



Ready for Reuse Garland Creosoting Property

3915 Garland Road, Longview, Texas 75602



Images from left to right: Groundwater treatment plant, sign at entrance to site, and view of the on-site soil repository.

Site Name: Garland Creosoting Superfund Site

Size: 12 acres

Existing Site Infrastructure: The site is vacant and has been unoccupied since 1997. Railroad and highway access are located within half a mile of the site.

Readiness for Reuse: EPA determined the site had achieved the Sitewide Ready for Anticipated Use performance measure in August 2018.

Use Restrictions: Future use for a portion of the site has been restricted to commercial or industrial land use. Potable use for a portion of site groundwater is restricted.

SETTING:

- The site, totaling 12 acres, housed a wood-treating facility between 1960 and 1997. Operations included the disposal of wood-treating wastes into unlined surface impoundments on site. Site activities and waste disposal practices contaminated soil, sludge and groundwater with hazardous chemicals.
- State Highway 149 borders the western edge of the site, while light industry borders the site to the north and south. Texas Eastman Company's wildlife refuge is located east of the site.
- The site is within an Opportunity Zone. Opportunity Zones are areas where new investments, under certain conditions, may be eligible for preferential tax treatment. First designated in 2018, the Zones are designed to spur economic development and job creation in distressed communities.
- Surrounding population: 0.5 mile, 9 people | 2.5 miles, 9,019 people | 4 miles, 22,554 people.

REMEDIAL STATUS:

- Remedy construction took place between 2009 and 2010.
- Cleanup activities included excavation and consolidation of contaminated soil with a cap, treatment of contaminated groundwater, and continued operation of interceptor collector trenches to remove dense non-aqueous phase liquid and contaminated groundwater.
- EPA determined the site had achieved the Sitewide Ready for Anticipated Use performance measure in August 2018.

Disclaimer: EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: www.epa.gov/superfund/garland-creosoting