



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

BNSF Regional Manager

Zack Baker

817.593.4297

Zachary.Baker@bnsf.com

Gooch Flencher Real Estate, LLC

Ryan Flencher

979.820.5810

Ryan@GoochFlencher.com



SITE PROFILE

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

UTILITIES

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

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

WORKFORCE

City of Somerville	
Total Employment	567
Median Household Income	\$36,193
Bryan-College Station MSA	
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.