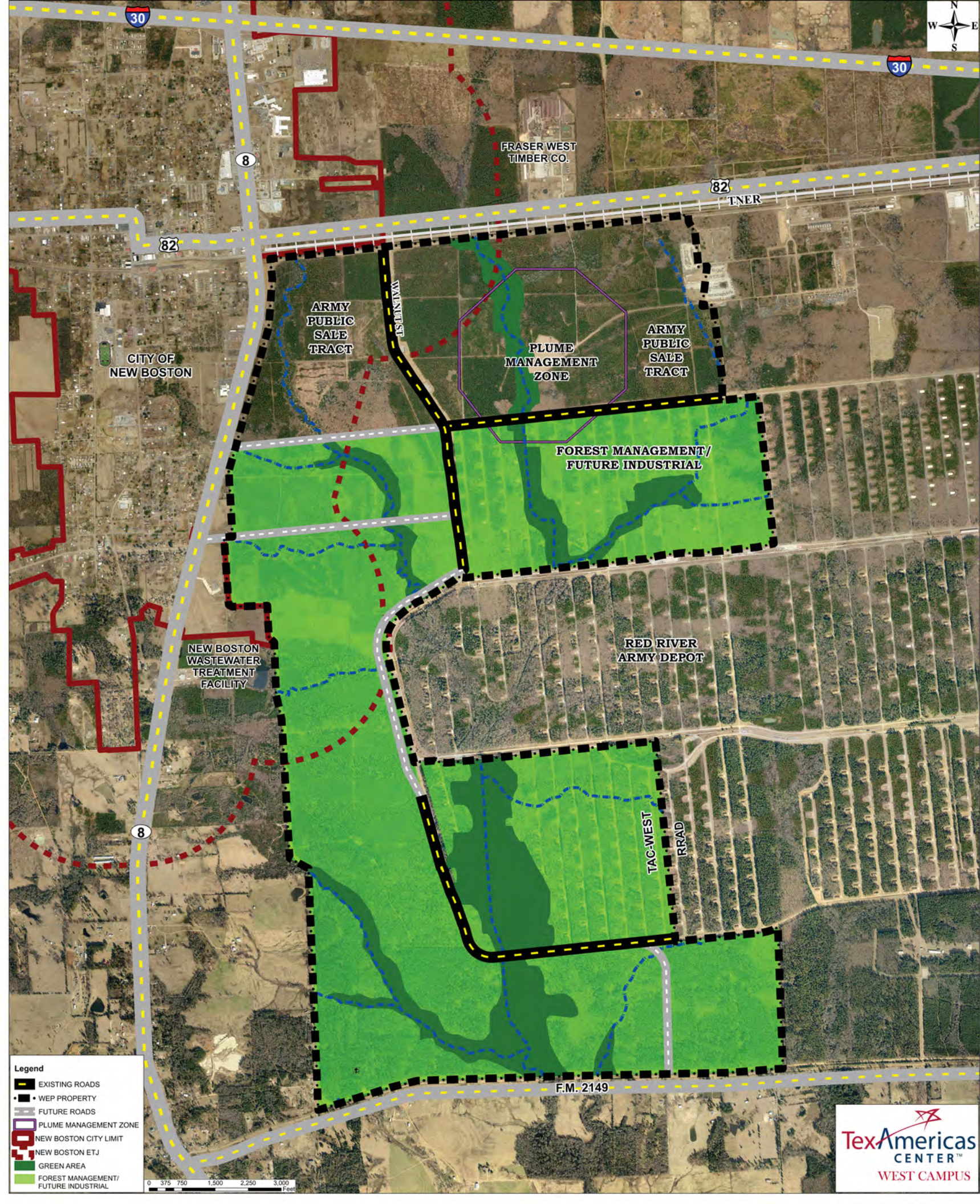
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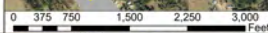


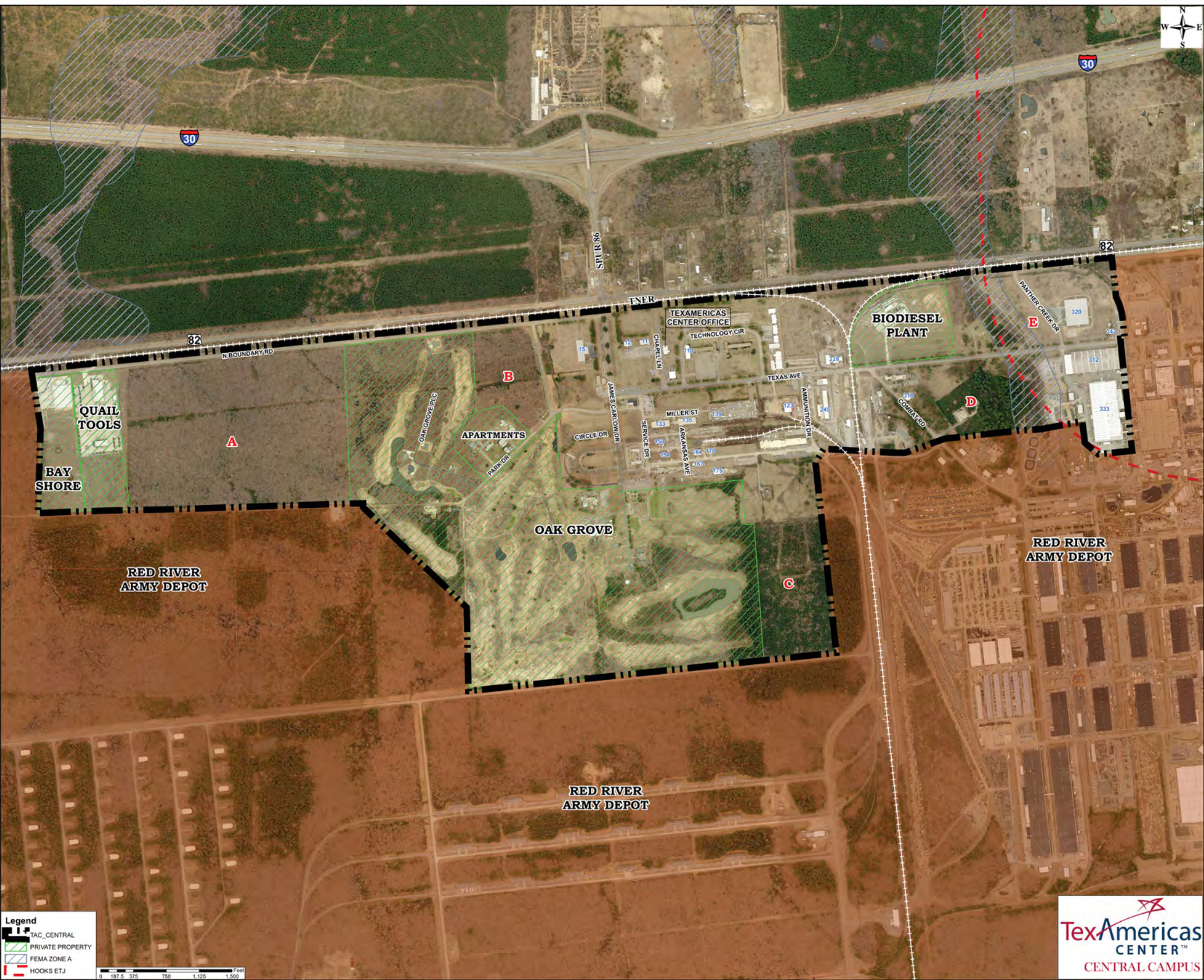
Legend

- HOOKS ETJ
- LEARY ETJ
- SEWER TREATMENT PLANT
- OFFICE/COMMERCIAL
- GREEN AREA
- LANDFILL
- WAREHOUSE/INDUSTRIAL
- FOREST MANAGEMENT/FUTURE INDUSTRIAL



- Legend**
- EXISTING ROADS
 - WEP PROPERTY
 - FUTURE ROADS
 - PLUME MANAGEMENT ZONE
 - NEW BOSTON CITY LIMIT
 - NEW BOSTON ETJ
 - GREEN AREA
 - FOREST MANAGEMENT/
FUTURE INDUSTRIAL





Legend

- TAC Central
- Private Property
- FEMA Zone A
- Hooks ETJ

TexAmericas
CENTER
CENTRAL CAMPUS



82

110 TEXAS AVENUE

228 TEXAS AVENUE

JAMES CARLOW DRIVE

TEXAS AVENUE

TEXAS AVENUE

COMBAT RD

290 COMBAT RD.

ARKANSAS AVENUE

ARKANSAS AVENUE

175 ARKANSAS AVE.



BUILDING D23

AREA D WAREHOUSE COMPLEX

BUILDING BB12

BUILDING C1

BUILDING C2

BUILDING B1

BUILDING B2



BUILDING I-68

BUILDING F1

BUILDING F2

BUILDING G1

BUILDING G2

BUILDING U33

BUILDING U31

AREA U WAREHOUSE
COMPLEX #1

AREA U WAREHOUSE
COMPLEX #2

AREA U WAREHOUSE
COMPLEX #3

AREA V STORAGE
BUNKER COMPLEX

STORAGE BUNKER COMPLEX



110 TEXAS AVENUE

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

INCENTIVE ZONES: FOREIGN TRADE ZONE

ACREAGE: 6

BUILDING TYPE: OFFICE

CEILING HEIGHT: 8 FT.

NUMBER OF PARKING SPACES: 250

OFFICE SQ. FOOTAGE: 48,254 SF

TOTAL SQUARE FOOTAGE: 48,254 SF

YEAR BUILT: 1953

CONSTRUCTION TYPE: MASONRY BLOCK & CAST IN PLACE CONCRETE

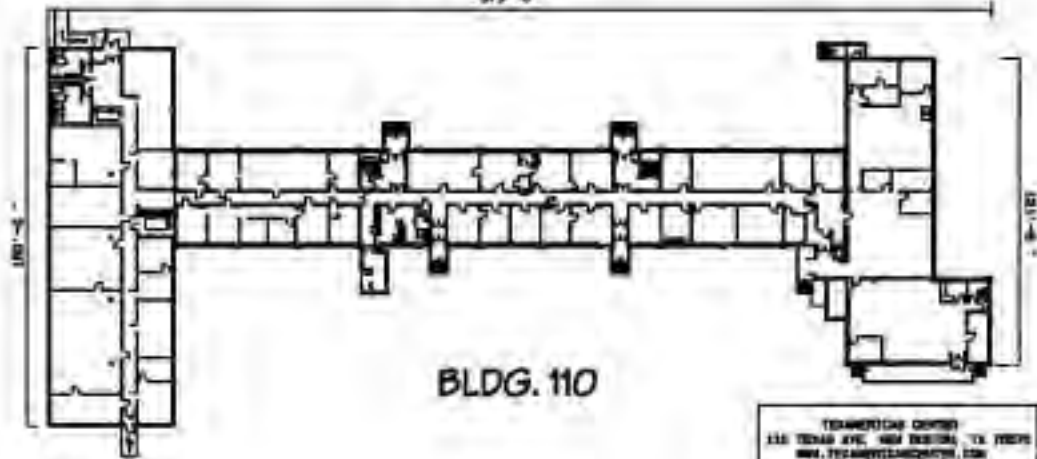


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**TEXAMERICAS CENTER
OFFICE BUILDING**

373'-0"



4B, 254 SF

TEXAMERICAS CENTER
135 TEXAS AVE. HOUSTON, TX 77002
WWW.TEXAMERICASCENTER.COM



175 ARKANSAS AVENUE

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

BUILDING TYPE: STORAGE/MIXED

CEILING HEIGHT: 10 FT.

WAREHOUSE SQ. FOOTAGE: 4,750 SF

TOTAL SQUARE FOOTAGE: 4,750 SF

YEAR BUILT: 1969

CONSTRUCTION TYPE: METAL



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TERMINAL DROPTOP
OFFICE & STORAGE AREAS



4/20/08

BLDG 175





228 TEXAS AVENUE

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 1

BUILDING TYPE: OFFICE

CEILING HEIGHT: 10 FT.

OFFICE SQ. FOOTAGE: 4,750 SF

TOTAL SQUARE FOOTAGE: 4,750 SF

YEAR BUILT: 1969

CONSTRUCTION TYPE: METAL



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290 COMBAT ROAD

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 3

RAIL ACCESS: YES

BUILDING TYPE: COMMERCIAL

CEILING HEIGHT: 10 FT.

WAREHOUSE SQ. FOOTAGE: 1,920 SF

TOTAL SQUARE FOOTAGE: 1,920 SF

YEAR BUILT: 1971

CONSTRUCTION TYPE: METAL

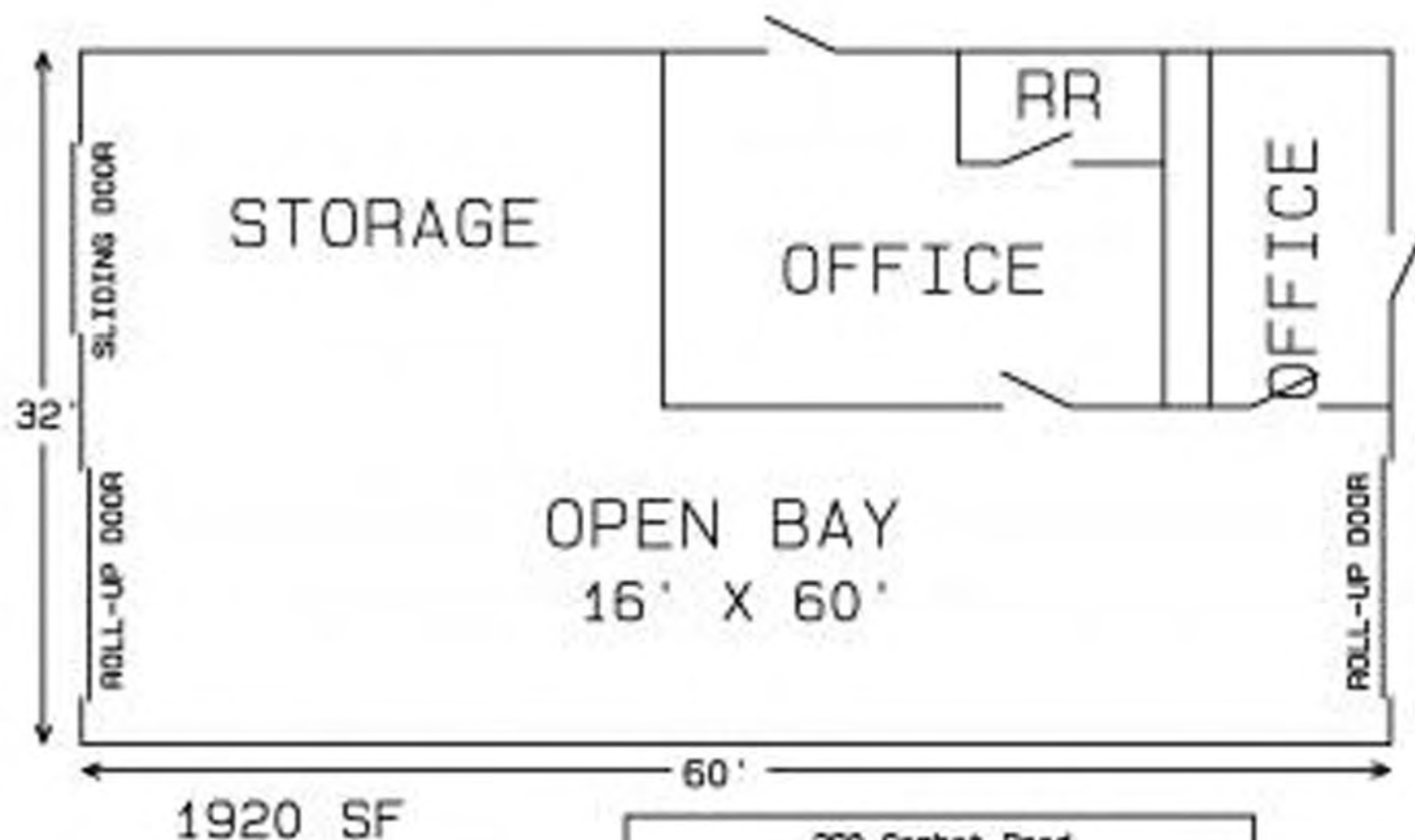


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TEXAMERICAS CENTER

BLDG 290 MAINTENANCE SHOP



290 Combat Road
NEW BOSTON, TX 75570
903.223.9841 / FAX 903.223.8742
dacgary@texamericascenr.com



REYNOLDS
REALTY
MANAGEMENT
INCORPORATED

TEXARKANA, USA

AREA D WAREHOUSE

PROPERTY FOR: SALE OR LEASE
ZONING TYPE: COMMERCIAL
INCENTIVE ZONES: FOREIGN TRADE ZONE
ACREAGE: 1
RAIL ACCESS: YES
BUILDING TYPE: STORAGE/MIXED
CEILING HEIGHT: 14 FT.
WAREHOUSE SQ. FOOTAGE: 22,133 SF
TOTAL SQUARE FOOTAGE: 22,133 SF
YEAR BUILT: 1942
SPRINKLER SYSTEM: YES

**RAIL
SERVED**

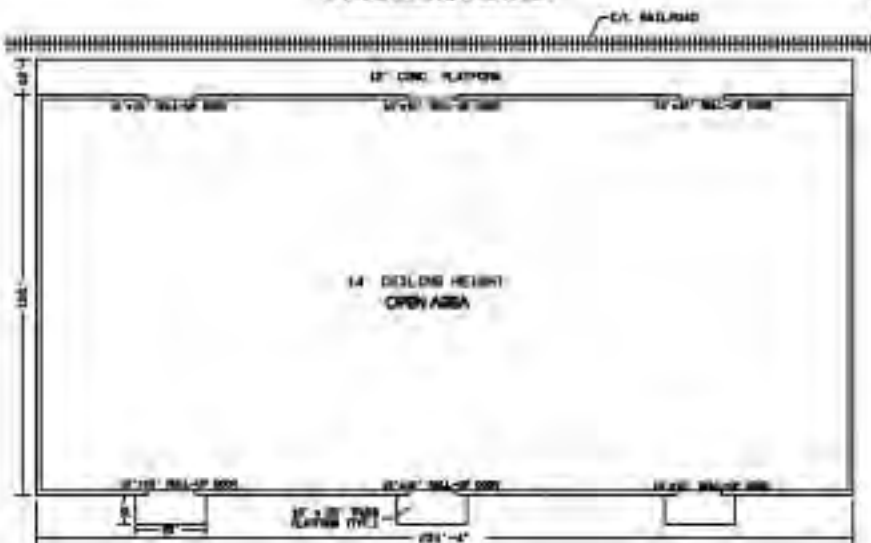
**- TRANSLOAD
- CROSSDOCK**



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TEXAMERICAS CENTER
D WAREHOUSE W/ RAIL ACCESS



22,133 SF

547 ELM CIR

TEXAMERICAS CENTER
547 ELM CIR
DALLAS, TX 75203
TEL 972-291-1941 / FAX 972-291-0742
WWW.TEXAMERICASCENTER.COM



BUILDING D23

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

INCENTIVE ZONES: FOREIGN TRADE ZONE

ACREAGE: 1

BUILDING TYPE: OFFICE

CEILING HEIGHT: 10 FT.

OFFICE SQ. FOOTAGE: 4,000 SF

TOTAL SQUARE FOOTAGE: 4,000 SF

YEAR BUILT: 1975

CONSTRUCTION TYPE: METAL

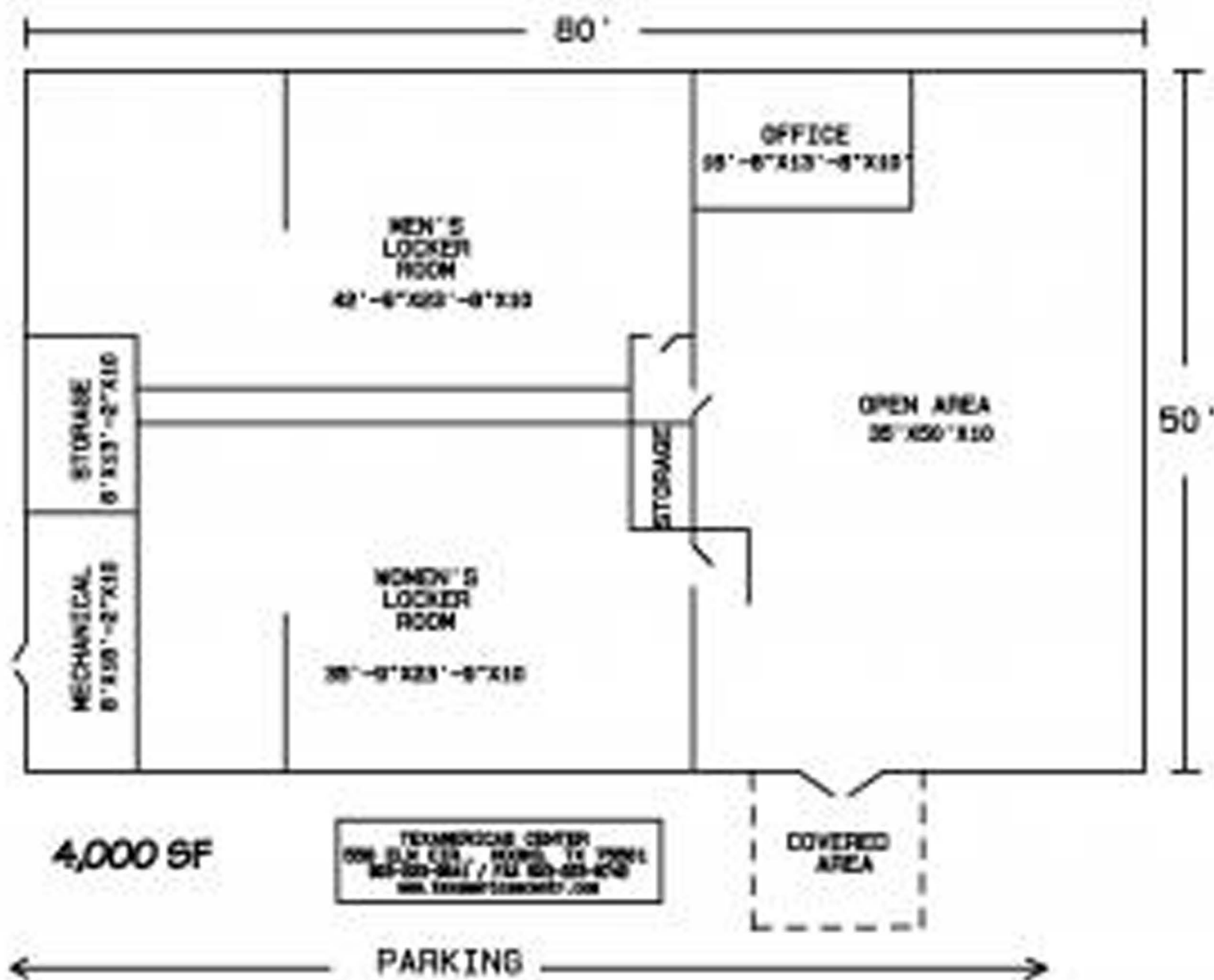
REMARKS: POSSIBLE OFFICE & RESTROOMS FOR AREA D WAREHOUSE



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TEXAMERICAS CENTER
558 ELM CIRCLE





AREA U WAREHOUSE

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 1

RAIL ACCESS: YES

BUILDING TYPE: STORAGE/MIXED

CEILING HEIGHT: 14 FT.

WAREHOUSE SQ. FOOTAGE: 11,514 SF

TOTAL SQUARE FOOTAGE: 11,514 SF

YEAR BUILT: 1942



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TEXAMERICAS CENTER
U WAREHOUSE W/ RAIL ACCESS



C/L RAILROAD

12' x 12' CONC. PLATFORM

12' x 12' CONC. PLATFORM

STORAGE ROOM
17'-0" x 3'-4" x 8'-4"

LOADER ROOM
17'-0" x 3'-4" x 8'-4"

OPEN AREA

14' CEILING HEIGHT
7'-10" x 8'-11" BUILDING DOORS

219'-7 1/2"

11,514 SF

BLDG U-1-1

TEXAMERICAS CENTER
30 DESIGN STREET
HOUSTON, TX 77002
832-023-0841 / FAX 832-023-4742
WWW.TEXAMERICASCORPORATION.COM



AREA V STORAGE COMPLEX

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 2

BUILDING TYPE: STORAGE/MIXED

CEILING HEIGHT: 12 FT.

WAREHOUSE SQ. FOOTAGE: 1,104 SF

TOTAL SQUARE FOOTAGE: 1,104 SF

YEAR BUILT: 1942

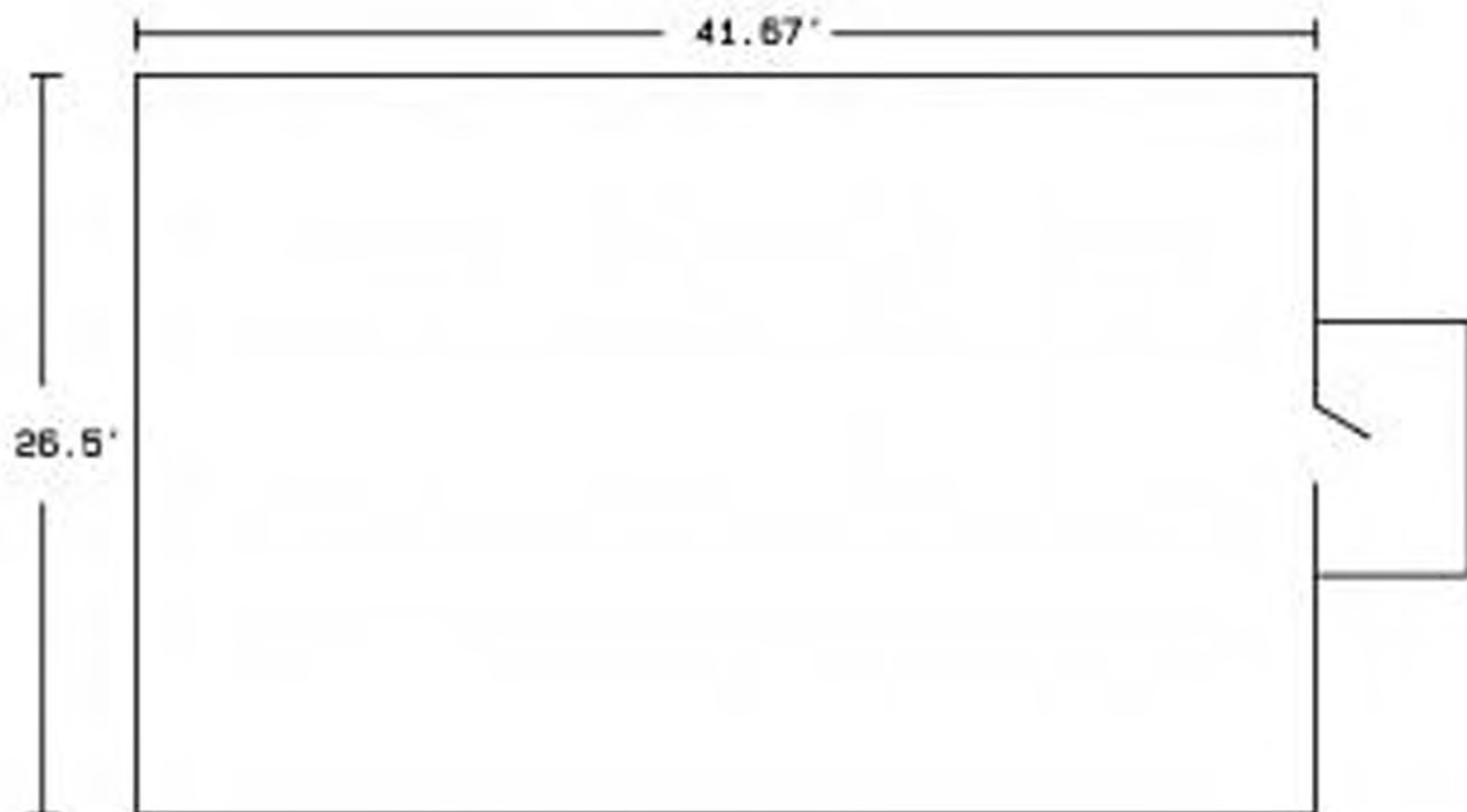
CONSTRUCTION TYPE: CONCRETE BUNKER



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TEXAMERICAS CENTER
AREA V IGLOO



TEXAMERICAS CENTER
AREA V.: HOOD, TX 75061
800-303-0841
WWW.TEXAMERICASCENTER.COM



BUILDING B1

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 1

RAIL ACCESS: YES

BUILDING TYPE: STORAGE/MIXED

CEILING HEIGHT: 14 FT.

WAREHOUSE SQ. FOOTAGE: 24,751 SF

TOTAL SQUARE FOOTAGE: 24,751 SF

YEAR BUILT: 1942

CONSTRUCTION TYPE: MASONRY

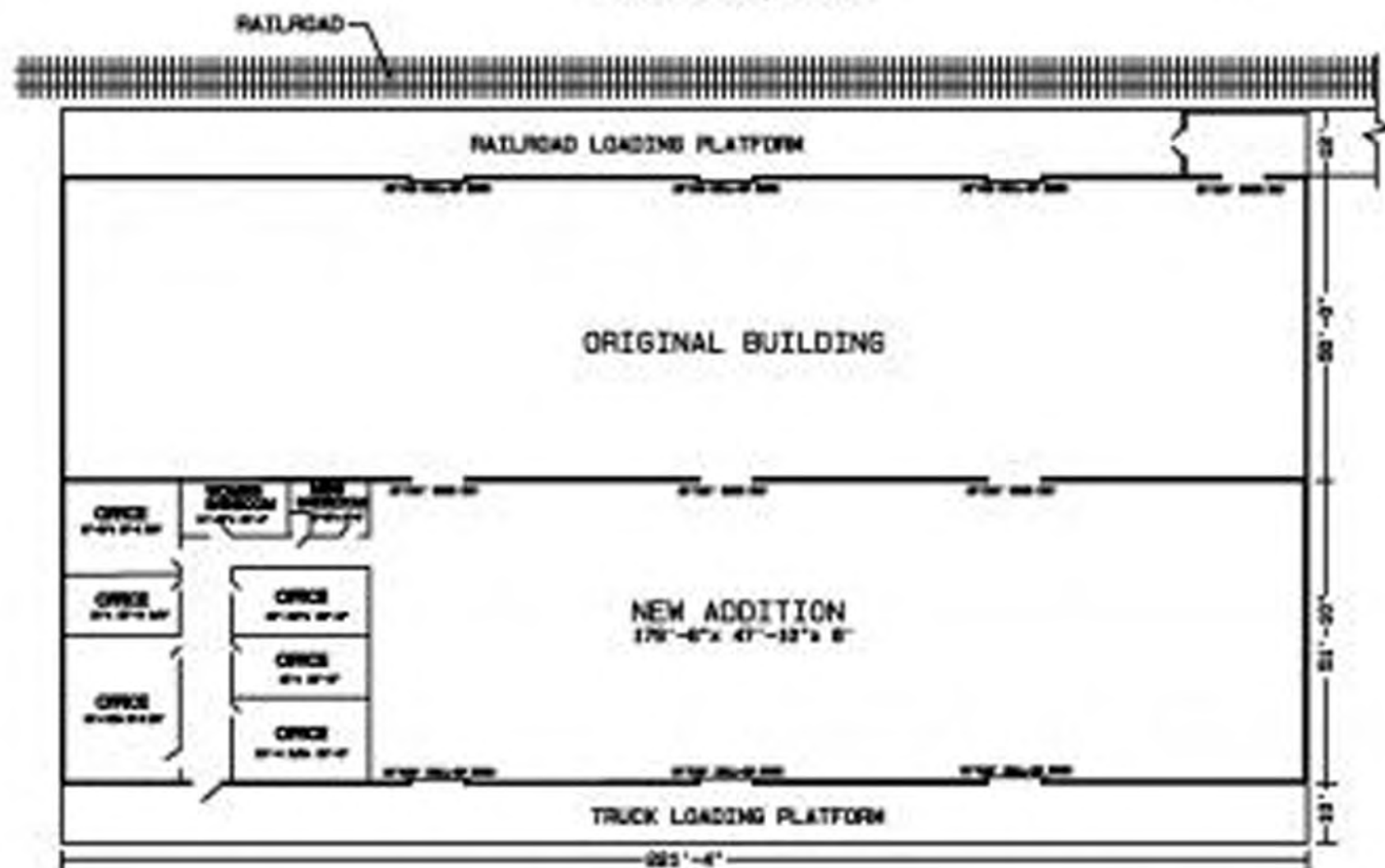
NUMBER OF GROUND LEVEL LOADING DOCKS: 7



RICHARD H. REYNOLDS, JR., PRESIDENT
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5502 COWHORN CREEK ROAD, STE. C
TEXARKANA, TEXAS 75503
TEL: 903.832.3700 * FAX: 903.832.3701
REYNOLDSREALTYMGMT.COM

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TEXAMERICAS CENTER
WAREHOUSE WITH OFFICES



22,537 SF

BLDG B-1

TELEAMERICAN CENTER
200 DUNTON ST.
HOUSTON, TX 77002
800-225-8242 / FAX 800-225-8242
WWW.TELEAMERICAN.COM



BUILDING B2

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 1

RAIL ACCESS: YES

BUILDING TYPE: STORAGE/MIXED

CEILING HEIGHT: 11 FT.

WAREHOUSE SQ. FOOTAGE: 15,149 SF

TOTAL SQUARE FOOTAGE: 15,149 SF

YEAR BUILT: 1942

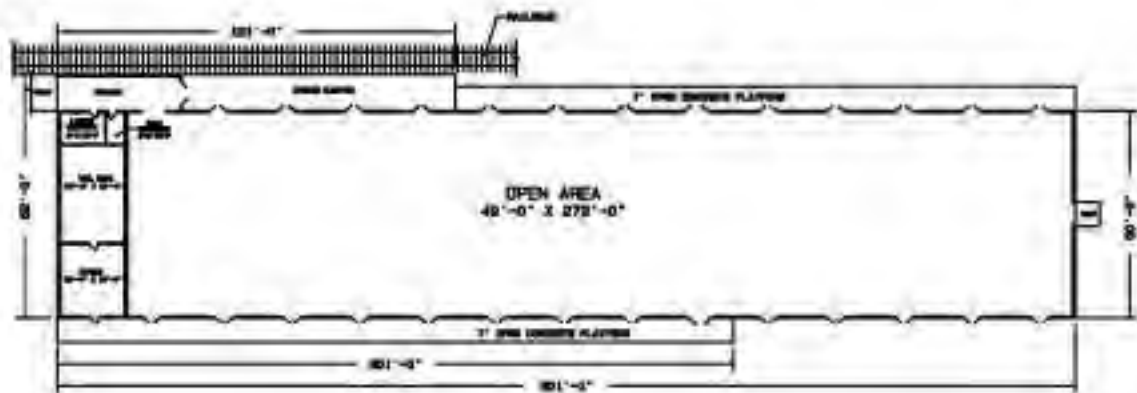
CONSTRUCTION TYPE: MASONRY



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TEXAMERICAS CENTER
WAREHOUSE W/ INLA ACCESS



15,150 SF

BLDG B-2

300 DIXON ST.
HOUSTON, TX 77001
800-888-8888 / 713-888-8888
www.texasamerica.com



BUILDING BB-12

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 1

BUILDING TYPE: STORAGE/MIXED

CEILING HEIGHT: 26 FT.

WAREHOUSE SQ. FOOTAGE: 4,000 SF

TOTAL SQUARE FOOTAGE: 4,000 SF

YEAR BUILT: 1941

CONSTRUCTION TYPE: MASONRY

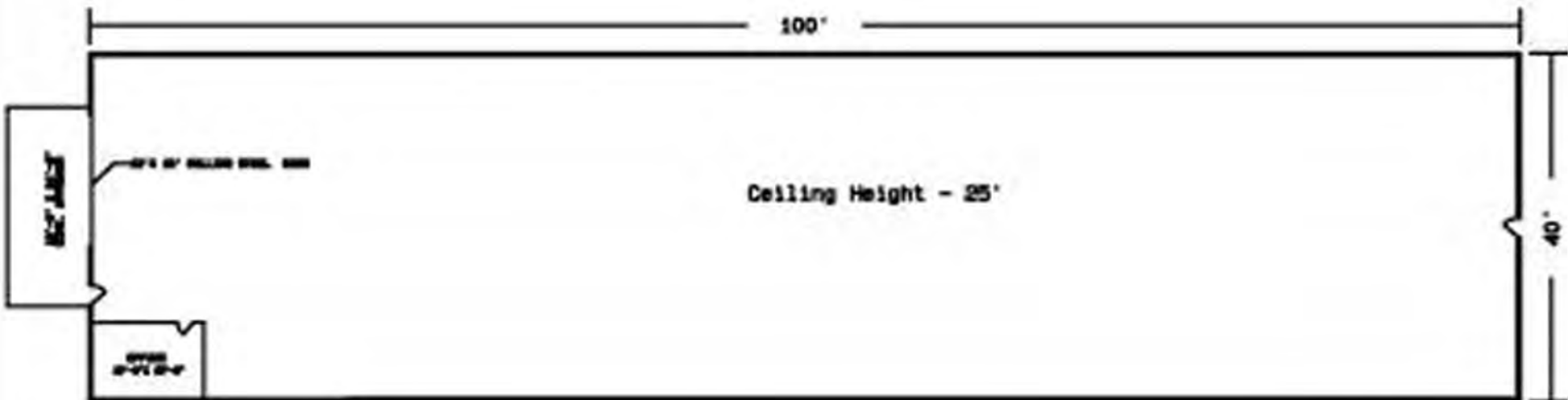
**RAIL
SERVED**



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REYNOLDSREALTYMGMT.COM

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**TEXAMERICAS CENTER
WAREHOUSE**



4,000 SF

BLDG BB-12
www.texamercascenter.com

150 CASS ST.
HOOKS, TX 75561
903-223-9841



BUILDING C1

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 1

RAIL ACCESS: YES

BUILDING TYPE: STORAGE/MIXED

CEILING HEIGHT: 14 FT.

WAREHOUSE SQ. FOOTAGE: 22,537 SF

TOTAL SQUARE FOOTAGE: 22,537 SF

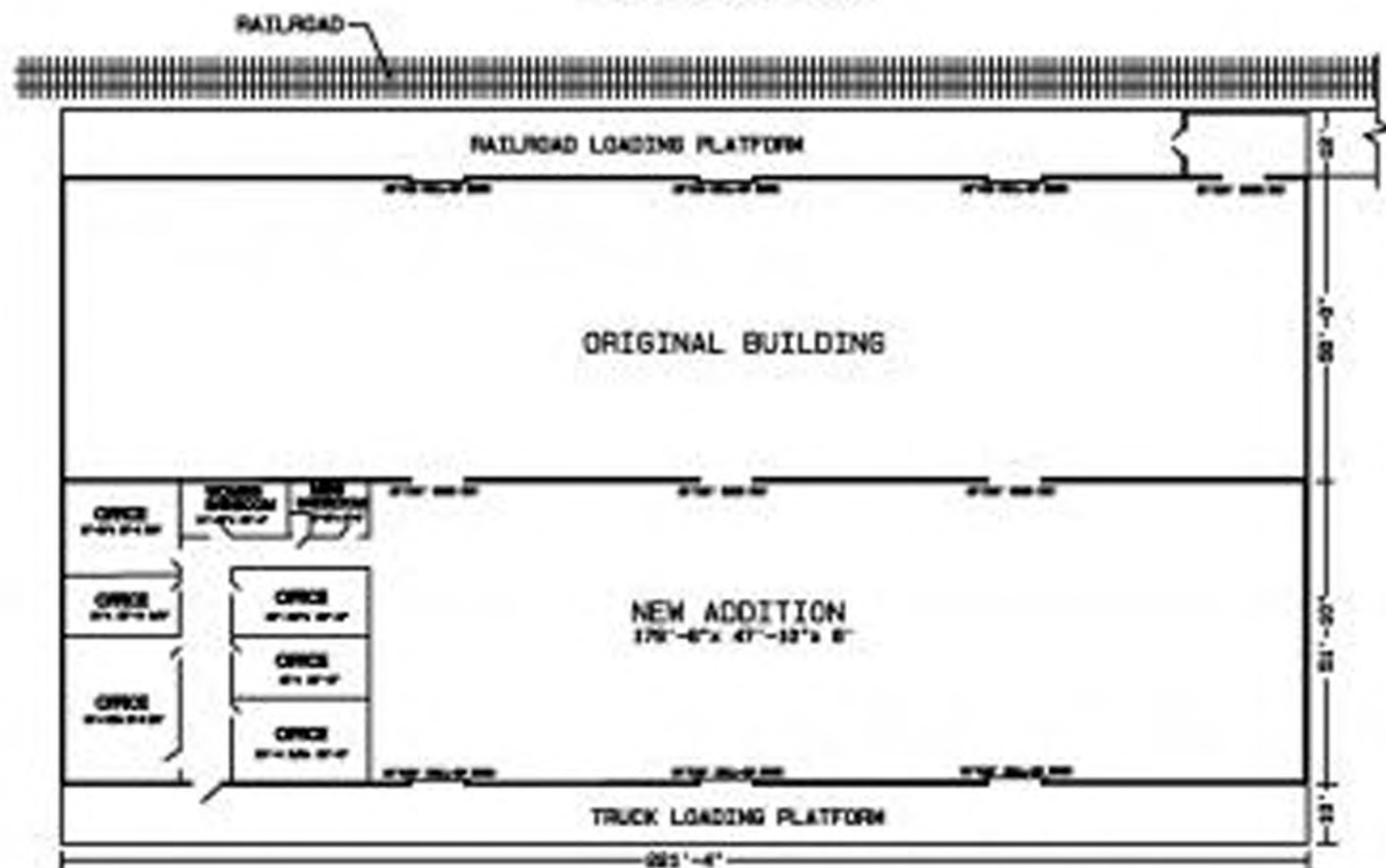
YEAR BUILT: 1942



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TEXAMERICAS CENTER WAREHOUSE WITH OFFICES



22,537 SF

BLDG C-1

TEXAMERICAS CENTER
580 OAK ST.
HOUSTON, TX 77056
936-625-8542 / FAX 936-625-8543
WWW.TEXAMERICASCENTER.COM



BUILDING C2

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 1

RAIL ACCESS: YES

BUILDING TYPE: STORAGE/MIXED

CEILING HEIGHT: 11 FT.

WAREHOUSE SQ. FOOTAGE: 17,695 SF

TOTAL SQUARE FOOTAGE: 17,695 SF

YEAR BUILT: 1942

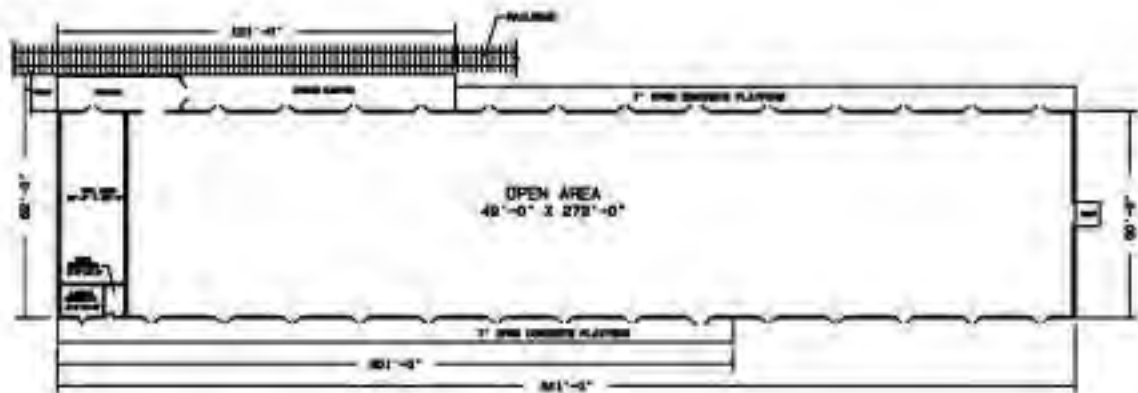
CONSTRUCTION TYPE: MASONRY



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TEXAMERICAS CENTER
WAREHOUSE W/ INLA ACCESS



15,150 SF

BLDG C-2

LOT 20400, L&L
NEW BRITAIN, CT 06053
860-439-0200 / FAX 860-439-0200
www.brownbros.com



BUILDING F1

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 1

RAIL ACCESS: YES

BUILDING TYPE: STORAGE/MIXED

CEILING HEIGHT: 14 FT.

WAREHOUSE SQ. FOOTAGE: 11,066 SF

TOTAL SQUARE FOOTAGE: 11,066 SF

YEAR BUILT: 1942

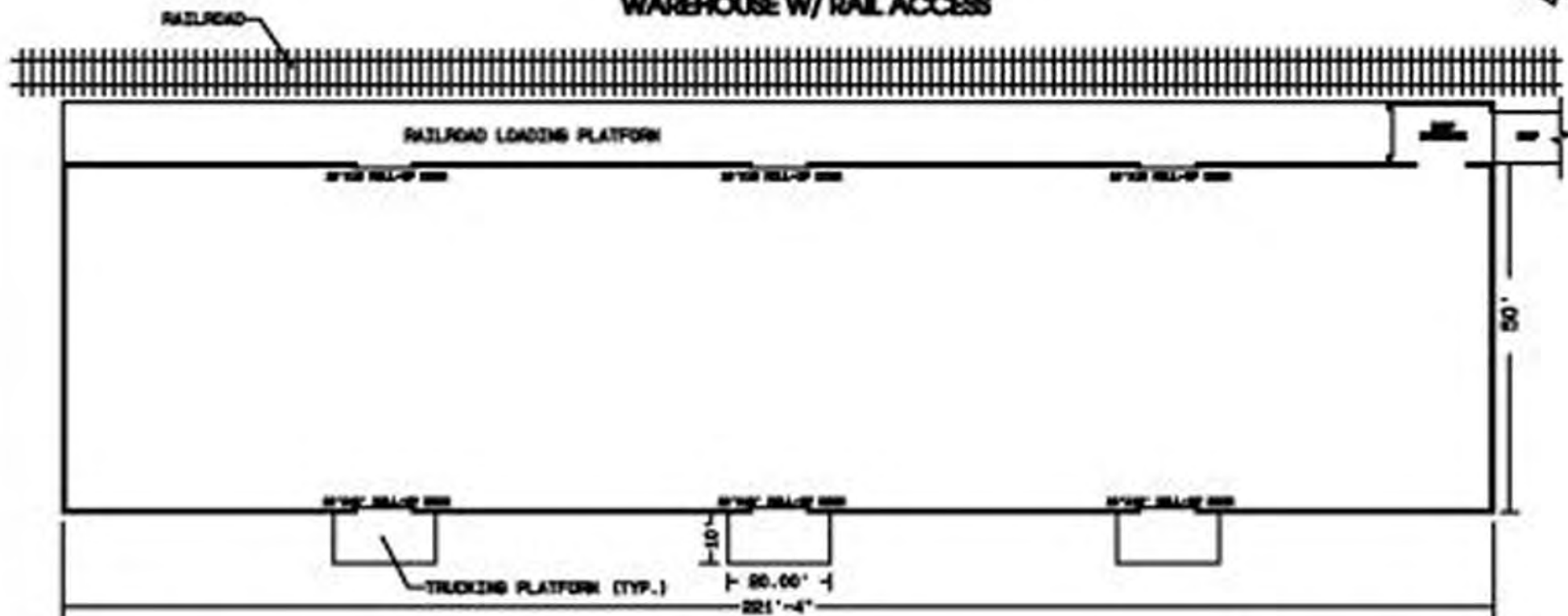
CONSTRUCTION TYPE: MASONRY



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TEXAMERICAS CENTER
WAREHOUSE W/ RAIL ACCESS



11,066 SF

BLDG F-1

107 CHAPEL LN
NEW BOSTON, TX 75570
937-323-8841 / FAX 937-323-8742
www.texamercoscenter.com



BUILDING F2

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 1

RAIL ACCESS: YES

BUILDING TYPE: STORAGE/MIXED

CEILING HEIGHT: 12 FT.

WAREHOUSE SQ. FOOTAGE: 12,503 SF

TOTAL SQUARE FOOTAGE: 12,503 SF

YEAR BUILT: 1942

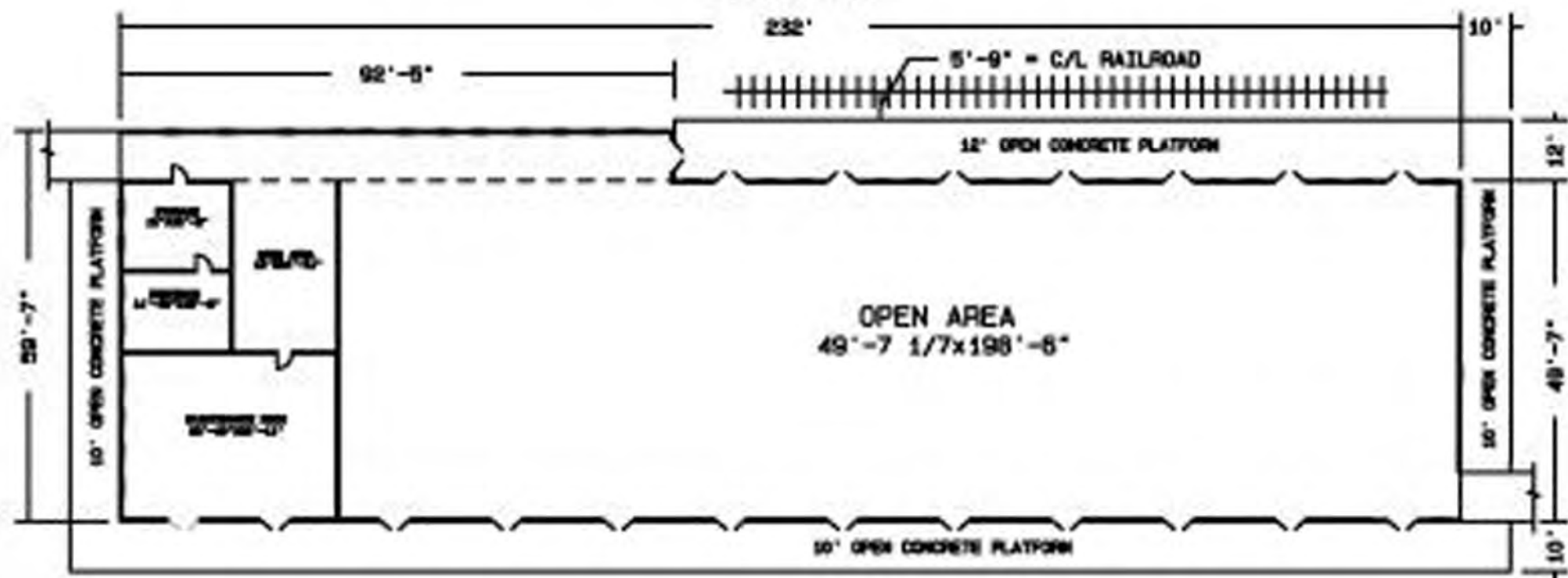
CONSTRUCTION TYPE: MASONRY



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REYNOLDSREALTYMGMT.COM

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TEXAMERICAS CENTER
WAREHOUSE



11,503 SF

BLDG F-2
texamericacenter.com

107 CHAPEL LN
NEW BOSTON, TX 75070
903-223-9841



BUILDING G1

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 1

RAIL ACCESS: YES

BUILDING TYPE: STORAGE/MIXED

CEILING HEIGHT: 14 FT.

WAREHOUSE SQ. FOOTAGE: 19,123 SF

TOTAL SQUARE FOOTAGE: 19,123 SF

YEAR BUILT: 1942

CONSTRUCTION TYPE: MASONRY

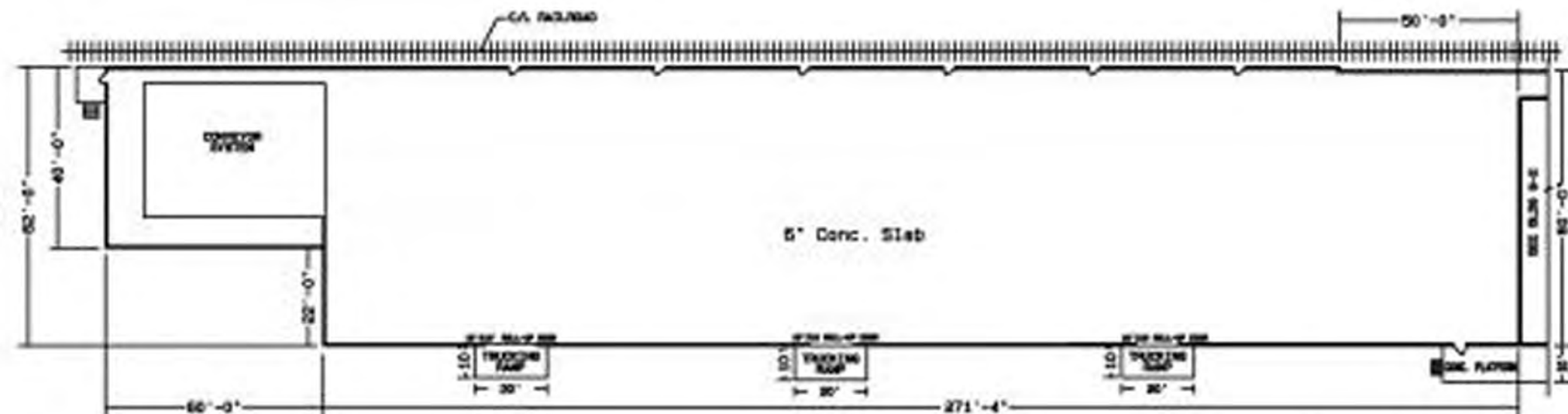
**EQUIPMENT: DRYING OVENS & ADDITONAL EQUIPMENT
TO BE NEGOTIATED.**



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5502 COWHORN CREEK ROAD, STE. C
TEXARKANA, TEXAS 75503
TEL: 903.832.3700 * FAX: 903.832.3701
REYNOLDSREALTYMGMT.COM

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TEXAMERICAS CENTER
WAREHOUSE W/ RAIL ACCESS



19,123 SF

BLDG G-1

205 GRAYSON ST.
HOUSTON, TX 77001
900-223-0841 / FAX 900-223-4342
www.texamerc.com



BUILDING G2

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 1

RAIL ACCESS: YES

BUILDING TYPE: STORAGE/MIXED

CEILING HEIGHT: 12 FT.

WAREHOUSE SQ. FOOTAGE: 12,088 SF

TOTAL SQUARE FOOTAGE: 12,088 SF

YEAR BUILT: 1942

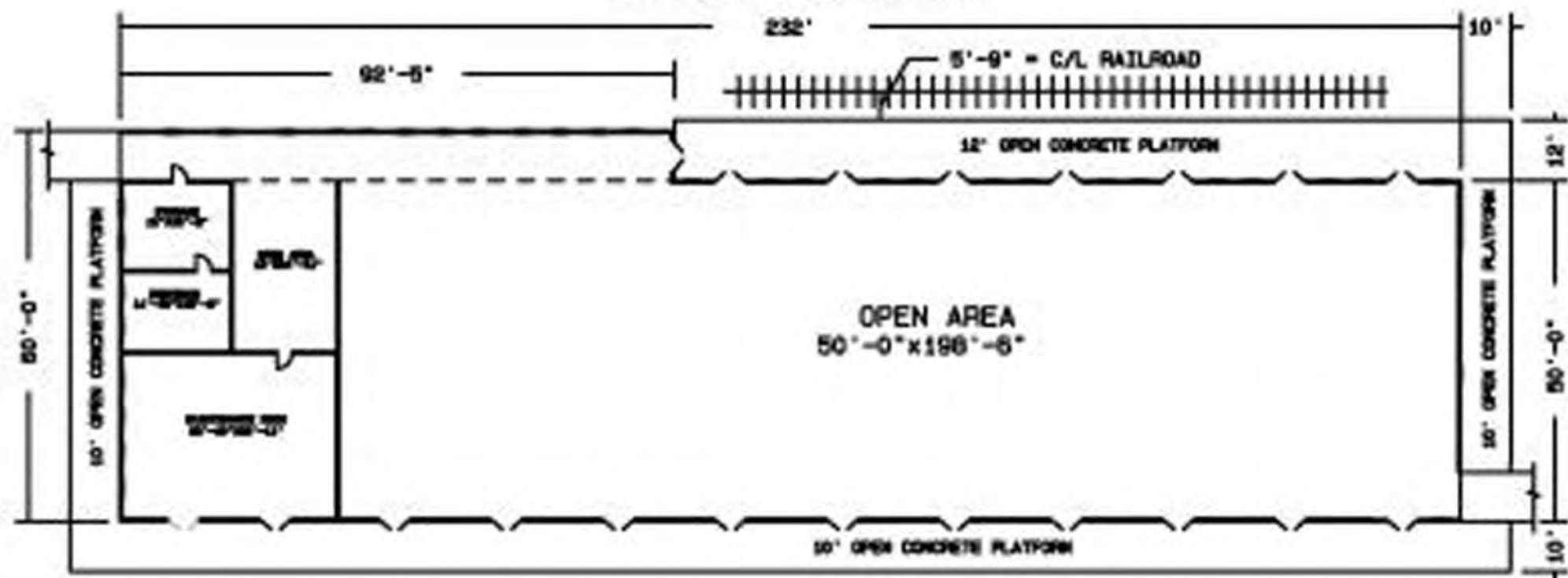
CONSTRUCTION TYPE: MASONRY



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REYNOLDSREALTYMGMT.COM

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TEXAMERICAS CENTER
WAREHOUSE W/ RAIL ACCESS



11,600 SF

BLDG G-2

215 GRAYSON ST.
HOOKS, TX 75561
903-223-9641 / FAX 903-223-8742
www.texamercascenter.com



BUILDING I-68

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 4

BUILDING TYPE: STORAGE/MIXED

CEILING HEIGHT: 12 FT.

OFFICE SQ. FOOTAGE: 7,254 SF

TOTAL SQUARE FOOTAGE: 7,254 SF

YEAR BUILT: 1974

CONSTRUCTION TYPE: METAL

**REMARKS: SECURE LOT WITH TRUCK PARKING SURFACE,
FUEL TANKS, EASY ACCESS TO I-30 & HWY 82**



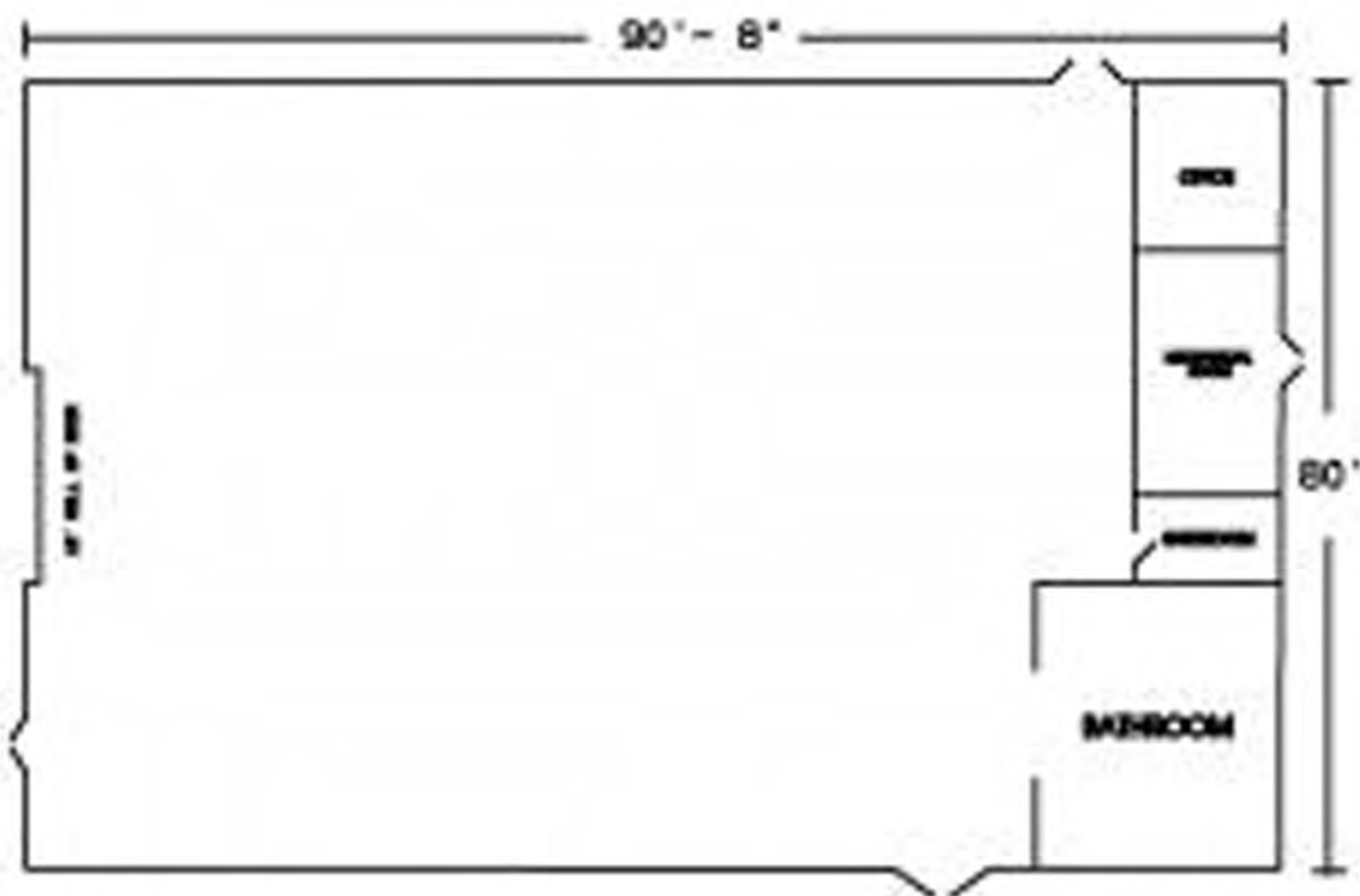
RICHARD H. REYNOLDS, JR., PRESIDENT
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TEXAMERICAS CENTER

201 BOWIE PKWY

200



7,254 SF

TEXAMERICAS CENTER
OFF CHAIRMAN, LANE, NEW BOSTON, TX 75060
NEW BOSTON, TX
NEW BOSTON, TX



BUILDING U-31

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

ACREAGE: 1

BUILDING TYPE: OFFICE

CEILING HEIGHT: 10 FT.

OFFICE SQ. FOOTAGE: 4,029 SF

TOTAL SQUARE FOOTAGE: 4,029 SF

YEAR BUILT: 1975

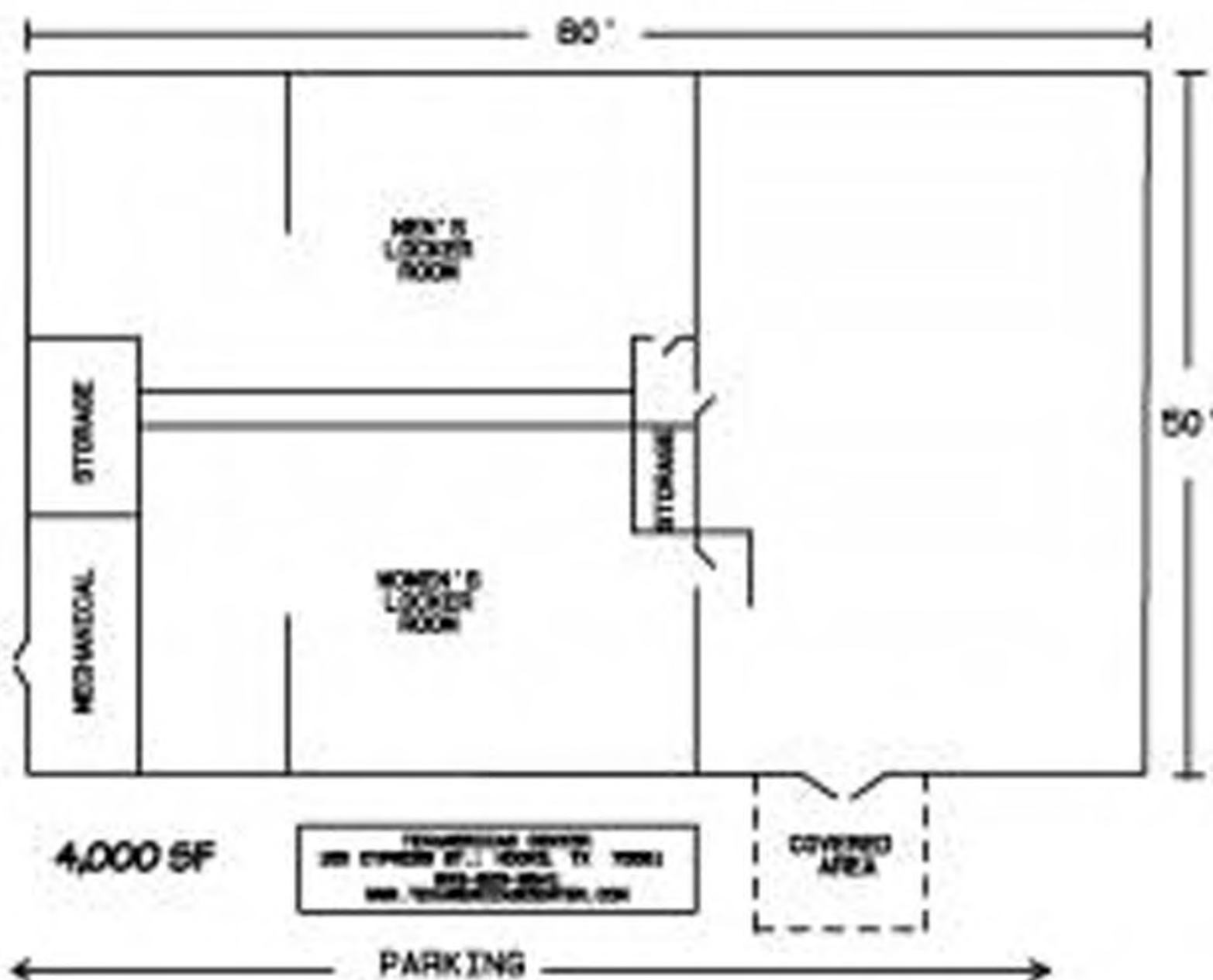
CONSTRUCTION TYPE: METAL



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TEXAMERICAS CENTER
150 CYPRESS ST





BUILDING U-33

PROPERTY FOR: SALE OR LEASE

ZONING TYPE: COMMERCIAL

RAIL ACCESS: YES

BUILDING TYPE: STORAGE/MIXED

CEILING HEIGHT: 12 FT.

MANUFACTURING SQ. FOOTAGE: 7,360 SF

TOTAL SQUARE FOOTAGE: 7,360 SF

YEAR BUILT: 1974

CONSTRUCTION TYPE: METAL



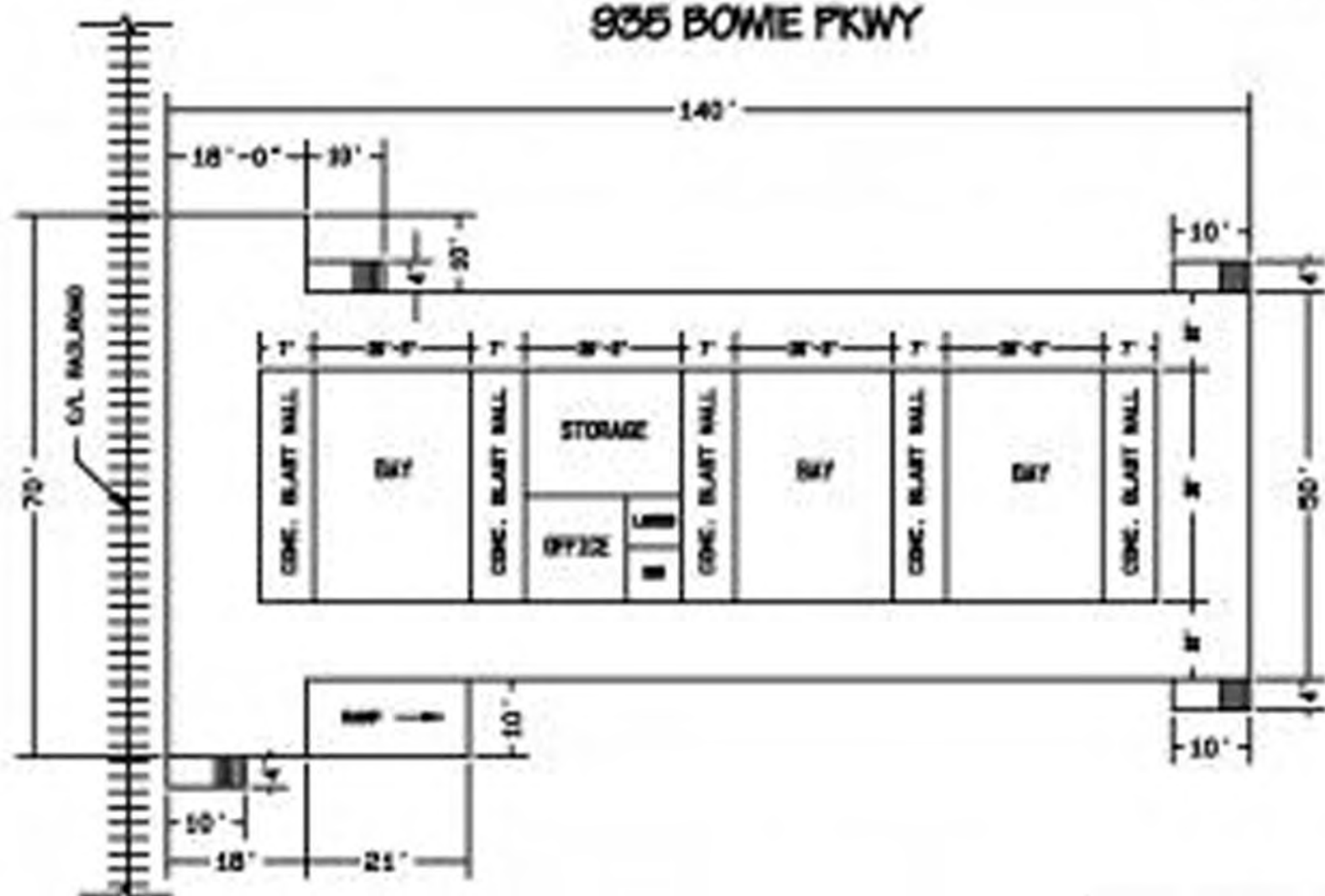
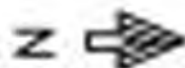
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TEXAMERICAS CENTER

WAREHOUSE WITH LOADING
DOCKS & RAIL ACCESS

935 BOWIE PKWY



5,480 SF

BLDG U-33

WWW.TEXAMERICACENTER.COM

END SHEET
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REVISED, 06/2002
WWW.TEXAMERICACENTER.COM