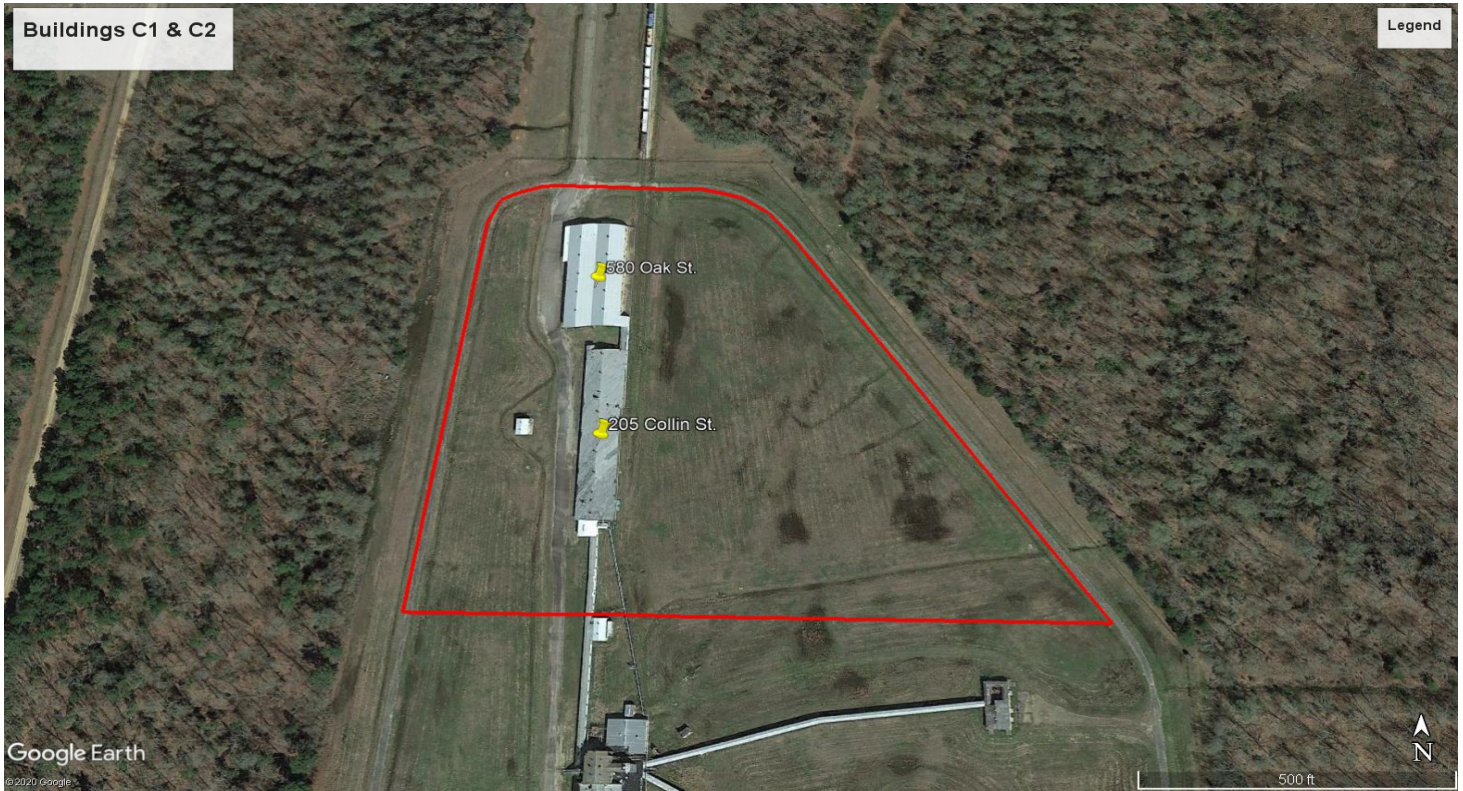


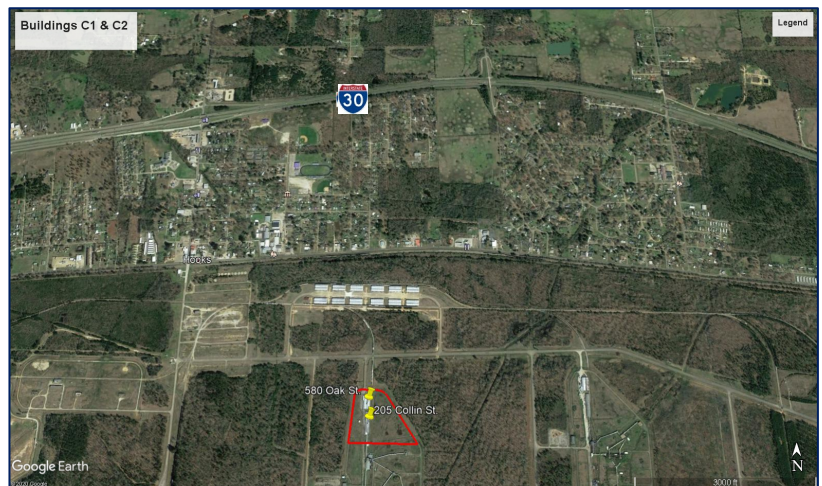
580 Oak St. & 205 Collin St.

HOOKS, TEXAS, East Campus



PROPERTY DESCRIPTION

- 580 Oak St. – 22,537 available SQ. FT
- 205 Collin St. – 17,695 available SQ. FT.
- 17 Acres dividable / expandable
- 130 mcf, up to 100MW, 33mgd-water
1.5 mgd-sewer, 144-strand fiber
- I-30 < 2 miles; I-369 < 15 miles; I-49 < 25 miles
- 25 minutes to Texarkana Regional Airport
- FTZ #258, US Opportunity Zone, HUBZone,
Texas Enterprise Zone, NMTC, PILOT
- 23 major MSA's within 500-miles
- 3PL, transload, and rail services available



FOR MORE INFORMATION, PLEASE CONTACT:

Eric Voyles

C: 903.306.8923

O: 903.223.9841

Eric.Voyles@TexAmericasCenter.com

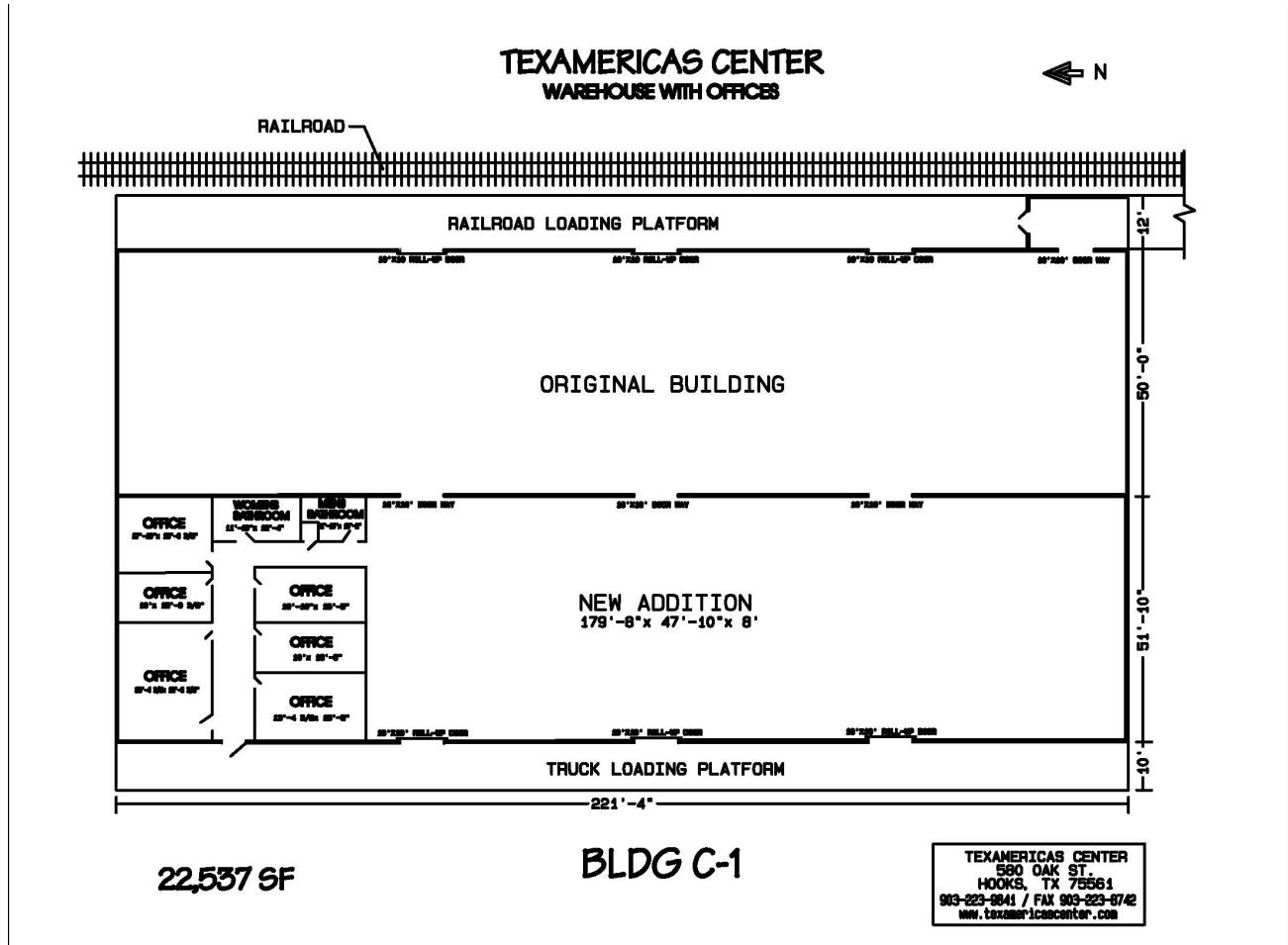

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580 Oak St. & 205 Collin St.

HOOKS, TEXAS, East Campus



Space Available for Lease



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