Camp Howze Rail Park
Gainesville, Texas

ECONOMIC DEVELOPMENT
Tracking For Success

Camp Howze Rail Park consists of 126 acres located in Cooke County in the City of Gainesville. Camp Howze Rail Park has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

SELECTING A CERTIFIED SITE CAN:

- **Reduce development time**
- **Increase speed to market**
- **Reduce upfront development risk of rail-served industrial sites**

PROPERTY DETAILS

Camp Howze Rail Park offers 480 total acres, including 126 certified acres with the east side of the property running parallel to the BNSF mainline. Camp Howze Rail Park is conveniently located in northwest Gainesville city limits, 1 mile west of Interstate 35 and 4 miles north of state highway 82.



Site Details:

- 126 acres certified for development, but additional acreage available
- Direct access to BNSF
- Industrial zoning
- New Market Tax Credit eligible
- Opportunity Zone
- Build to suit, lease or own
- Aggressive local, state, and federal incentive programs available

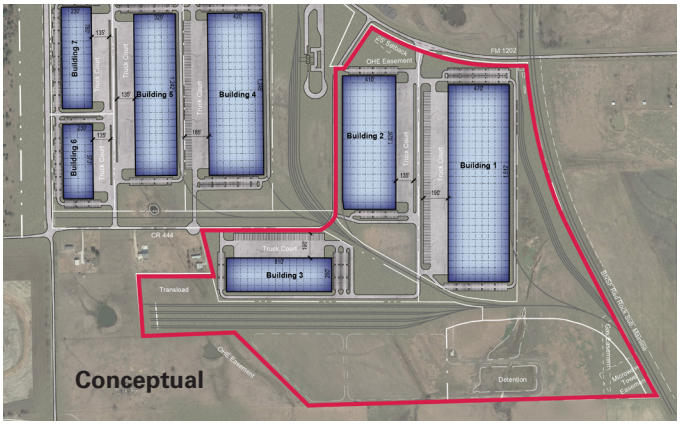
CONTACT INFORMATION

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For more information on BNSF's Certified Sites Program, please visit **www.bnsf.com/rail-development or call 817.867.0183.**

BNSF RAILWAY



SITE PROFILE

Land Area	126 acres
Zoning	Light or Heavy Industrial
Price	Build to Suit - Please contact Hughes Development for more information.

UTILITIES

Electric	Pentex Energy
Gas	Atmos Energy
Water	City of Gainesville
Wastewater	City of Gainesville
Telecommunications	Nortex Communications

DEMOGRAPHICS

Gainesville is a community located in Cooke County. As of the 2010 census, the population of Gainesville is 16,002.

POPULATION

City of Gainesville	
5 mile radius	19,306
10 mile radius	28,386
15 mile radius	46,308
20 mile radius	68,058

WORKFORCE

City of Gainesville	
Total Employment	11,500
Annual Avg. Wage	$45,900

BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.*

* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.

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BNSF RAILWAY