



# Texas Triangle Park

## Bryan, Brazos County, Texas

30.724157°, -96.435735°

616 Acres





# COMMUNITY



Located in central Texas between Dallas, Houston, and Austin



Home to Texas A&M University



CEO Magazine's Best State for Business



Future I-14 will run through region



Over 300,000 people within a 45-minute drive time



## LARGEST MANUFACTURING EMPLOYERS IN BRAZOS COUNTY, TX

Axis Pipe & Tube  
Exosent Engineering  
FujiFilm Diosynth  
Gooseneck Trailer  
iBio  
Kent Moore Cabinets  
Plygem Windows  
Sanderson Farms  
Sexing Technologies  
Texas Steel Conversion





OWNED BY THE  
ECONOMIC  
DEVELOPMENT  
FOUNDATION



FTZ84





# Texas Triangle Park





# TRANSPORTATION

Adjacent to  
TX Highway 6



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Easterwood Airport (CLL)  
10 miles



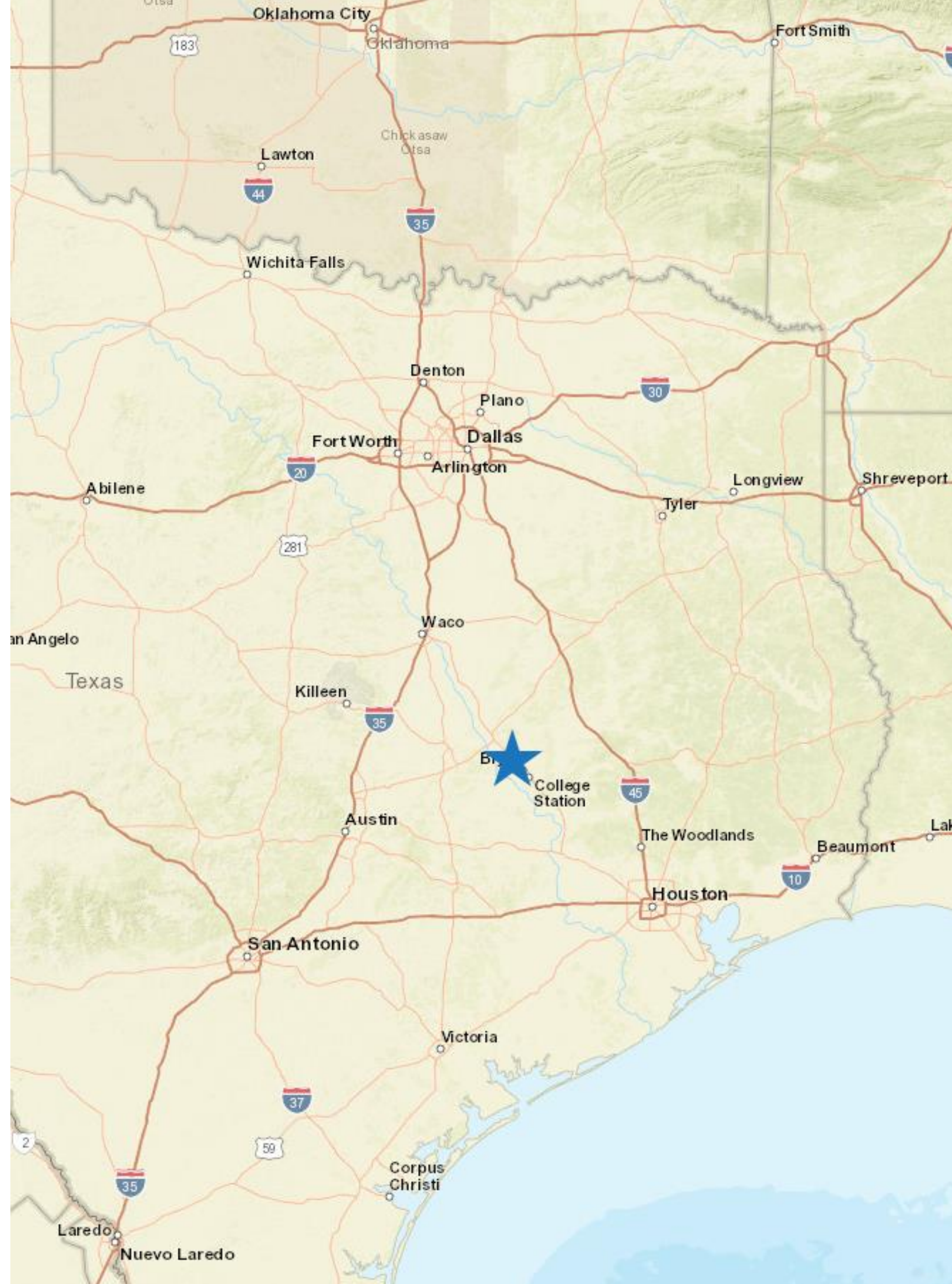
Both Austin and Houston  
airports within 100 miles

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Union Pacific rail  
runs through park








Port of Houston  
108 miles





# UTILITIES

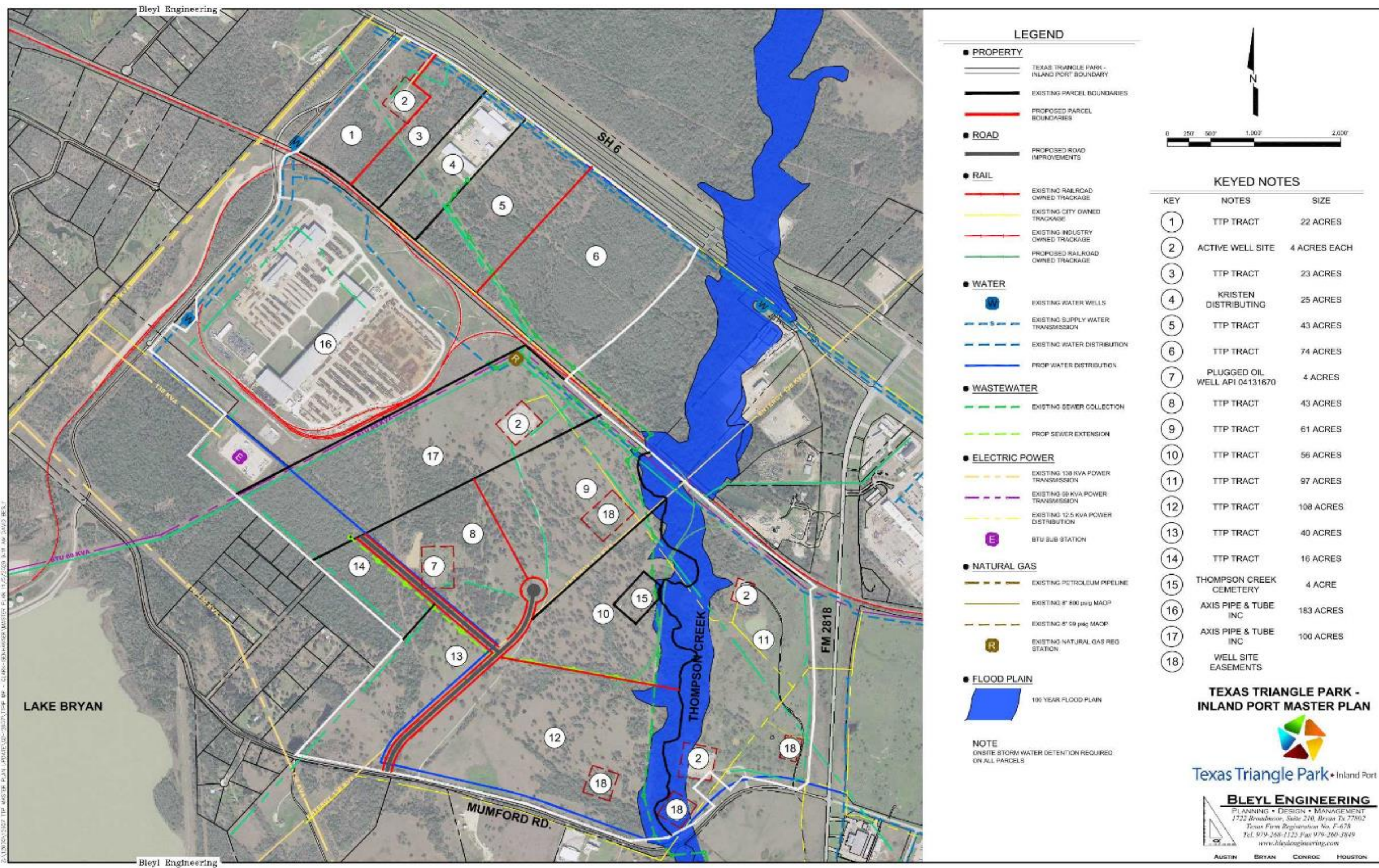
	ELECTRIC	<p>Bryan Texas Utilities (BTU) has both <b>distribution and transmission lines</b> in the area that could serve a new user. Depending on the load needed, service would come from <b>one of two substations</b>. Up to <b>30 MW</b> is available. BTU's Dansby Power Plant is just west of Texas Triangle Park.</p> <p>Source: David Werley (BTU) and Frank Clark (City of Bryan) ; November 2020</p>
	NATURAL GAS	<p>Atmos Energy has <b>8-inch and 6-inch gas mains</b> located within Texas Triangle Park that can provide up to 32,500 mcf per month. A regulator station is also located within the park.</p> <p>Source: Kimberly Winn (Atmos Energy) and Frank Clark (City of Bryan); September 2020</p>
	WATER	<p>The City of Bryan has a <b>12-inch line with 760,000 gallons per day excess capacity</b> serving the 49- and 117-acre parcels. A new <b>18-inch line with 2.1 million gallons per day of excess capacity</b> would need to be <b>extended 3,500 feet</b> to the 449-acre parcel. WTP has permitted capacity of 43 million gallons per day. Excess capacity factoring in peak utilization is <b>18.5 million gallons per day</b>.</p> <p>Source: Jayson Barfknecht and Frank Clark (City of Bryan); November 2020</p>
	WASTE-WATER	<p>The City of Bryan has an <b>8-inch sewer line</b> which increases to a <b>12-inch, an 18-inch, and finally a 24-inch line</b> just south of the property. The line has an <b>excess capacity of 3.4 million gallons per day</b>. WWTP has permitted capacity of 4 million gallons per day and <b>excess capacity of 2.5 million gallons per day</b> factoring in peak utilization.</p> <p>Source: Jayson Barfknecht (City of Bryan); November 2020</p>
	TELECOM	<p>Suddenlink Communications has <b>aerial fiber along Texas Highway 6 and Harvey Mitchell Parkway (FM 2828)</b>.</p> <p>Source: Dan Augsburger (Suddenlink Communications); October 2018</p>

# DUE DILIGENCE

PHASE I ESA	Phase 1 Environmental Site Assessment conducted in September 2019 revealed no potential recognized areas of environmental condition associated with the subject property or the neighboring properties.
WETLANDS	Approved jurisdictional determination issued on May 12, 2021. Only jurisdictional feature is Thompson’s Branch Creek (4,600 feet) that runs through the 449-acre parcel.
SPECIES	Based on a species study in 2020, a proposed project will not have a significant effect on listed threatened or endangered species or designated critical habitats.
ARCHAEOLOGICAL	Texas Historical Commission concurred in August 2020 with the findings of the archeological survey that no sites meet the criteria for designation as a State Archeological Landmark and no further archeological investigations appear to be warranted. A cemetery is located in the middle of the 449-acre parcel but is not part of the certification acreage.
GEOTECHNICAL	Multiple geotechnical studies have been completed on the property or adjacent properties since 2008. Seismic Site Class D is assumed for the site.



# MASTER PLAN







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