



Camp Howze Rail Park consists of 126 acres located in Cooke County in the City of Gainesville. Camp Howze Rail Park has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

**SELECTING A CERTIFIED SITE CAN:**

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

**PROPERTY DETAILS**

Camp Howze Rail Park consists of 126 acres with the east side of the property running parallel to the BNSF mainline. Camp Howze Rail Park is conveniently located in northwest Gainesville city limits, 1 mile west of Interstate 35 and 4 miles north of state highway 82.

**Site Details:**

- 126 acres certified for development, but additional acreage available
- Direct access to BNSF
- Industrial zoning
- New Market Tax Credit eligible
- Opportunity Zone
- Build to suit, lease or own
- Aggressive local, state, and federal incentive programs available



**CONTACT INFORMATION**

BNSF Regional Manager

**Ashley Wolfe**

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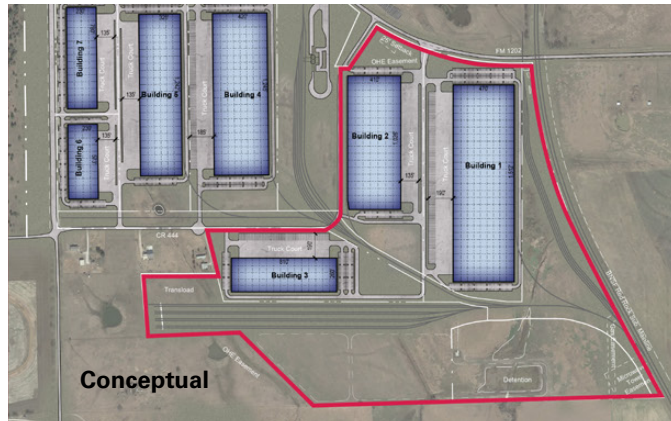
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Hughes Commercial Real Estate and Development, LLC


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 <b>SITE PROFILE</b>	
<b>Land Area</b>	126 acres
<b>Zoning</b>	Light or Heavy Industrial
<b>Price</b>	Build to Suit - Please contact Hughes Development for more information.

 <b>UTILITIES</b>	
<b>Electric</b>	Pentex Energy
<b>Gas</b>	Atmos Energy
<b>Water</b>	City of Gainesville
<b>Wastewater</b>	City of Gainesville
<b>Telecommunications</b>	Nortex Communications

 <b>DEMOGRAPHICS</b>	
Gainesville is a community located in Cooke County. As of the 2010 census, the population of Gainesville is 16,002.	

 <b>POPULATION</b>	
<b>City of Gainesville</b>	
<b>5 mile radius</b>	19,306
<b>10 mile radius</b>	28,386
<b>15 mile radius</b>	46,308
<b>20 mile radius</b>	68,058

 <b>WORKFORCE</b>	
<b>City of Gainesville</b>	
<b>Total Employment</b>	11,500
<b>Annual Avg. Wage</b>	\$45,900

## BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.\*

\* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.