



Targeted Brownfields Assessment Giddings, Texas

Industrial Park Revitalizes Defunct Boat Manufacturing Site

US EPA REGION 6—BROWNFIELDS SUCCESS STORY—2007

From 1976 to 1995, this 10-acre site, which included 130,000 square feet of space under-roof in 12 buildings, housed a boat manufacturing business. This was the largest employer in Giddings at the time it was in operation. The business closed and the property came to the City of Giddings, Lee County, and the Giddings Independent School District because of a tax foreclosure in 2003.



448 Business Park, Giddings, Texas

The Giddings Economic Development Corporation (GEDC), a non-profit community group, on behalf of the property owners, hoped to promote the site as a potential industrial park. The challenge to redevelopment of this brownfield was the need to determine whether the site contained contaminants which would present obstacles and discourage a developer's interest.

GEDC was referred to the EPA Region 6 Targeted Brownfields Assessment Program by the Texas Commission on Environmental Quality for assistance. At GEDC's request, a Phase II Environmental Assessment was performed on the former boat manufacturing site by the Army Corps of Engineers Fort Worth District which has an Inter-Agency Agreement with EPA Region 6. The assessment found some soil and groundwater concerns at the site related to the former boat manufacturing operations, consisting primarily of RCRA metals. Asbestos containing materials were also found in three of the site buildings. The future use of the site as an industrial park determined the nature of the cleanup which involved the removal of some chemical drums and remediating asbestos concerns as the buildings were put into use.



One of 12 Buildings on Site

With the issue of potential environmental risk addressed, a buyer was found who purchased the property for back taxes (\$158,000), and the former boat manufacturing site was redeveloped into an industrial park and ready for leasing in 2006. Half of the 12 buildings are now occupied. The new tenants include a brick/tile/stone manufacturer, drywall supplier, steel products welding/manufacturer, and a boat manufacturer. An estimated \$500,000 in materials and labor have been invested by current tenants in improvements to the site.