

**PROPERTY FEATURES**

- 78+ unrestricted acres with commercial and development potential
- Approximately 759 ft of US 59 frontage with 19,481 AADT
- Approximately 4,500 ft of depth for flexible site planning
- Driveway access from Tamie Lowe Road
- SHECO underground electrical service, Moscow water, and conventional septic
- Adjacent rail line, with potential service subject to railroad approval
- Existing residence, barn, and storage buildings with adaptive use potential

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FOR MORE INFORMATION CONTACT:
JC Hearn CCIM/ALC/RENE HomelandProperties
936-581-4049 / jchearn@homelandprop.com

**HOMELAND
PROPERTIES**

COMMERCIAL

PROPERTY FOR SALE
78.68± ACRES | US 59 FRONTAGE
MOSCOW, TEXAS 75960



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COMMERCIAL

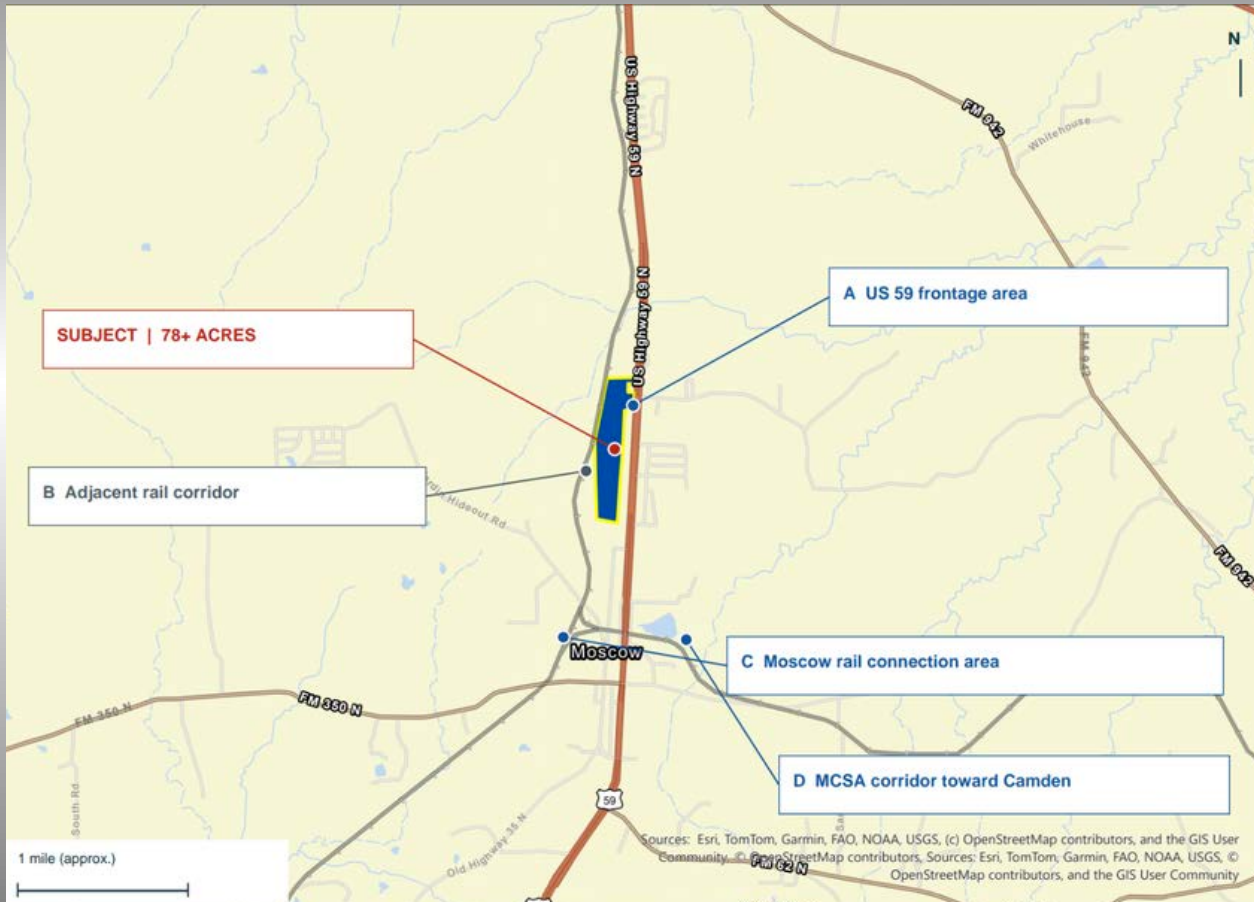
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PROPERTY ACCESS & LOCAL INFRASTRUCTURE

**A US 59 frontage**

Approximately 759 ft. The marker identifies the frontage area, not surveyed endpoints or an approved highway driveway.

B Adjacent rail corridor

The north-south railway is visible west of the property outline.

No rail spur, service entitlement or railroad access right is represented.

C / D Moscow and Camden

Aerial imagery shows the eastbound rail connection in Moscow.

Union Pacific confirms MCSA service between Moscow and Camden.

Access and utilities

Driveway access from Tamie Lowe Road, SHECO underground electric, Moscow water and conventional septic. Utility lines and capacity are not mapped.

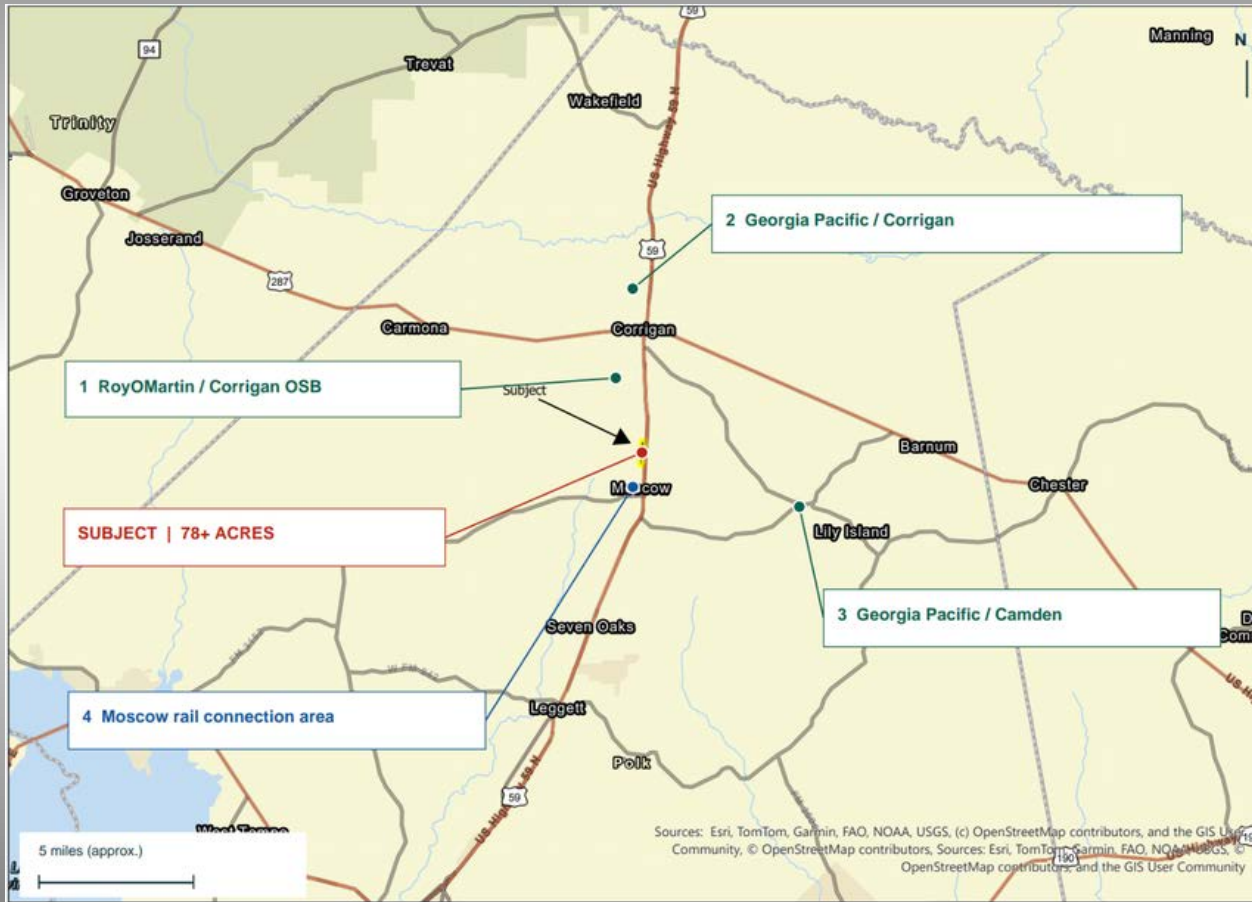
Map interpretation

Corrigan Relief Route starts approximately 1.4 miles north of this property. Distance has not been independently measured

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AREA BUSINESSES & TRANSPORTATION

**1 RoyOMartin / Corrigan OSB**

1923 US 287, Corrigan.
OSB manufacturing site south of US 287.

2 Georgia Pacific / Corrigan

800 Industrial Road. Mill site northwest of central Corrigan.

3 Georgia Pacific / Camden

20125 E FM 942.
Camden plywood and lumber complex.

4 Moscow rail connection

Union Pacific confirms the MCSA interchange at Moscow and the 6.87-mile route to Camden. Marker indicates the connection area.

Corrigan Relief Route

Future I-69 project west of Corrigan. Relief route starts approximately 1.4 miles north of the property. Exact alignment is not plotted.

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MARKET HIGHLIGHTS

Located between Livingston and Corrigan along US 59, the property offers regional connectivity to US 190 and US 287. The surrounding industrial economy includes RoyOMartin and Georgia Pacific manufacturing facilities. RoyOMartin’s announced \$115.1 million Corrigan expansion and the Corrigan Relief Route, under construction approximately 1.4 miles north as part of the future Interstate 69 corridor, reinforce the area’s commercial potential for industrial support businesses, contractor services, equipment storage, and highway commercial development.

DEMOGRAPHICS

Total Daytime Population	Total Population 2026	Median Household Income
1 mile 282	1 mile 165	1 mile \$59,136
3 mile 915	3 mile 597	3 mile \$59,425
5 mile 3,537	5 mile 3,162	5 mile \$49,883

*Demographic data derived from 2024 STDB

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