



**CAMP HOWZE**  
INDUSTRIAL RAIL PARK

**MATT DORNAK**  
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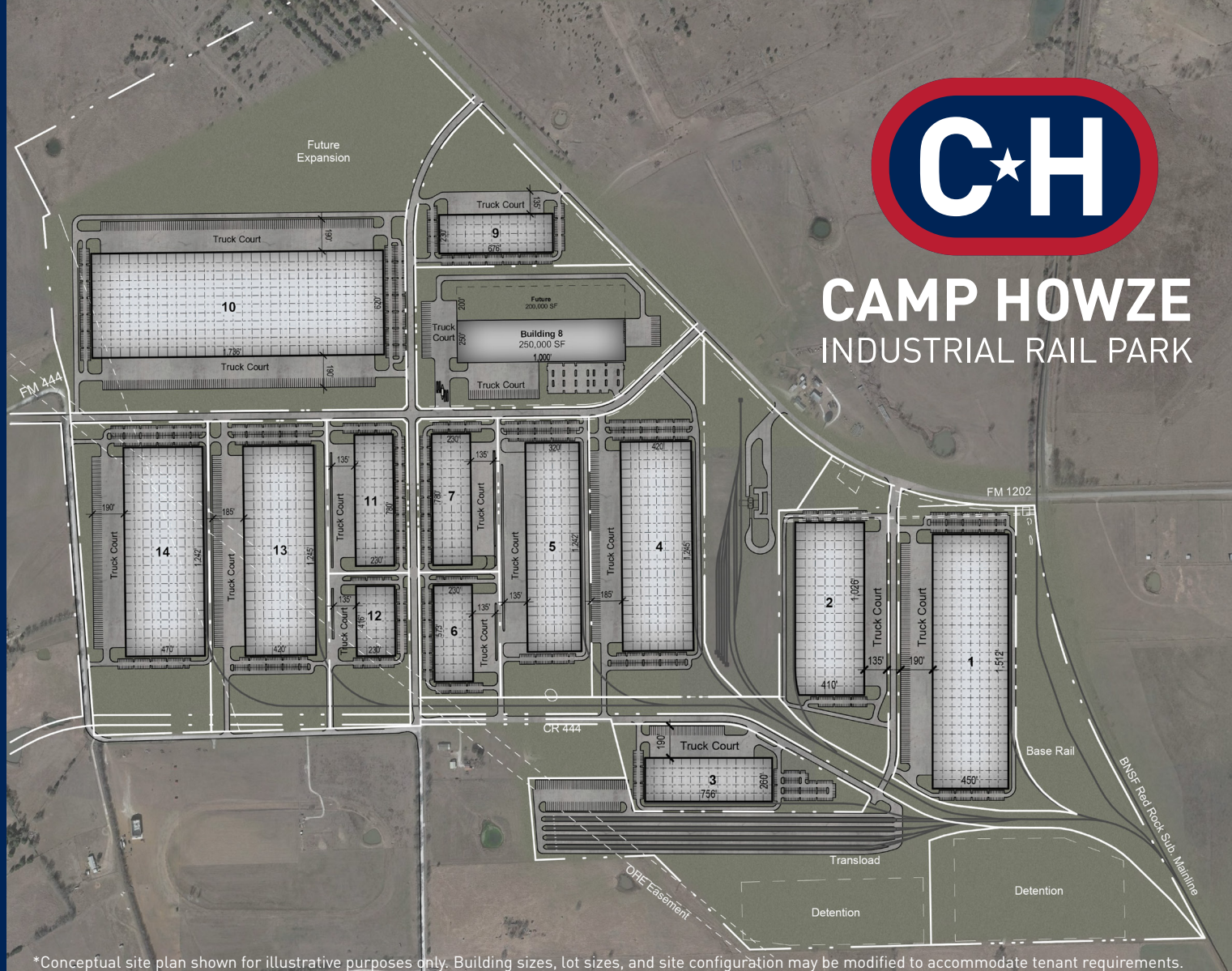
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## PROPERTY HIGHLIGHTS



- 489-acre Master Planned Rail Served Industrial Park
- Up to 7 million square feet of shovel ready industrial development
- Rail served and Non-Rail Served Build-to-suit facilities available from 50,000 SF to 1,000,000 SF or more
- Build-to-Suit facilities for Lease or Purchase
- All utilities will be delivered to the sites
- Heavy Industrial Zoning in place with Planned Development Overlay allowing building heights up to 75 feet and appurtenance heights up to 150 feet



\*Conceptual site plan shown for illustrative purposes only. Building sizes, lot sizes, and site configuration may be modified to accommodate tenant requirements.

### UTILITIES

-  **Power**  
Up to 100 Megawatts (Oncor)
-  **Natural Gas**  
8" line at 99 PSIG (Atmos)
-  **Water**  
14" line (City of Gainesville)

-  **Sewer**  
8" line (City of Gainesville)
-  **Fiber**  
Network in place (Nortex Communications)

### SHOVEL READY

- Cleared flat land ready for development
- ALTA Survey Completed
- Clean Phase I Environmental Study
- Topographical Survey Completed
- Jurisdictional Water Study Completed
- Traffic Study Completed
- Fast Track Permitting by City of Gainesville

LOCATION  
LOCAL CONTEXT



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# LOGISTICAL ADVANTAGES

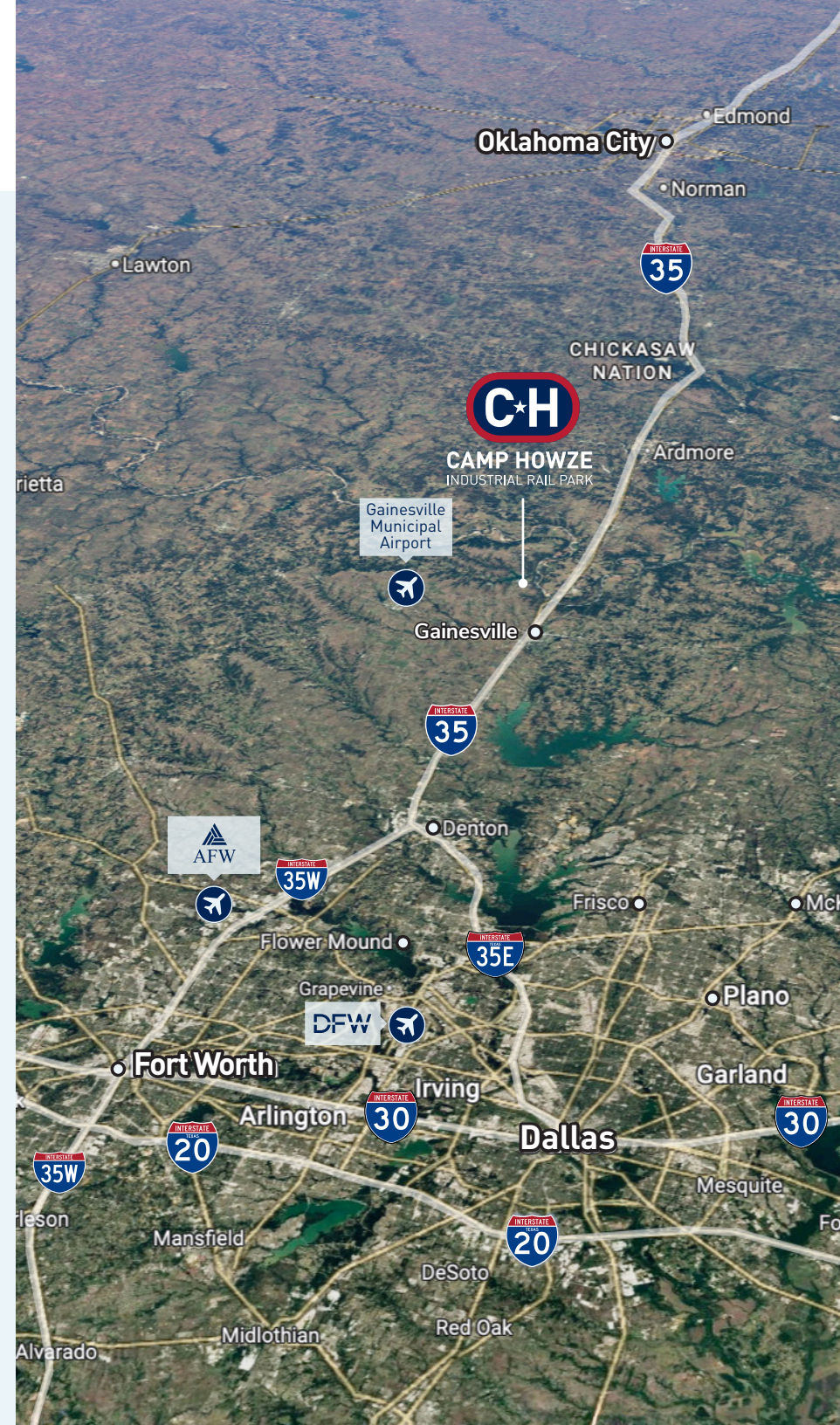
- **I-35 ACCESS**  
Located directly along I-35, Camp Howze is the closest industrial rail park to Oklahoma City that maintains all the strategic benefits of a Texas location.
- **US-82 ACCESS**  
Immediate access to US-82 with efficient east-west movement to Denison / Sherman and Wichita Falls.
- **NORTH TEXAS GROWTH**  
Positioned within one of the fastest-growing industrial regions in the U.S., benefiting from strong population growth, expanding infrastructure investment, and continued tenant demand across logistics and manufacturing.
- **ATTAINMENT ADVANTAGE**  
Located in Cooke County, a federally designated Attainment County, offering improved air quality compliance and enhanced flexibility for industrial users.

## DRIVE DISTANCES

○	I-35 <0.25
✈	GAINESVILLE MUNICIPAL AIRPORT 6.5
○	SHERMAN / DENISON 34.5
○	DENTON 35.5
○	DENISON 42.2
✈	DFW AIRPORT 62.0
○	FORT WORTH 68.0
○	MCKINNEY 68.8
○	DALLAS 74.0
○	WICHITA FALLS 111.0
○	OKLAHOMA CITY 133.0

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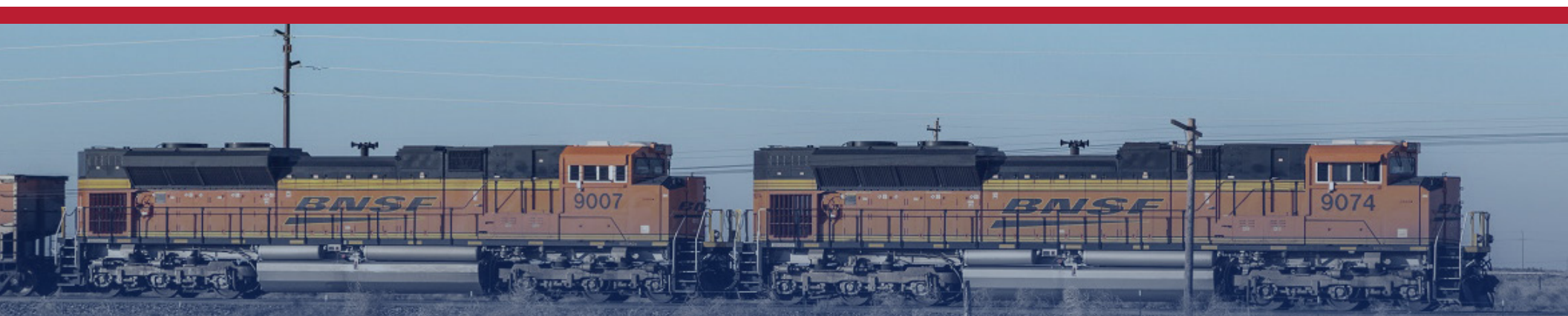
# RAIL SERVICE

- Camp Howze Industrial Rail Park (Camp Howze) is a BNSF Certified Site. BNSF's Site Certification Program identifies optimal rail-served sites and conducts in-depth reviews of ten economic development criteria to determine if the site meets BNSF's stringent readiness standards, which are intended to minimize development risks customers may face. BNSF has approved the New Business Review (NBR) required for new rail service by BNSF for the first Park rail customer. Twice a week rail service to the Park is expected to commence in the second quarter 2027 with the ability to increase rail service to three times per week (or more) as rail demand dictates.
- Camp Howze will include a 30 plus acre, robust rail to truck and truck to rail transload yard and a 200,000 SF accompanying freight forwarding facility. Transload services available to customers within a 50 miles radius.
- Via Rail Engineering, our rail consultant engineer, will coordinate with new rail customers to facilitate the design and construction of their needed rail infrastructure. This project support will encompass all aspects of the coordination and interface with BNSF including facilitating the New Business Review (NBR) for each additional rail customer.
- BNSF Railway Company is one of North America's leading freight transportation companies, operating a rail network of 32,500 route miles in 28 states and three Canadian provinces. BNSF is one of the top transporters of the products and materials that help feed, clothe, supply and power communities throughout America and the world. BNSF moves those goods more safely and efficiently, on significantly less fuel, with fewer emissions than the all-highway alternative.



## 1 of 3 BNSF Certified Sites in TX

- **Gainesville**
- Somerville
- Temple



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# POWERFUL INCENTIVES

## New Markets Tax Credits (NMTC) Federal Program

By virtue of this land site being in an underserved US Census Tract (US Census Tract Number 48097000400) as designated by the Federal Government, this development will qualify for a unique Federal Incentive through the New Markets Tax Credit (NMTC) program as administered by the CDFI Fund under the United States Department of Treasury.

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The NMTC program was enacted by Congress in 2000 as part of the Community Renewal Tax Relief Act of 2000 and is administered by the CDFI Fund of the US Treasury.

### **The program incentivizes investments in qualified communities and promotes economic development in designated census tracts.**

The program creates a 39% tax credit utilized by the holder of the credit over a 7-year period. The NMTC is then monetized on the front end of the investment, allowing for the value of the credit to be used day one by the project owner.

Historically it has been a \$3.5 Billion per year program but President Trump in his last budget as President increased the annual program to \$5 Billion for the next five-years.

**The program has three pillars -** to incentive companies who

- (a) make a capital investment in
- (b) an underserved area to
- (c) create a community benefit (i.e. jobs).

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## Federal Opportunity Zone Advantage

Located within a designated Federal Opportunity Zone, the site offers attractive tax incentives, including capital gains deferral and potential tax-free appreciation when held long term—enhancing overall investment returns while supporting long-term economic growth.





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FOR MORE INFORMATION, CONTACT OUR TEAM

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