



000 NEW GULF RD.  
NEWGULF, TX



CHARLES MUEGGE

979-533-5252

BROKER@CEMUEGGE.COM

OFFICE: 979-532-5252

FAX: 979-532-5255

WWW.CEMUEGGE.COM

 213 N. Richmond Rd  
Wharton, Tx 77488

The information provided on and with this brochure is provided as a service to our clients. We make all reasonable efforts to ensure that the information is accurate, but can-not guarantee the accuracy, reliability, or completeness of the information and may not be held liable for any losses caused by any person's reliance on such information.



Unlock the potential of this strategically located **14.81-acre** industrial property in New Gulf, TX, offering outstanding infrastructure and modern development opportunities. Perfect for ventures such as **data centers, energy operations, or small-scale refining.**

### Key Features:

- **6,000 SF Warehouse**
- **3,500 SF Main Building** – 250 Amps power, 3 Phase central AC, water softener, Bath with walk in Shower, 2 half baths, Versatile for office, meeting rooms, or living quarters
- **1,500 SF Metal Building** – Great for manufacturing or storage
- **1,000 Amp, 3-Phase Power** – Supports heavy industrial needs
- **Prime Utility Access** – Power plant, gas line, and transmission lines within 250 yards
- **Three 18,000 Gallon Storage Tanks** – Included
- **PBR Environmental Permit** – In place
- **All-weather Road & Secure Fencing**
- **High, Dry, Out of Floodplain**
- **Close proximity to gas pipeline**

### Value-Driven Investment:

Improvements are offered **at pennies on the dollar**, making this a **rare and affordable entry** into a highly capable industrial site.

This property is a **prime opportunity for entrepreneurs and industrial developers** looking to capitalize on infrastructure-rich land in a growing region.

