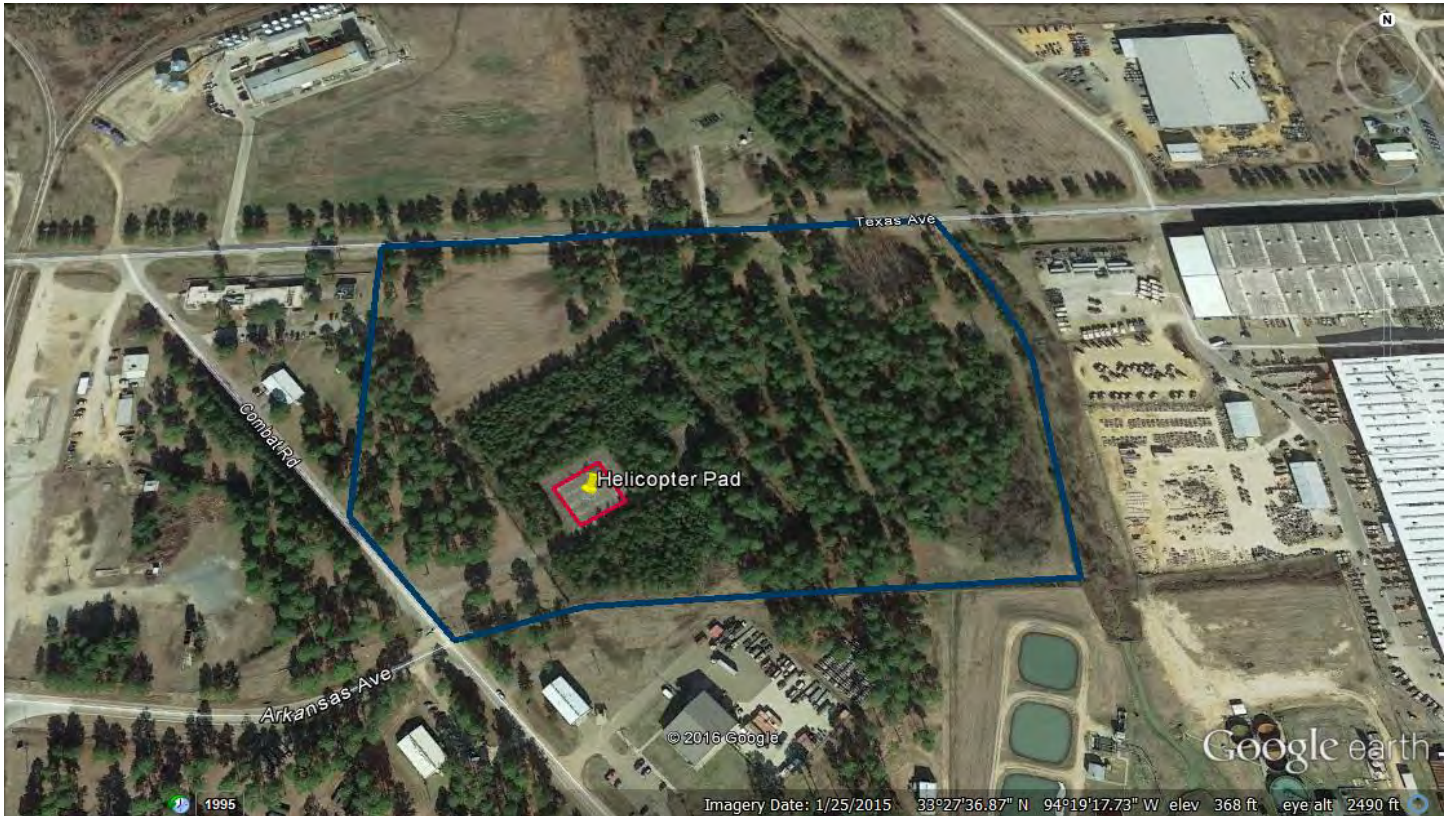


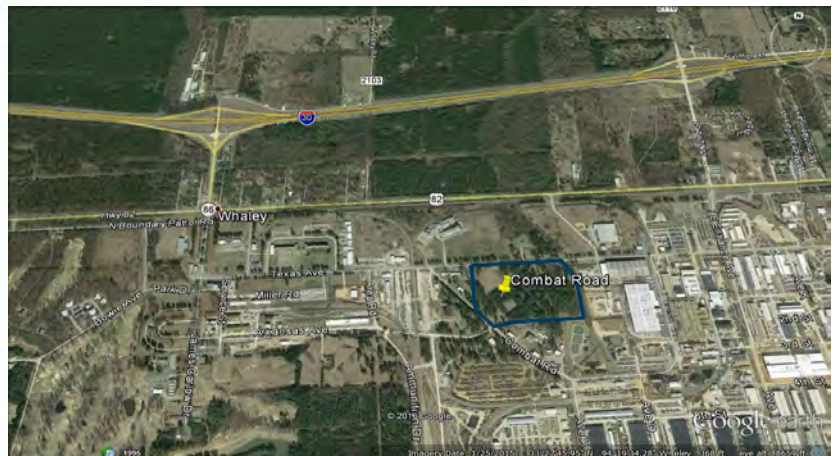
24 Acre Combat Road Site

NEW BOSTON, TEXAS, Central Campus



PROPERTY DESCRIPTION

- 24 +/- acre, shovel-ready with helicopter pad
- Former helicopter MRO site
- Build-to-Suit (lease, purchase, reverse lease)
- All utilities adjacent - fiber
- FTZ#258, HUBZone, Opportunity Zone, Texas Enterprise Zone, NMTC
- Light or heavy industrial uses
- Adjacent to RRAD West Gate
- Less than 1 mile to I-30 & US-82
- Defense industry-approved
- Aggressive lease rates



FOR MORE INFORMATION, PLEASE CONTACT:

Eric Voyles

P: 903.223.9841

F: 903.223.8742

eric.voyles@texamericascener.com

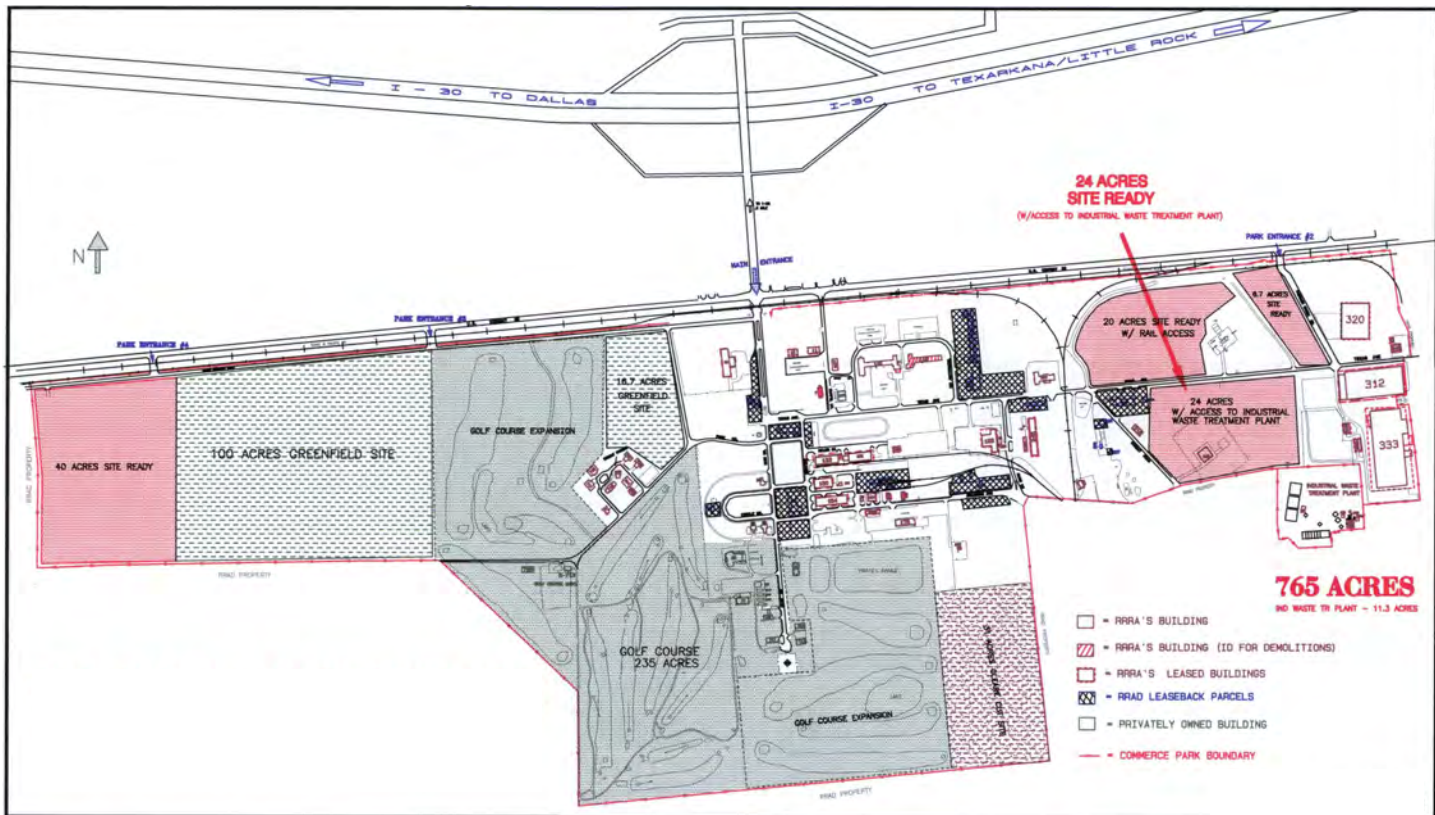
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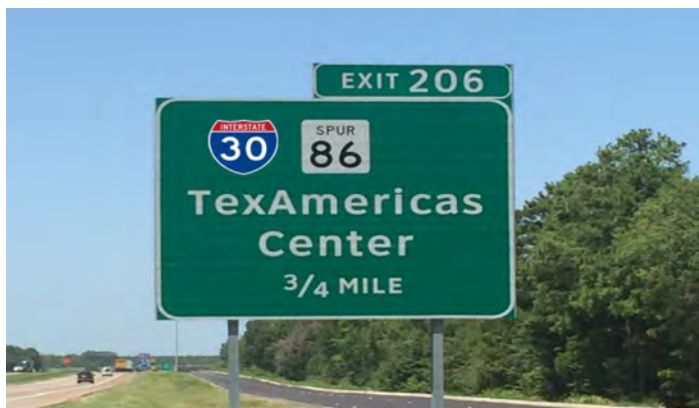
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Space Available For Lease



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