

BUILD-TO-SUIT OPPORTUNITY

± 96 Acres, Rail Served Available

1300 Jarvis Road, Saginaw, TX 76131



CLASS A
Flexible Plan

UP TO 1.8M
Square Feet

EXCELLENT HIGHWAY
Connectivity

BNSF RAIL
Served Warehouse

±96
Acres

RAIL-SERVED

Direct Connection
to BNSF Rail Line

ACCESS

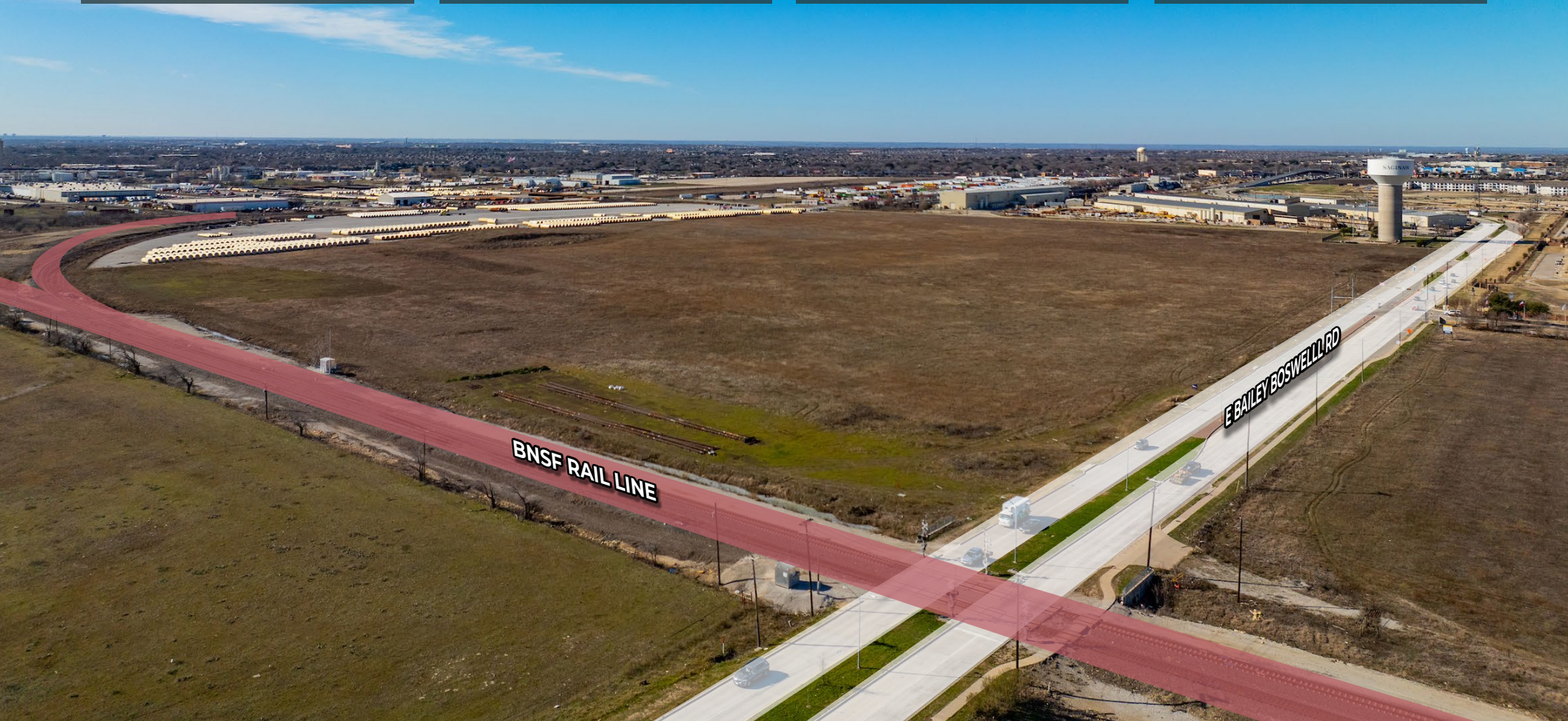
Proximity to I-820
I-35W Intersection

LABOR

Access to Dense
Warehouse Labor Pool

TRIPLE FREEPORT

Tax
Exemption



Whit Maddox

+1 817 437-5708

whit.maddox@kbcadvisors.com

Nathan Lawrence

+1 214 402-6016

nathan.lawrence@kbcadvisors.com

Krista Raymond

+1 972 971-2785

krista.raymond@kbcadvisors.com

Will Carney

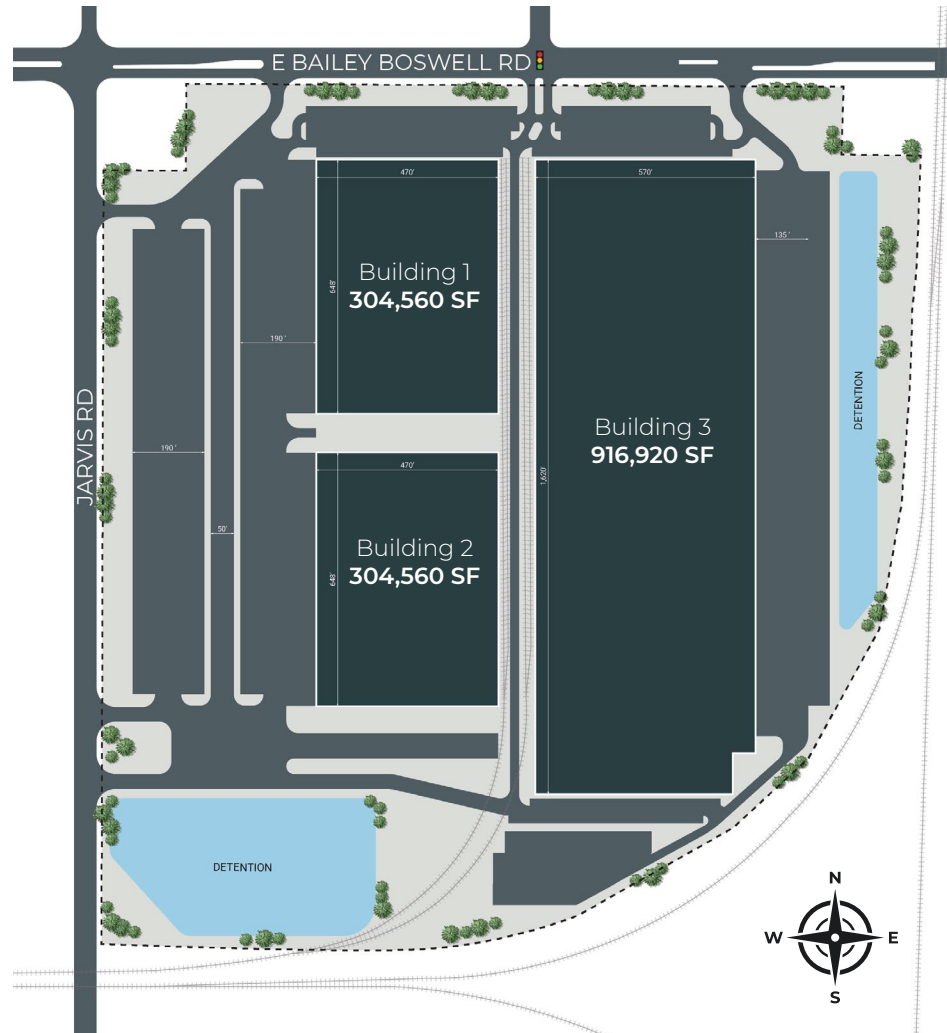
+1 214 240 0014

will.carney@kbcadvisors.com

» More building options available depending on requirement

SITE PLAN OPTION 1

SITE PLAN OPTION 2

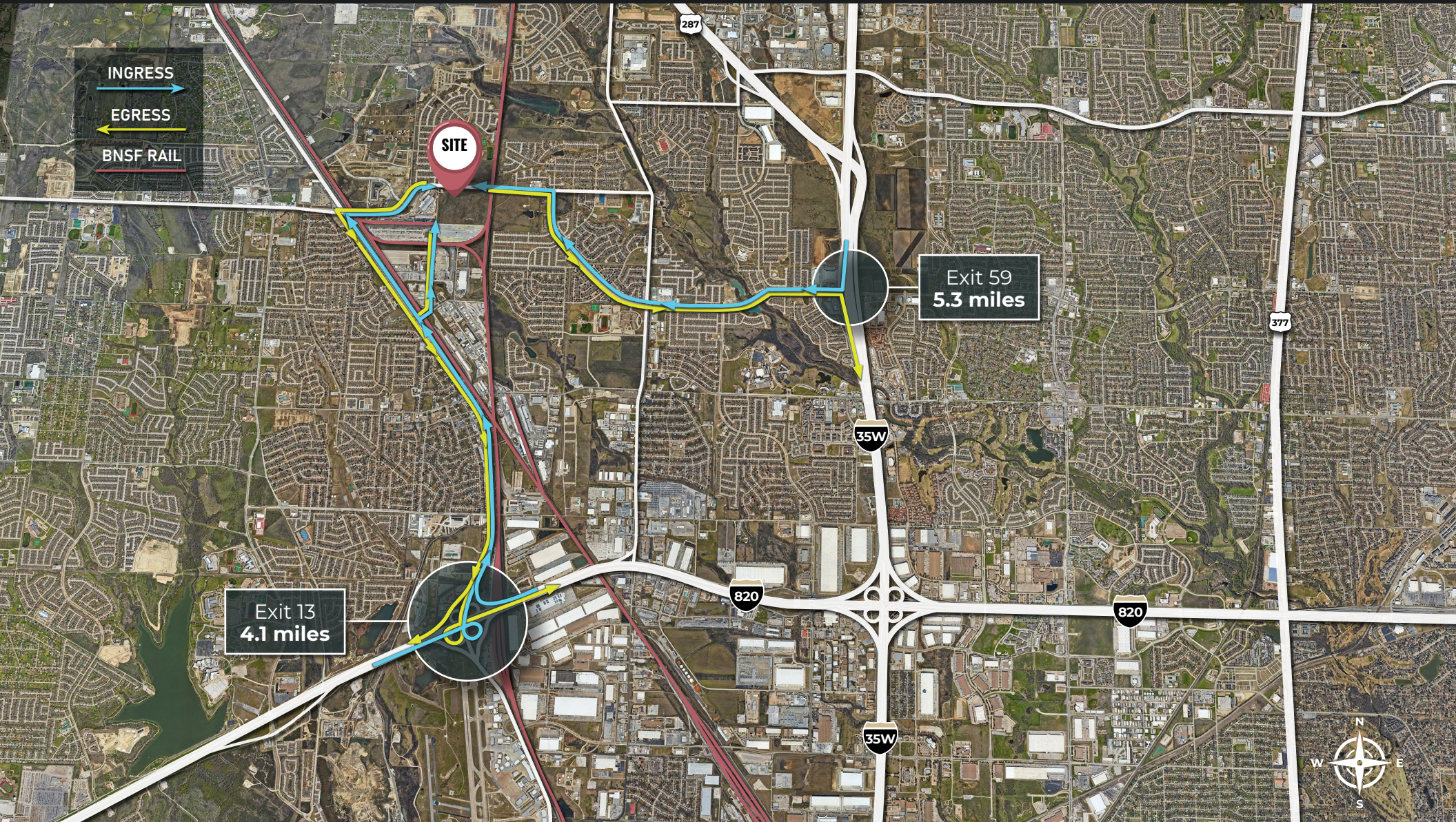


Whit Maddox
 +1 817 437-5708
 whit.maddox@kbcadvisors.com

Nathan Lawrence
 +1 214 402-6016
 nathan.lawrence@kbcadvisors.com

Krista Raymond
 +1 972 971-2785
 krista.raymond@kbcadvisors.com

Will Carney
 +1 214 240 0014
 will.carney@kbcadvisors.com



Whit Maddox
+1 817 437-5708
whit.maddox@kbcadvisors.com

Nathan Lawrence
+1 214 402-6016
nathan.lawrence@kbcadvisors.com

Krista Raymond
+1 972 971-2785
krista.raymond@kbcadvisors.com

Will Carney
+1 214 240 0014
will.carney@kbcadvisors.com

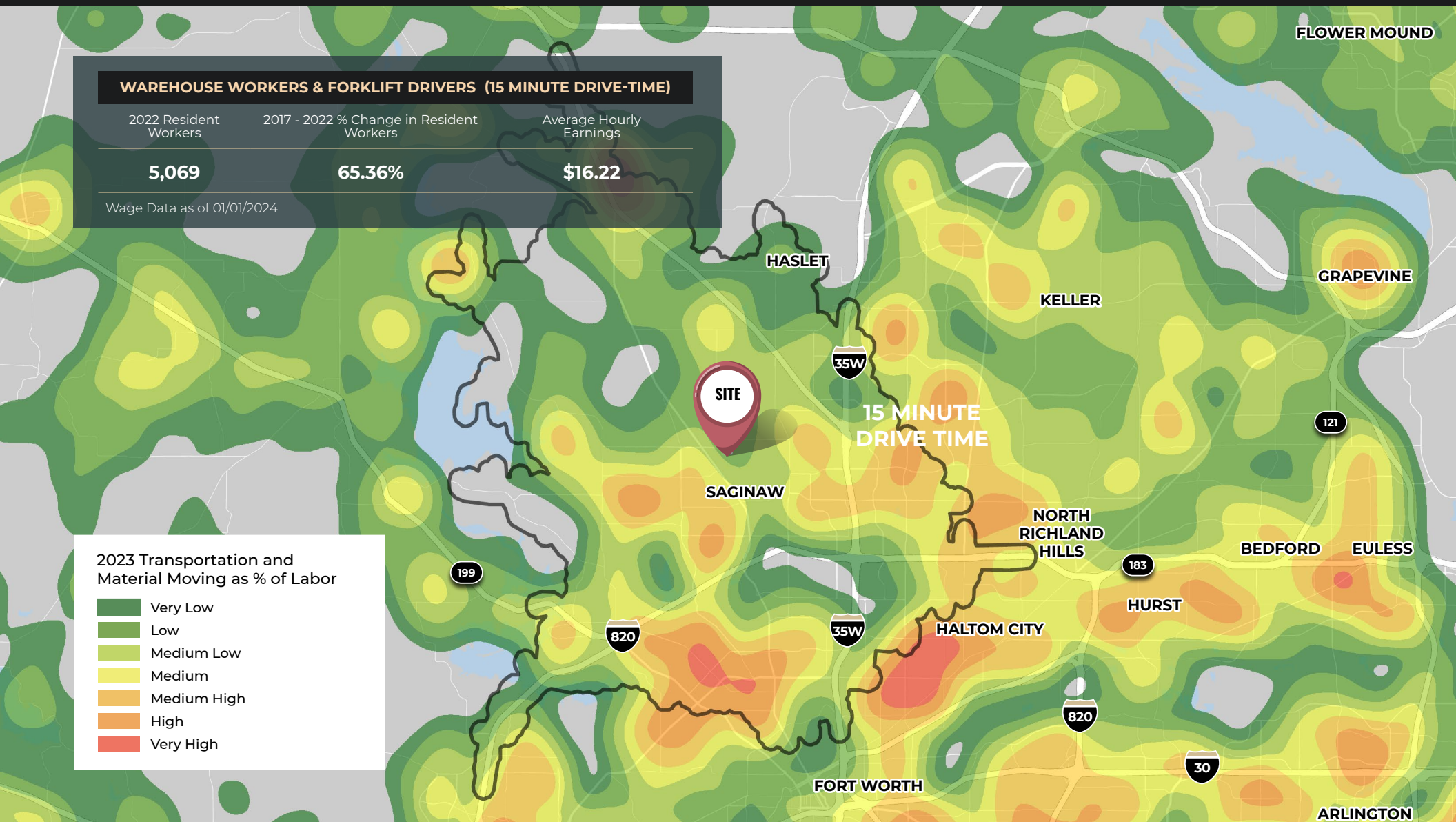
WAREHOUSE WORKERS & FORKLIFT DRIVERS (15 MINUTE DRIVE-TIME)

2022 Resident Workers	2017 - 2022 % Change in Resident Workers	Average Hourly Earnings
5,069	65.36%	\$16.22

Wage Data as of 01/01/2024

2023 Transportation and Material Moving as % of Labor

- Very Low
- Low
- Medium Low
- Medium
- Medium High
- High
- Very High

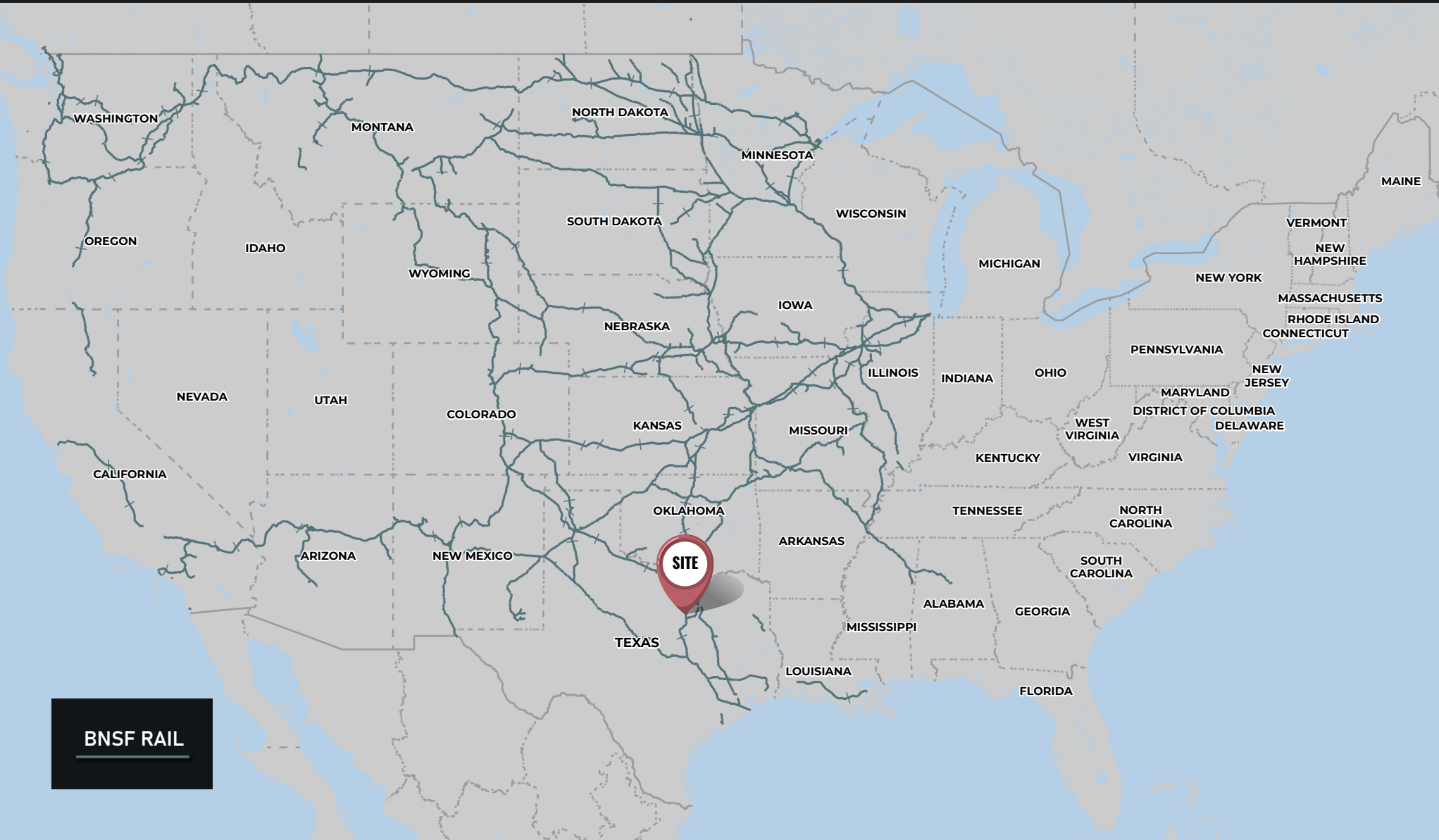


Whit Maddox
 +1 817 437-5708
 whit.maddox@kbcadvisors.com

Nathan Lawrence
 +1 214 402-6016
 nathan.lawrence@kbcadvisors.com

Krista Raymond
 +1 972 971-2785
 krista.raymond@kbcadvisors.com

Will Carney
 +1 214 240 0014
 will.carney@kbcadvisors.com

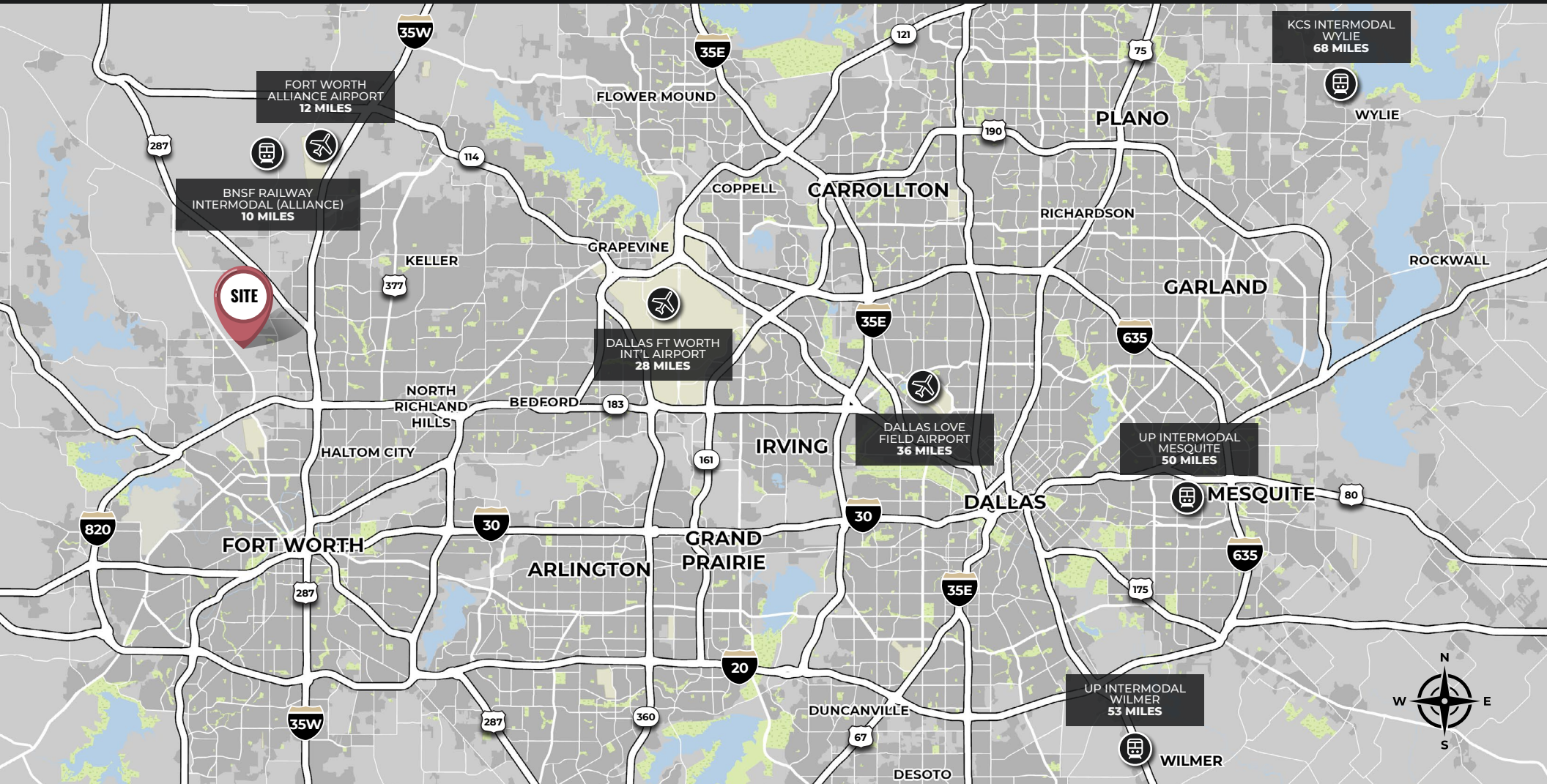


Whit Maddox
+1 817 437-5708
whit.maddox@kbcadvisors.com

Nathan Lawrence
+1 214 402-6016
nathan.lawrence@kbcadvisors.com

Krista Raymond
+1 972 971-2785
krista.raymond@kbcadvisors.com

Will Carney
+1 214 240 0014
will.carney@kbcadvisors.com



Whit Maddox
 +1 817 437-5708
 whit.maddox@kbcadvisors.com

Nathan Lawrence
 +1 214 402-6016
 nathan.lawrence@kbcadvisors.com

Krista Raymond
 +1 972 971-2785
 krista.raymond@kbcadvisors.com

Will Carney
 +1 214 240 0014
 will.carney@kbcadvisors.com

© 2024 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

