



Union Pacific Rail Service
Close to Union Pacific Intermodal

84.7 Acres for a Build-To-Suit
400,000 - 1,400,000 SF

50% Real Property Tax Abatement
Triple Freeport

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|---------------------|-------------|
| Zoning: | Industrial |
| Within City Limits: | No |
| Sale Price Note: | negotiation |
| Last Updated: | Feb 1, 2024 |

Property and Area Description

FLEXIBLE BUILDING CONFIGURATION 400,000 - 1,400,000 SF Build-to-Suit Opportunity. Situated on 84.7 Acres. Union Pacific Rail Service Potential, Triple Freeport, 50% Real Property Tax Abatement. Situated on the southwest corner of Lavender Rd & Millers Ferry Rd. Less than 14 mile from I-45, 38.0 miles to Dallas-Fort Worth International Airport, 23.1 miles to Dallas Love Field Airport, 3.9 miles to Lancaster Airport, 3.8 miles to Union Pacific Intermodal Terminal, 6.8 miles to proposed BNSF Facility, 6.9 miles to FedEx distribution facility, 22.8 miles to UPS distribution facility.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Interstate: I-45
Nearest Airport: Lancaster Airport
Nearest Commercial Airport: DFW International
Rail Served By: Union Pacific Railroad
Rail Contact: Cherramiee Peterson
Rail Contact Phone: 281-350-7496
Rail Contact Email: capeter2@up.com

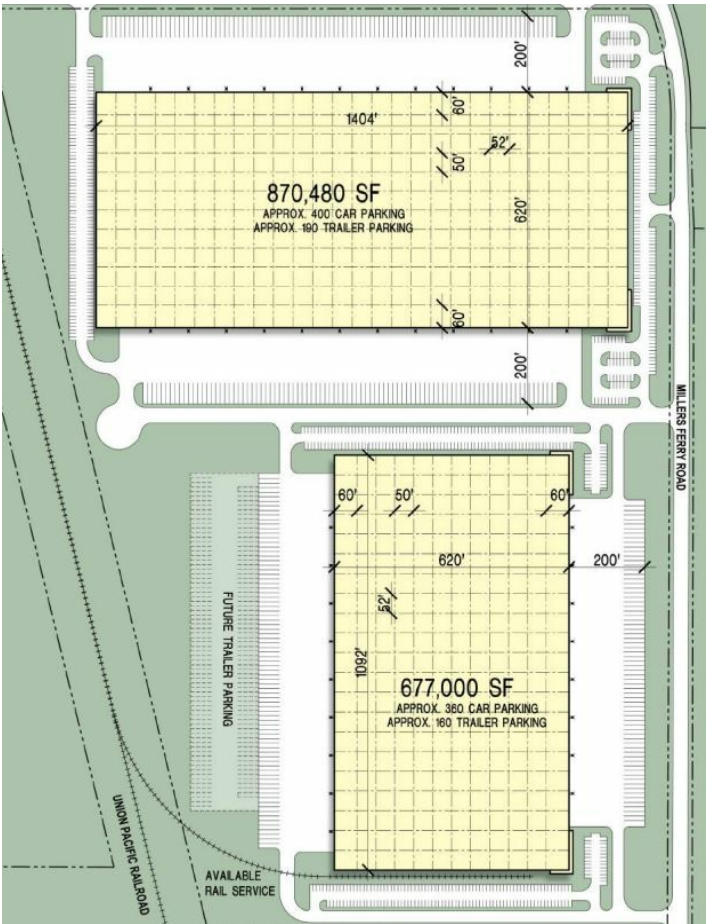
Utilities

Natural Gas: Atmos Energy
Water: City of Wilmer
Sewer: City of Wilmer

Property Images



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