



Somerville Industrial consists of 103 acres located in Burleson County, Texas, in the City of Somerville. Somerville Industrial 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**

Somerville Industrial consists of 103 acres and runs adjacent to BNSF Railway line. Somerville Industrial is conveniently located east of State Highway 36 and 20 miles outside of Bryan-College Station, TX, in an Opportunity Zone.



**Site Details:**

- 103 acres available for development
- Direct access to BNSF
- No zoning requirement or restrictions

**CONTACT INFORMATION**

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## SITE PROFILE

<b>Land Area</b>	103 acres
<b>Zoning</b>	No zoning requirement or restrictions
<b>Price</b>	\$12,135 per acre

## UTILITIES

<b>Electric</b>	Entergy Texas, Inc.
<b>Gas</b>	N/A*
<b>Water</b>	City of Somerville
<b>Wastewater</b>	City of Somerville
<b>Telecommunications</b>	Zochnet

\*Natural gas available through Atmos Energy with proposed upgrades

## DEMOGRAPHICS

Somerville is a community located in Burleson County. As of the 2010 census, the population was 1,376 and is a part of the Bryan-College Station metropolitan area.

## POPULATION

<b>City of Somerville</b>	
<b>5 mile radius</b>	2,863
<b>10 mile radius</b>	8,539
<b>15 mile radius</b>	25,742
<b>20 mile radius</b>	59,591

## WORKFORCE

<b>City of Somerville</b>	
Total Employment	567
Median Household Income	\$36,193
<b>Bryan-College Station MSA</b>	
Total Employment	108,420
Annual Mean Wage	\$48,690

## 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.