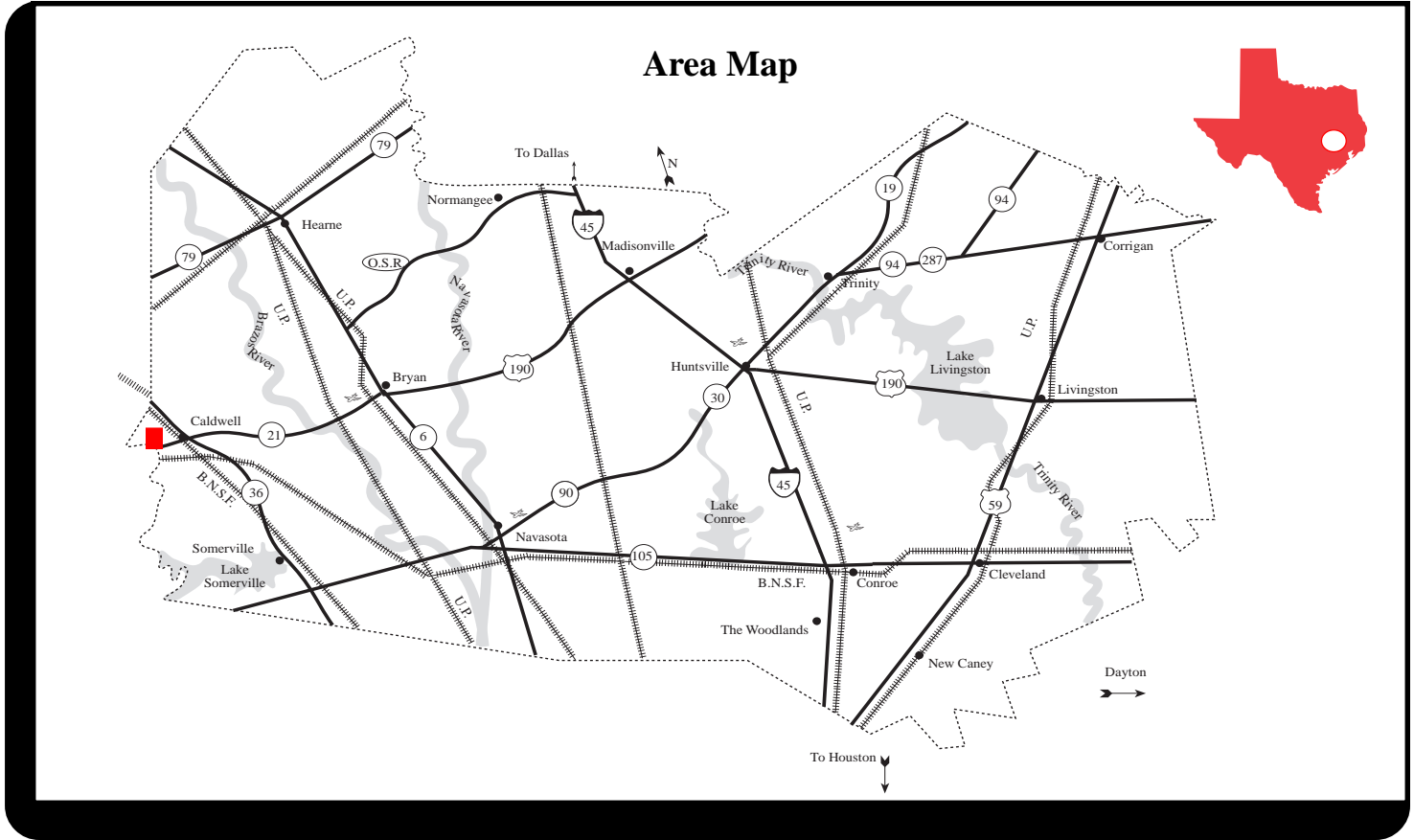


# CALDWELL INDUSTRIAL PARK

## Caldwell, Texas



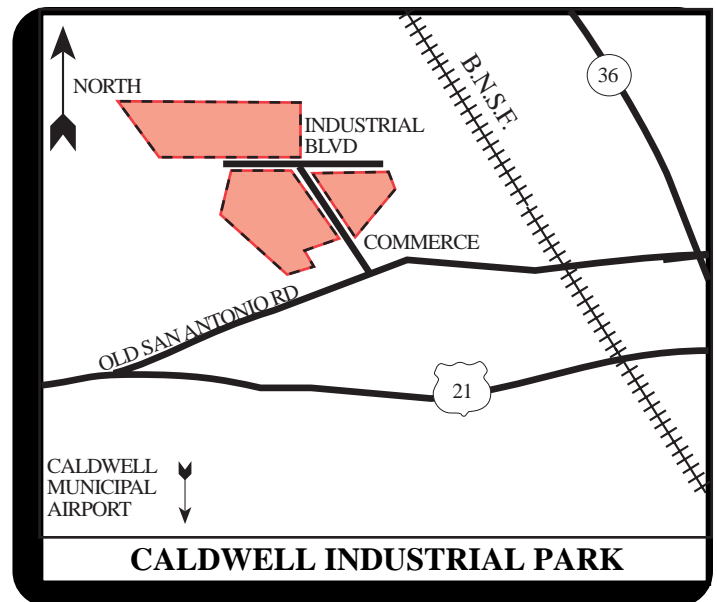
**42 Acre  
Prime  
Industrial Park Site**

- Located in industrial park
- Excellent road system

**For more information, contact  
Entergy Texas  
Economic Development Group  
1-800-729-SITE  
Fax: (409) 981-2805**



(Detailed specifications on back)



**CALDWELL INDUSTRIAL PARK**  
**Caldwell, Texas**

**Site Characteristics**

**Acreage:** 42 Total  
**Elevation:** 406 Feet  
**Topography:** Flat  
**Surface:** Cleared

**Location**

**Address:** Caldwell Industrial Park  
**City:** Caldwell  
**In City Limits:** Yes  
**County:** Burleson  
**Zoning:** Industrial  
**Adjacent Land Use:** Industrial

**Utilities**

**Electricity:** Available Now  
**Electric Co.:** City  
**Natural Gas:** Available Now  
**Gas Co.:** Lone Star  
**Water:** Available Now  
**Water Supplier:** City  
**Sewer:** Yes  
**Sewer Supplier:** City

**Cost**

**Sale Price Per Acre:** Negotiable  
**Monthly Lease Price:** N/A  
**Min. Parcel Size:** 9 Acres

**Transportation**

**Road Frontage:** 400 Feet  
**Miles to Highway:** 0.1 Mile to Hwy. 21  
**Miles to Interstate:** 100 Miles to I-45

**Rail Frontage:** None  
**Miles to Railroad:** 0.1 Mile  
**Railroad Company:** BNSF  
**Spur to Site:** Yes

**Local Airport:** Caldwell Municipal  
**Miles Away:** 1.0 Mile  
**International Airport:** Bush Intercontinental  
**Miles Away:** 100 Miles

**Water Frontage:** None  
**Channel Depth:** N/A  
**Nearest Port:** Houston  
**Distance:** 100 Miles

**Additional Comments:**



**1-800-729-SITE**