



KILGORE

★ T E X A S ★

ECONOMIC DEVELOPMENT CORPORATION



PERFECTLY POSITIONED

ACCESS 24 MILLION PEOPLE.

Kilgore is located on Interstate 20 east of Dallas. From Kilgore, reach a 2012 population of 23.8 million, with the Dallas/Ft. Worth, Houston, Austin, Oklahoma City, Baton Rouge, Little Rock and Jackson markets all within one-half day.



REGULATED
ELECTRIC RATES

SLASH YOUR ELECTRIC BILL.

The AEP/SWEPCO average industrial rate for a one megawatt project is 40% less than the national average.



PROFITABLE
BUSINESS
CLIMATE

LOWER THE COST OF DOING BUSINESS.

Primary employers operating in Kilgore are up to 10% more profitable than the national average, according to a value proposition study conducted by the Global Supply Chain Laboratory at Texas A&M University.



PRECISE
WORKFORCE

EMPLOY A SKILLFUL TEAM.

More than 25% of the workforce is employed in manufacturing and warehouse/distribution sectors and exhibit the skills necessary to be competitive in the defense and aerospace industries.

Visit us online
KILGORE-EDC.COM

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(903) 983-3522
1001 Synergy Blvd., 100
Kilgore, TX 75662

Available Properties



672 ACRE INDUSTRIAL PARK - FOR SALE

- Two miles from I-20
- Sites available from 4 -140 acres
- Valued at \$50,000/acre but is often negotiated as part of an incentive package
- Location incentives include a Foreign-Trade Zone with an Alternate Site Framework Designation, Triple Freeport Tax Exemption and an Enterprise Zone, as well as direct local economic incentives and access to applicable State of Texas incentives



55,000 SF AVAILABLE - FOR LEASE

- Shell condition in Synergy Park
- 6 acres
- Light industrial
- 30 ft ceiling height
- 175 parking spaces
- 3 high loading docks



10,000 SF AVAILABLE - FOR LEASE

- Shell condition in Synergy Park
- 6.62 acres
- Light industrial
- 30 ft ceiling height
- 116 parking spaces
- 2 high loading docks



72,600 SF AVAILABLE - FOR LEASE

- Light industrial property for lease just 2 miles from I-20
- 3,000 sf office space with 16 offices
- Fully wet sprinklered facility
- 6" concrete slab flooring
- 18' eave height
- (2) 12x12 grade doors
- (9) 10x10



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