



Site Redevelopment Profile

Conroe Creosoting Company

Highway 105 East
Conroe, Texas 77301

Property Overview

Size

147 acres

Current Site Uses

- Home Depot distribution center

Use Restrictions

- Use of groundwater in a shallow aquifer and well installation is prohibited until cleanup goals are met.
- Disturbing the containment vault and its soil cover and vegetation is prohibited.
- Future development at the site is restricted to non-residential use and requires notification of presence of contamination and site status to future owners.

Surrounding Population

7,374

1 MILE

45,460

3 MILES

77,494

5 MILES

Within a 1-mile radius of the site, 53% of the population is low income, compared to the state average of 34%, and 7% of the population are unemployed, compared to the state average of 5%.

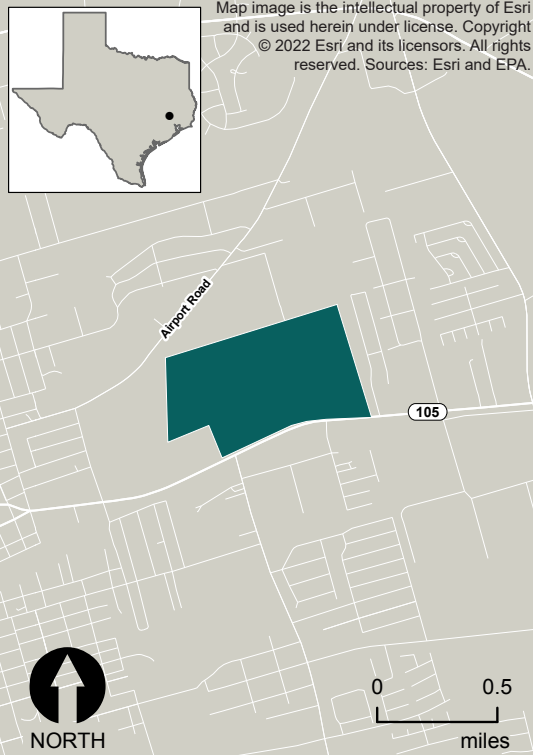


Figure 1. The location of the Conroe Creosoting Company site in Texas

Site History and Redevelopment Timeline

1946–1997

Conroe Creosoting Company operated a wood-treating plant at the site. The Texas Commission on Environmental Quality (TCEQ) documented regulatory violations at the facility in the 1980s and early 1990s.

2002–2003

EPA conducted a time-critical removal action to clean up contaminated soil and creek sediment and placed the material in a containment vault on the site.

2003

EPA added the site to the Superfund program's National Priorities List (NPL) and began the cleanup.

2008

EPA issued a Ready for Reuse (RfR) Determination for the site, indicating it was ready for commercial and industrial reuse.

2010

Conroe Creosoting Company and EPA finalized use restrictions for the site property.

2011

East Davis Development LLC purchased the site, except for the containment vault area.

2020

After entering into a voluntary settlement agreement with EPA to obtain federal Superfund liability protection, Conroe Logistics Center LLC (CLC), an affiliate of Trammel Crow Company (Trammell), purchased the site.

Present

CLC began construction in August 2020. Within a year, a Home Depot distribution center began operating at the site.

History and Cleanup

The Conroe Creosoting Company site is in southeast Texas, about 40 miles north of Houston. In 1946, wood-treating operations that included the treatment of lumber, railroad crossties, poles and fence posts with chemicals began at the site. The wood-treating facility closed in 1997.

To address immediate risk to human health posed by the site, EPA led a time-critical removal action in 2002. Cleanup involved removing contaminated soil and sediment and placing the material in a Resource Conservation and Recovery Act (RCRA) containment vault on site. In 2003, the EPA added the site to the NPL. EPA required maintenance of the RCRA containment vault and monitoring of the natural cleanup of groundwater contamination. EPA also required restrictions to prevent future installation of water supply wells and to prohibit residential use.

Cleanup progressed quickly; groundwater monitoring wells were installed and monitoring began in 2003. In 2010, the Conroe Creosoting Company and EPA finalized an Environmental Protection Easement and Declaration of Restrictive Covenants for the site property. The document was filed with Montgomery County and recorded on the property title in early 2011. In 2017, TCEQ assumed responsibility for all ongoing operation and maintenance activities at the site.

Redevelopment

In 2019, commercial developer Trammell approached EPA for a Prospective Purchaser Inquiry (PPI) meeting to discuss reusing the site property as an industrial distribution center. Trammell requested an EPA settlement agreement to obtain Superfund liability protection. EPA coordinated with site stakeholders, including TCEQ, to discuss the proposed reuse of the site property and a potential settlement agreement.

In July 2020, CLC, an affiliate of Trammell, signed a settlement agreement with EPA called a Bona Fide Prospective Purchaser (BFPP) Agreement and purchased the property. In the BFPP Agreement, CLC agreed to maintain the long-term protectiveness of the cleanup, including evaluating the soil cleanup, properly



Figure 2. Historical wood-treating operations at the site before cleanup



Figure 3. Entrance sign to the Home Depot Distribution Center

abandoning a former supply well and conducting a vapor intrusion assessment. CLC also agreed to provide continued property access to the state for operation and maintenance of the RCRA containment vault and to pay \$180,000 to reimburse TCEQ for past cleanup costs not covered by federal liability protection.

Construction began in August 2020. Just under a year later, a \$51 million Home Depot distribution center began operating, bringing job opportunities and tax revenue to the community. CLC added rail spurs to maximize the site's accessibility. With the increase in traffic to the area, the city of Conroe was able to prioritize funding for a long-anticipated road extension project. The redevelopment sparked the city-led connection of FM 1314 (Porter Road) with Airport Road via a through-road across the site. EPA successfully partnered with TCEQ to collaborate with site purchasers, local government and stakeholders to support the reuse project and bring benefits to the community.

"My hat goes off to the EPA remediation team on this property, who did a fantastic job cleaning up what was a veritable mess...We could not have redeveloped this site without that significant effort on the part of EPA."

Neal Holdridge, Trammell Crow Company

The Prospective Purchaser Inquiry (PPI) Process

The goal of EPA's PPI process is to provide comprehensive information to prospective purchasers of Superfund sites so that they can make timely business decisions on whether to buy site property. The site team can share information about the cleanup status, the compatibility of the proposed reuse with the site's cleanup including any property restrictions, available liability protections and any EPA liens. The prospective purchaser can share reuse plans and timelines and ask questions. After a PPI call, EPA may summarize the information in a comfort letter and suggest additional reuse tools.

Contacts

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For more information, please visit www.epa.gov/superfund-redevelopment.



Figure 4. Property at the site marketed for sale prior to 2020

