



# MPEDC-Owned Site Options

1. 200-acre, fully  
infrastructured  
business park & spec  
building)
2. 50-acre, shovel-  
ready park

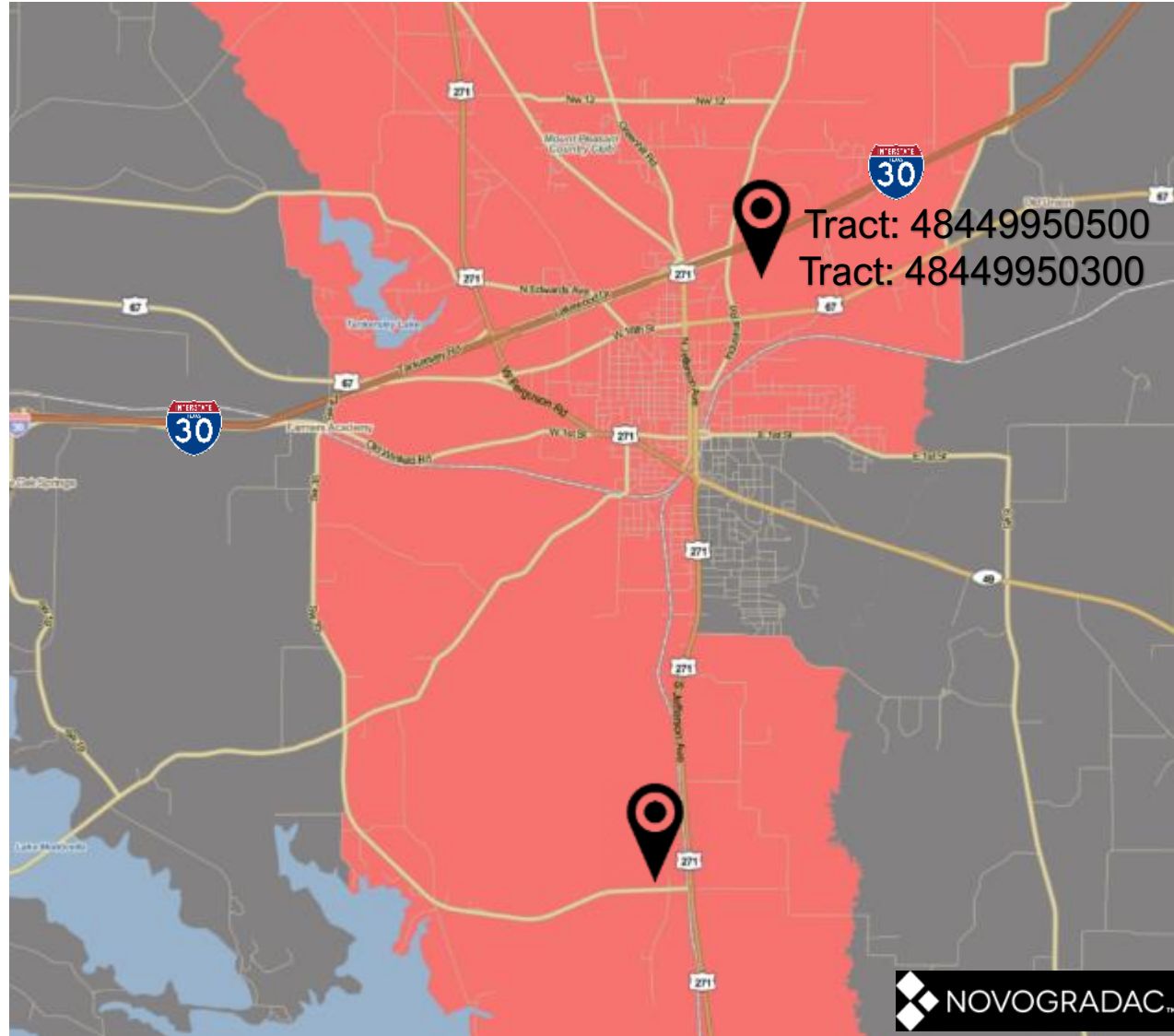
# Site Option Aerial Map



200-acre business park

50-acre industrial park

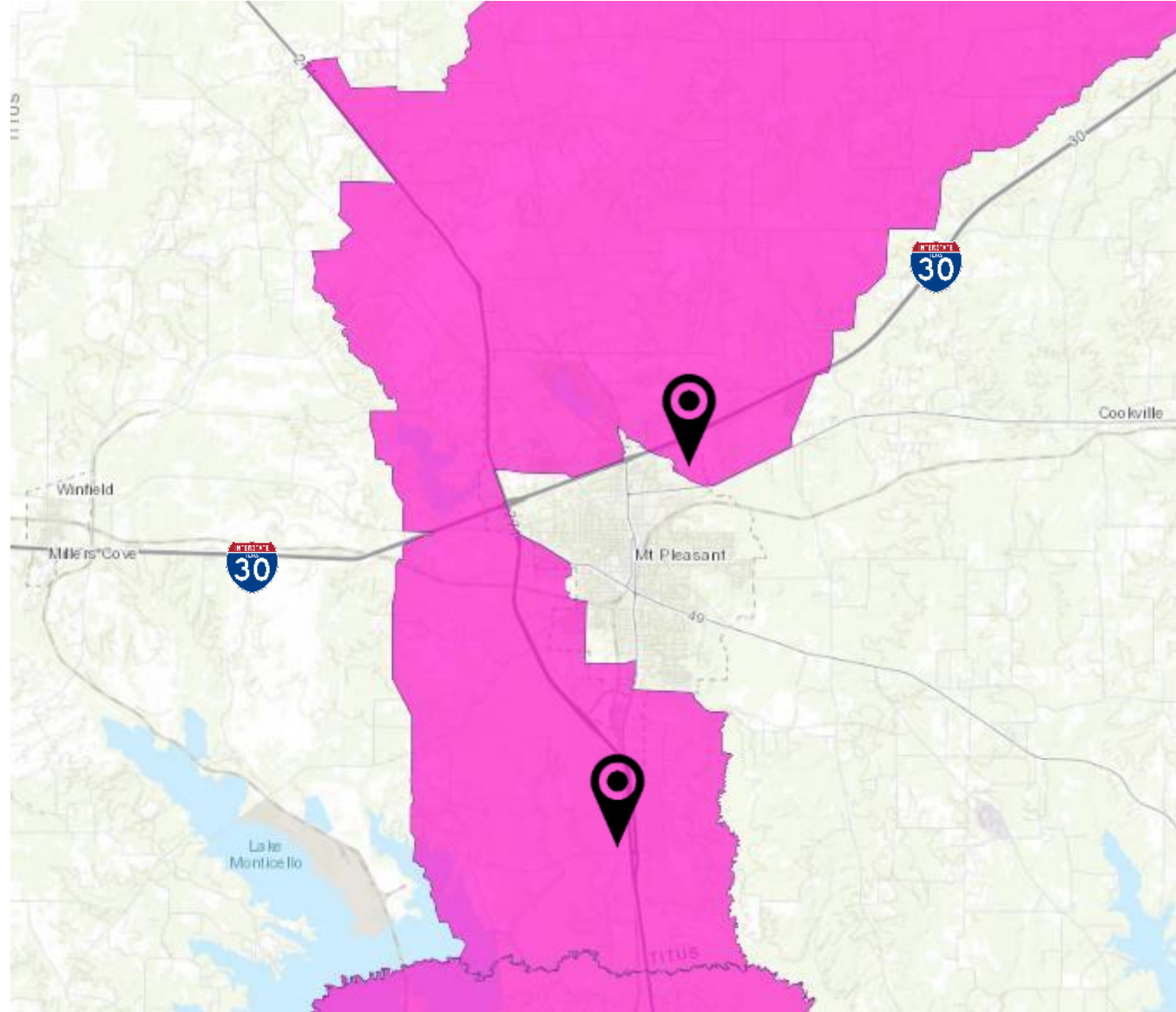
# New Market Tax Credit Eligibility Map: ELIGIBLE.



- Insufficient Data
- Severe Distress or Non-Metropolitan
- Eligible
- Not Eligible

Source: CDFI Fund and PolicyMap

# Designated Opportunity Zone Map: ELIGIBLE.





# Site Option 1: Mount Pleasant Business Park

## SUMMARY:

A. 200-acres shovel-ready park with all documentation completed. Existing 40,000 SF shell expandable to 75,000SF. Is in Opportunity Zone and is New Market Tax Credit eligible.

# Business Park Entrance

MPEDC can offer this project and/or value chain partners infrastructure-ready land in the Mount Pleasant Business Park, which is located along Interstate 30 on Industrial Road.

The park consists of 200 acres with all infrastructure in place. Approximately 120 acres are developable.

Ownership held by MPEDC, which is not profit-motivated but motivated by new investment and new employment opportunities for citizens.

Property can be set aside for this project or for value chain partners.





N-07  
11 acre ±

N-08  
2550 acre ±

E-06  
4 acre ±

N-10  
1 acre ±

N-09  
2507 acre ±

E-05  
2025 acre ±

S-01  
0 acre ±

S-03  
0 acre ±

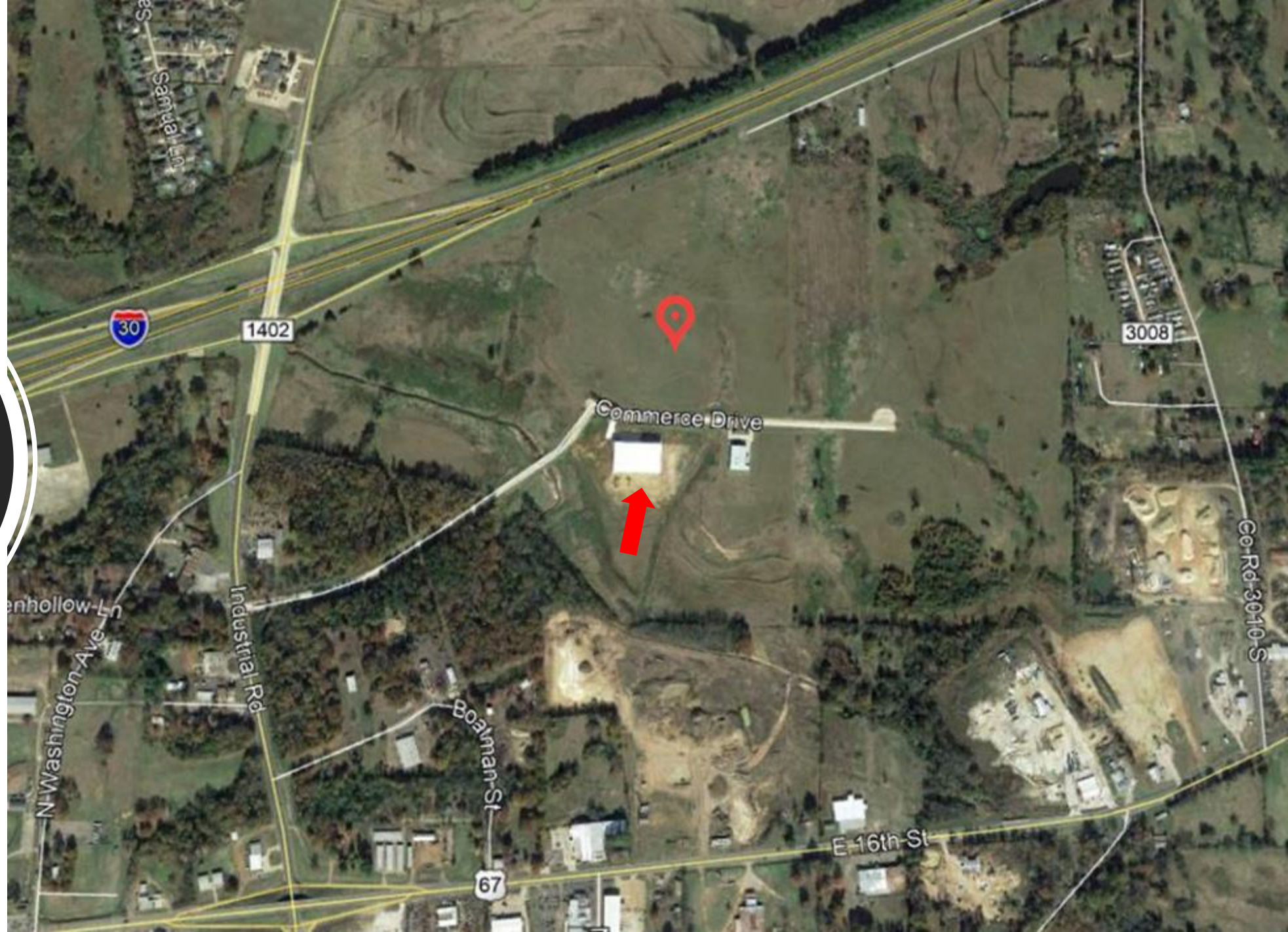
S-04  
0.5 acre ±

S-02  
0.5 acre ±

Hart Creek



Site Aerial Map







40,000 SF Warm Shell (Expandable)  
(The business park contains an existing & available spec building. Expandable to 74,000 SF.)

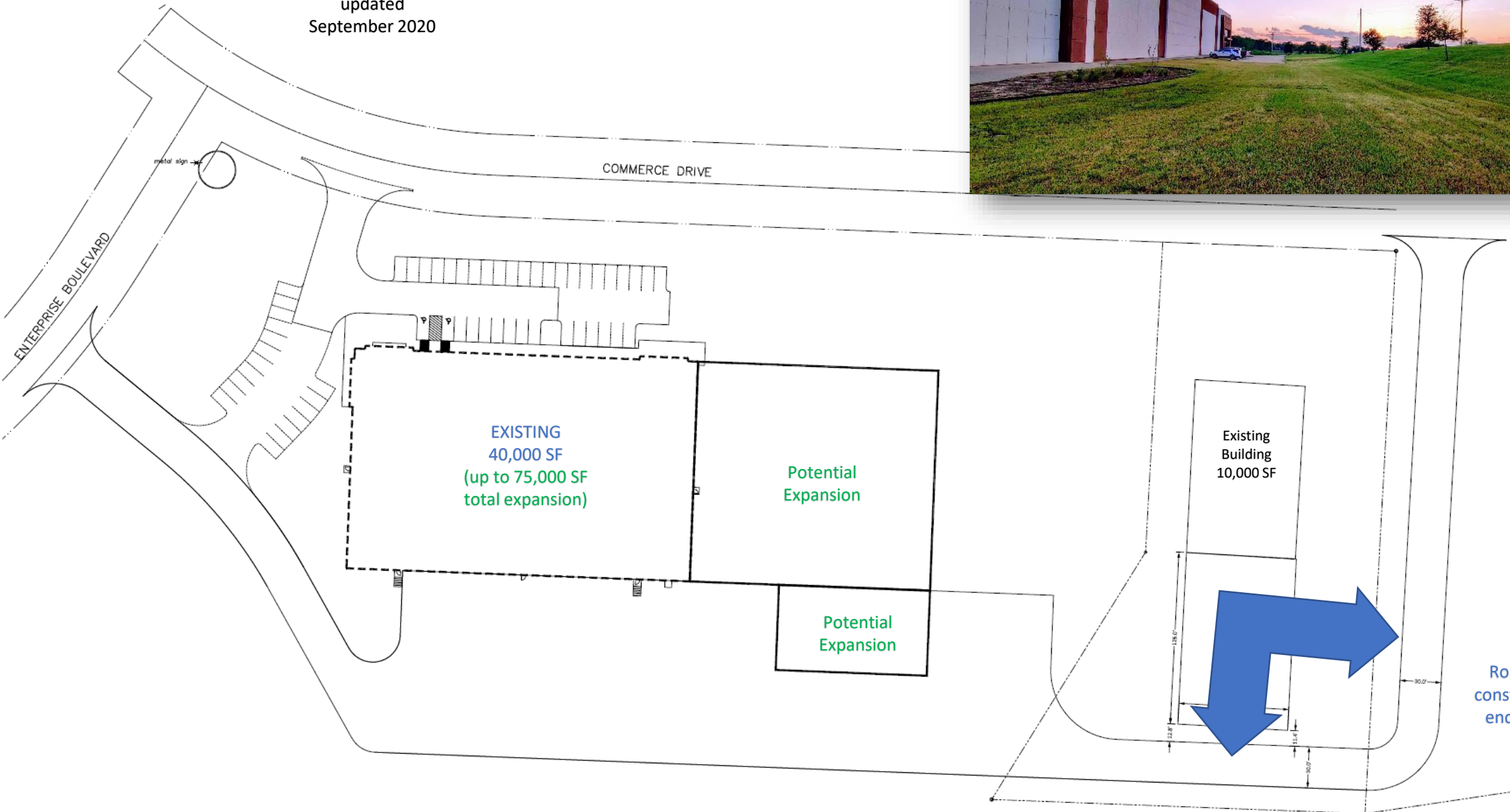
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Video Tour: [bit.ly/38uwWbc](https://bit.ly/38uwWbc)





Engineered  
drawing below  
updated  
September 2020

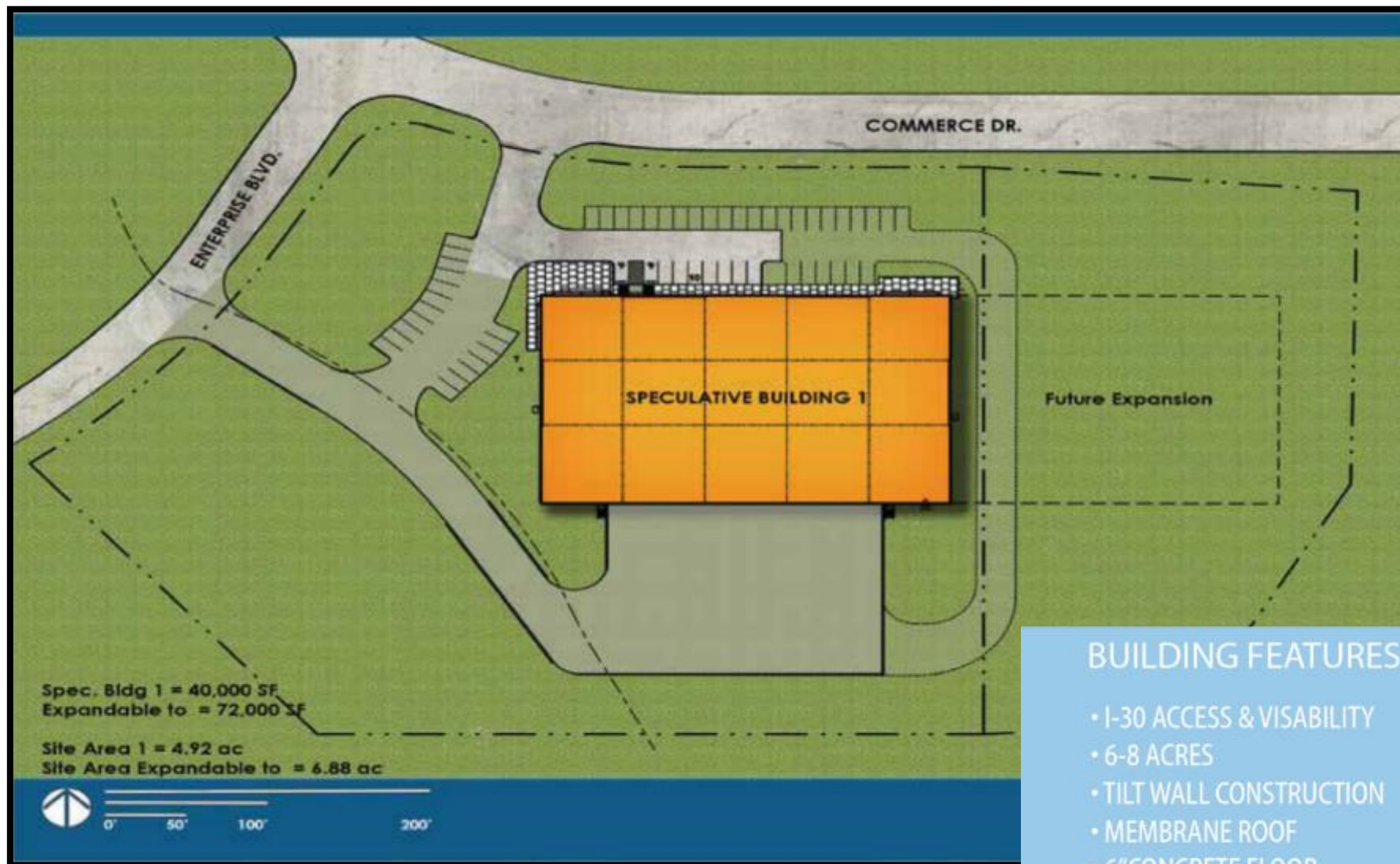


Road under  
construction by  
end of 2020.

Engineered  
drawing below  
updated  
September 2020



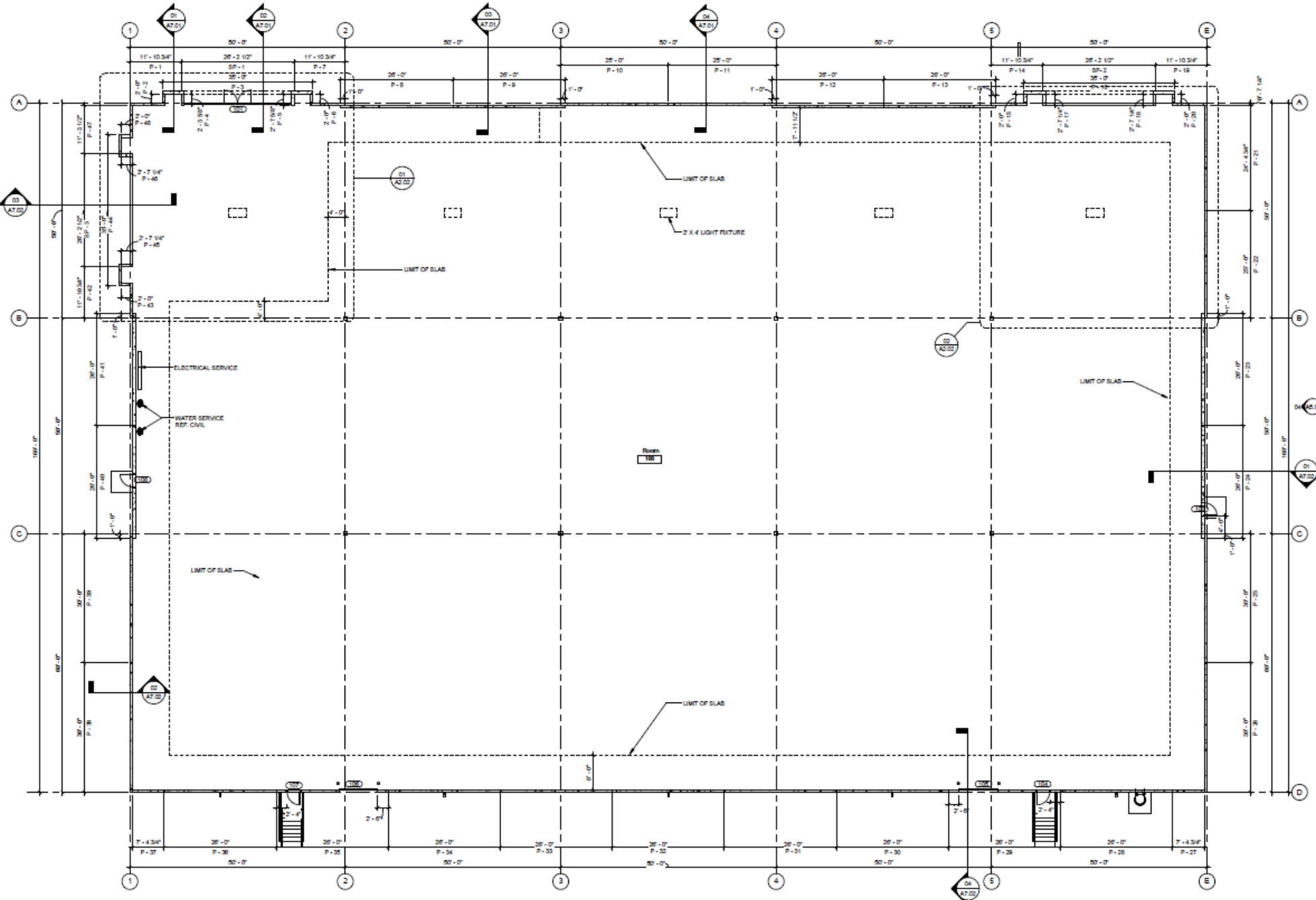
Road under  
construction by  
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### BUILDING FEATURES

- I-30 ACCESS & VISABILITY
- 6-8 ACRES
- TILT WALL CONSTRUCTION
- MEMBRANE ROOF
- 6" CONCRETE FLOOR
- 2 DOCK DOORS
- 1 GRADE DOOR
- 27-30' EAVE HEIGHT
- VERSITILE SHELL DESIGN

02 ENLARGED FLOOR PLAN DETAIL  
Scale: 1" = 1'-0"



- 160' x 250' footprint
- Warm shell (50'x50' office area & 8' lip along outer perimeter left unfinished for custom build-out/piping, etc.)
- 50-foot column spacings
- 6-inch slab
- 30-foot clear height
- Facility can be expanded up to 74,000 SF.
- Opportunity Zone eligible
- New Market Tax Credit Eligible
- Beautiful showcase building



# Site Option 2: Cypress Industrial Park

## SUMMARY:

A. 50-acres shovel-ready park with all documentation completed. 30-50 acres immediately developable. On 4-lane Hwy 271, 5.5 miles from Interstate 30. Is in Opportunity Zone and is New Market Tax Credit eligible.





# Cypress Industrial Park

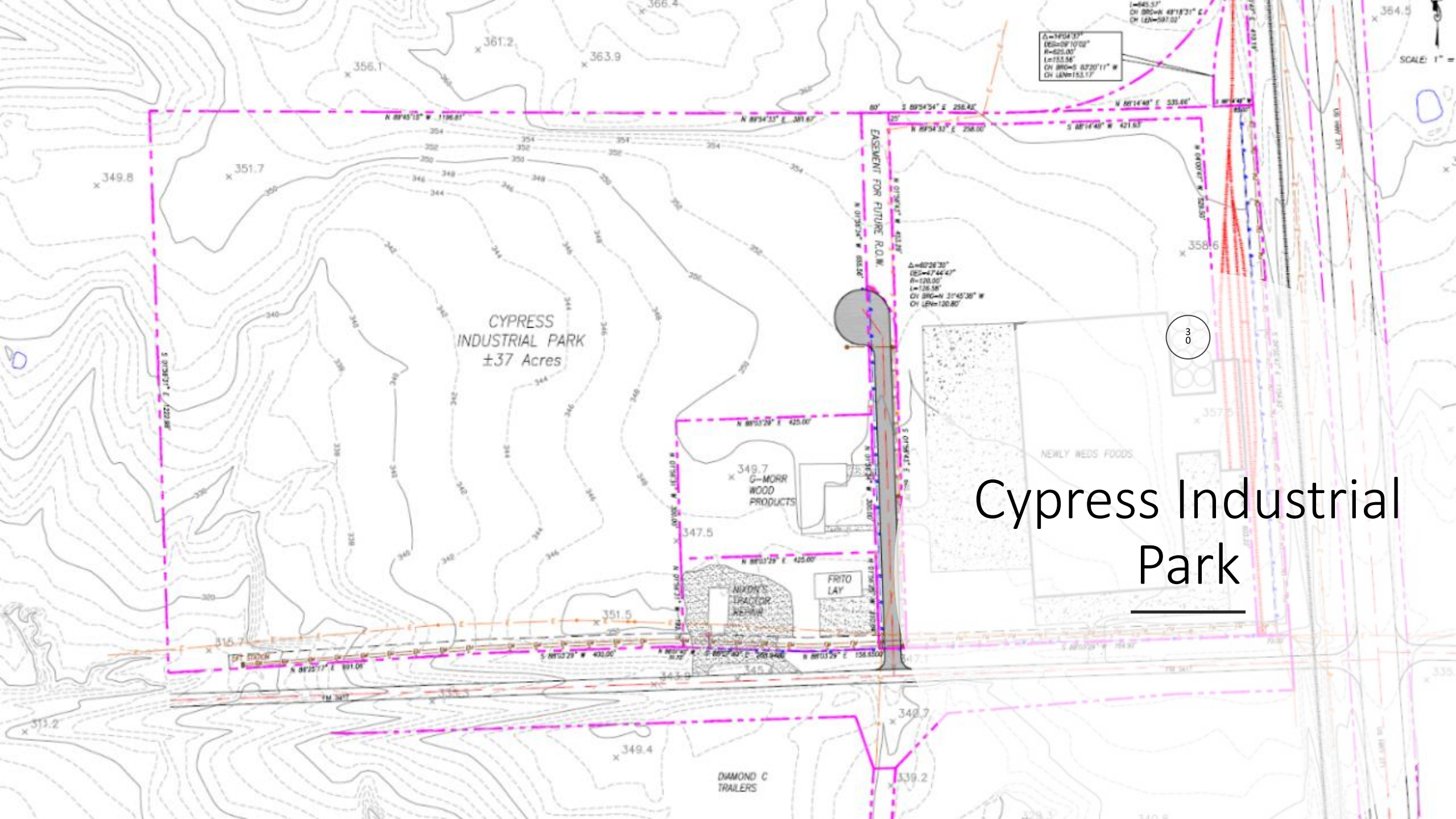
### Cypress Industrial Park:

The Cypress Industrial Park is a fully infrastructure business park on the south side of Mount Pleasant, along a 4-lane State Highway 271. Existing companies in the park include Diamond C Trailers, Newly Weds Foods, and a Frito-Lay distribution center. The site comprises 50+ acres of available property, but only ~30 acres are immediately available. Additional acreage along the northern park of the property could be developed with grading. This site is owned by Mount Pleasant Economic Development Corporation.

Newly Weds Foods, located at the entrance of the park, is rail-served by UP, but an extension of the spur (or reconfiguration or new spur) further west into the park would need to be evaluated by railroad engineers. The spur is also owned by MPEDC. Approximately 30 acres of this site are under serious, last-stage consideration by another company which does not require rail.

# Cypress Industrial Park





CYPRESS INDUSTRIAL PARK  
±37 Acres

# Cypress Industrial Park

$\Delta=145.37'$   
 $DB=107.02'$   
 $R=625.00'$   
 $L=153.56'$   
 $CH\ BWC=S\ 87^{\circ}20'11''\ W$   
 $CH\ LCN=153.17'$

$\Delta=6726.30'$   
 $DB=4744.47'$   
 $R=120.00'$   
 $L=126.58'$   
 $CH\ BWC=N\ 31^{\circ}45'30''\ W$   
 $CH\ LCN=120.80'$

30

SCALE: 1" = 100'

DIAMOND C TRAILERS

NEWLY WEDS FOODS

G-MORR WOOD PRODUCTS

NIXON'S TRACTOR REPAIR

FRITO LAY

# Cypress Industrial Park

