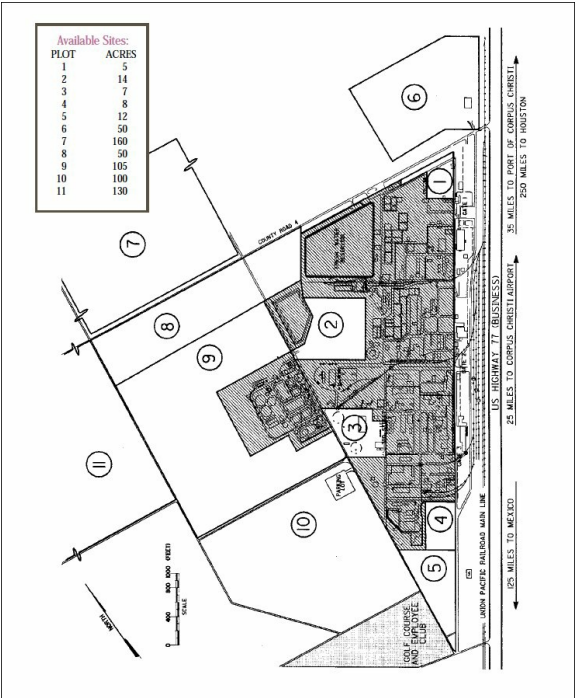


Bishop Industrial Park (AEPTX)

Highway 77 South | Bishop, TX | US | Nueces County

Available Acres: 1,400 | Sale Price: \$10



Zoning:	Industrial
Topography:	Level
Setting:	Industrial Park
Within City Limits:	Unknown
Sale Price:	\$10
Sale Price Note:	10
Last Updated:	Dec 27, 2023

Economic Development Contact

Dale Fowler, CEcD
AEP Texas
2901 Mockingbird Lane
Victoria, TX 77903
(361) 574-2265 | dd Fowler@aep.com

Property and Area Description

The Bishop Industrial Park, located just 25 miles from Corpus Christi, Texas, serves as a world-class manufacturing site for chemicals, plastics, and pharmaceutical products. The Park started operations in 1945 and was one of the first petrochemical complexes to produce formaldehyde, acetaldehyde, acetic acid, and other volume organics from hydrocarbon sources. There is: Reliable electrical supply including an on-site co-generation facility; on-site waste water treatment and disposal facilities; available utilities to suit expansion; natural gas feedstock pipelines in place; rail spur access; easy access to key transportation infrastructure. Current companies in park: Celanese, Ticona, and BASF.

Population

	31,900	66,471	392,113
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	11,598	23,567	145,688
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

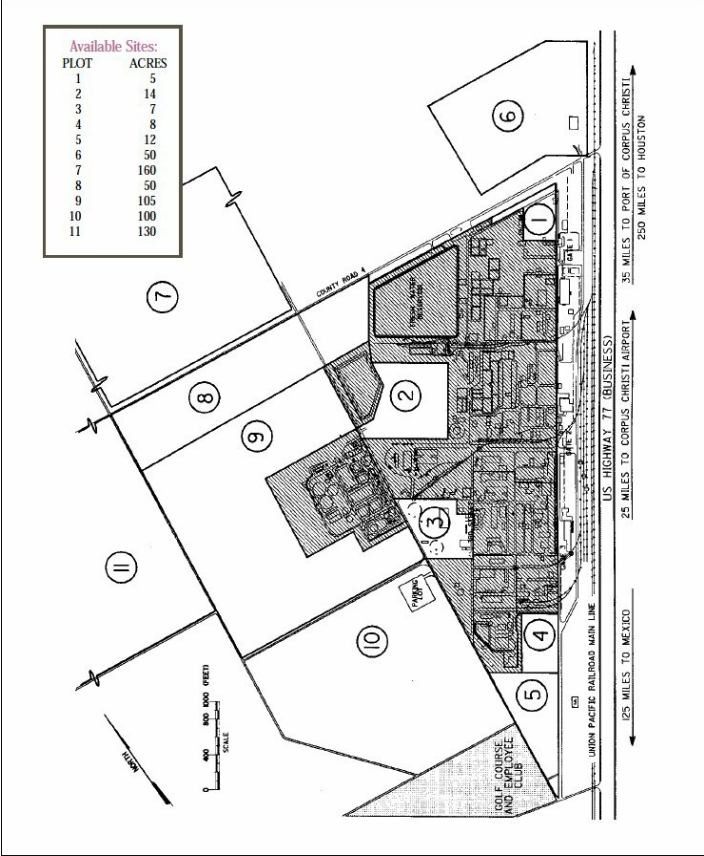
Transportation

Nearest Highway: US 77 (0.00 mi.)
Nearest Interstate: I-69 (5.00 mi.)
Nearest Airport: Corpus Christi International Airport (25.00 mi.)
Nearest Commercial Airport: Corpus Christi International Airport (25.00 mi.)
Rail Served: Yes
Rail Accessible: Unknown
Rail Infrastructure in Place: Yes

Utilities

Electric: AEP Texas
Natural Gas: Available at site
Water: City of Bishop
Sewer: City of Bishop
Telecommunications: Available

Property Images



Superior Infrastructure

The Bishop Industrial Park has:

- Ample land available for expansion
- Reliable electrical supply including an on-site Co-Generation Facility
- On-site waste-water treatment and disposal facilities
- Available utilities to support expansion
- Natural gas feedstock pipelines in place
- Rail spur access
- Major projects/new construction expertise
- Environmental permitting expertise
- Highly talented people who have developed outstanding processes and procedures to safely and effectively operate world-class facilities
- Easy access to key transportation infrastructure

Complete Accessibility

The Bishop Industrial Park is:

- Located on US Highway 77, a major four lane US Highway.
- Within minutes of the proposed construction of I-69—the NAFTA Super highway—which is part of the Mexico-to-Canada trade corridor.
- 35 miles to the Port of Corpus Christi, the fifth largest port in the United States.
- Served by direct rail access (Union Pacific). Corpus Christi is served by three railroads (Union Pacific, Burlington Northern Santa Fe, and Texas-Mexican Railway).
- 25 miles to the Corpus Christi International Airport.