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Pharmaceutical and Supplements Report

TexAmericas Center – Texarkana MSA – Texas

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3.11 PHARMACEUTICALS, SUPPLEMENTS, AND BIOTECHNOLOGY CLUSTER OF BUSINESSES

TexAmericas Center and the Texarkana area presents several advantages for placing a pharmaceutical manufacturing facility:

- **Strategic Location:** Texarkana's location near the Texas-Arkansas border, in the central time zone, provides a strategic position within the southern United States. This central location, in a right-to-work state, offers access to major transportation networks, including three interstates, US highways, railways, and airports, facilitating the low-cost distribution of pharmaceutical products across the country and globally.
- **Transportation HUB Infrastructure:** Texarkana benefits from a well-developed transportation infrastructure, which enables efficient movement of raw materials, finished products, and equipment necessary for pharmaceutical manufacturing operations. This infrastructure includes access to interstates, highways, railways, a commercial airport, and the Port of Caddo-Bossier and Port of Houston.
- **Skilled Workforce:** Texarkana boasts an available skilled, technical workforce with experience in manufacturing, engineering, quality control, and regulatory compliance. Local educational institutions, such as universities, vocational schools, and community colleges, offer training programs tailored to the needs of the pharmaceutical industry, ensuring a reliable workforce.
- **Lower Costs of Labor:** The Texarkana region typically offers a workforce about 20% below the average Texas wage for unskilled and semi-skilled positions. For certain skilled positions this cost advantage also applies.
- **Business-Friendly Environment:** Texarkana provides a supportive business environment with favorable tax policies, incentives, financing programs, and resources for business development. Local governments often actively support manufacturing initiatives, making it easier for companies to establish and expand pharmaceutical manufacturing operations.
- **Access to Utilities:** Texarkana offers access to reliable, cost-effective utilities with excess capacity such as electricity, natural gas, fiber, water, and sewer ... all are essential for pharmaceutical manufacturing facilities. Access to these utilities ensures consistent production and reduces operational risks.
- **Class A Business Park:** TexAmericas Center is a premier industrial park and ranked #3 in the USA. It is not typically classified as a Class A business park. It is a mixed-use industrial park and offers a range of industrial facilities and services, including rail, 3PL, office spaces, warehouses, and manufacturing facilities. While it may not fit the strict criteria of a Class A business park, the property is planning a 30-acre downtown center, a 520-acre green data center park area and a 400-acre business park area devoted to technology industries. All of which will have

the highest quality and amenities in terms of infrastructure, location, and services. TexAmericas Center presently provide a valuable business environment for companies looking for commercial and industrial spaces in the region.

- **Quality of Life:** Texarkana provides a high quality of life for residents, with access to amenities such as parks, recreational facilities, cultural attractions, excellent educational resources, and affordable housing options. As well as day trips and weekend getaways to Tier 1, Tier 2 and historic communities. A favorable living environment can attract and retain skilled workers, contributing to the success of pharmaceutical manufacturing operations.
- **Regulatory Compliance:** Texarkana's proximity to major cities with regulatory agencies, such as Dallas, Little Rock, and others, facilitates compliance with pharmaceutical regulations and standards. This proximity streamlines the regulatory approval process for pharmaceutical products manufactured in the area.
- **Supporting Industries:** Texarkana has supporting industries and suppliers in sectors such as packaging, laboratory services, and logistics, providing additional resources and support for pharmaceutical manufacturing plants in the area.
- **Quality of Life:** The Quality of Life in the Texarkana region is generally good due to lower housing costs; lower cost of living; good medical care; and excellent schools. Relocation, particularly for families moving from a larger metro area, should not be a big problem. The RED Team will assist in placing the trailing spouse or significant other with employment. Air service and day care issues are addressed.
- **Incentives:** The Incentives available at TexAmericas Center should be attractive to employers in this industry. Incentives include but are not limited to: Texas Enterprise Fund, R&D Tax Credits, Texas A&M Partnerships, Equipment Tax Exemptions, Property Tax Abatement and Value Limitation Agreements, Training and others

Overall, the combination of strategic location, transportation infrastructure, skilled workforce, business-friendly environment, access to utilities, quality of life, regulatory compliance, and supporting industries makes Texarkana an attractive location for placing a pharmaceutical manufacturing facility.

Pharmaceutical & Supplement Companies operating the Texarkana area include: Pharma Nobis, Rowe Casa Organics, Lavender Thorne, Rose of Sharon Acres, PLP Ltd., Humco, and others.



Whether you are looking to expand your business, your current lease is expiring, you are planning a move to Texas, or you have considered leaving the mid-south region, talk to us first!

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