



NESTLED  
IN THE  
BEAUTIFUL  
EAST TEXAS  
PINEWOODS  
SURROUNDED WITH  
NATURAL BEAUTY



With major highways, as well as railroads running north, south, east and west, Big Sandy is a prime area for business opportunities.

Close enough to major cities yet remote enough to offer the quiet atmosphere of a family oriented community, Big Sandy is a place with a lot to share.

The Big Sandy Community Development Corporation provides assistance and incentives to corporations seeking to locate in the Big Sandy Business Park.

Come and visit the existing corporation and its expanding facility to see it's positive business climate. We are a caring community that would like to share its assets with you!



*Meandering walking park within driving distance*



**BIG SANDY, TX**  
**BUSINESS PARK**  
"At the Crossroads of East Texas"

Big Sandy Community  
Development Corporation  
Serving Big Sandy, TX  
Since 1995

100 N. Tyler Street  
Big Sandy, TX 75755  
Phone: (903) 636-2238  
Fax: (903) 636-4413  
[www.bigsandytx.net](http://www.bigsandytx.net)

AN  
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### A GREAT BUSINESS LOCATION

The Big Sandy Business Park was the brain-child of the Big Sandy Community Development Corporation. An out-of-state corporation was considering relocating some of its smaller offices away from East Texas in the mid-90's. Concerned community leaders formed and worked with State officials to establish a business park in the hopes that employment opportunities would remain in the area. Success was achieved and the Indiana based company not only remained in the area but combined many of its offices and services in this 140,000 square foot building (shown above).

### ONE HUNDRED UNPARCELED ACRES ARE STILL AVAILABLE.

Interested businesses may qualify for zero interest construction loans or donated land depending upon eligibility.

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### BIG SANDY BUSINESS PARK FACTS

Traffic enters the Park from US Hwy 155. Traffic studies indicate over 9,000 cars pass the main highway in an 8-hour period. US Hwy 80 is one minute north running east and west. I-20 is 10 minutes to the south.

The Park includes water, sewer, electrical, gas and railroad service along with fire protection.

### BIG SANDY, TX

Located in Upshur County, Big Sandy is 112 miles due east of Dallas and 90 miles west of Shreveport, LA. Gilmer, Texas is the county seat and is located to the north just 15 minutes. Two neighboring cities of Longview and Tyler, are within a 30 minute drive.

The city of Big Sandy received 1 million dollars in grants in 2006 for various projects. Funding sources included the Texas Community Development Block Grant Program, the HOME Program, the Texas Capital Fund and the U.S. Economic Development Administration.

### AREA INFORMATION

#### The University of Texas Health Center at Tyler

Located 15 minutes south from the Big Sandy Business Park at the intersection of US Hwys 155 and 271.

#### Trinity Mother Frances Health System

Located at 800 E. Dawson, Tyler, TX.

#### ETMC Regional Health-care System

Located 1000 S. Beckham, Tyler, TX. Nationally recognized as a "Solucient 100 Top Hospitals".

**ETMC Gilmer** is a Level IV trauma center located 15 minutes north of Big Sandy.

**ETMC Big Sandy** is an ambulance station staffed 24 hours a day, 7 days a week.

Area schools and universities:

- Big Sandy ISD 1-A**
- Jarvis Christian College**
- Kilgore Junior College**
- Letourneau University**
- Texas College**
- Tyler Junior College**
- University of Texas at Tyler**

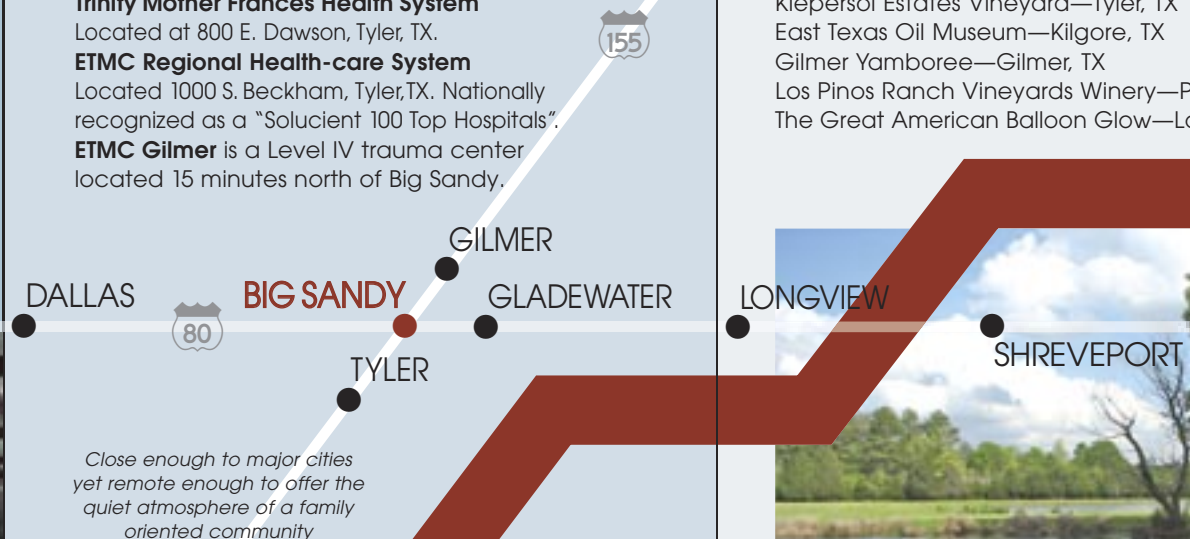


Airports serving the East Texas area include: **East Texas Regional Airport** and **Tyler Pounds Regional Airport**. Both located approx. 30 minutes from Big Sandy.

**Texas Parks and Wildlife** boast 31 fresh-water lakes in the East Texas Piney Woods offering water sports and fishing opportunities within minutes of Big Sandy.

### EAST TEXAS AREA ATTRACTIONS

- Azalea Trails—Tyler, TX
- Caldwell Zoo—Tyler, TX
- Hudnall Planetarium—Tyler, TX
- Gladewater Roundup Rodeo—Gladewater, TX
- International Alert Academy—Big Sandy, TX
- Kiepersol Estates Vineyard—Tyler, TX
- East Texas Oil Museum—Kilgore, TX
- Gilmer Yamboree—Gilmer, TX
- Los Pinos Ranch Vineyards Winery—Pittsburg, TX
- The Great American Balloon Glow—Longview, TX



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