

FOR LEASE

315,000 SF – Proposed Future Development

2412 Wilsonart Drive, Temple, TX 76504



BULK SPACE AVAILABLE



KBCADVISORS

2412 WILSONART DRIVE, TEMPLE, TX 76504

Current Site Plan



55
Dock Positions

70
Trailer Stalls

180
Parking Spots

**RAIL
SERVE**
Potential

**900'W X
350'D**
Building Size

MO GREEN

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GRAHAM CARTER

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KBC ADVISORS | AUSTIN

5000 Plaza on the Lake, Suite 225

Austin, TX 78746



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Texas Triangle

The **Texas Triangle** is home to the State's four largest cities (Dallas-Fort Worth, Houston, Austin, and San Antonio) and the majority of the State's population. This mega-region accounts for 77% of State's GDP, a whopping **\$2.1 trillion**.

Central Texas is characterized by rapid population growth, robust job creation, and a well-trained, diverse workforce. These fundamentals support a high quality of life and provide a stable foundation for industrial development and tenant demand.



If the **Texas Triangle** were an independent nation, it would be the **15th largest economy in the world**, roughly the size of Mexico or Australia



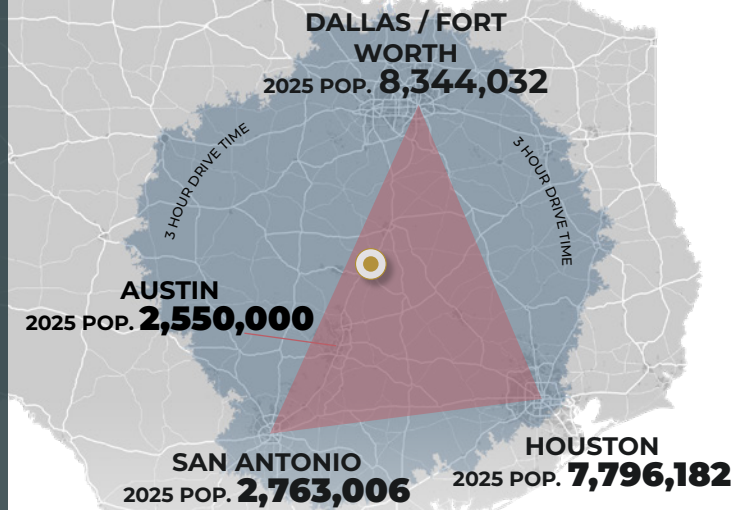
The major 4 major cities that help make up the Texas Triangle are expected to all (soon) be in the **Top 10 most populous cities** in the United States



Effective Buying Income in the Texas Triangle, which is reflective of income earned after taxes, is expected to **outpace the rest of the United States over the next 5 years**

KEY ACCESS POINTS [APPROX.]

✈️	Austin-Bergstrom Int'l Airport (AUS)	75 MI
🚚	UP Wilmer	125 MI
✈️	Fort Worth Alliance Airport	135 MI
🚚	BNSF Alliance (Haslet area)	135 MI
✈️	Dallas-Fort Worth Int'l Airport (DFW)	145 MI
✈️	San Antonio Int'l Airport (SAT)	146 MI
🚚	UP San Antonio yard	155 MI
🚚	KCS Wylie	160 MI
✈️	George Bush Intercontinental Airport (IAH)	165 MI
🚚	BNSF & UP Houston	175 MI
⚓	Port of Houston	180 MI



3 HOUR DRIVE TIME

27M
2025 Total Population Time

5.0%
2025-2028 Projected Population Growth

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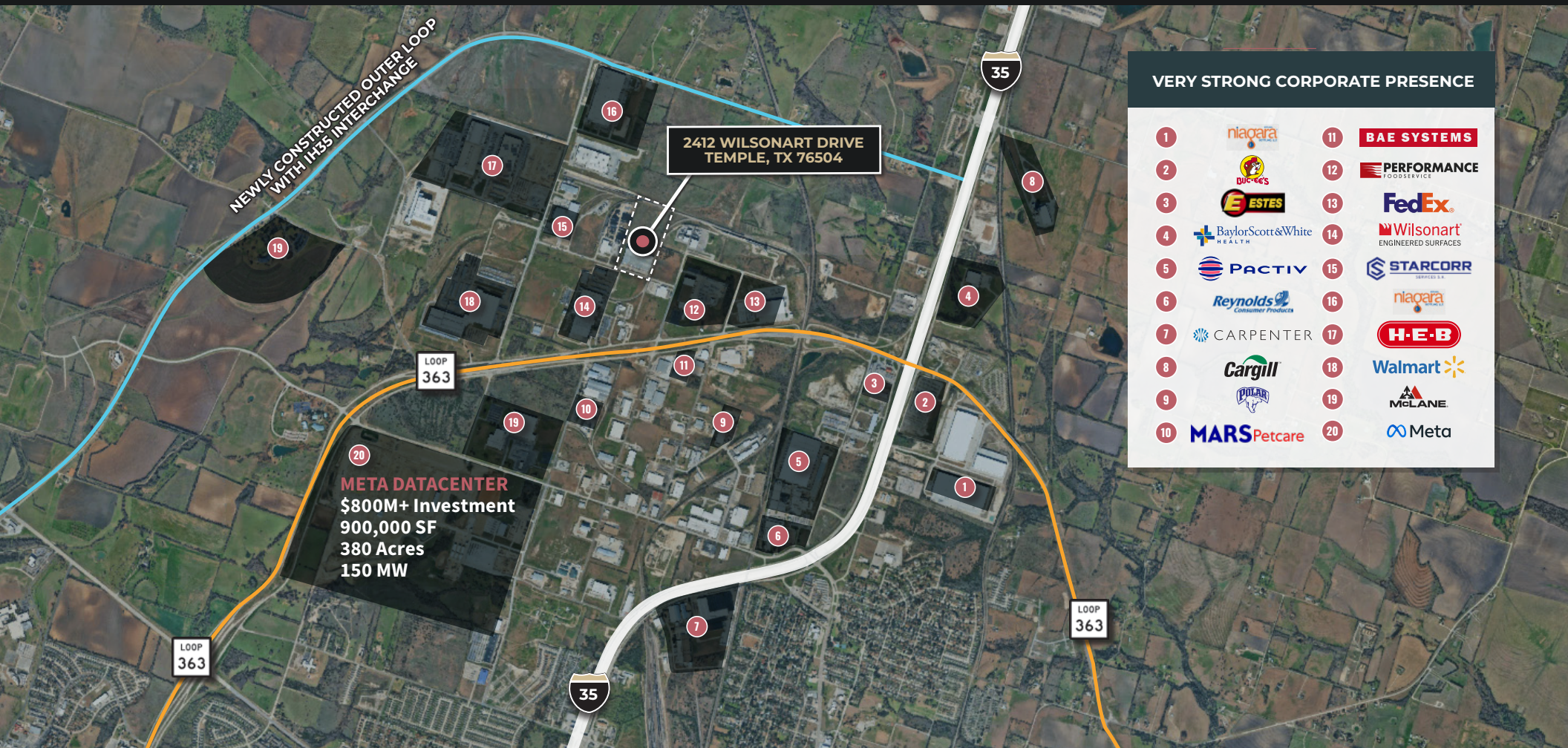
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Access Map / Corporate Neighbors



VERY STRONG CORPORATE PRESENCE

- | | | | |
|----|-------------------------------|----|----------------------------------|
| 1 | niagara | 11 | BAE SYSTEMS |
| 2 | DUC-EG'S | 12 | PERFORMANCE FOODSERVICE |
| 3 | ESTES | 13 | FedEx |
| 4 | BaylorScott&White HEALTH | 14 | Wilsonart
ENGINEERED SURFACES |
| 5 | PACTIV | 15 | STARCORR
SERVICES S.R. |
| 6 | Reynolds
Consumer Products | 16 | niagara |
| 7 | CARPENTER | 17 | H-E-B |
| 8 | Cargill | 18 | Walmart |
| 9 | POLAR | 19 | MCLANE |
| 10 | MARS Petcare | 20 | Meta |

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