



I-20 & Hwy 31 Property

PROPERTY DESCRIPTION

This 78-acre greenfield property presents an outstanding development opportunity just off Interstate 20. The site's location provides excellent visibility and connectivity for industrial, logistics, or large-scale commercial users seeking a substantial footprint of 70+ acres. Fully serviced with essential infrastructure, including water, sewer, three-phase electric, natural gas, and fiber optic, the property is development-ready and positioned for long-term growth.

PROPERTY HIGHLIGHTS



OFF OF I-20



78 ACRES



**EDC
CONTROLLED**



Brown Road Marshall,
Harrison County, TX, 75672