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## TEXAMERICAS CENTER GROWS AGAIN

**By dmcloskey**

Published: 02/07/2018 - 8:06am

TEXAMERICAS CENTER GROWS AGAIN

4X Industrial, LLC and THTS, INC. increase the occupancy on East Campus

The current leased office space is approximately 7,254 square feet and the additional leased ground is approximately 0.5 acres.

*“TexAmericas Center’s East Campus has grown from 3% occupancy to 12% since 2014,” said Eric Voyles, Executive Vice President / CEDO for TexAmericas Center, “The steady increase in new and expanding businesses on our East campus is making a significant impact on the region. These new tenants are making it possible for TAC to continue to reinvest in the former Lone Star property and make more of it move-in ready; doing so will help to create more jobs for the Texarkana region.”*

4X Industrial, LLC is expected to create 25 jobs and perform production-related work for the oil and natural gas industry. THTS, INC. joined the TexAmericas Center campus in September of 2017, creating 6 jobs and adding an expected investment of around \$250,000. THTS, INC. is headquartered in Texarkana, Texas and performs vehicle maintenance and retrofit, in addition to parts storage. The additional half acre of hardstand to their lease will allow the company more room for storage of vehicles to support their maintenance process.

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## About TexAmericas Center

Located in the Texarkana metropolitan area, TexAmericas Center owns and operates one of the largest mixed use industrial parks in the United States. With roughly 12,000 development-ready acres of land and about 3 million square feet of commercial and industrial product, TexAmericas Center services the four states (Arkansas, Louisiana, Oklahoma, and Texas) markets. Texas is the #1 state for business in the United States of America because of its regulatory environment, tax policies, and workforce quality, along with exceptional educational resources, infrastructure, and quality of living.

Founded in 1997, TexAmericas Center has the operating capabilities of a municipality but functions more like a traditional real estate development company, offering customized real estate solutions. In addition to controlling our own zoning and permitting processes and sustaining the life cycle of public infrastructure on the complex, TAC has the capability to lease, build-to-suit, or facilitate Greenfield owner-constructed projects in a timely and efficient manner. At TAC, we streamline leasing and manage government development processes all through a single point of contact. Our customers benefit from faster market entry by resolving zoning, permitting, inspection, and state and local incentive programs solely through our organization.

TexAmericas Center is a qualified New Market Tax Credit census tract, designated HUBZone and home to Foreign Trade Zone #258. Additionally, the Texas Economic Development Council (TEDC) designated a 101 acre site on TexAmericas Center's central campus as the first S.T.A.R. Site in Texas (Sites That Are Ready for construction to begin), advancing speed to market for our customers. Tenants of TexAmericas Center tend to be private business owners and corporations seeking flexible and cost effective space solutions.

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