



Corsicana I-45 Industrial Park

Site Documentation



Contacts

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Disclaimer

All mapping, data, and representations used in this Document are from sources deemed reliable. Information should be independently confirmed prior to use. Neither EDT Best Practices, LLC nor the City of Corsicana can confirm the accuracy of the information contained herein.

INTRODUCTION

The City of Corsicana (City), county seat of Navarro County, is located on I-45 approximately 58 miles south of downtown Dallas. (See end of document for location maps). The primary contacts for questions related to this information are shown on the cover.

Community Facts: Following are some brief facts about the City of Corsicana.

- Incorporated in 1848
- 2017 estimated population of 24,040
- Approximately 22 square miles
- Part of the DFW Consolidated Metropolitan Statistical Area (CMSA)
- www.ci.corsicana.tx.us

Property Background: This Property was acquired by the City and/or County for the purposes of developing an industrial park.

Purpose of This Document: This document has been prepared to accumulate research and due diligence information to attract quality job creation and significant capital investment:

- Sale of Property: As a resource in selling the Property for development.
- Identify a Development Partner: As a resource soliciting interest from developers for potential public-private development of the property.
- Land Lease: To facilitate a low cost land lease.
- Land Grant: Provide a land grant.

DISCOVERY

The following several pages include information typical of Property due diligence prior to acquisition or development.

Environmental Assessment: An environmental assessment is currently underway.

Exhibit 1
Texas Location - The "Golden Triangle"

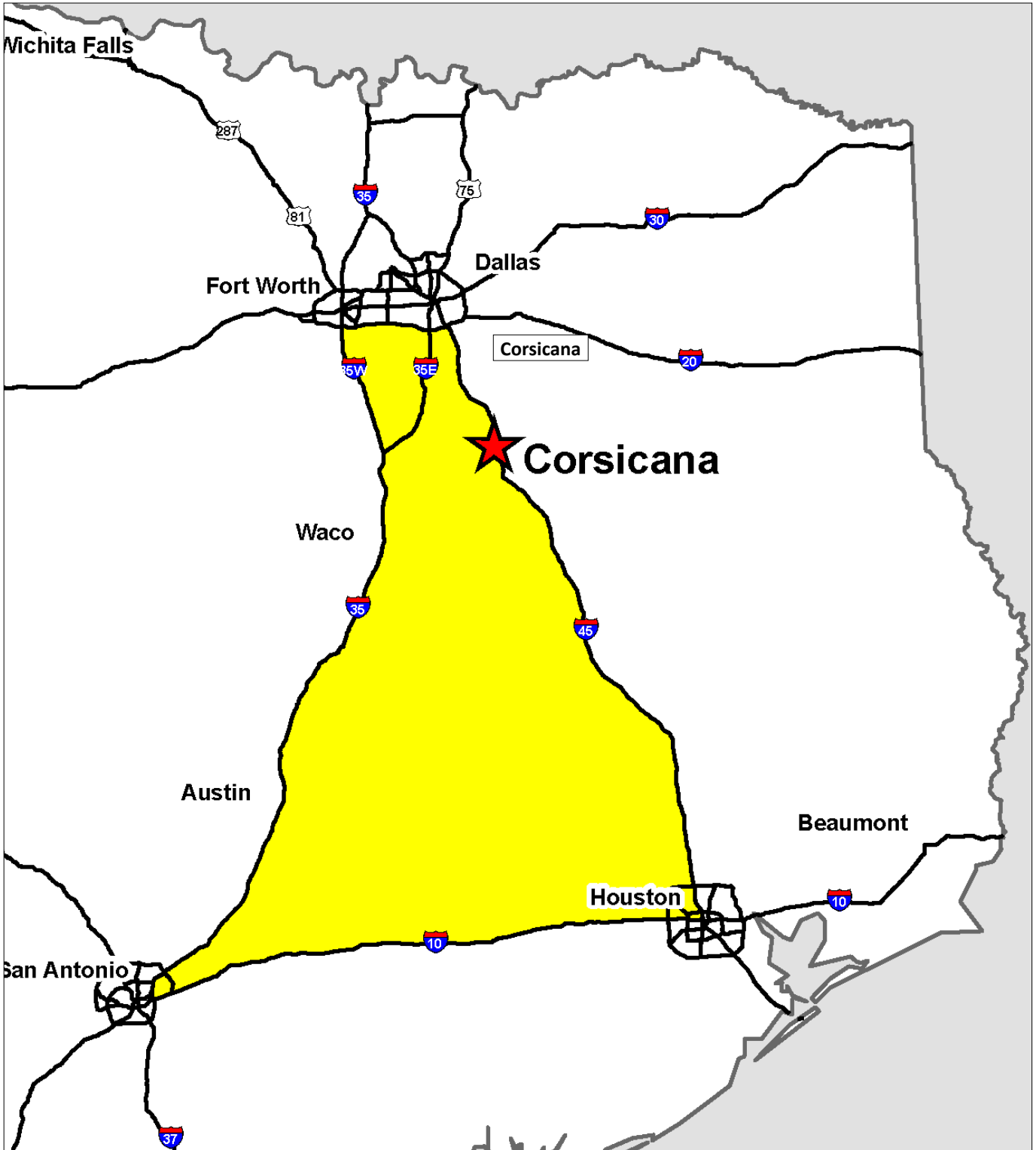


Exhibit 2
Regional Location Map



Exhibit 3-A
Aerial Views



Exhibit 3-B
Aerial Views

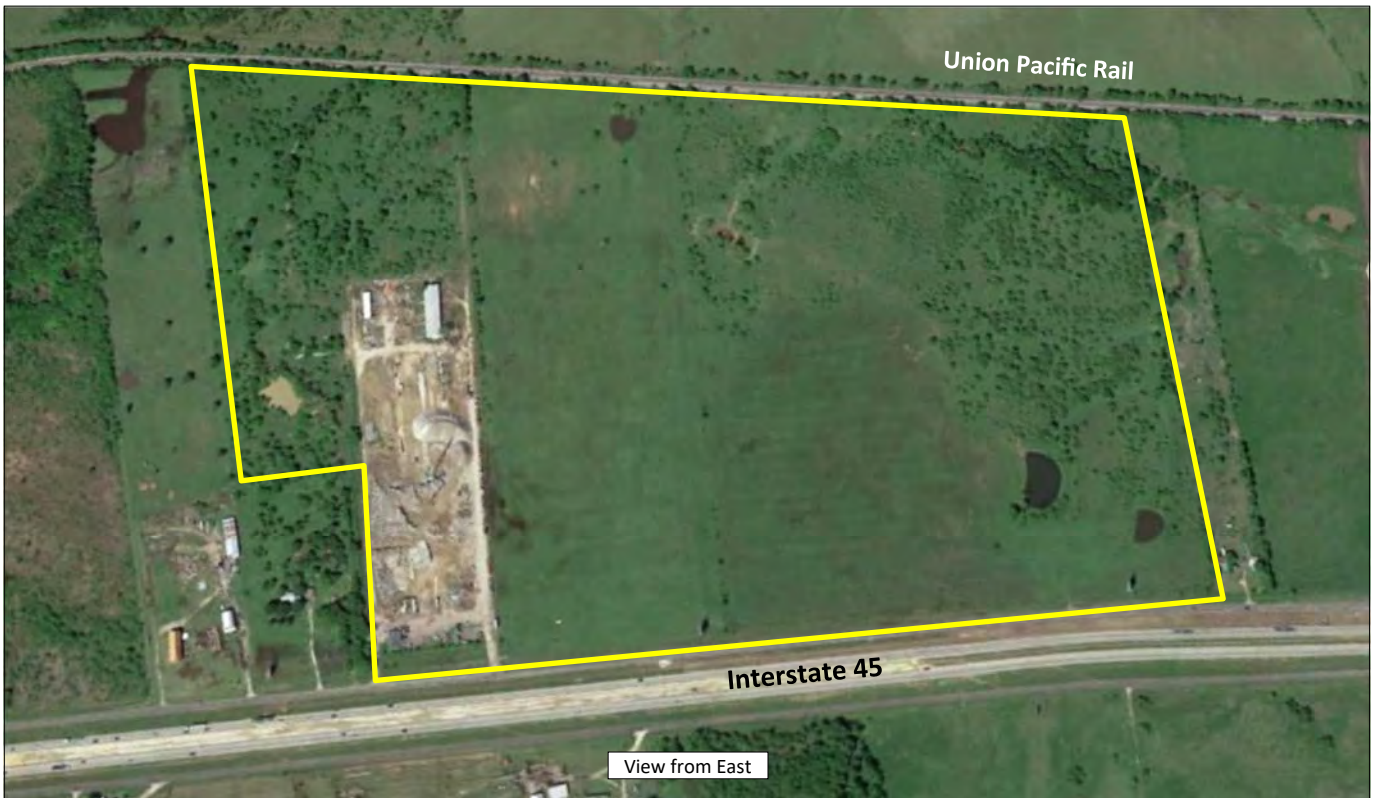


Exhibit 4
Views into Property and Adjacent Properties



All photos Google Maps

Exhibit 5 Existing Zoning

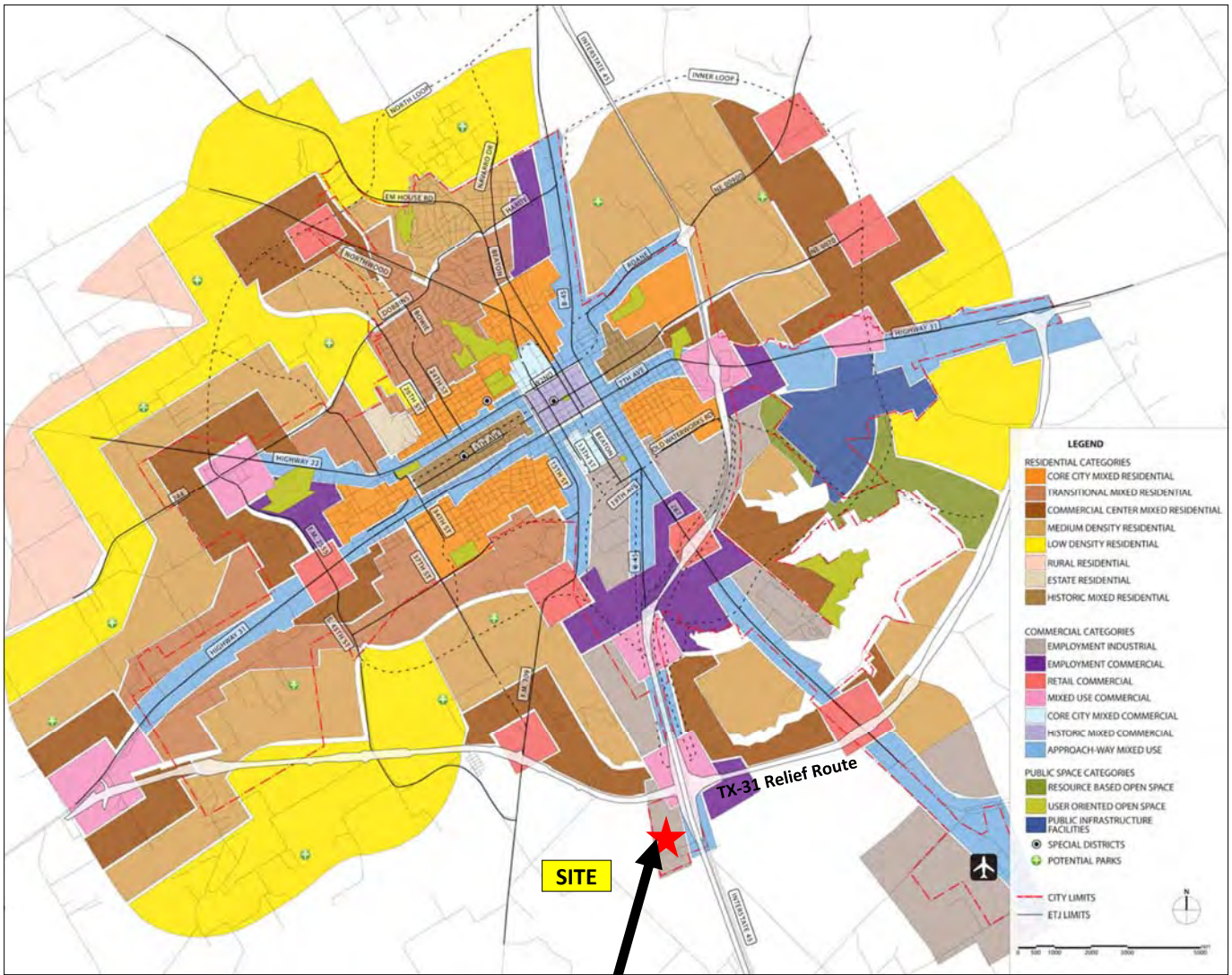


Existing Zoning: The entire Property is currently zoned I-1 Light Industrial. This district is described as follows in the Zoning Ordinance: “Light Manufacturing or Industrial Use - Manufacturing of finished products or parts, predominately from previously prepared materials, including fabrication, assembly, and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing.”

Heavy industrial (I-2) will be considered on an as-needed basis through application and consideration of a Specific Use Permit.

- A. North: The property to the north is currently not in the City limits of Corsicana and therefor not zoned.
- B. South: The property to the south is currently not in the City limits of Corsicana and therefor not zoned.
- C. East: The property to the east currently not in the City limits of Corsicana and therefor not zoned.
- D. West: The property to the west is currently not in the City limits of Corsicana and therefor not zoned.

Exhibit 6
Future Land Use Plan (FLUP)



Future Land Use Plan: The Property is currently designated “Employment Industrial” and “Approach-Way Mixed Use.”

- A. North: The property immediately north of this Property is designated “Employment Industrial” with a small portion of “Mixed-Use Commercial” at the southwest hard corner of the Interchange.
- B. South: The property to the south is currently not in the City limits of Corsicana and therefore not designated.
- C. East: The property across I-45 is currently designated “Approach-Way Mixed Use.”
- D. West: The property to the west is currently not in the City limits of Corsicana and therefore not designated.

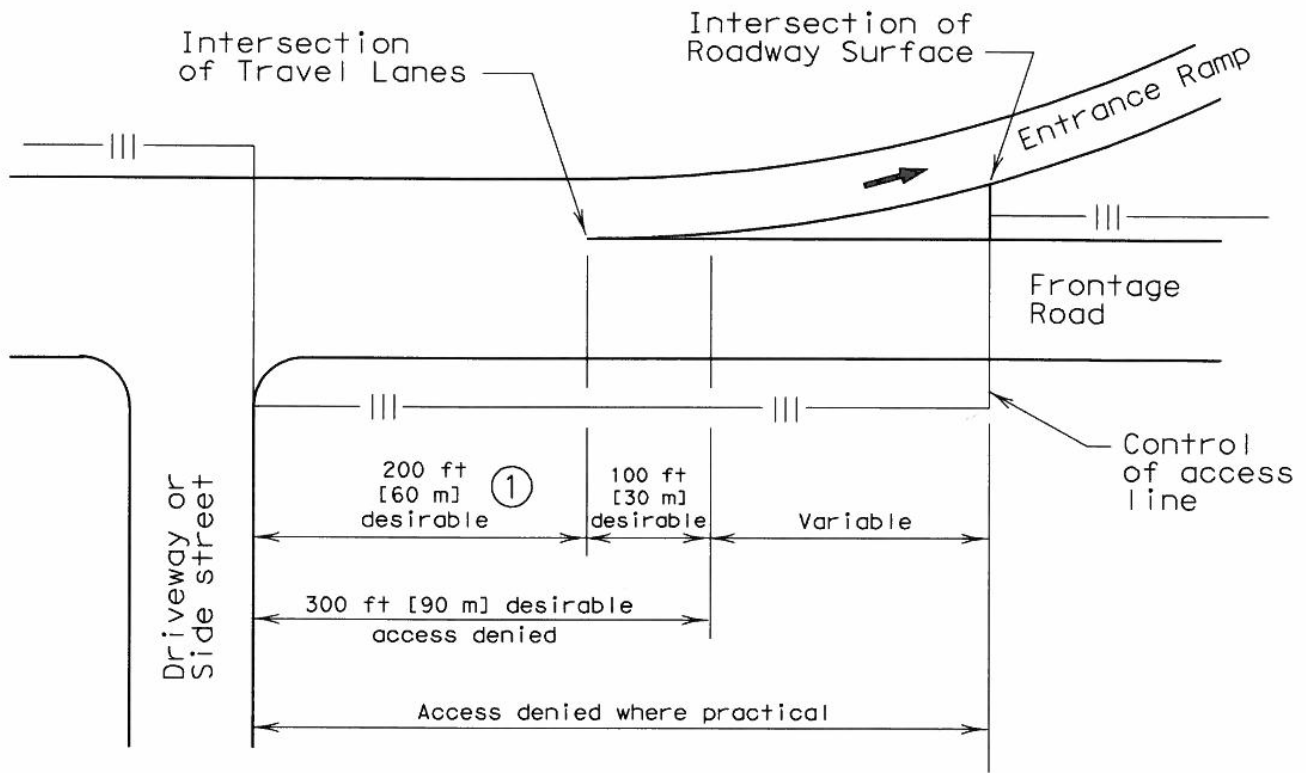
Exhibit 7-A
Roads and Driveways



Roads & Driveways: There are currently no roads on the Property.

- **Frontage Road:** The frontage road along the Property is currently two-directional. With Phase II and III of the TX-31 Interchange improvements, the frontage road will be changed to one direction, southbound.
- **Access:** The southbound on-ramp to I-45 is shown as Point B and is approximately 2,306' south of the interchange and will impact the frontage access for the Property. Please refer to Exhibit 7-B on the following page from the TxDOT Access Manual for access limitations to the Property.
- **Access to TX-31 Relief Route:** There is an off-site connection planned at Point A to the TX-31 Relief Route extending from the north end of the proposed road. The design schematic for this Interchange is shown on Exhibit 8.

Exhibit 7-B
TxDOT On-Ramp Access Restrictions

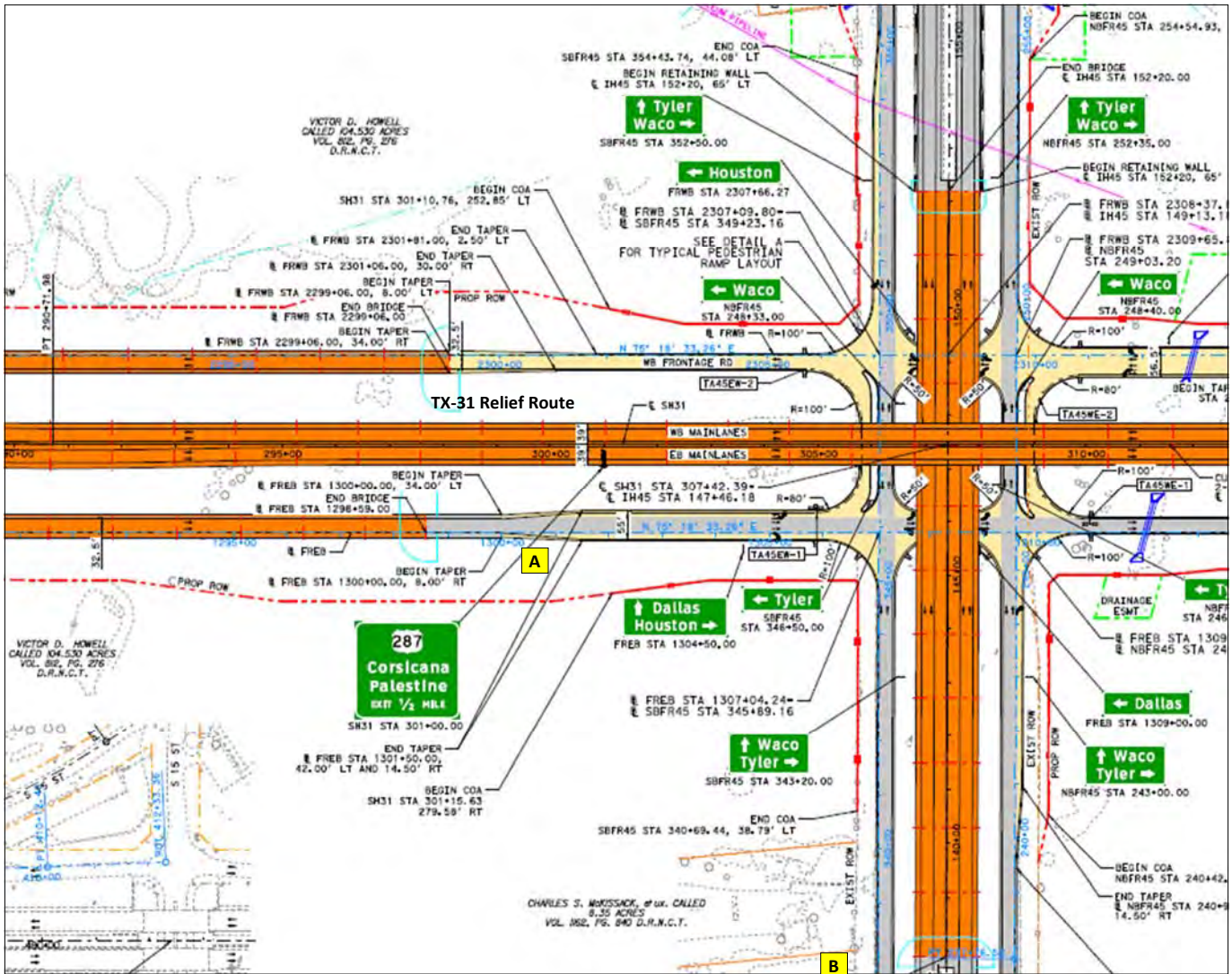


① When the 100 ft [30 m] separation distance cannot be obtained, consideration should be given to channelization methods that would restrict access to driveways within the 100 ft [30 m] separation distance.

NOTE: THIS SHEET IS NOT INTENDED TO SHOW CHANNELIZATION, STRIPING, OR PAVEMENT MARKING DETAILS. REFER TO THE TEXAS MUTCD.

RECOMMENDED ACCESS CONTROL AT ENTRANCE RAMP JUNCTION WITH FRONTAGE ROAD

Exhibit 8 I-45 / TX-31 Relief Route Interchange



I-45 / TX-31 Interchange: I-45 provides access to the Property via a south-bound frontage road. The planned construction of the TX-31 Relief Route intersects with I-45 approximately 939' north of the Property, shown at Point B. This intersection, as shown in the above schematic, is a grade-separated crossing. An additional access from the Property to the eastbound frontage road is planned at Point A on the plan.

On-off access ramps to the Interchange are as follows:

- **Southbound:** The southbound off-ramp is approximately 3,304' north of the TX-31 Interchange which is currently being constructed as part of the I-45 widening project.
- **Northbound:** The northbound off-ramp is approximately 3,138' south of the TX-31 Interchange which is currently being constructed as part of the I-45 widening project.
- **Eastbound:** The planned eastbound off-ramp, not to be constructed for several years, is to be approximately 5,919' west of the TX-31 Interchange.
- **Westbound:** The planned westbound off-ramp, not to be constructed for several years, is to be approximately 7,489' east of the TX-31 Interchange.

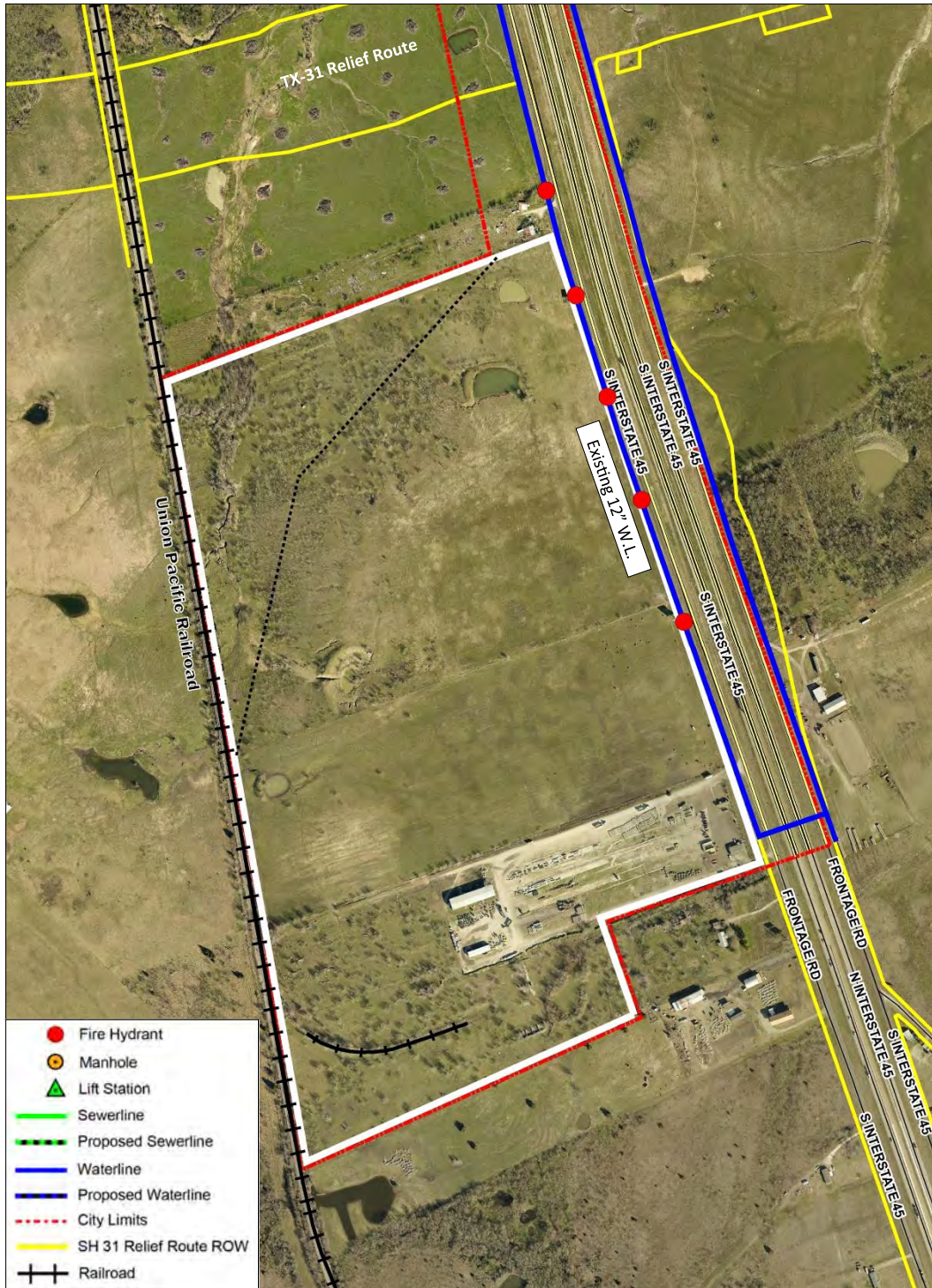
Exhibit 9
Rail - Union Pacific



Rail:

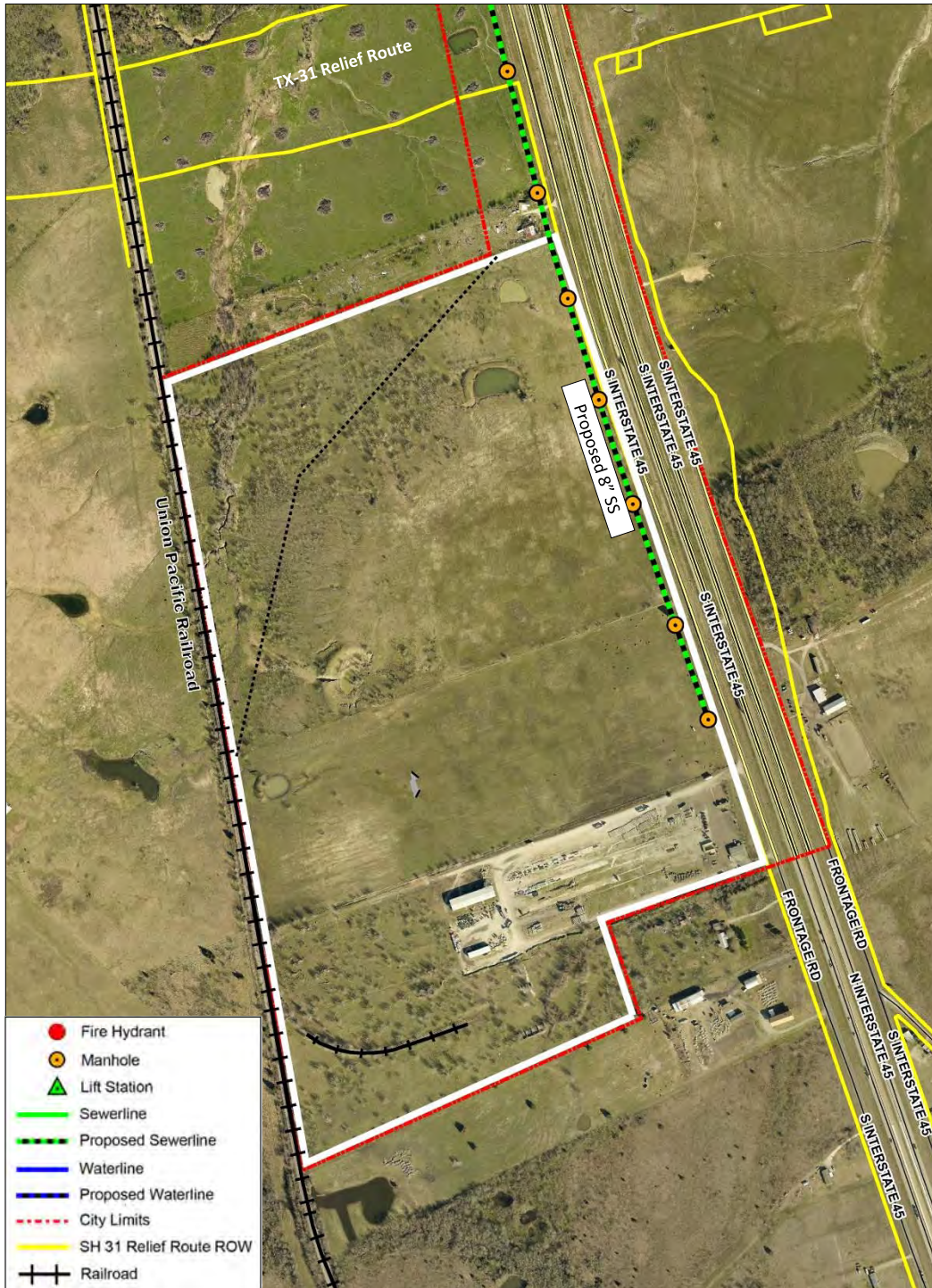
- UP Texas Track Contact: Robin Ringwald (713) 416-8759, rringwald@up.com
- Rail Spur: There is an abandoned rail spur in the southwest corner of the Property. Staff believes that this could be brought back into production with updated switching.

Exhibit 9
Water Distribution System



Water Distribution: There is an existing 12" water line with fire hydrants along the frontage of the Property. This line can be connected to for additional distribution lines as well as for services to sites. This line is connected via a 2" line to the 8" water line on the east side of I-45. Service lines would be required to each lot off of the 12" water line.

Exhibit 10
Sanitary Sewer System



Sanitary Sewer: There is currently no public sewer serving the property. The City is currently preparing to construct the 8" collection line shown along the front of the property. The proposed design will allow the majority of the business park to sewer by gravity flow.

Exhibit 11
Franchise Utilities - Electric



Electric: There is an existing Oncor 12.5 kV electric line along the west ROW of I-45 and electric service can be provided from these facilities. Oncor has stated that a significant industrial power upgrade is available to the site and will be constructed prior to a user competing construction of a facility, once loads are known and engineering completed.

Contact: Ignacio Vazquez, Oncor Area Manager
(254) 582-1800, ignacio.vazquez@Oncor.com

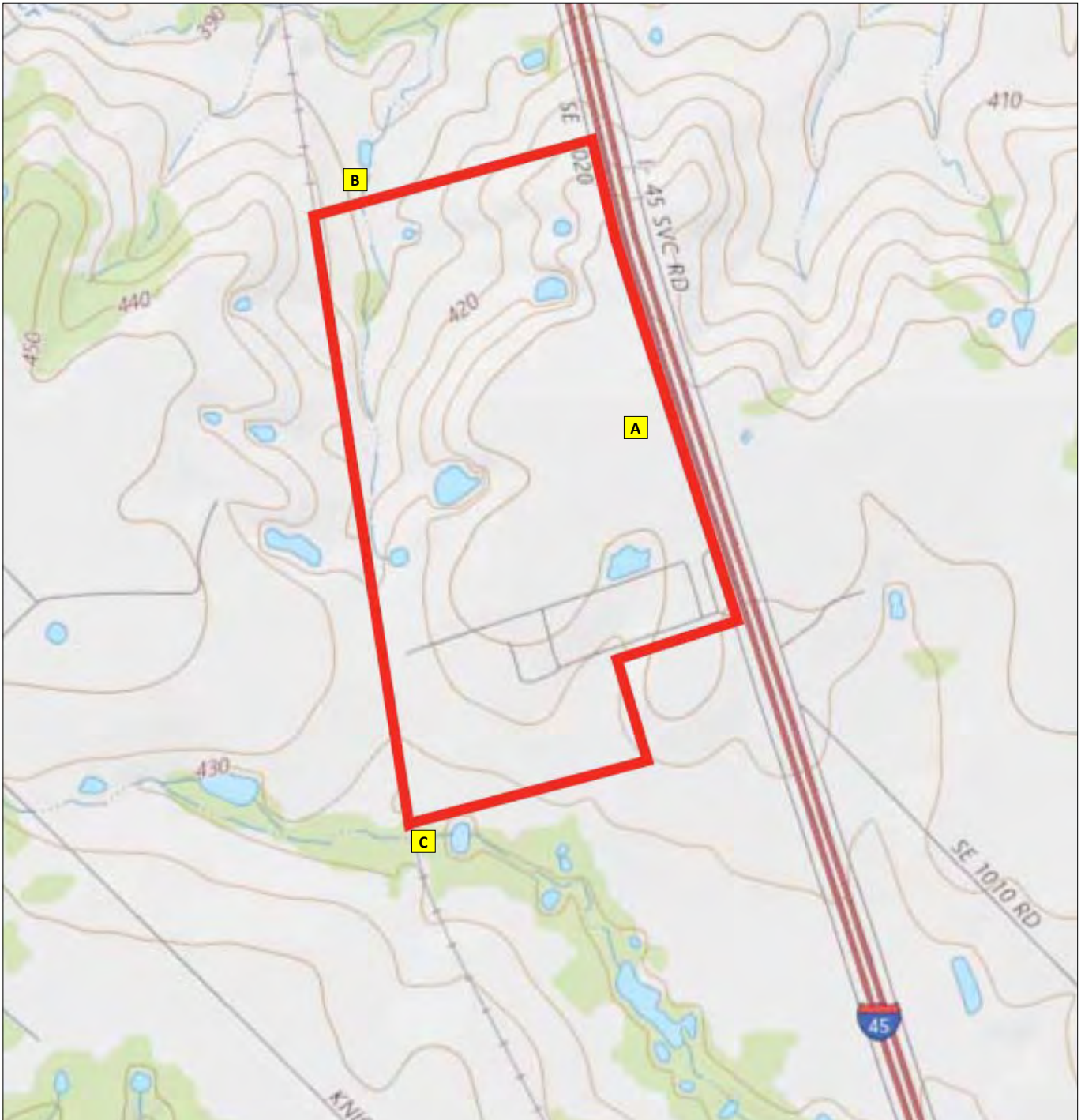
Exhibit 12
Franchise Utilities - Natural Gas



Natural Gas: There is an existing Atmos 8" high-pressure natural gas transmission line along the west ROW of the Union Pacific rail line. Services may be connected to this line. The maximum pressure on this line is 99 psig. There is also an existing 2" service in the southwest corner of the Property.

Contact: Michael Symanck, (903) 872-8805 with Atmos Energy, Michael.symanck@atmosenergy.com

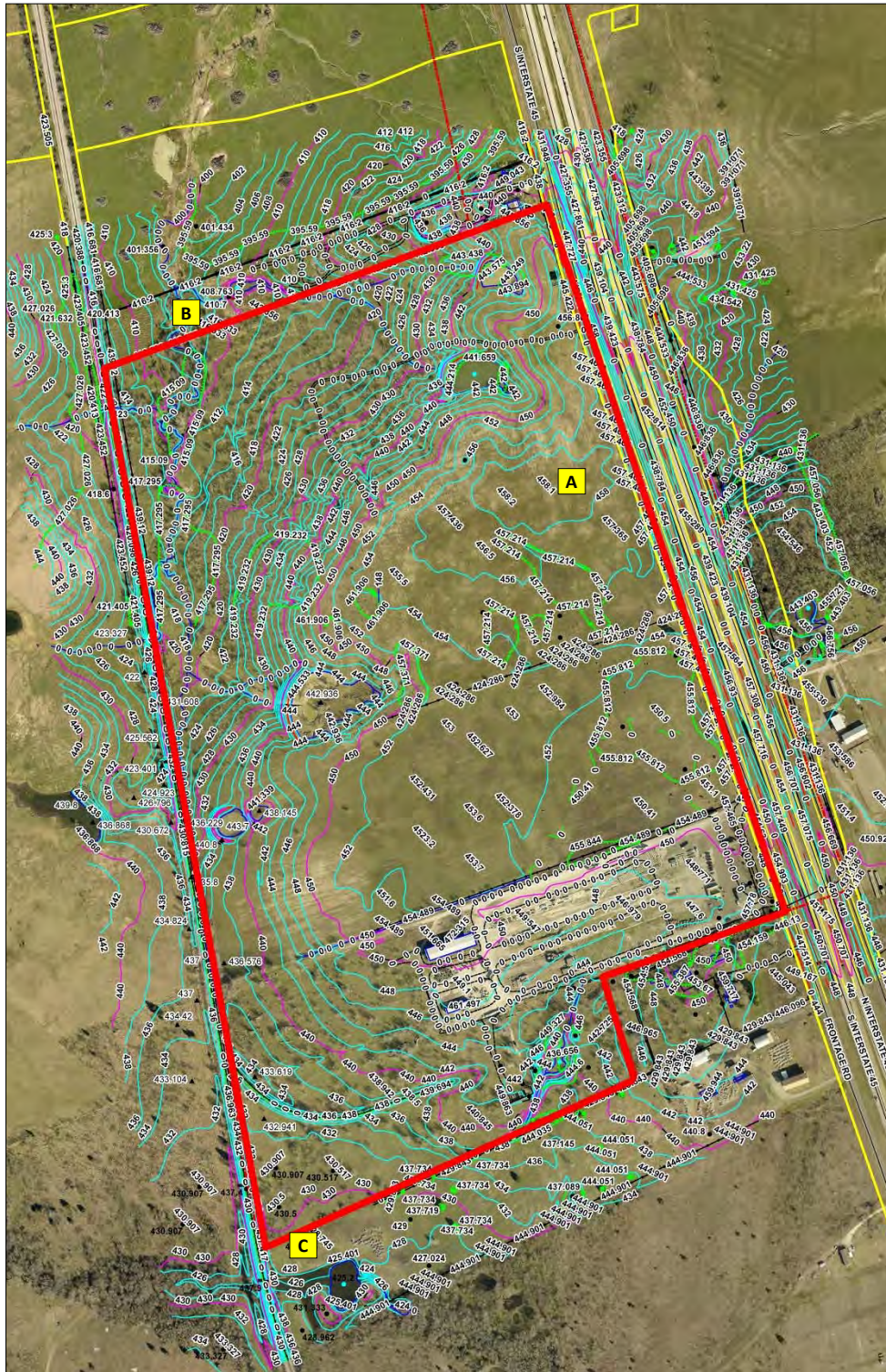
Exhibit 13-A
Topography and Drainage



Topography & Drainage: The Property is highest at Point A. The site mostly slopes northwesterly and drainage exits the property at Point B. The southern part of the property slopes southwest and sheet-drains to the low shown at Point C.

The City has drainage design standards that would apply to this development, however, the intent of the City would be to plan a regional detention area for the convenience of prospective development.

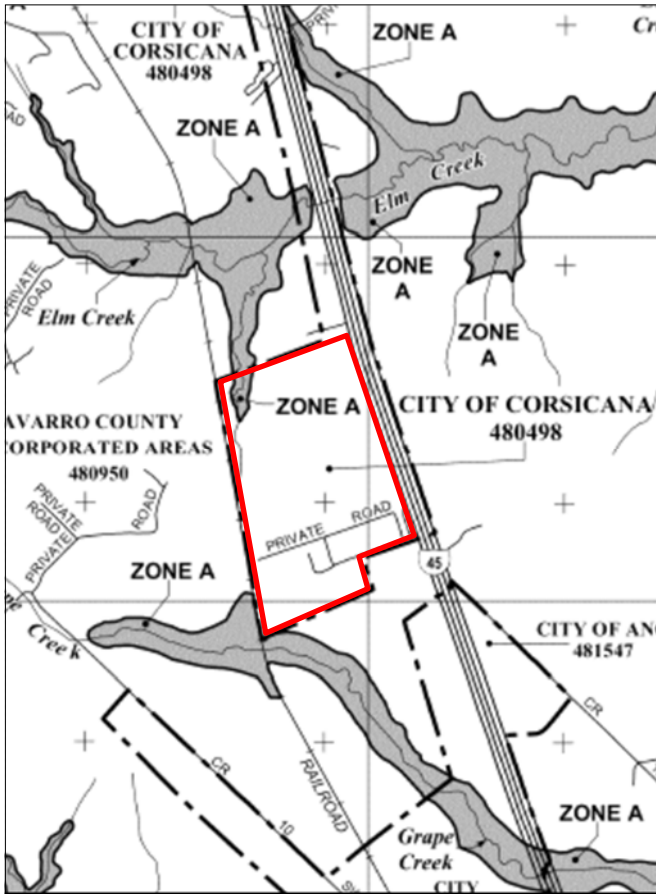
**Exhibit 13-B
Topography and Drainage**



Topography & Drainage: The Property is highest at Point A. The site mostly slopes northwesterly and drainage exits the property at Point B. The southern part of the property slopes southwest and sheet-drains to the low shown at Point C.

The City has drainage design standards that would apply to this development, however, the intent of the City would be to plan a regional detention area for the convenience of prospective development.

Exhibit 14
FEMA - FIRM Map



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
 The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

- Cross section line
- Transect line
- 45° 02' 08", 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 3100000 FT 5000-foot ticks: Texas State Plane North Central Zone (FIPS Zone 4202), Lambert Conformal Conic projection
- 49° 20' 00" N 1000-meter Universal Transverse Mercator grid values, zone 14
- DX5510 X Bench mark (see explanation in Notes to Users section of this FIRM panel)
- * M1.5 River Mile

- FLOODWAY AREAS IN ZONE AE**
 The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
 CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

Exhibit 15 Soils

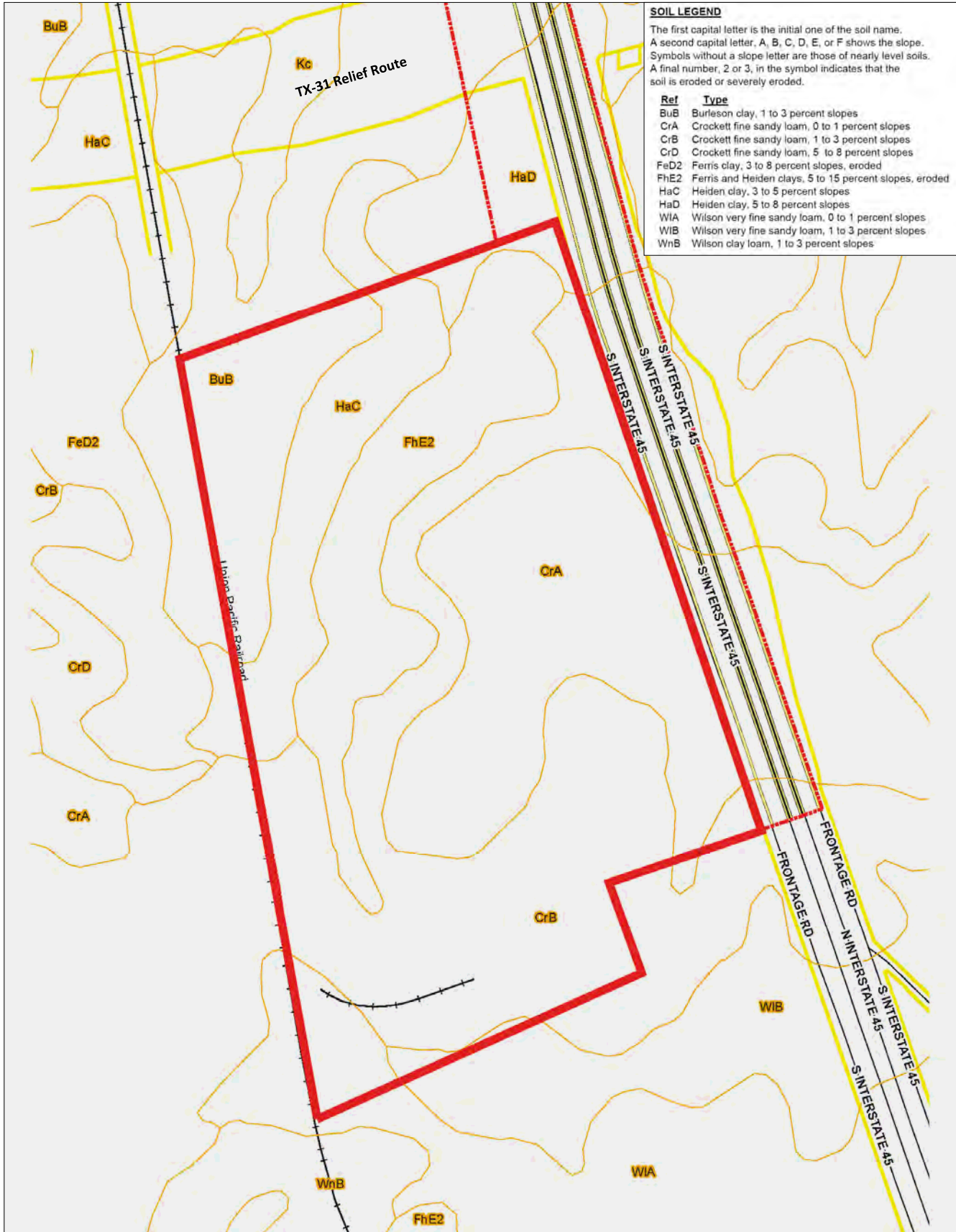


Exhibit 16
Concept Plan / Lot Layout



Concept Plan: The above concept plan was developed by Staff as an alternative property development solution. Many different lot configurations can be achieved once design parameters are known. Total acreage 161 acres.