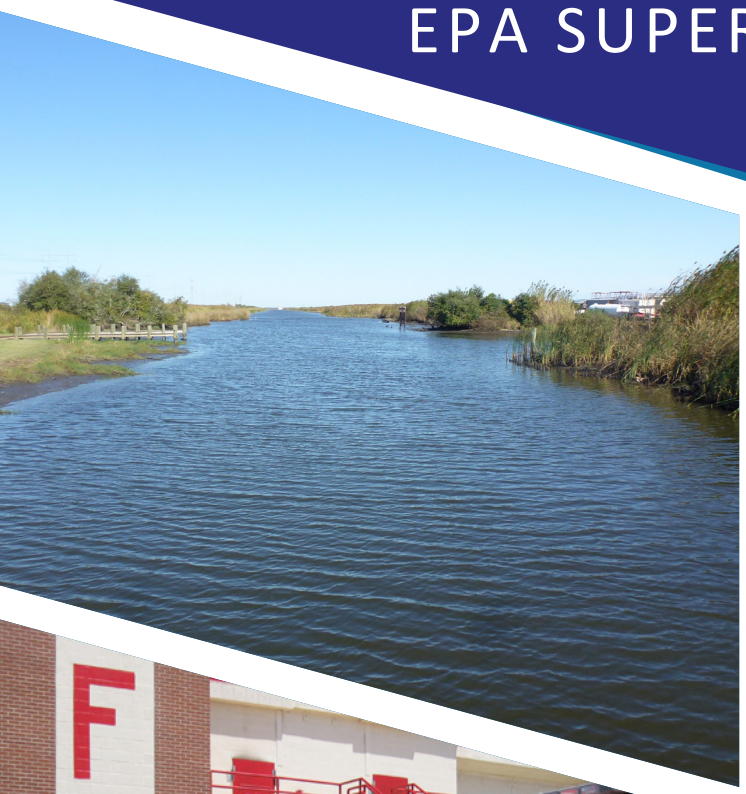
REGION 6
EPA SUPERFUND REDEVELOPMENT
ECONOMIC PROFILE



PUTTING SITES TO WORK

How Superfund Redevelopment in Region 6 Is Making a Difference in Communities

2024 DATA

Cover page photos:
Star Lake Canal (Texas), Vertac (Arkansas), Bayou Verdine (Louisiana).

Figure 1. A lakeside trail at the Chevron Questa Mine site in Questa, New Mexico.

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PREFACE

EPA's Superfund Program is a cornerstone of the work that the Agency performs for citizens and communities across the country. The revitalization of places affected by contaminated lands is a key part of Superfund's mission, meeting community needs for thriving economies and improved environmental and public health outcomes. Through EPA's Superfund Redevelopment Program, the Agency contributes to these communities' economic vitality by supporting the return of sites to productive use.

EPA is focused on accelerating work and progress at all Superfund sites across the country, and supporting redevelopment and community revitalization.

These regional profiles highlight community-led efforts as EPA expedites cleanup and remediation and engages with partners and stakeholders to support redevelopment and community revitalization.

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INTRODUCTION

EPA's Region 6 office serves Arkansas, Louisiana, New Mexico, Oklahoma, Texas and 66 Tribes. Since the 1950s, the states in EPA Region 6 have faced major changes in the manufacturing sector. Spurred by globalization, advances in technology and a transition to a service-based economy, these changes have contributed to significant job losses and substantial neighborhood and downtown declines in communities across the region. While continuing to emphasize manufacturing as an economic cornerstone and a source of jobs, state and local leaders are helping communities adjust to these large-scale economic changes. Much of this work centers on investing in workforce development, retaining existing businesses, encouraging new business development and repurposing old industrial land, including Superfund sites. The Superfund program in EPA Region 6 is proud to play a role in these efforts.

The cleanup and reuse of Superfund sites often restores value to site properties and amenities to surrounding communities that have been negatively affected by contamination. Site redevelopment can revitalize a local economy with jobs, new businesses, tax revenues and local spending.

Region 6 Sites in Reuse and Continued Use: Business and Job Highlights

In 2024...

361

businesses operating

$1.1B

annual sales

5,061

people employed

$310M

annual employee income

Figure 2. A car wash at the Mcgaffey and Main Groundwater Plume site in Roswell, New Mexico.

Through efforts such as the Superfund Redevelopment Program, EPA Region 6 helps communities reclaim cleaned-up Superfund sites. Factoring the reasonably anticipated future use of Superfund sites into the cleanup process promotes their safe redevelopment. In addition, EPA Region 6 works closely with state and local officials to remove barriers that have kept many Superfund sites vacant or underused. EPA Region 6 works to ensure that businesses on properties being cleaned up under Superfund can continue operating in a way that protects human health and the environment during site investigations and cleanup work. This continuity enables these businesses to remain open and serve as a source of jobs and income for local communities.

Superfund sites across Region 6 are home to commercial and industrial parks, retail centers, condominiums and single family homes. Many sites continue to host industrial operations, including large-scale manufacturing facilities. Some sites now support energy production. Others have been transformed into ecological preserves, parks and recreation complexes. On-site businesses and organizations at current and former Region 6 Superfund sites provide an estimated 5,061 jobs and contribute an estimated $310 million in annual employment income. Sites in reuse and continued use in Region 6 generate $15 million in annual property tax revenues for local governments.[1]

This profile looks at how redevelopment activities at Superfund sites make a difference in communities across Region 6. In particular, it describes some of the benefits of redevelopment and continued use of current and former Superfund sites. The profile also describes the land values and property taxes associated with Superfund sites returned to use and sites that have remained in use throughout the cleanup process. EPA updates these profiles periodically. The benefits may increase or decrease over time due to changes in:

- The number of sites in reuse or continued use.
- The number of on-site businesses.
- Data availability.
- Changes in business and property value data.

Figure 3. Hand-painted murals on silos at Margarita Garden, an open-air plaza and patio at the Big Tex Grain Co. site in San Antonio, Texas.

Figure 4. A fire department training facility at the Vertac, Inc. site in Jacksonville, Arkansas.

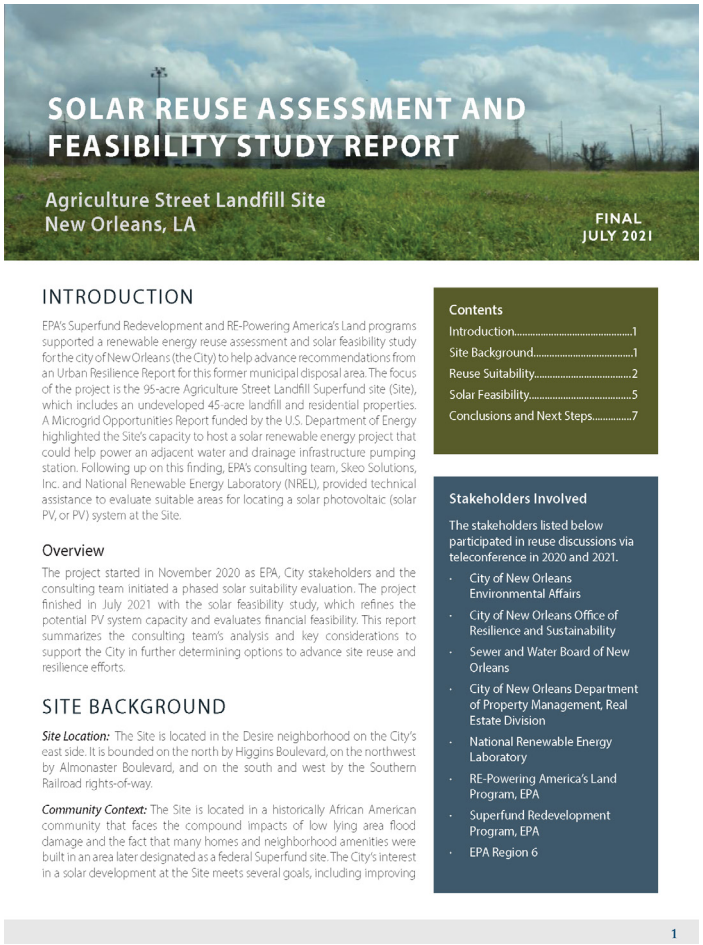
1 Business and property value tax figures represent only a subset of the benefits of sites in reuse or continued use in Region 6. There are 33 Superfund sites in reuse or continued use in Region 6 for which EPA does not have business data, including 7 federal facilities on the Superfund National Priorities List (NPL). Not all sites in reuse involve an on-site business or other land use that would employ people. Several sites without businesses have benefits that are not easily quantified, such as properties providing ecological or recreational benefits (e.g., parks, wetlands, ecological habitat and open space). In addition, there are 25 sites in reuse or continued use in Region 6 for which EPA does not have property value or tax data, including 7 NPL federal facilities.

SUPPORT FOR SUPERFUND REDEVELOPMENT

EPA Region 6 is committed to improving the health and livelihood of Americans by cleaning up and returning land to productive use. In addition to protecting human health and the environment through the Superfund program, Region 6 partners with stakeholders to encourage redevelopment opportunities at Superfund sites. Region 6 helps communities and cleanup managers consider redevelopment during cleanup planning and evaluate remedies already in place to ensure appropriate redevelopment. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund redevelopment projects that emphasize environmental protection and economic benefits.

Specific redevelopment support efforts in EPA Region 6 include:

- Identifying and evaluating local land use priorities to align with site cleanup plans through the redevelopment planning process.
- Facilitating cleanup and redevelopment discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help Region 6 communities and EPA find the right tools to move site redevelopment forward.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns through development of educational materials, comfort letters, developer agreements and environmental status reports – known as Ready for Reuse Determinations – that provide information about the appropriate use of sites.
- Supporting partnerships with groups committed to putting Superfund sites back into use, such as the Academy of Model Aeronautics.
- Developing reuse fact sheets, websites, webinars and reuse case studies to share opportunities and lessons associated with Superfund Redevelopment.


SOLAR REUSE ASSESSMENT AND FEASIBILITY STUDY REPORT

Agriculture Street Landfill Site
New Orleans, LA

FINAL
JULY 2021

INTRODUCTION

EPA's Superfund Redevelopment and RE-Powering America's Land programs supported a renewable energy reuse assessment and solar feasibility study for the city of New Orleans (the City) to help advance recommendations from an Urban Resilience Report for this former municipal disposal area. The focus of the project is the 95-acre Agriculture Street Landfill Superfund site (Site), which includes an undeveloped 45-acre landfill and residential properties. A Microgrid Opportunities Report funded by the U.S. Department of Energy highlighted the Site's capacity to host a solar renewable energy project that could help power an adjacent water and drainage infrastructure pumping station. Following up on this finding, EPA's consulting team, Skeo Solutions, Inc. and National Renewable Energy Laboratory (NREL), provided technical assistance to evaluate suitable areas for locating a solar photovoltaic (solar PV, or PV) system at the Site.

Overview

The project started in November 2020 as EPA, City stakeholders and the consulting team initiated a phased solar suitability evaluation. The project finished in July 2021 with the solar feasibility study, which refines the potential PV system capacity and evaluates financial feasibility. This report summarizes the consulting team's analysis and key considerations to support the City in further determining options to advance site reuse and resilience efforts.

SITE BACKGROUND

Site Location: The Site is located in the Desire neighborhood on the City's east side. It is bounded on the north by Higgins Boulevard, on the northwest by Almonaster Boulevard, and on the south and west by the Southern Railroad rights-of-way.

Community Context: The Site is located in a historically African American community that faces the compound impacts of low lying area flood damage and the fact that many homes and neighborhood amenities were built in an area later designated as a federal Superfund site. The City's interest in a solar development at the Site meets several goals, including improving

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Stakeholders Involved

The stakeholders listed below participated in reuse discussions via teleconference in 2020 and 2021.

- City of New Orleans Environmental Affairs
- City of New Orleans Office of Resilience and Sustainability
- Sewer and Water Board of New Orleans
- City of New Orleans Department of Property Management, Real Estate Division
- National Renewable Energy Laboratory
- RE-Powering America's Land Program, EPA
- Superfund Redevelopment Program, EPA
- EPA Region 6

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Figure 5: A solar reuse assessment and feasibility study report for the Agriculture Street Landfill site in New Orleans, Louisiana.

These efforts have helped build expertise across Region 6, making it easier to both consider future use of Superfund sites prior to cleanup and to identify opportunities for removing reuse barriers. These efforts also help Tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and other partners and stakeholders to better understand potential future uses for Superfund sites. This helps stakeholders engage early in the cleanup process, ensuring that Superfund sites are restored as productive assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs, annual income and tax revenues.

SUPERFUND REDEVELOPMENT: THE BIG PICTURE

EPA can take and oversee immediate action at contaminated sites through short-term cleanup actions, also called removal actions.[2] EPA refers sites warranting long-term cleanup to its remedial program or to state programs. EPA's National Priorities List (NPL) is a list of sites the Agency is targeting for further investigation and possible remediation through the Superfund program. Once EPA places a site on the NPL, the Agency studies the contamination, identifies technologies that could address the material and evaluates alternative cleanup approaches. EPA then proposes a cleanup plan and, after collecting public input, issues a final cleanup plan. The Agency then cleans up the site or oversees cleanup activities. EPA has placed 155 sites in Region 6 on the NPL.

Whenever possible, EPA seeks to integrate redevelopment priorities into site cleanup plans. In Region 6, 70 NPL sites and 9 non-NPL Superfund sites are in use. These sites have either new uses in place or uses that remain in place from before cleanup. Many of these sites have been redeveloped for commercial, industrial and residential purposes. Others have been redeveloped for recreational, ecological and agricultural uses. Businesses and other organizations also use some site areas for memorials and parking areas. Many redeveloped sites support multiple uses and have the capacity to support additional uses and further redevelopment. The following sections take a closer look at the benefits of businesses operating on current and former Superfund sites in Region 6.

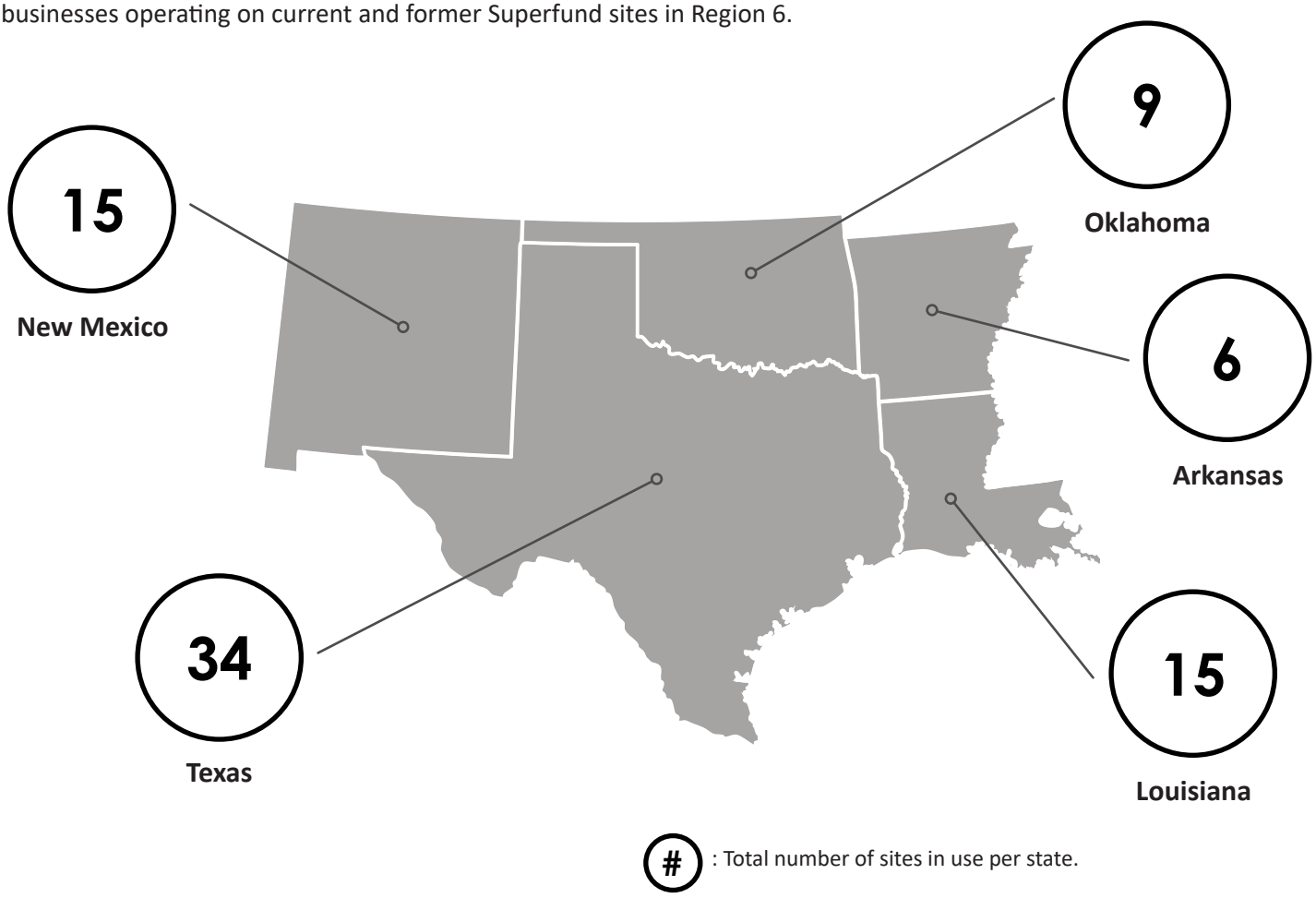


Figure 6. Sites in reuse and continued use in Region 6.

2 Removal actions may be taken at sites on the NPL and sites not on the NPL.

Figure 7. An equipment maintenance business at the Gulf State Utilities – North Ryan site in Lake Charles, Louisiana.

Figure 8. A picture of the cap at the Bailey Waste Disposal site in Bridge City, Texas.

Sites in Reuse and Continued Use: A Closer Look

Reuse Type	Description	Region 6 Example
In Reuse	*Part or all of a site is being used in a new, different manner than before Superfund involvement. Or, the property was vacant and cleanup was designed to support a new, specific land use.*	*Bayou Bonfouca (Louisiana) - An area previously used as a commercial wood-treating plant now hosts a park that includes playgrounds, green space, walking and jogging paths and a gazebo.*
In Continued Use	*Historical uses at a site remain active, and/or the site is still used in the same general manner as when the Superfund process started at the site.*	*Grants Chlorinated Solvents (New Mexico) - A dry-cleaning business has been on-site since 1969.*
In Reuse and Continued Use	*Part of a site is in continued use and part of the site is in reuse.*	*United Creosoting Co. (Texas) - Continued uses include residential and light industrial areas. A chemical research and development laboratory and a bail-bond business are also on-site.*

46 SITES WITH BUSINESSES

33 SITES WITHOUT BUSINESSES

79 SITES IN USE

BENEFITS OF SUPERFUND SITE REDEVELOPMENT IN REGION 6

Businesses and Jobs

EPA has collected economic data for 361 businesses, government agencies and civic organizations operating on 42 NPL sites and 4 non-NPL sites in reuse and continued use in Region 6. (See the State Redevelopment Profiles for each state's reuse details.) Businesses and organizations at these sites are part of several different sectors, including lodging, professional trade, industrial trade and health care services.

Businesses and organizations at Region 6 Superfund sites include hotels, schools, grocery stores, restaurants, civic and social organizations, freight transportation facilities, health care centers and manufacturing facilities.

Figure 9. A hotel at the Highway 71/17 Refinery site in Bossier City, Louisiana.

The businesses and organizations at these sites generate about $1.1 billion in estimated annual sales and employ about 5,061 people, earning an estimated $310 million in annual employment income. This income injects money into local economies and generates revenue through personal state income taxes. These businesses also help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. Table 1 provides more detailed information.

Table 1. Site and Business Information for Region 6 Sites in Reuse and Continued Use (2024)

Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales	Total Employees	Total Annual Employee Income
79	46	361	$1.1 billion	5,061	$310 million

[a] 7 sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

[b] Also includes other organizations such as government agencies, nonprofit organizations and civic institutions. Business information is not available for all businesses on all Superfund sites in reuse or continued use. Throughout this report, sales and annual employee income may not sum exactly to the totals presented due to rounding.

Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use have the potential to increase in value significantly. This increased value can boost property tax revenues, which help pay for local government operations, schools, transit systems and other public services. Site properties at the RSR Corporation site in Texas are now valued at over $800 million.

Identifying increases in property values and property taxes following cleanup and reuse is challenging. This is due to several factors, including limited data on past property values and the frequency and timing of local property value assessments. Likewise, many factors affect property values, including external economic and neighborhood factors not related to a site's contamination or Superfund status. It is also difficult to isolate the effects of Superfund cleanup and redevelopment using current property values. However, these values do provide insight into the current value of Superfund properties and the potential loss in economic value if the properties were not cleaned up and made available for reuse or continued use.

Region 6 Sites in Reuse and Continued Use: Property Value and Tax Highlights

$1.6B

total property value

$15M

total annual property taxes

Figure 10. A green housing development at the Fruit Avenue Plume site in Albuquerque, New Mexico.

EPA has collected property value and tax data for 56 Superfund sites in reuse and continued use in Region 6.[3] These sites span 6,978 property parcels and 37,672 acres. They have a total property value of $1.6 billion. The average total property value per acre is $43,652.

Land and improvement property value information is available for 54 sites. These properties have a total land value of $484 million and a total improvement value of $1.2 billion.[4]

Property tax information is available for 54 sites. The properties generate a combined $15 million in local property taxes annually.

Table 2. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 6[a]

Total Land Value (54 sites)	Total Improvement Value (54 sites)	Total Property Value (54 sites)	Total Property Value per Acre (56 sites)[b]	Total Annual Property Taxes (54 sites)
$484 million	$1.2 billion	$1.6 billion	$43,652	$15 million

[a] Results are based on an EPA Superfund Redevelopment Program effort to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2025. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding.

[b] Based on total property value amount of $1.6 billion divided by total acreage of 37,672.

3 There are 25 additional sites in reuse or continued use in Region 6 for which EPA does not have property value or tax data, including 7 NPL federal facilities.

4 Property values consist of land value and the value of any improvements (buildings and infrastructure) placed on a property. When sites are redeveloped, some or all of these improvements may be new or already in place. In some cases, the breakdown showing the land value and improvement value is not always available; only the total property value may be available.

ENERGY PROJECTS ON SUPERFUND SITES

Energy production in the United States comes in various forms including nuclear energy, fossil energy -- like oil, coal and natural gas -- and renewable sources like wind, solar, geothermal, biomass and hydropower. Many Superfund or brownfield sites nationwide support one or more types of energy production and/or facilitate energy transmission. Superfund sites are often well suited to host energy producing facilities. They are often located in areas with the necessary infrastructure already in place such as near roadways, rail lines, transmissions lines and industrial areas. Energy projects at Superfund sites can provide a range of benefits such as long-term protectiveness of the site's remedy, local job creation, lower energy costs, can spur local investment and promote economic growth. These projects support EPA's priority of restoring American energy dominance.

Examples of energy production or transmission on Superfund sites include natural gas power plants, coal power plants, ground and rooftop mounted solar arrays, landfill gas collection systems, biomass projects, wind turbines, hydroelectric power plants, and oil refineries. At the Mosely Road Sanitary Landfill Superfund site in Oklahoma City, OK, a state of the art gas conversion plant uses landfill gas feedstock and converts it to pipeline grade natural gas, which is sold into the local gas gathering system.

Energy projects at Superfund sites not only help communities reclaim and return contaminated lands to productive uses but play a critical role in ensuring domestic energy security. The energy projects promote the goal of pursuing U.S. energy production, independence and strengthening energy resilience, as well as creating a cleaner, healthier and more energy efficient future.

As of 2024, EPA is tracking four energy projects at four Superfund sites in Region 6.

Figure 11. A view of the solar farm at the Chevron Questa Mine site in Questa, New Mexico.

Figure 12. A gas conversion plant at the Mosley Road Sanitary Landfill site in Oklahoma City, Oklahoma.

BENEFITS FROM ENHANCED RECREATIONAL AND ECOLOGICAL AMENITIES

In addition to hosting commercial developments, retail centers and industrial facilities, many Region 6 sites in reuse and continued use provide recreational and ecological benefits. Green space and habitat reuses help attract visitors and residents and indirectly contribute to local economies.

Figure 13. Slidell community playground at the Bayou Bonfouca site in Slidell, Louisiana.

Careful planning can enable the integration of green spaces and habitat into site cleanup plans, resulting in the transformation of contaminated properties into valuable community and wildlife assets. Green spaces are integral components of sustainable communities – they help protect the environment and human health while providing other social and economic benefits. Parks, community gardens and other public green spaces create opportunities for people to gather, exercise and connect with nature. The creation of green spaces and habitat at once-contaminated properties serves to re-introduce ecosystems and biodiversity into urban and suburban landscapes by providing corridors for migrating species and preserving habitat. They can also mitigate stormwater runoff problems by slowly absorbing and naturally filtering stormwater, resulting in improved water quality due to decreased runoff and erosion.

Parks, natural areas and scenic landscapes also have great economic value – supporting regional economies through tourism, agriculture and other activities. Economic impacts of recreation activities can include outdoor recreation spending and reduced public costs related to healthcare and infrastructure. In 2023, outdoor recreation contributed $639.5 billion to the U.S. economy, supporting 5 million jobs and 2.3% of the total gross domestic product (GDP). Outdoor recreation's contribution to the GDP grew 9% compared to the overall economy that grew 6.6% in 2023.[5] Protected green space can also increase the property values of nearby homes by providing amenities that draw people to live and work in the community. Many sites in Region 6 provide recreational and ecological benefits.

5 U.S. Bureau of Economic Analysis. Available at https://apps.bea.gov/scb/issues/2025/05-may/0525-outdoor-recreation.htm

SIKES DISPOSAL PITS
Former Dump Now Hosts Recreational Space

The 185-acre Sikes Disposal Pits Superfund site is near Crosby, in Harris County, Texas. The San Jacinto River borders it to the west and Jackson Bayou borders it to the north. From about 1961 to 1967, an illegal open dump was on-site. Investigations found chemical wastes that most likely came from several petrochemical companies. About 2,000 drums of waste were put in open, unlined pits. This improper and random waste disposal contaminated soil and groundwater. EPA added the site to the NPL in 1981. Site remedy included removal and incineration of the contaminated soil and sludge, on-site disposal of residue ash from incineration, ash backfilling up to 18 inches with additional six inches of topsoil, reseeding of pits and excavated areas, treatment of contaminated surface water from an on-site lake, as well as stormwater runoff, groundwater monitoring and institutional controls. Groundwater and surface water monitoring are ongoing to maintain long term site safety and prevent future contamination.

After cleanup, a honeybee farm was on-site until 2016. Today, the site's location along the Jackson Bayou and the San Jacinto River provides opportunities for ecological and recreational reuses. The waterbodies support diverse aquatic life, drawing in sports fishermen who frequent the area. A 1,600-acre off-roading park uses the site for ATV trail riding. The park features a marina that offers jet ski rentals, a boat ramp and beach access to the San Jacinto River for fishing, swimming and boating. RV campgrounds and cabin rentals allow visitors to stay overnight. Picnic areas are also available.

Figure 14. Picnic tables along the shoreline of the San Jacinto River.

Figure 15. An ATV trail at the off-roading park on-site.

TULSA FUEL AND MANUFACTURING
Former Smelter Supports Rescued Beehives and Local Honey Production

The Tulsa Fuel and Manufacturing Superfund site is in Collinsville, Tulsa County, Oklahoma. A zinc smelter and lead roaster was on-site from 1914 to 1925. The facility included nine furnaces, a mechanical kiln building, a condenser room and a laboratory. Large amounts of ore were stored near waste piles on-site. A 2-million-gallon capacity surface reservoir was used in conjunction with the condenser room during the smelting process. Operations resulted in contamination of soil, sediment and surface water. The site was abandoned in the 1920s after smelting operations ceased.

Figure 16. Shadow Mountain Honey Company beehives at the Tulsa Fuel and Manufacturing Superfund site (Oklahoma).

The Oklahoma Department of Environmental Quality (ODEQ) assessed the site and found contamination. EPA added the site to the NPL in 1999. Cleanup activities included excavation, on-site consolidation and capping of contaminated soil, sediment and other waste materials. Institutional controls were put in place to protect the site's remedy. EPA took the site off the NPL in 2020. Groundwater monitoring is ongoing.

Grasses and clover were planted on the cap, transforming it into pollinator habitat. Since 2019, local beekeepers and the Shadow Mountain Honey Company have used part of the site as a home for rescued bee swarms. There are over a dozen beehives, enabling the production of high-quality honey on-site. Proceeds from honey sales support swarm rescues and the preservation of the local honeybee population. In 2019, EPA's Region 6 presented site stakeholders with its Greenovations Award. The award recognized their efforts to achieve sustainable ecological revitalization through the cap's ecological enhancements. The property owner continues to consider more opportunities for site reuse.

Figure 17. Beekeeper collecting honey from beehives at the Tulsa Fuel and Manufacturing Superfund site (Oklahoma).

Why Are Wetlands Economically Important?

Superfund site reuse can support wetland habitat, as seen at several sites in Region 6. EPA and responsible parties worked together on ecological restoration and enhancements at the Bayou Verdine site in Lake Charles, Louisiana. Sediments were removed from a pond, creating an open-water riparian habitat. The parties connected the pond to the wetland environment of Bayou Verdine through a drainage bioswale designed to reduce erosion and provide more habitat for wildlife and fish. At the Bailey Waste Disposal site in Bridge City, Texas, cleanup protected sensitive wetlands and made them safe for wildlife and recreational activities.

Figure 18. Restored wetlands at the Bayou Verdine site in Lake Charles, Louisiana.

Wetlands provide a variety of benefits. The combination of shallow water, high levels of nutrients and primary productivity is ideal for organisms that form the base of the food web and feed many species of fish, amphibians, shellfish and insects. Wetlands are extremely effective in removing pollutants from water and acting as filters for future drinking water. Wetlands play a role in reducing the frequency and intensity of floods. They can store large amounts of carbon. They also provide recreational amenities.

These benefits also have economic value. Replacing wetlands' water treatment services with manmade facilities, for example, would be expensive. Worldwide, wetlands provide an estimated $47.2 trillion in ecosystem services. To learn more, see:

- EPA's *Economic Benefits of Wetlands*: www.epa.gov/sites/default/files/2021-01/documents/economic_benefits_of_wetlands.pdf
- EPA's *Ecosystem Services at Superfund Sites: Reuse and the Benefit to Community:* https://semspub.epa.gov/src/document/HQ/100003500
- EPA's *Why Are Wetlands Important?*: www.epa.gov/wetlands/why-are-wetlands-important
- EPA's *Functions and Values of Wetlands*: www.epa.gov/sites/default/files/2021-01/documents/functions_values_of_wetlands.pdf

REDEVELOPMENT IN ACTION

BIG TEX GRAIN CO.
Fast, Efficient Cleanup Leads to Local Investments

The 7.5-acre Big Tex Grain Co. site is in San Antonio, Texas, along the San Antonio River in Southtown. From 1961 to 1989, several industrial activities took place on-site. They included vermiculite exfoliation, grain production and sawdust warehousing. During this time, the plant received over 100,000 tons of asbestos-contaminated raw vermiculite ore. Plant operations contaminated the interiors of two site structures, as well as air and soil, with asbestos.

Big Tex Grain Co. is an EPA-led removal site. Activities there show how EPA's Superfund Redevelopment Program provides assistance at sites that are not on the National Priorities List. In 2008, EPA led cleanup actions, including the removal and disposal of contaminated soil and other materials and the cleaning of on-site buildings. Early in the cleanup process, the site owner expressed interest in developing a mixed-use complex on-site after cleanup. In 2012, EPA issued a Ready for Reuse (RfR) Determination for the site to facilitate redevelopment and reuse efforts. The RfR Determination stated that cleanup is complete and the site is ready for unrestricted reuse, including commercial, retail and residential uses. That same year, the city of San Antonio approved $5 million in tax incentives and an economic development grant to help the project move forward.

Project construction started in October 2014. Today, the Flats at Big Tex development features apartments, townhomes, restaurants and retail space. It retains several historic features, such as a large grain solo. The Flats at Big Tex is next to the Blue Star Arts Complex, which is known for art exhibitions, events and education programs. The San Antonio River Authority conducted extensive ecological restoration efforts of parts of the San Antonio River next to the site and built a pedestrian and bike trail along the riverfront as part of the project. The path provides connectivity with the San Antonio River Walk, one of the city's premier tourism attractions. This success story highlights how EPA support and cross-agency partnerships enable timely, beneficial community outcomes. This redevelopment project creates local jobs, provides tax revenues and continues to spur economic growth in the Southtown neighborhood.

Figures 19 & 20. Construction of the Flats at Big Tex development at the Big Tex Grain Co. site (Texas). Housing at the Flats at Big Tex development at the Big Tex Grain Co. site (Texas).

HIGHWAY 71/72 REFINERY
Coordinated Cleanup Enables Mixed-Use Redevelopment at Former Refinery Property

The 215-acre Highway 71/72 Refinery site is in Bossier City, Louisiana. From the 1920s to the late 1940s, the Louisiana Oil Refining Corporation ran a refinery at the site. It produced oil for home-heating and fuel. In 1964, the Louisiana Department of Highways acquired two tracts of the site property and put in a right-of-way for Interstate 20. In 1966, property owner Cities Service Company (CSC) announced plans to demolish the remaining refinery structures and clean up the property. Site owners continued to operate a petroleum storage and distribution facility on-site until 1967. Refinery operations contaminated groundwater, soil and indoor air. Environmental investigations by CSC in the 1980s found contamination. The site is being addressed through the Superfund Alternative Approach and was not added to the NPL.

The Canadian Oxy Offshore Production Co., represented by Glenn Springs Holdings, Inc., works with EPA and the Louisiana Department of Environmental Quality to clean up the contamination. Initial cleanup included two removal actions to address surface soil contamination and indoor air contamination. The site's long-term cleanup is ongoing. It includes groundwater use restrictions, extraction of light non-aqueous phase liquids and contaminated groundwater, and sampling of groundwater and indoor air. At the request of community members, it also includes soil sampling and regular local notifications about site conditions, available environmental services and groundwater use restrictions. Operation and maintenance activities are ongoing.

In 2011, in preparation for the construction of a new hotel complex at the site, soil sampling identified soil contamination at the former Holiday Inn property. The responsible party (RP) dug up the contaminated soil and refinery waste material and disposed of it off-site. The developer completed construction of the new Hilton Garden Inn and Homewood Suites in 2013. The project incorporated vapor intrusion protection into design plans to address any potential for indoor air contamination. This linking of cleanup and redevelopment efforts highlights how the site's cleanup approach allowed the RP to address previously inaccessible waste during development, setting the stage for safe reuse.

The former Days Inn on-site caught on fire in February 2021. After the fire, the city bulldozed the remnants of the building and cleared the debris from the site. An investment company purchased the property and hired a developer to build a Northern Tool + Equipment store there. The new property owner had liability concerns regarding the purchase of the property. The RP provided written assurances that they (the RP) would be responsible for the cleanup of any contamination found during construction. The RP conducted soil pre-characterization work and dug up and removed contaminated soil before construction began. The RP also installed a vapor barrier to prevent vapors from subsurface contamination entering the area. The retail outlet opened on-site in 2023. This protective measure is another example of how cleanup solutions can facilitate the safe redevelopment of site properties. Today, the Northern Tool + Equipment store provides jobs and offers a retail shopping option for professional-grade tools. More broadly, the site now supports a range of residential, commercial and light industrial uses.

Figure 21. Aerial view of the former Days Inn property at the Highway 71/72 Refinery site (now the location of the Northern Tool + Equipment store) (Louisiana). Image used with permission of Lisa Waskom (GSHI).

RSR CORPORATION
Smelter Cleanup Fosters Economic Growth, Housing Development and Healthcare Access

The RSR Corporation Superfund site is part of a residential and commercial area in West Dallas, Texas. Lead smelting operations took place on-site from 1934 to 1984. Smelter operations and waste disposal practices resulted in contamination of surface soil, sediment and groundwater. Wind transported lead dust from the smelter into nearby parks, schools and neighborhoods, including a nearby Dallas Housing Authority (DHA) public housing complex. Studies confirmed high blood lead levels in residents and children living near the smelter. EPA added the site to the NPL in 1995.Cleanup activities, conducted by EPA and the potentially responsible parties, prioritized the smelter facility, area landfills, residential areas and parks. Remedial actions included excavation and off-site disposal of contaminated soil and sediment, backfilling and regrading of excavated areas with clean soil and revegetation, demolition and removal of impacted equipment and building materials, construction of containment caps and soil covers, groundwater monitoring and institutional controls.

From 1991 to 1994, EPA assessed nearly 7,000 properties. Over 400 residential yards were cleaned up during this time, lowering lead-related health risks and impacts, especially for children. With EPA oversight, the DHA demolished substandard public housing and built more than 1,200 affordable housing units for the West Dallas community. In 1993, the DHA built its headquarters on-site; it now employs over 100 people. Cleanup activities finished by 2004. EPA took the site off the NPL in 2007. Investigations and cleanup by EPA, the state of Texas, the DHA and private parties set the stage for the redevelopment of once-contaminated properties.

In the early 2000s, Goodwill Industries of Dallas acquired 46 acres from the DHA and built a 275,000-square-foot facility for its headquarters on-site. The facility opened in 2002; it includes offices, meeting rooms and a store. Goodwill Industries of Dallas employs about 300 people at the facility. The company focuses on hiring and training disadvantaged workers, benefiting the local workforce. For its remarkable efforts at the site and across West Dallas, EPA's Region 6 presented the DHA and Goodwill Industries of Dallas with its Excellence in Site Reuse award in 2015.

Today, after cleanup, the site hosts a range of new uses that meet local needs and reflect community priorities, including safe and affordable housing, high-quality education opportunities, recreation amenities, health care, social services and job training. Cleanup has also enabled the continued use of homes and businesses. Cleanup of contamination and public outreach have improved community health, reducing blood lead levels in children. New healthcare facilities have expanded local access to specialized, high-quality services and employ over 110 people. In 2022, Dallas Lite & Barricade, a traffic management products and services company, opened its new headquarters on-site. The 19-acre facility features three buildings, a custom sign shop and a storage yard. Also in 2022, L.G. Pinkston High School – the "pride of the West side" – opened on-site. The 3-story, 226,948-square-foot facility sits on a 20.79-acre campus and serves 1,100 students. It includes sports fields, a gymnasium, an auditorium, visual and performing arts spaces, and a library/media services area, as well as science labs and special education accommodations. Looking forward, planning efforts to expand existing site uses and reuse remaining vacant properties are ongoing.

Figure 22 & 23. Goodwill Industries of Dallas headquarters at the RSR Corporation Superfund site (Texas). Dallas Light & Barricade headquarters at the RSR Corporation Superfund site (Texas).

TEX-TIN CORP.
Collaborative Cleanup and Regional Support Facilitate Industrial Reuse

The 140-acre Tex-Tin Corp. Superfund site is in a heavily industrialized area near the banks of Galveston Bay in Texas City, Texas. From the 1940s to 1991, a copper and tin smelter was active at the site. A waste oil recovery facility was also on-site in the early 1980s. Operations and improper waste disposal practices contaminated soil, sediment and groundwater. EPA added the site to the Superfund program's NPL in 1998. Cleanup focused on soil, sediment and groundwater at the former smelter facility as well as affected homes northwest of the former smelter area and the nearby Swan Lake Salt Marsh Area and surrounding ecosystem. The cleanup of contaminated soil in residential areas enabled continued residential use of the site. The Swan Lake Salt Marsh Area provides a vital wildlife habitat and serves as a migratory bird flyway.

EPA awarded Texas City a Superfund Redevelopment grant in 2001 to encourage community participation in the identification of future use considerations for the former smelter area. In 2003, EPA issued the nation's first Ready for Reuse Determination. It states that, so long as certain conditions are met, the site's remedy is protective for industrial uses. The area went from NPL listing to remedy completion in just over five years. In 2005, ownership of the cleaned-up smelter property transferred from a bankruptcy trust to Phoenix International Terminals. An EPA Prospective Purchaser Agreement helped make the transfer possible.

Texas City Terminal Railway Company (TCTRC) bought the site property in 2010. In November 2015, Genesis Energy, L.P. (Genesis) signed a long-term lease with TCTRC to reuse a part of the site property as a crude oil terminal and transfer facility. Genesis began building its Texas City Terminal on-site in May 2016. It opened in May 2017. With 600,000 barrels of storage capacity, Texas City Terminal receives and stores crude oil and distributes the oil via pipeline to area refineries as well as a leased storage and laydown area. This redevelopment project is a major investment at the site and serves a key role in supporting offshore crude oil producers and oil refineries in the area.

In November 2017, EPA's Region 6 presented Excellence in Site Reuse awards to Genesis, the Tex-Tin Steering Committee and its cleanup contractors, the TCTRC, and local officials in recognition of their extensive collaboration, cooperation and leadership throughout the site's cleanup and redevelopment. Potential infrastructure enhancements at the site in the future include the extension of a railroad spur line to expand traffic capacity and facilitate economic growth.

In March 2025, the TCTRC met with EPA R6 RPM in Dallas, Texas to present plans to complete a rail spur on the site to encourage energy related business development at the Port of Texas City. EPA, along with the PRPs and the TCEQ committed to an accelerated review of the design for the rail spur and associated plans to assist the TCTRC with completing the rail spur by December 2025. This activity will support the potential for re-development of other portions of the site and the surrounding community.

Figure 24. The Texas City Terminal at the Tex Tin Corp. Superfund site (Texas).

REDEVELOPMENT ON THE HORIZON IN REGION 6

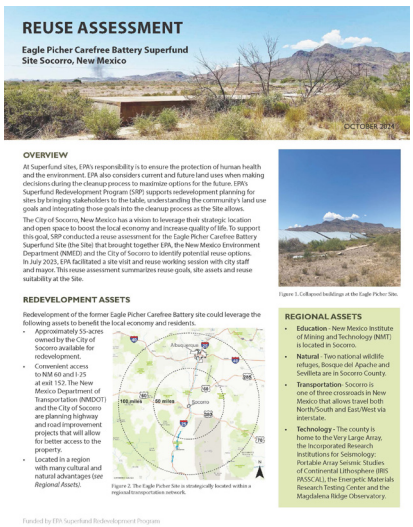
EAGLE PICHER CAREFREE BATTERY
Former Battery Manufacturing Area Is Ready for Commercial and Industrial Redevelopment

The Eagle Picher Carefree Battery Superfund site is in Socorro, New Mexico. It includes the 55-acre former Eagle Picher facility and a 360-acre groundwater plume area south of the facility. Past site uses include a U.S Civilian Conservation Corps barracks and a tuberculosis sanitarium. From 1964 to 1976, Eagle Picher Carefree Battery made products on-site, including printed circuit boards and non-automotive lead-acid batteries. The city of Socorro acquired the property in 1976. From 1980 through the late 1990s, Eagle Picher leased the property from the city and made lead-acid batteries on-site. Facility operations and disposal practices contaminated soil and groundwater. From 2000 to 2006, a motocross track was on-site. A flood in 2006 damaged the building and track, exposing lead battery plates and straps. EPA added the site to the NPL in 2007.

EPA and the New Mexico Environment Department (NMED) led investigations in 2014. In late 2021, the site received federal funding to facilitate and expedite cleanup. Source area cleanup is ongoing. It includes excavating contaminated soil and disposing of it off-site as well as removing lead and asbestos from buildings. The NMED is in the planning phase to install a groundwater pumping and treatment system. Cleanup will also address indoor air quality.

The city of Socorro owns about 55 acres of the former facility area; they are available for redevelopment. EPA and NMED staff worked with the city to understand the community's reuse priorities. The resulting Reuse Assessment is a tool to help the city position the site property for commercial and industrial redevelopment and provide information for prospective purchasers. In July 2023, EPA facilitated a site visit and reuse working session with city staff and the mayor.

Many local assets make the site attractive for reuse. The area has direct access to major highways. The New Mexico Department of Transportation and the city are working on highway and road improvement projects that will further enhance access to the site property. Regional assets include Socorro's New Mexico Institute of Technology, the nearby Bosque del Apache and Sevilleta national wildlife refuges, and research and testing facilities.



Figures 25 & 26. The Eagle Picher Carefree Battery Superfund site is ready for redevelopment (New Mexico). EPA's Reuse Assessment for the Eagle Picher Carefree Battery Superfund site (New Mexico).

SOUTH CAVALCADE STREET
Toll Road Expansion Planned for Former Wood-Treating and Coal Tar Distillation Plant

The 66-acre South Cavalcade Street Superfund site is about 3 miles north of downtown Houston, Texas. A wood-treating plant was on-site from 1910 to 1962 and a coal tar distillation plant was on-site from 1944 to 1962. These operations resulted in contamination of soil and groundwater. EPA added the site to the NPL in 1986. Cleanup included consolidation and capping of contaminated soil, groundwater pumping and treatment, establishment of a Technical Impracticability Zone, and long-term monitoring. The remedy also includes groundwater and land use restrictions. Groundwater monitoring and maintenance activities are ongoing.

In 2000, the potentially responsible party placed reinforced concrete caps over contaminated soil as part of the remedy. These areas now host a truck parking area. Pavement, buildings and storage areas cover most of the site. Today, active commercial and industrial businesses on-site include a pallet supplier, an auto auction, a warehousing, storage and distribution provider, and freight trucking companies.

The Harris County Toll Roads Authority (HCTRA) is also moving forward with part of the Hardy Toll Road Expansion Road Project at the site. The project includes recreation facilities and an HCTRA facility. These facilities will be located on four blocks of HCTRA-owned land. EPA's Superfund Redevelopment Program and Region 6 will continue to coordinate closely with the HCTRA throughout project planning and construction to ensure its compatibility with the site's remedy. The project will improve traffic flow, pedestrian and driver safety, reduce train signal noise and provide more local green space.

Figures 27 & 28. The Hardy Toll Road Expansion Road Project at the South Cavalcade Superfund site includes infrastructure improvements at Collingsworth Street (pictured), Quitman Street and Lorraine Street (Texas). The Collingsworth Street overpass at the South Cavalcade Superfund site (Texas).

CONCLUSION

EPA works closely with its partners at Superfund sites across Region 6 to make sure sites can safely be reused or remain in continued use during and following cleanup. EPA also works with businesses and organizations at Superfund sites throughout the cleanup process to make sure they can remain open.

The businesses and organizations at these sites provide jobs and income for communities and generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values. There are 70 NPL sites and 9 non-NPL Superfund sites in Region 6 that have either new uses in place or uses that have remained in place since before cleanup. Future uses are planned for many more Superfund sites in Region 6. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in Region 6.

The redevelopment of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, Tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. EPA tools, including reuse assessments and plans, comfort letters and partial deletions of sites from the NPL, often serve as the foundation for moving forward. At some sites, parties may need to take additional actions to ensure reuses are compatible with site remedies.

Figure 29. Raymond Rimkus Park at the Bandera Road Ground Water Plume site in San Antonio, Texas.

Across Region 6, Superfund sites are now home to major commercial and industrial facilities, mid-size developments and small businesses providing services to surrounding communities. EPA is committed to working with all stakeholders to support the restoration and renewal of these sites as long-term assets.

EPA Superfund Redevelopment Resources

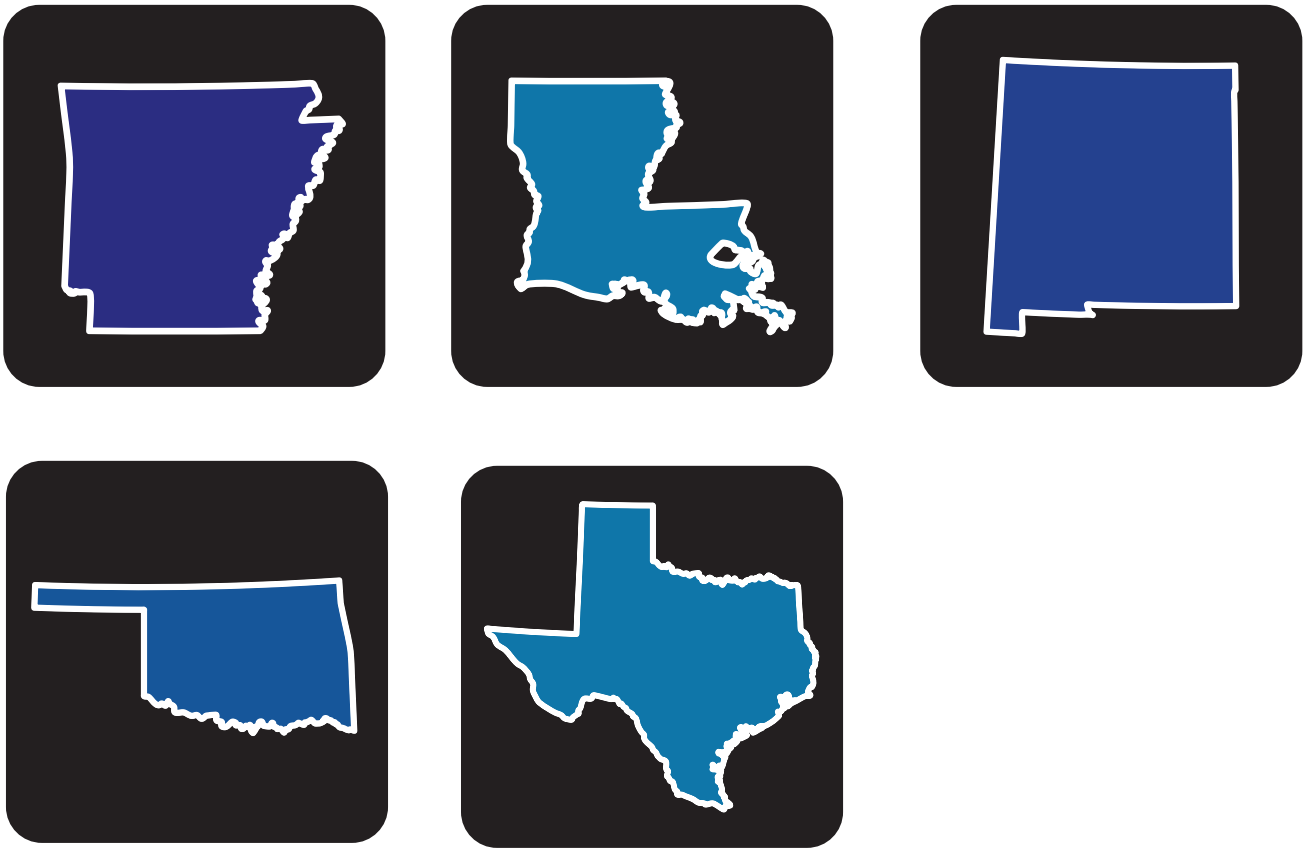
EPA Region 6 Superfund Redevelopment Coordinators
Casey Luckett Snyder | (214) 665-7393 | luckett.casey@epa.gov
Nathaniel Applegate | (214) 665-2114 | applegate.nathaniel@epa.gov

Superfund Sites in Reuse: find more information about Superfund sites in reuse
www.epa.gov/superfund-redevelopment/find-sites-reuse

EPA Superfund Redevelopment Program Website: tools, resources and more information about Superfund site reuse
www.epa.gov/superfund-redevelopment

EPA Office of Site Remediation Enforcement Website: tools that address landowner liability concerns
www.epa.gov/enforcement/landowner-liability-protections

STATE REDEVELOPMENT PROFILES



ARKANSAS REDEVELOPMENT PROFILE

EPA partners with the Arkansas Division of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Arkansas. Arkansas has six Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Arkansas.

Businesses and Jobs

EPA has collected economic data for seven businesses and organizations operating on four sites in reuse or continued use in Arkansas.

Table 3. Detailed Site and Business Information for Sites in Reuse and Continued Use in Arkansas (2024)

Sites	Sites with Businesses	Businesses	Total Annual Sales[a]	Total Employees	Total Annual Employee Income
6	*4*	*7*	*$15 million*	*147*	*$11 million*

[a] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for four Superfund sites in reuse or continued use in Arkansas. These sites span 28 property parcels and 406 acres.

Table 4. Property Value and Tax Information for Sites in Reuse and Continued Use in Arkansas[a]

Total Land Value (4 sites)	Total Improvement Value (4 sites)	Total Property Value (4 sites)	Total Annual Property Taxes (4 sites)
$1 million	*$2 million*	*$3 million*	*$11,246*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2024.

Figure 30. The recycling education park at the Vertac, Inc. Superfund site (Arkansas).

Did You Know?

Decades of improper waste disposal from insecticide and herbicide production contaminated the 193-acre Vertac, Inc. Superfund site in Jacksonville, Arkansas. Cleanup addressed soil, groundwater and waste in drums. A grant by EPA's Superfund Redevelopment Program supported community efforts to evaluate several reuse options. Today, site reuses include a recycling center, office space and storage for the city's street department, a fire department training facility, a driver training pad, a police firing range and a public safety building. A recycling education park is also on-site. It hosts education displays, artwork, a picnic area and a Frisbee golf recreation area.

LOUISIANA REDEVELOPMENT PROFILE

EPA partners with the Louisiana Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Louisiana. Louisiana has 15 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Louisiana.

Businesses and Jobs

EPA has collected economic data for 48 businesses and organizations operating on eight sites in reuse or continued use in Louisiana.

Table 5. Detailed Site and Business Information for Sites in Reuse and Continued Use in Louisiana (2024)

Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
15	*8*	*48*	*$29 million*	*510*	*$21 million*

[a] One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for nine Superfund sites in reuse or continued use in Louisiana. These sites span 691 property parcels and 639 acres.

Table 6. Property Value and Tax Information for Sites in Reuse and Continued Use in Louisiana[a]

Total Land Value (9 sites)	Total Improvement Value (9 sites)	Total Property Value (9 sites)	Total Annual Property Taxes (9 sites)
$35 million	*$83 million*	*$117 million*	*$2 million*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2024 to 2025.

Figure 31. A marina and boat ramp provide access to Heritage Park at the Bayou Bonfouca Superfund site (Louisiana).

Did You Know?

Over a century of wood treatment and a fire in the 1970s contaminated the Bayou Bonfouca Superfund site in Slidell, Louisiana. Cleanup efforts included soil removal, sediment dredging, groundwater treatment and bayou restoration. The city of Slidell coordinated with EPA and the state to develop Heritage Park on-site. It provides green space, a playground and recreation facilities. A marina and boat ramp near the site provides recreational boaters with access to the park. In 2018, EPA's Region 6 recognized the community's efforts to support beneficial reuse with its Excellence in Site Reuse award.

NEW MEXICO REDEVELOPMENT PROFILE

EPA partners with the New Mexico Environment Department to oversee the investigation and cleanup of Superfund sites in New Mexico. New Mexico has 15 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in New Mexico.

Businesses and Jobs

EPA has collected economic data for 16 businesses and organizations operating on seven sites in reuse or continued use in New Mexico.

Table 7. Detailed Site and Business Information for Sites in Reuse and Continued Use in New Mexico (2024)

Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
15	*7*	*16*	*$13 million*	*64*	*$3 million*

[a] Two sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for 9 Superfund sites in reuse or continued use in New Mexico. These sites span 51 property parcels and 6,285 acres.

Table 8. Property Value and Tax Information for Sites in Reuse and Continued Use in New Mexico[a]

Total Land Value (9 sites)	Total Improvement Value (9 sites)	Total Property Value (9 sites)	Total Annual Property Taxes (9 sites)
$9 million	*$9 million*	*$17 million*	*$184,822*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2024 to 2025.

Figure 32. The new connector road at the South Valley Superfund site (New Mexico).

Did You Know?

Starting in the 1950s, military activities and chemical distribution contaminated the South Valley Superfund site in Albuquerque, New Mexico. Cleanup included soil and groundwater treatment. Groundwater monitoring and treatment are ongoing. A jet engine components plant at the site was demolished in 2011, with materials recycled or reused to reduce landfill waste. Today, a specialty chemicals distribution company and a catering business are on-site. A new connector road to the Albuquerque International Sunport that crosses the site features a community-designed sculpture.

OKLAHOMA REDEVELOPMENT PROFILE

EPA partners with the Oklahoma Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Oklahoma. Oklahoma has nine Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Oklahoma.

Businesses and Jobs

EPA has collected economic data for 111 businesses and organizations operating on five sites in reuse or continued use in Oklahoma.

Table 9. Detailed Site and Business Information for Sites in Reuse and Continued Use in Oklahoma (2024)

Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
9	*5*	*111*	*$394 million*	*1,523*	*$88 million*

[a] One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for 6 Superfund sites in reuse or continued use in Oklahoma. These sites span 2,876 property parcels and 25,511 acres.

Table 10. Property Value and Tax Information for Sites in Reuse and Continued Use in Oklahoma[a]

Total Land Value (6 sites)	Total Improvement Value (6 sites)	Total Property Value (6 sites)	Total Annual Property Taxes (6 sites)
$25 million	*$169 million*	*$195 million*	*$2 million*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2024 to 2025.

Figure 33. A public park and splash pad at the Tar Creek (Ottawa County) Superfund site (Oklahoma).

Did You Know?

Over a century of lead, cadmium and zinc mining contaminated the Tar Creek (Ottawa County) Superfund site in northeast Oklahoma. Cleanup efforts have included residential soil excavation, mine waste remediation, water management and community relocations. In 2012, EPA and the Quapaw Nation signed a Cooperative Agreement, making the Tribe the first to lead and manage the cleanup of a federal Superfund site. Throughout the cleanup, the Quapaw Nation has preserved historical structures, artifacts and landscape features of cultural significance that are now accessible for archaeological research and education opportunities. In 2020, stakeholders converted part of the site into a splash pad and city park. The Quapaw Nation and EPA are also working together to plan solar utility projects to support community and Tribal energy needs.

TEXAS REDEVELOPMENT PROFILE

EPA partners with the Texas Commission on Environmental Quality to oversee the investigation and cleanup of Superfund sites in Texas. Texas has 34 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Texas.

Businesses and Jobs

EPA has collected economic data for 179 businesses and organizations operating on 22 sites in reuse or continued use in Texas.

Table 11. Detailed Site and Business Information for Sites in Reuse and Continued Use in Texas (2024)

Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
34	*22*	*179*	*$678 million*	*2,817*	*$187 million*

[a] Three sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.
[b] Annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

EPA has collected property value data for 26 Superfund sites in reuse or continued use in Texas. These sites span 3,332 property parcels and 4,832 acres.

Table 12. Property Value and Tax Information for Sites in Reuse and Continued Use in Texas[a]

Total Land Value (26 sites)	Total Improvement Value (26 sites)	Total Property Value (26 sites)	Total Annual Property Taxes (26 sites)
$414 million	*$897 million*	*$1.3 billion*	*$11 million*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2023 to 2024.

Figure 34. VLS Environmental Services at the State Marine of Port Arthur and Palmer Barge Line Superfund sites (Texas).

Did You Know?

The State Marine of Port Arthur and Palmer Barge Line sites are separate Superfund sites that occupy the same property in Port Arthur, Texas. Marine industrial activities and improper waste disposal practices contaminated the property. Cleanup included addressing source materials, removal and off-site disposal of contaminated soil, wastewater and sludge, and land use restrictions. In 2015, Tubal-Cain, a marine steel fabrication and vessel-cleaning company, purchased the site property and began construction of its marine services facility and headquarters on the Palmer Barge Line property. In 2019, Tubal-Cain sold the operations, assets and equipment to VLS Environmental Services but retained ownership of the property. VLS Environmental Services continues to operate the facility on-site.

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REUSE INFORMATION SOURCES

Write-ups of sites in reuse or continued use included in this profile are based on available EPA resources, including Superfund Redevelopment Program case studies as well as other resources. Links to EPA's Superfund Redevelopment Program case studies and other resources are included below.

EPA Resources

2012 Big Tex Grain Co. RfR, http://semspub.epa.gov/src/document/06/300103

2014 Eagle Picher Proposed Plan, https://semspub.epa.gov/src/document/06/706792

2024 Eagle Picher Carefree Battery Reuse Assessment, https://semspub.epa.gov/work/HQ/100003518.pdf

Big Tex Grain Co. Sites in Reuse, https://www.epa.gov/superfund-redevelopment/superfund-sites-reuse-texas#bigtex

R6 Coordinator communication

Big Tex Grain Co. Fact Sheet, https://semspub.epa.gov/src/document/06/300138

Collaboration and Innovation Lead to Expedited Cleanup and Industrial Redevelopment: The Tex-Tin Corp. Superfund Site in Texas City, Texas, https://semspub.epa.gov/src/document/HQ/100001840

Eagle Picher Site Profile Page: https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.Cleanup&id=0600805#bkground

Ecosystem Services Case Study, https://semspub.epa.gov/work/HQ/100003500.pdf

Highway 71/72 Refinery EPA site profile page, https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.Cleanup&id=0600641#bkground

Highway 71/72 Refinery 2023 FYR, https://semspub.epa.gov/src/document/06/100028795

Region 6 (2022 Data), https://semspub.epa.gov/src/document/HQ/100003376

Region 6 Superfund Sites in Reuse, https://www.epa.gov/superfund-redevelopment/superfund-sites-reuse-texas#textin

RSR Corporation 2020 FYR, https://semspub.epa.gov/work/06/100022101.pdf

RSR Corporation EPA Site Profile Page, https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.Cleanup&id=0602297#bkground

RSR Corporation EPA R6 Press Release, https://www.epa.gov/archive/epa/newsreleases/epa-recognizes-excellence-site-reuse-west-dallas.html

RSR Corporation 2023 BEECS, https://semspub.epa.gov/work/HQ/100003358.pdf

Site Redevelopment Profile: Sikes Disposal Pits Superfund Site, https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0602488

Site Redevelopment Profile: Tex Tin Corp. Superfund Site, https://semspub.epa.gov/src/document/HQ/403593

Tulsa Fuel and Manufacturing 2008 ROD, https://semspub.epa.gov/work/06/9059218.pdf

Tulsa Fuel and Manufacturing EPA Site Profile Page, https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.Cleanup&id=0604674#bkground

Tex-Tin Corp. Site Profile Page: https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.redevelop&id=0602105

Other Resources

2016 Big Tex news article, https://sanantonioreport.org/big-tex-officially-opens-in-southtown/

2019 Eagle Picher News Article, https://nmpoliticalreport.com/2019/03/11/decades-after-it-was-discovered-pollution-continues-migrating-beneath-socorro/

2024 Eagle Picher News Article, https://www.dchieftain.com/news/eagle-picher-cleanup-still-a-work-in-progress/article_a9190534-49fb-11ef-934c-179e3537e4f2.html

Blue Star Arts Complex, https://www.bluestarartscomplex.com/art-places

City of San Antonio, https://www.sa.gov/Directory/Departments/CCDO/Parks-Facilities/River-Walk

Genesis Energy Website, https://genesisenergy.com/operations/onshore-facilities-and-transportation/onshore-terminals

Harris County Texas Toll Roads Authority (HCTRA), Hardy Downtown Connector Webpage, https://www.hctra.org/HardyDowntownConnector

Lite & Barricade website: https://dlbinc.net/about-us/

Northern Tool store opening article, https://lbmjournal.com/northern-tool-equipment-opens-new-store-in-bossier-city/

Xtreme Off Road Website, https://xtremeoffroading.com/

BUSINESS, JOBS, SALES AND INCOME INFORMATION

Information on the number of employees and sales volume for on-site businesses comes from the Hoovers/Dun & Bradstreet (D&B) (https://www.dnb.com) database. EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of over 330 million businesses worldwide.

When Hoovers/D&B research was unable to identify employment and sales volume for on-site businesses, EPA used the ReferenceSolutions database (https://thereferencegroup.com). In cases where ReferenceUSA did not include employment and sales volume for on-site businesses, EPA used the Manta database (https://www.manta.com). The databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. In some instances, business and employment information came from local newspaper articles and discussions with local officials and business representatives. While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This can be attributed to a number of business conditions and/or data reporting.

EPA obtained wage and income information from the U.S. Bureau of Labor Statistics (BLS). Part of the U.S. Department of Labor, the BLS is the principal federal agency responsible for measuring labor market activity, working conditions and price changes in the economy. All BLS data meet high standards of accuracy, statistical quality and impartiality.

EPA used the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for site businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes for each type of business with weekly wage data for corresponding businesses in site counties. If weekly wage data were not available at the county level, EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To estimate the annual income earned from jobs at site businesses, EPA multiplied the average weekly wage figure by the number of weeks in a year (52) and by the number of jobs (employees) for each business.

Business and employment data used for this profile were collected in 2024. Estimated annual employment income was calculated using 2023 jobs data and BLS average weekly wage data for those jobs from 2022 (the latest available wage data at the time of this profile). Federal facility sites are included in calculations of total sites in reuse or continued use only. Federal facility sites are excluded from all other calculations (i.e., number of sites with businesses, number of businesses, total jobs, total income and total annual sales). All sales and income figures presented have been rounded for the convenience of the reader. Throughout this report, sales and annual employee income may not sum exactly to the totals presented due to rounding.

PROPERTY VALUE AND TAX INFORMATION

EPA collected on-site property values and property taxes included in this profile for a subset of Superfund sites by comparing available site boundary information with available parcel boundary information and gathering information for selected parcels from county assessor datasets. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which typically varied from 2023 to 2025. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding.

Back cover photos: Tulsa Fuel and Manufacturing (Oklahoma), Sol Lynn (Texas), Eagle Industries (Oklahoma).

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