

MCGREGOR INDUSTRIAL PARK

McGregor, McLennan County, Texas
31.403400, -97.394108

2,012 Acres



COMMUNITY



In the heart of Texas, between Dallas, Austin and Houston



Workforce comes from two MSAs with combined population of more than 700,000 people and growing



Location of SpaceX's rocket development



CEO Magazine's Best State for Business



Home to Baylor University and HQ of Texas State Technical College



LARGEST MANUFACTURING EMPLOYERS IN MCLENNAN COUNTY, TX

- 1) Sanderson Farms Inc
- 2) Allergan
- 3) Cargill Value Added Meats
- 4) Pilgrims Pride
- 5) Mars Chocolate
- 6) Time Manufacturing
- 7) Arconic Fastening Systems
- 8) Owens Illinois
- 9) Coca Cola North America
- 10) Lochridge Priest



JANUARY
2020

2,012 TOTAL
ACRES


OWNED BY CITY OF
MCGREGOR, TX

UTILITY PLANS
TO SERVE
**ROBUST
USERS**



878 
CONTIGUOUS
DEVELOPABLE ACRE
MEGA SITE

ASKING PRICE **PER**
\$9,000 **ACRE**

ZONED HEAVY
+ MEDIUM
INDUSTRIAL 

2.3 MILES
FROM U.S.
HWY. 84 
14 MILES
FROM I-35

**DUE DILIGENCE
STUDIES
COMPLETED** 

PLANNED BNSF
RAIL SPUR




TRANSPORTATION

US Highway 84
2.3 miles

I-35
14 miles



Waco Regional Airport
24 miles

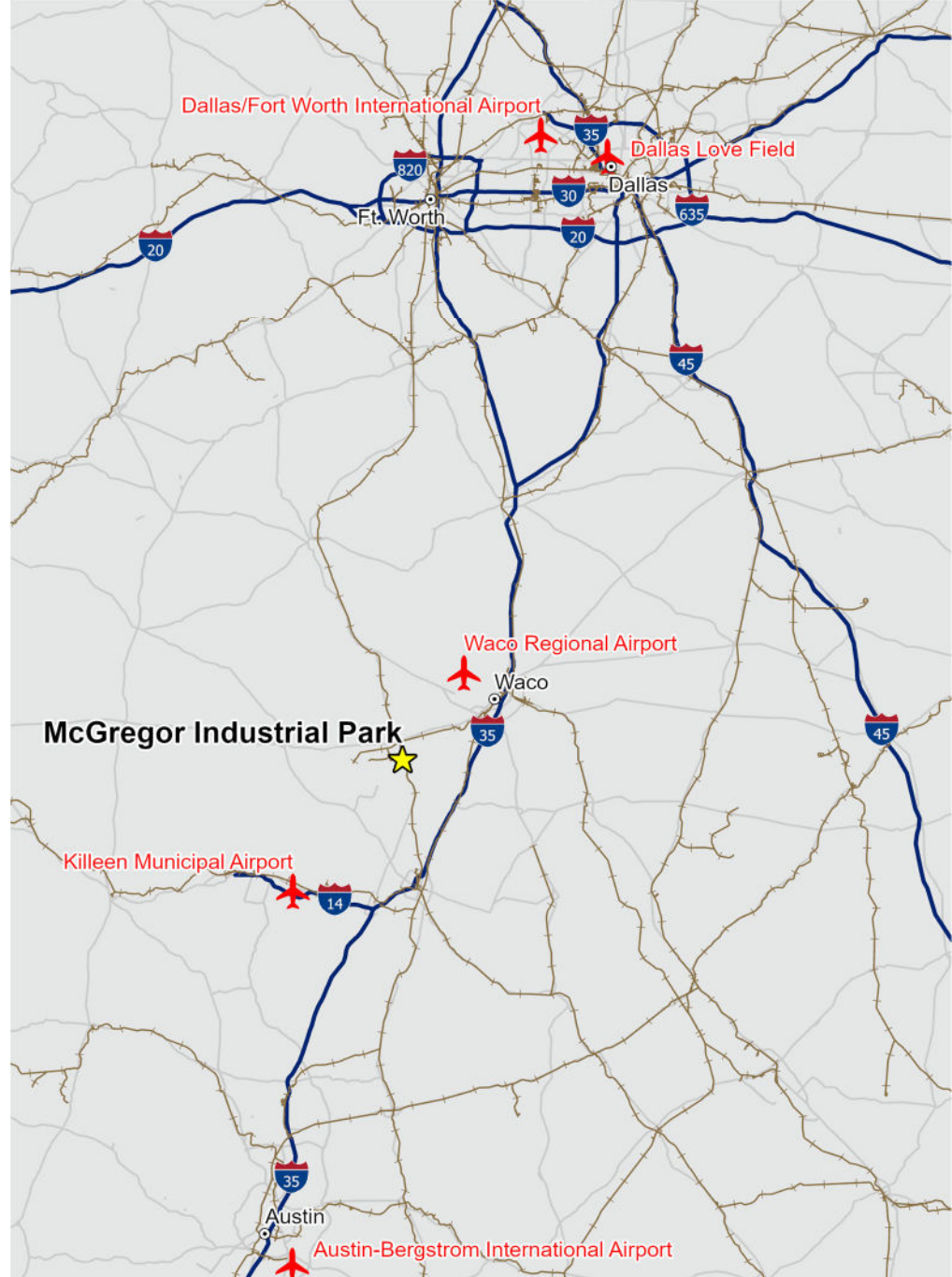
McGregor Executive Airport
7.2 miles








BNSF rail across
Highway 317



Port of Houston
178 miles



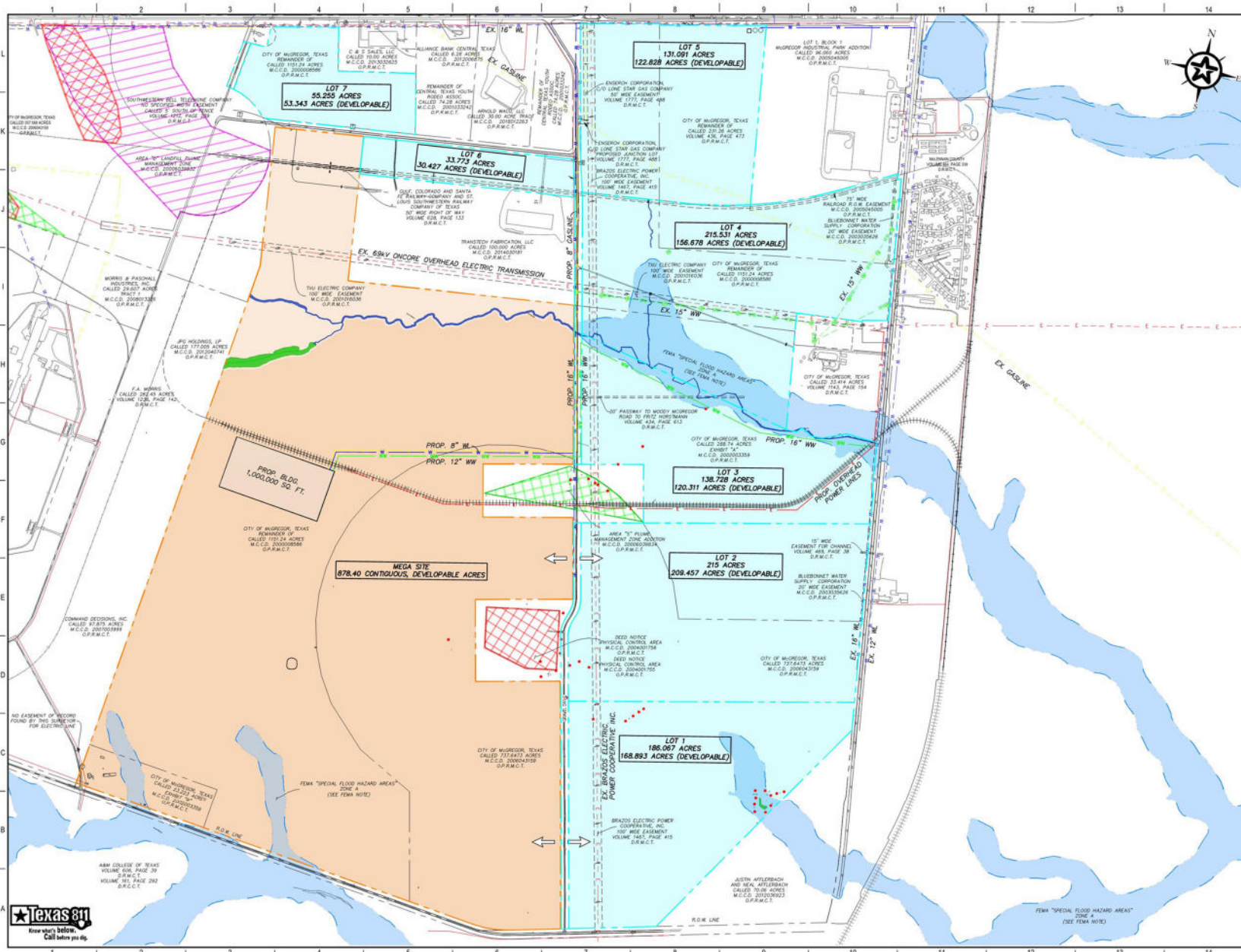
UTILITIES

	ELECTRIC	<p>Oncor: 25 kV line along eastern and southern edges of property, 69 kV line on northern section, and 138 kV switch on the eastern boundary of the property.</p> <p>Heart of Texas Electric Cooperative: 25 kV line is 7,000 feet from property and 138 kV line is 150 feet.</p> <p>Both providers have developed plans, including cost and schedule estimates, to serve a 30 MW demand.</p> <p><small>Sources: Heather Ledbetter, Econ. Dev. Project Mgr. (Oncor) and Rick Haile, CEO (Heart of TX Electric Co-op)</small></p>
	NATURAL GAS	<p>Atmos Mid-Tex's existing infrastructure has limited availability, so a new main will likely need to be constructed to serve a new user. Plans, including cost and schedule estimates, have been developed to extend a new eight-inch line 8,200 linear feet into the middle of the Mega Site.</p> <p><small>Source: Rick Herbelin, Account Manager</small></p>
	WATER	<p>The City of McGregor has a 16-inch line with 2,700 gallons per minute excess capacity located along Bluebonnet Parkway. Depending on demand, upgrades may be needed to serve the entire property with adequate flow and pressure. Cost and schedule estimates have been developed for new lines and three storage tanks.</p> <p>WTP has permitted capacity of 8 million gallons per day. Excess capacity factoring in allocated utilization is 1.2 million gallons per day. Treatment plant can be expanded to 16 mgd.</p> <p><small>Source: Kevin Evans, City Manager</small></p>
	WASTE-WATER	<p>The City of McGregor has limited existing capacity available. Cost and schedule estimates have been developed for wastewater treatment plant expansion, wastewater lines, lift station, and related infrastructure for when demand necessitates improvements.</p> <p>WWTP adjacent to the property has permitted capacity of 1.1 million gallons per day and excess capacity of 0.6 million gallons per day.</p> <p><small>Source: Kevin Evans, City Manager</small></p>
	TELECOM	<p>Both AT&T and Spectrum/Charter Communications have fiber at the property.</p>

Utility info as of March 2017

DUE DILIGENCE

PHASE I ESA	Phase I Environmental Site Assessment conducted in June 2019 revealed evidence of past contamination and remediation. The US EPA has granted a Ready for Reuse designation for the former Naval Weapons Industrial Reserve Plant McGregor with conditions and restrictions.
WETLANDS	Wetland Investigation Report completed in November 2018. An Approved Jurisdictional Determination letter from the U.S. Army Corps of Engineers dated October 24, 2019 concurs with the delineation of 12,634 linear feet of non-wetland waters and 3.08 acres of wetlands.
SPECIES	Project Review for Biological Resources was completed on entire property in November 2018 and indicated that the proposed project is not expected to have any impacts on any state or federally protected species.
ARCHAEOLOGICAL	Cultural Resources Survey was completed in February 2019. Letter from Texas Historical Commission (THC) dated January 28, 2019 indicates that no historic properties are present or affected by the project as proposed.
GEOTECHNICAL	Geotechnical investigations were completed in April 2019 and July 2019, with a combined total of seventy-six soil borings . Seismic Site Class C is recommended for the property.



MEGA SITE AREA CALCULATIONS

GROSS AREA.....	1014.32 ACRES
AREA IN FLOODPLAIN.....	18.39 ACRES
WATERS OF THE US.....	2.91 ACRES
NET ACREAGE.....	993.02 ACRES

SUPER PARK AREA CALCULATIONS

GROSS AREA.....	997.57 ACRES
WATERS OF THE US/BUFFER.....	18.39 ACRES
AREA IN FLOODPLAIN.....	67.32 ACRES
EX. EASEMENTS.....	41.09 ACRES
PROP. ACCESS EASEMENT.....	25.84 ACRES
NET ACREAGE.....	861.94 ACRES

LEGEND

	PROPOSED MEGA SITE
	PROPOSED SUPERPARK
	EXISTING WETLANDS
	WATERS OF THE US
	PHYSICAL CONTROL AREA
	PLUME MANAGEMENT ZONE
	LANDFILL PLUME MANAGEMENT ZONE
	FEMA ZONE 'A'
	MONITORING WELL
	PROPOSED ACCESS POINTS

NOTE: THE LOCATIONS ARE PRELIMINARY RECOMMENDATIONS ONLY AND CAN BE ADJUSTED BASED UPON THE FINAL SITE PLAN

GRAPHIC SCALE (FEET)

0	400	800	1600
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REV. DESCRIPTION DATE

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Walker Partners
engineers * surveys
1-800-888-8888

McGREGOR EDC

MEGA SITE

SITE CONCEPT PLAN

PRELIMINARY FOR REVIEW ONLY

THIS DOCUMENT IS PREPARED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PROFESSIONAL ENGINEER GEORGE E. WALKER, JR. MCGREGOR ON THE DATE SHOWN ON THE DATE SHEET. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DATE	GEW
DATE	GEW
DATE	MAC
DATE	GEW
DATE	GEW
DATE	1-02852
EXHIBIT NO.	33





City of McGregor

Kevin Evans
City Manager

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kevans@mcgregor-texas.com

Quest Site Solutions has conducted a thorough analysis of the property based on the information provided by the City of McGregor. More details can be found in the certification letter dated January 14, 2020.