



TexAmericas Center Targeted Industry Analysis



Targeted Industries

Olsson Associates, a major national engineering and design firm, was commissioned by TexAmericas Center (TAC) through an Economic Development Administration (EDA) planning grant to conduct a Comprehensive Planning Strategy for selected portions of the 12,000-acre TAC footprint; the final report identified targeted industries and the regional strengths of TAC.

Additionally, Foote Consulting Group, LLC, a global site selection consulting company, was commissioned by the Northeast Texas Workforce Solutions and TAC to conduct a Targeted Industry Analysis of the greater Texarkana Region, a 75-mile radius with a laborshed population of more than 960,000 and a workforce of more than 540,000. The methodology included regional site location, a global site selection database of actual site locations and expansions, and a review and analysis of regional growth clusters and sector projections. The greater Texarkana Region was benchmarked against several competitor cities including: Little Rock, Arkansas; Shreveport, Louisiana; Dallas, Texas; and the Longview/Tyler, Texas area.

Regional Market Uniqueness

- Historically a labor surplus market
- 5th lowest cost industrial electricity rates in the United States, provided by AEP/SWEPCO
- Industrial park comprised of 12,000 acres, 3 Million sq. ft. of commercial space
- Self-controlled zoning and permitting
- Lowest property taxes in Northeast Texas
- Excess water/wastewater capacity
- Mega sites and remote, industrial sites available
- Meets US EPA NAAQS/air permit attainment
- Direct access to I-30/I-49/US 59 future I-69/I-369
- Excellent access to Mid-South (Four States) Region of Arkansas, Louisiana, Oklahoma, and Texas) and Midwestern markets
- Closest city in Texas to both the geographic and population centers of the U.S.
- Lowest aggregate mile site in Texas to serve US market
- Located within 500 miles of 23 MSAs with a population of 450,000+ residents
- Located within 500 miles of 10 fastest growing US MSAs
- 500-mile market has 10,000,000 more people than DFW's
- Large number of aggregators and trucking companies
- Rail service available, including Union Pacific (UP) and G&W/TNER connections
- Regional Airport with direct flights to DFW International Airport
- Access to four commercial airports with more than 300 direct flights within a 3-hour drive
- HUBZone, Foreign Trade Zone #258, New Market Tax Credit Census Tract and Opportunity Zone designated

- Top 20 Fastest Growing Region for Value Goods in the U.S. (*Garner Economics 2017*)
- Defense presence, Red River Army Depot
- Proven, successful history in securing grant funding, including OEA, EDA, EPA, and State of Texas Capital Fund and Skills Development Fund
- Below average Cost of Living Index; Texarkana, TX-AR MSA 85.8 (100%)
- Excellent outdoors and recreation region, including 6 state parks
- Texas Cultural District designation, Texarkana

Key Conclusions

- The Texarkana, TX-AR MSA, ranked a 10 out of 10, is strategically positioned as a prime Warehouse-Distribution, Wholesale, Fulfillment, Storage, and Logistics Services location.
- Labor availability and cost for welders, machinists, engineers, machine operators and other key industrial positions are advantageous for businesses located in or looking to locate to the greater Texarkana region.
- The award-winning education systems in the greater Texarkana region offers companies an excellent pipeline and is an asset for developing a leading-edge workforce.
- With certified, shovel-ready sites, high quality and secure infrastructure in place, and in-house permitting and zoning, TexAmericas Center offers businesses speed to market, thus, speed to profit!
- Texas is continually ranked amongst the top 3 states for business investment due to its superior regulatory environment, lower overall cost of doing business and excellent quality of life.

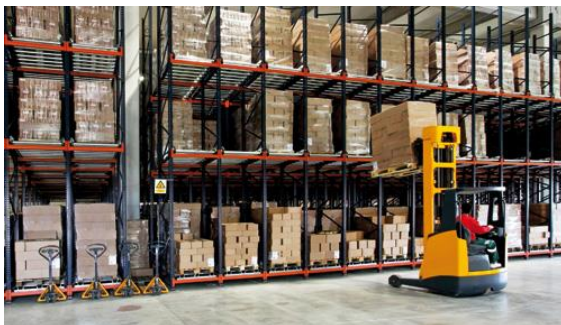
Targeted Industry Strengths

Transload Facility & Operations

- Existing unmet demand
- Underutilized improved sites
- Rail service
- I-30/I-49/US 59 future I-69/I-369 Access
- Regional airport
- Proximity to markets
- Outside/inside storage available

Warehouse-Distribution, Wholesale, Fulfillment, Storage, and Logistics Services

- I-30/I-49/US 59 future I-69/I-369 Access
- Regional airport
- Improved sites
- Rail service
- Low electricity costs/excellent reliability
- Presence of other regional operations
- Available, qualified workforce
- Industry specific training available/incentives
- Fastest growing labor concentration; 78% higher than US average
- Over twice US average in concentration of truck drivers
- Proximity to markets
- Low labor costs



Defense & Weapons Systems

- Significant Dept. of Defense presence: Red River Army Depot
- Presence of other regional operations
- Access to supply chain and component manufacturers
- Excellent relationship with TCEQ - permit attainment
- Proximity to markets
- I-30/I-49/US 59 future I-69/I-369 Access
- Improved sites
- Rail service
- Remote, isolated, and secure industrial sites
- Low electric power costs/excellent reliability
- Industry specific training available/incentives
- Available, skilled workforce
- Low labor costs

Plastics Manufacturing

- I-30/I-49/US 59 future I-69/I-369 Access
- Available, skilled workforce
- Industry specific training available/incentives
- Low electricity costs/excellent reliability
- Significant natural gas service available
- Excess water/sewer available
- Excellent relationship with TCEQ - permit attainment
- No building height restrictions
- Improved sites
- Rail service
- Presence of other regional operations
- Proximity to markets
- Remote/isolated industrial sites
- Outdoor/indoor storage availability
- Low labor costs

Mining, Oil & Gas Supplier / Machinery Manufacturing

- I-30/I-49/US 59 future I-69/I-369 Access
- Available, skilled workforce
- Excellent relationship with TCEQ - permit attainment
- Proximity to markets
- Low electricity costs/excellent reliability
- Excess water available
- Outdoor storage available
- Improved sites with rail
- Rail service
- Presence of other regional operations
- Access to supply chain and component manufacturers
- Industry specific training available/incentives
- Low labor costs



Food/Beverage Processing

- I-30/I-49/US 59 future I-69/I-369 Access
- Available, qualified workforce
- Low electricity costs/excellent reliability
- Excess water/sewer available
- Significant natural gas service available
- Raw materials available/low cost
- Improved sites with rail
- Rail service
- Presence of other regional operations
- Proximity to markets
- Remote/isolated industrial sites
- Excellent relationship with TCEQ - permit attainment
- Low labor costs



Pump & Compressor manufacturing

- I-30/I-49/US 59 future I-69/I-369 Access
- Available, qualified workforce
- Excellent relationship with TCEQ - permit attainment
- Raw materials available/low cost
- Excess water/sewer available
- Low electricity costs/excellent reliability
- Significant natural gas service available
- Improved sites with rail
- Rail service
- Low labor costs

Forestry, Paper & Wood Products manufacturing

- Presence of other regional operations
- I-30/I-49/US 59 future I-69/I-369 Access
- Rail service
- Remote/isolated industrial sites
- Raw materials available/low cost
- Access to supply chain and component manufacturers
- Low electricity costs/excellent reliability
- Industry specific training available/incentives
- Available, qualified workforce
- Low labor costs

Industrial Machinery

- I-30/I-49/US 59 future I-69/I-369 Access
- Proximity to markets
- Rail service
- Raw materials available/low cost
- Access to supply chain and component manufacturers
- Low electricity costs/excellent reliability
- Excess water/sewer available
- Significant natural gas service available
- Industry specific training available/incentives
- Available, qualified workforce
- Presence of other regional operations
- Low labor costs

Electronics Assembly Operations

- Presence of other regional operations
- I-30/I-49/US 59 future I-69/I-369 Access
- Overnight carriers (FedEx; UPS)
- Proximity to markets
- Attractive building costs
- Access to supply chain and component manufacturers
- Low electricity costs/excellent reliability
- Industry specific training available/incentives
- Available, qualified workforce
- Low labor costs

Data Center

- Low electricity costs/excellent reliability
- 144-strand fiber
- Low risk for natural disasters
- Secure sites
- Advantageous state and local taxes
- Geographic diversity
- Technical talent available
- Low labor costs
- Speed to occupancy
- Low labor costs



Targeted Industries

- Transload Facility & Operations
- Warehouse-Distribution, Wholesale, Fulfillment, Storage, and Logistics Services
- Defense & Weapons Systems
- Plastics Manufacturing
- Mining, Oil & Gas Supplier/Machinery Manufacturing
- Food/Beverage Processing
- Pump & Compressor Manufacturing
- Forestry, Paper & Wood Products Manufacturing
- Industrial Machinery
- Data Center
- Electronics Assembly Operations

Real Estate Services Available

- Database of available sites and building profiles
- Wage and labor market information
- Demographic and community profiles
- Workforce analysis & customized training program assistance
- Energy cost information and comparisons
- Business & industry climate analysis
- Coordination of federal, state and local incentives
- Business financing programs
- Relocation services
- Foreign Trade Zone #258
- HUBZone

Location

TexAmericas Center (TAC) is located on the Texas side of the Texarkana Metropolitan Area. TexAmericas Center is strategically positioned for access to regional, national, and international markets; we are located along Interstate 30, within 8 miles of future Interstate 69/369 and 14 miles of Interstate 49, and 150 miles east of the Dallas/Fort Worth International Airport. Texarkana is the front door to Texas and is the lowest aggregate mile city in the State of Texas to serve the US Market.





Texarkana USA

For More Information

TexAmericas Center is a State of Texas redevelopment authority that has the operating capabilities of a municipality but functions more like a traditional real estate development company. TexAmericas Center's primary roles are to market our 12,000 acres and 3 Million sq ft of commercial building space and to help our current employers retain and create quality jobs. We work closely with our partners, the Regional Economic Development (RED) Team, to create a one-stop resource for clients. Our customers benefit from faster market entry by resolving zoning, permitting, inspection, and incentive programs solely through our organization. Tenants of TexAmericas Center tend to be private business owners and corporations seeking flexible and cost effective space solutions.



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