

TEXARKANA REGIONAL ECONOMIC PROFILE

2024

ABOUT TEXAMERICAS CENTER

TexAmericas Center is a premier industrial park located on the Texas side of the Texarkana USA region in Unincorporated Bowie County. It encompasses over 12,000 acres of land and over 3.5 million square feet of commercial / industrial space. The organization offers a wide range of services and amenities to support various industries and businesses. Originally established as a US Army Arsenal during World War II, TexAmericas Center has transformed the property into a dynamic business hub, attracting companies from diverse sectors such as defense, manufacturing, distribution, logistics, food processing, recycling, headquarters, and technology.

Latitude	33.4631
Longitude	94.3342

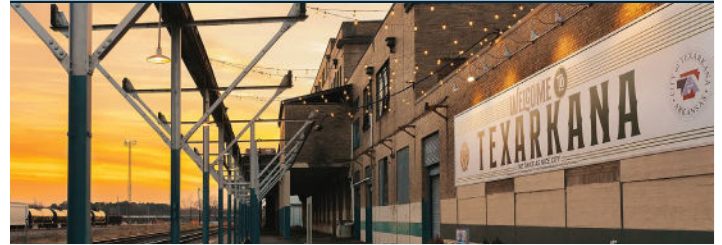
Source: TexAmericas Center

CLIMATE

	TEXARKANA	UNITED STATES
Average Low - January	33.9°	21.7°
Average High - July	92.7°	85.8°
Average Number of Sunny Days	213 days	205 days
UV Index	5.6	4.3
Annual Rainfall (In inches)	50.8 in.	38.1 in.
Annual Total Precipitation	101.3 days	106.2 days
Annual Snowfall (In inches)	1.8 in.	27.8 in.
Comfort Index (1:10 higher = better)	7	7
Average Elevation (In Feet)	299 ft.	2443 ft.

Source: Sperling's Best Places website: bestplaces.net/climate/metro/texas/texarkana

BEST FIT INDUSTRIES



- ▶ Advanced Manufacturing Cluster of Businesses
- ▶ Agribusiness, Food, Beverage, & Other Input Cluster of Businesses
- ▶ Base Material, Critical Mineral Resource & Traditional Processing/Manufacturing
- ▶ Chemical, Petroleum, Plastic, & Rubber Manufacturing Cluster of Businesses
- ▶ Data Centers, Data Processing, Hosting, & Related Services
- ▶ Defense Cluster - Small Arms, Munitions, Weapons Systems, Tactic Wheeled Vehicles, Equipment
- ▶ Manufacturing and Cybersecurity & Technology Businesses
- ▶ E-Commerce, Call Centers, Fulfillment Operations, & Logistics Cluster of Businesses & Services
- ▶ Electronics, Computer, Software, Apps, Security, & Information Technology Industry
- ▶ Machinery & Equipment Manufacturing Cluster of Industries
 - Alternative, Traditional Energy Creation / Oil & Gas Equipment Manufacturing
 - Automotive, Rail, & Other Transportation Equipment Manufacturing
 - Defense Equipment Manufacturing
 - Medical Device & Equipment Manufacturing
 - Construction, Mining, & Farming Equipment Machinery
 - Other Industrial Machinery & Equipment Manufacturing
- ▶ Forestry, Paper, & Wood Product Manufacturing Cluster of Businesses
- ▶ Pharmaceuticals, Supplements, & Biotechnology Cluster of Businesses
- ▶ Recycling & Waste Management Cluster of Businesses

Source: TexAmericas Center



POPULATION CHARACTERISTICS

TX-AR MSA (Total Population 2023)	147,936	
Within 75-mile Radius (Total Population 2023)	1,243,951	
AVERAGE ANNUAL GROWTH		
Texarkana, TX-AR MSA	0.08%	116
Within 75-mile Radius	0.18%	1,980
MEDIAN AGE		
Texarkana, TX-AR MSA	40.2	
Within 75-mile Radius	39.7	

DEMOGRAPHICS

POPULATION CHARACTERISTICS

MALE		
Texarkana, TX-AR MSA	73,971	
Within 75-mile Radius	450,839	
FEMALE		
Texarkana, TX-AR MSA	73,259	
Within 75-mile Radius	464,113	
16+ YEARS		
Texarkana, TX-AR MSA	117,930	
Within 75-mile Radius	730,967	
16 TO 24 YEARS		
Texarkana, TX-AR MSA	16,246	
Within 75-mile Radius	106,714	
25 TO 54 YEARS		
Texarkana, TX-AR MSA	55,461	
Within 75-mile Radius	330,101	
55 TO 64 YEARS		
Texarkana, TX-AR MSA	15,565	
Within 75-mile Radius	115,698	
65+ YEARS		
Texarkana, TX-AR MSA	27,658	
Within 75-mile Radius	178,453	

Source: ESRI

INCOME CHARACTERISTICS

MEDIAN HOUSEHOLD INCOME	
Texarkana, TX-AR MSA	\$53,212
Within 75-mile Radius	\$51,032
NUMBER OF HOUSEHOLDS	
Texarkana, TX-AR MSA	57,923
Within 75-mile Radius	367,720
AVERAGE HOUSEHOLD INCOME	
Texarkana, TX-AR MSA	\$76,816
Within 75-mile Radius	\$76,816
PER CAPITA INCOME	
Texarkana, TX-AR MSA	\$30,343
Within 75-mile Radius	\$29,142

Source: ESRI

MAJOR REGIONAL EMPLOYERS

TEXARKANA, TX-AR MSA	
Red River Army Depot and Tenants Manufacturer/Defense Contracts	3,238
Goodyear Tire & Rubber Co Manufacturer of Tires	1,900
Christus St. Michael Health Care Hospital	1,800
Texarkana Independent School District Education	1,350
Walmart/Sam's Club Discount Stores	1,200
Domtar Paper Manufacturing	955
Amentum Defense and Tactical Vehicle Manufacturing	945
Wadley Regional Medical Center Hospital	755
City of Texarkana, Texas Local Government	623
Texarkana Arkansas Independent School District Education	603

MAJOR REGIONAL EMPLOYERS *(Continued)*

WITHIN 75-MILE RADIUS

Tyson Foods, Poultry Processing	4,500
Pilgrim's Pride, Poultry Processing	4,200
Georgie-Pacific, Pulp and Paper	1,100
Priefert Manufacturing, Farm Equipment	988
Lowe's Distribution Center, Distribution	875

Graphic Packaging International, Paper & Packaging	814
Weyerhaeuser, Manufacturer of Wood Products	800
Campbell Soup Supply Company, Food Manufacturing	680
Big Tex Trailer Manufacturing, Trailer Manufacturing	650
Albemarle Corporation, Chemicals	500

Source: Workforce Solutions Northeast Texas

LABOR MARKET CHARACTERISTICS

Population		
Texarkana MSA		147,936
Within 75-mile Radius		1,243,951
Labor Force (Civilian Population 16 Years And Over)		
Texarkana MSA	59.5%	63,918
Within 75-mile Radius	58%	546,902
Veterans (Age 18-64)		
Texarkana MSA	5.5%	4,763
Within 75-mile Radius	5.6%	39,968
Union Membership		
Texarkana MSA	5.2%	NA
Within 75-mile Radius	5.3%	NA
Unemployment Rate (June 2024)		
Texarkana MSA	4.1%	2,550
Within 75-mile Radius	4.3%	22,223
Underemployment Rate (June 2024)		
Texarkana MSA	6.35%	3,937
Within 75-mile Radius	7.04%	35,032
Supercommuters (June 2024)		
Texarkana MSA	12.4%	7,925
Within 75-mile Radius	15.3%	83,876
TOTAL		155,343

NOTE: Arkansas, Oklahoma, Louisiana and Texas are all Right-to-Work States.

EMPLOYMENT BY SECTOR		
Agriculture, Forestry, Fishing and Hunting		
Texarkana TX-AR MSA		6,923
Within 75-mile Radius		45,651
Accomodation and Food Service		
Texarkana TX-AR MSA		8,602
Within 75-mile Radius		51,443
Administrative Support, Waste Management, and Remediation Services		
Texarkana TX-AR MSA		4,704
Within 75-mile Radius		33,976
Arts, Entertainment, and Recreation		
Texarkana TX-AR MSA		978
Within 75-mile Radius		8,762
Construction		
Texarkana TX-AR MSA		6,199
Within 75-mile Radius		43,289

EMPLOYMENT BY SECTOR (Cont.)		
Educational Services		
Texarkana TX-AR MSA		549
Within 75-mile Radius		8,017
Finance and Insurance		
Texarkana TX-AR MSA		5,029
Within 75-mile Radius		35,118
Government		
Texarkana TX-AR MSA		17,673
Within 75-mile Radius		84,174
Health Care and Social Assistance		
Texarkana TX-AR MSA		14,064
Within 75-mile Radius		83,438
Information		
Texarkana TX-AR MSA		729
Within 75-mile Radius		5,981
Management of Companies and Enterprises		
Texarkana TX-AR MSA		691
Within 75-mile Radius		3,915
Manufacturing		
Texarkana TX-AR MSA		11,270
Within 75-mile Radius		63,747
Mining, Quarrying, and Oil and Gas Extraction		
Texarkana TX-AR MSA		1,149
Within 75-mile Radius		24,209
Other Services (Except Public Administration)		
Texarkana TX-AR MSA		6,923
Within 75-mile Radius		45,651
Professional, Scientific, and Technical Services		
Texarkana TX-AR MSA		3,215
Within 75-mile Radius		25,627
Real Estate and Rental and Leasing		
Texarkana TX-AR MSA		3,622
Within 75-mile Radius		29,139
Retail Trade		
Texarkana TX-AR MSA		12,552
Within 75-mile Radius		74,560
Transportation and Warehousing		
Texarkana TX-AR MSA		5,421
Within 75-mile Radius		29,814

EMPLOYMENT BY SECTOR (Cont.)

Unclassified Industry	
Texarkana TX-AR MSA	16
Within 75-mile Radius	137
Utilities	
Texarkana TX-AR MSA	535
Within 75-mile Radius	3,214
Wholesale Trade	
Texarkana TX-AR MSA	3,467
Within 75-mile Radius	20,469

INCOME & WAGE RATES BY SECTOR (August 2024)

Agriculture, Forestry, Fishing and Hunting	
Texarkana TX-AR MSA	\$35,683
Within 75-mile Radius	\$37,666
Accommodation and Food Service	
Texarkana TX-AR MSA	\$18,048
Within 75-mile Radius	\$19,891
Administrative Support, Waste Management, and Remediation Services	
Texarkana TX-AR MSA	\$27,288
Within 75-mile Radius	\$26,183
Arts, Entertainment, and Recreation	
Texarkana TX-AR MSA	\$16,913
Within 75-mile Radius	\$16,869
Construction	
Texarkana TX-AR MSA	\$45,122
Within 75-mile Radius	\$48,702
Educational Services	
Texarkana TX-AR MSA	\$12,074
Within 75-mile Radius	\$15,436
Finance and Insurance	
Texarkana TX-AR MSA	\$42,778
Within 75-mile Radius	\$43,162
Government	
Texarkana TX-AR MSA	\$56,952
Within 75-mile Radius	\$58,062
Health Care and Social Assistance	
Texarkana TX-AR MSA	\$40,368
Within 75-mile Radius	\$29,977
Information	
Texarkana TX-AR MSA	\$31,325
Within 75-mile Radius	\$29,928
Management of Companies and Enterprises	
Texarkana TX-AR MSA	\$29,621
Within 75-mile Radius	\$33,548
Manufacturing	
Texarkana TX-AR MSA	\$55,059
Within 75-mile Radius	\$54,974
Mining, Quarrying, and Oil and Gas Extraction	
Texarkana TX-AR MSA	\$33,685
Within 75-mile Radius	\$44,902

INCOME & WAGE RATES BY SECTOR (August 2024, Cont.)

Other Services (Except Public Administration)	
Texarkana TX-AR MSA	\$25,871
Within 75-mile Radius	\$25,376
Professional, Scientific, and Technical Services	
Texarkana TX-AR MSA	\$39,233
Within 75-mile Radius	\$42,444
Real Estate and Rental and Leasing	
Texarkana TX-AR MSA	\$33,176
Within 75-mile Radius	\$34,672
Retail Trade	
Texarkana TX-AR MSA	\$30,723
Within 75-mile Radius	\$31,130
Transportation and Warehousing	
Texarkana TX-AR MSA	\$49,185
Within 75-mile Radius	\$50,695
Unclassified Industry	
Texarkana TX-AR MSA	\$18,931
Within 75-mile Radius	\$19,991
Utilities	
Texarkana TX-AR MSA	\$39,883
Within 75-mile Radius	\$59,289
Wholesale Trade	
Texarkana TX-AR MSA	\$51,563
Within 75-mile Radius	\$58,629

Source: Workforce Solutions Northeast Texas

STATE OF TEXAS WORKERS COMPENSATION INSURANCE

Texas is the only state that does not require employers to have workers' compensation. In 2020 the national average cost of workers compensation insurance was \$1.19 per \$100 of payroll, according to the National Academy of Social Insurance. In Texas that cost was \$0.46 per \$100 of payroll. The Texas average for manufacturers in 2024 was \$0.55 per \$100 of payroll and ranged from \$0.50 to \$3.00+ per \$100 of payroll. The maximum benefit is currently \$913.00.

STATE OF TEXAS WORKERS UNEMPLOYMENT INSURANCE

In 2024, Texas law sets a new employer's Unemployment tax rate at their NAICS industry average or 2.7 percent, whichever is higher.

Taxable Base	\$9,000
Average Experienced Tax Rate	0.81%
Average Among Existing Employers	1.05%
Average Among New Employers	2.70%
Maximum Weekly Benefit	\$577

Source: Texas Department of Insurance | www.tdi.texas.gov/wc/employee/maxminbens.html, www.twc.state.tx.us/businesses/unemployment-insurance-tax-rates; www.workerscompensationshop.com/insurance-states/texas/rates.html

QUALITY OF LIFE - TEXARKANA MSA

Exercise, Sports, Recreation	
Public Parks	23
Golf Courses	6 (4 Public, 2 Private)
Country Clubs	2
Hotels	40
Convention Centers	2
Lakes	4
Water Parks	1

Regional Minor League Sports:
Texarkana Rhinos, Mid-America baseball League

Culture And Arts	
Texarkana is an official Texas Cultural Designation.	
Museums	4
Public Libraries	1
Art Galleries	4
Theatres	2
Community Ballet	1
Symphony Orchestra	1



Places of Worship	
Catholic Churches	2
Protestant Churches (More than 20 Protestant Denominations)	170

Source: Texarkana Chamber of Commerce

INDUSTRIAL SERVICES

Maintenance & Repair Services	
Machine Shops	24
Job Shops	24

Logistics & Supply Chain Management	
Comprehensive Logistics Companies	19
Freight Forwarders	19
Third-Party Logistics Providers	12
Less Than Truckload (LTL) Carriers	7
Full Truckload (FTL) Carriers	6
Specialized Carriers	7

Environmental Services	
Landfills	7
Waste Disposal Services	4

INDUSTRIAL SERVICES (Cont.)

Facility Management Services	
Industrial General Contractors	35

Source: Workforce Solutions Northeast Texas & SitesOnTexas3, sitesontexas.teex.tamus.edu

EDUCATION

Public Schools (Texarkana, TX-AR MSA)	
Elementary Schools	29
Middle Schools	15
High Schools	11

Private Schools (Texarkana, TX-AR MSA)	
Trinity Christian School	(Texarkana, AR)
Bethel Adventist Church School	(Texarkana, TX)
St. James Day School	(Texarkana, TX)
Champions Christian Academy	(Atlanta, TX)
First Baptist Church Weekday Preschool & Kindergarten	(Texarkana, TX)
Liberty Eylau Christian School	(Texarkana, TX)

Enrollment (TX-AR MSA)	
K-12	32,640
College, undergraduate	4,502
Graduate, professional school	1,311

Community College & Vocational Training (2022 Data)	
Texarkana College	3,810
Texas A&M University-Texarkana	1,717
Northeast Texas Community College	2,794
Texas State Technical College-Marshall	787
Kilgore College	5,177
Panola College	2,387
Paris Junior College	4,210
Tyler Junior College	11,878
East Texas Baptist University	1,771
Wiley University	698
Texas A&M University-Commerce	7,083
LaTourneau University	3,350
The University of Texas at Tyler	6,960
University of Arkansas Hope-Texarkana	1,211
Kiamichi Technology Center-Idabel	300
Cossatot Community College of the University of Arkansas	1,386

EDUCATION *(Continued)*

Community College & Vocational Training <i>(2022 Data)</i>	
Northwest Louisiana Technical Community College	935
Kiamichi Technology Center-Hugo	200
University of Arkansas Community College-Rich Mountain	798
South Arkansas Community College	1,253
Southern Arkansas University Tech	769
Remington College-Shreveport	348
Bossier Parish Community College	6,090
Southern University at Shreveport	3,013
Southern Arkansas University	3,148
Henderson State University	2,228
Ouachita Baptist University	1,730
Centenary College of Louisiana	523
Louisiana State University-Shreveport	2,465
Louisiana State University Health Science Center-Shreveport	1,686
TOTAL ENROLLMENT	80,705

Source: U.S. News & World Report - Education, www.usnews.com/education

EDUCATIONAL ATTAINMENT <i>(Ages 25-64)</i>		
No High School Diploma		
Texarkana, TX-AR MSA	9.5%	9,815
Within 75-mile Radius	12%	76,012
High School Graduate		
Texarkana, TX-AR MSA	30.1%	31,098
Within 75-mile Radius	30%	190,032
Some College, No Degree		
Texarkana, TX-AR MSA	22.4%	23,143
Within 75-mile Radius	21.7%	137,456
Associate's Degree		
Texarkana, TX-AR MSA	8.7%	8,988
Within 75-mile Radius	8.8%	55,742
Bachelor's Degree		
Texarkana, TX-AR MSA	14.5%	14,981
Within 75-mile Radius	14.3%	90,581
Postgraduate Degree		
Texarkana, TX-AR MSA	8.2%	8,472
Within 75-mile Radius	7.4%	46,874

Source: ESRI and Workforce Solutions Northeast Texas

HIGHER EDUCATION GRADUATES <i>(Texarkana MSA 2022-2023)</i>	
Certificates/Associates	10,181
Bachelor's	3,119
Master's/Doctoral	4,571

Source: Workforce Solutions Northeast Texas



COST OF LIVING

COST OF LIVING INDEX <i>(2023 Annual Average Data)</i>	
New York (Manhattan), NY	225.2
Honolulu, HI	180.3
San Jose, CA	174.4
San Francisco, CA	170.0
New York (Brooklyn), NY	160.5
Orange County, CA	150.3
Los Angeles-Long Beach, CA	150.3
Washington D.C	146.8
Boston, MA	146.5
Seattle, WA	144.6
Dallas, TX	103.0
Austin, TX	101.2
Tyler, TX	96.6
Little Rock, AR	95.3
Houston, TX	93.9
Shreveport, LA	91.9
Oklahoma City, OK	84.6
Texarkana, TX-AR	83.4
Florence, AL	83.3
Conway, AR	82.6

Source: Council for Community and Economic Development Research (C2ER)

PROPERTY TAX RATES ON TEXAMERICAS CENTER <i>(2024)</i>	
<i>(By Jurisdiction Per \$100 Assessed Value)</i>	
Bowie County	0.396934%
Texarkana College	0.109639%
Independent School District	1.0628% to 1.23%
Municipal	0.0%
TOTAL	1.569373% to 1.736573%

Source: Bowie County Appraisal District - In house TAC Tax Analysis spreadsheet

COST OF LIVING (Cont.)

HOUSING		
Total Housing Units		
Texarkana, TX-AR MSA		65,834
Within 75-mile Radius		423,278
Median House Value (of owner-occupied units)		
Texarkana, TX-AR MSA		\$179,978
Within 75-mile Radius		\$183,540
Homeowner Vacancy		
Texarkana, TX-AR MSA	12.2%	8,005
Within 75-mile Radius	13.7%	58,024
Rental Vacancy		
Texarkana, TX-AR MSA	12.4%	1,300
Within 75-mile Radius	15.5%	11,212
Renter-Occupied Housing Units		
Texarkana, TX-AR MSA	31.6%	20,815
Within 75-mile Radius	29%	122,876

Source: ESRI and Workforce Solutions Northeast Texas

HEALTHCARE

Hospitals Within a 75-mile Radius	30
Hospitals/Clinics Located Within Texarkana City Limits:	
Ark-La-Tex Home Health & Hospice Care 2020 College Drive	
Christus St Michael Health System Voluntary Non-Profit Private, Provides Emergency Services , 2600 St Michael Dr	
Christus St Michael Rehab Hospital 2400 St Michael Drive	
Collom & Carney Clinic 2931 Richmond Rd	
Evergreen Cooper Lane Community Home 3312 Cooper Ln	
Evergreen Maryland Community Home 106 Maryland	
Evergreen Moores Lane Community Home 3611 Moores Ln	
HealthCARE Express Urgent Care System 3515 Richmond Rd	
Healthsouth Rehabilitation Hospital Of Texarkana 515 West 12th St	
Lester Dierksen Memorial Hospice 6500 N Summerhill Road Suite A	
Little River Memorial Hospital 451 W Locke St, Ashdown	
PAM Health Specialty Hospital of Texarkana 2400 St Michael Dr 2nd Fl.	
Peachtree Hospice 2413 Texas Blvd	
Riverview Behavioral Health Hospital 701 Arkansas Blvd Suite 300	
Specialty Hospital Of Texarkana 925 Olive Street	
Texarkana Emergency Center & Hospital 4646 Cowhorn Creek Rd	
Wadley Regional Medical Center 1000 Pine St	
Texarkana VA Clinic 5701 Summerhill Rd	

Source: Online Public Information

TELECOMMUNICATIONS

Wireless Telephone Service Providers:
AT&T, T-Mobile, Verizon Wireless, Cricket Wireless, Consumer Cellular
Internet Service Providers
Conterra Networks, Kinetic by Windstream, AT&T, T-Mobile Home Internet, Sparklight (formerly CableONE), Vyve Broadband, Southwest Arkansas Telephone Cooperative (SWAT), Four States Fiber, Viasat, HughesNet, Starlink, Verizon
Source: Online Public Information

UTILITIES

ELECTRIC
AEP/SWEPCO
<ul style="list-style-type: none"> Serves all TexAmericas Center Campuses 3-Phase, 12kV distribution lines 4 substations, each served by 69kV line 10MW, expandable to 20MW (2) 138kV lines and (3) 345kV lines adjacent to property, expandable 350MW Dual feed possible
NATURAL GAS
Navitas Utility Corporation
<ul style="list-style-type: none"> Serves all TexAmericas Center Campuses (2) 4-inch lateral @ 80 & 35 PSI 140MCF per hour; expandable to 170MCF
Red River Army Depot
<ul style="list-style-type: none"> Serves all TexAmericas Center Campuses 2 - 8-inch distribution lines @ 25 PSI 215MCF per hour
WATER
Riverbend Water Resource District
<ul style="list-style-type: none"> Serves all TexAmericas Center Campuses 33.12mgd capacity Average Daily Demand of 16.46mgd TAC on-site capacity of 1.7mgd, expandable to > 4mgd (2) 30" supply lines; 15mgd capacity at 40psi 17.05mg storage capacity

UTILITIES *(Cont.)*

WASTEWATER / SEWER

Riverbend Water Resource District

- Serves all TexAmericas Center Campuses
- 1.5mgd capacity
- Average Daily Demand of 0.5mgd
- 2” - 15” supply lines

Source: TexAmericas Center

TRANSPORTATION CHARACTERISTICS

MEANS OF TRANSPORTATION TO WORK

Car / Truck / Van Drove Alone

Texarkana, TX-AR MSA	85.3%
Within 75-mile Radius	82%

Car / Truck / Van Carpooled

Texarkana, TX-AR MSA	8.3%
Within 75-mile Radius	9%

Public Transportation

Texarkana, TX-AR MSA	0.3%
Within 75-mile Radius	1%

Walked

Texarkana, TX-AR MSA	1.6%
Within 75-mile Radius	2%

Bicycle

Texarkana, TX-AR MSA	0.2%
Within 75-mile Radius	0.5%

Taxi

Texarkana, TX-AR MSA	1.3%
Within 75-mile Radius	1%

Worked at Home

Texarkana, TX-AR MSA	5%
Within 75-mile Radius	5%

Source: ESRI and United States Census Bureau American Community Survey

MAJOR ROUTES SERVING THE AREA

Interstates:

1-30, 1-69, 1-369, 1-49

Federal Highways:

US 59, US 67, US 71, US 82, US 259

Texas State Highways:

TX 8, TX 93, TX 98, TX 151

Arkansas State Highways:

AR 108, AR 134, AR 160, AR 196, AR 296, AR 237, & AR 549

TRANSPORTATION CHARACTERISTICS *(Cont.)*

Mean Commute Time (in minutes)

Texarkana, TX-AR MSA	20.0
Within 75-mile Radius	21.8

PUBLIC TRANSPORTATION

Texarkana Urban Transit District (TUTD / T-Line)

- 8 routes, 17 vehicles (ten 24-passenger busses, six 14-passenger paratransit busses, and one minivan - all are ADA accessible)
- Monday - Saturday 5:30AM - 6:30PM

BUS

Greyhound Lines

- Daily Services 6AM - 11:30PM

Jefferson Lines

- Monday - Friday 7:30AM - 7:00PM
- Saturday - Sunday 7:30AM - 4:00PM

RAIL

- Class I Railroads: Union Pacific, Kansas City Southern
- Class III Railroads: Texas Northeastern (a G&W Company), De Queen and Eastern Railroad (DQ&E), Kiamichi Railroad (KRR)
- TexAmericas Center Rail (TACRail)
- Amtrak passenger rail service daily (Texas Eagle)

WATERWAYS

Port of Caddo-Bossier in Shreveport, LA

- 100 miles southeast of Texarkana
- Inland port on the Red River providing access to the Mississippi River and the Gulf of Mexico

Port of Little Rock in Little Rock, AR

- 150 miles northeast of Texarkana
- Inland port on the Arkansas River that is part of the McClellan-Kerr Arkansas River Navigation System. It provides multimodal transportation services, including access to river, rail and highway networks.

AIR

Texarkana Regional Airport (TXK)

- Primary Runway: 6,601 feet by 150 feet
- Secondary Runway: 5,200 feet by 100 feet
- Fixed Base Operator: Signature Aviation
- Regional Jet Operator: American Eagle
- (3) daily round trip flights to Dallas/Fort Worth International Airport

TRANSPORTATION CHARACTERISTICS *(Cont.)*

AIRPORTS WITHIN A 3-HOUR DRIVE OF TEXAMERICAS CENTER

Shreveport Regional Airport (SHV)

- 80 miles (1.5 hours) from TexAmericas Center
- (8) direct flight destinations

Tyler Pounds Regional Airport (TYR)

- 125 miles (2 hours) from TexAmericas Center
- (1) direct flight destination to DFW

Little Rock National Airport (LIT)

- 135 miles (2.5 hours) from TexAmericas Center
- (18) direct flight destinations

Dallas/Fort Worth International Airport (DFW)

- 180 miles (3 hours) from TexAmericas Center
- (258) direct flight destinations: 63 international and 191 domestic

DFW is one of only five airports worldwide with more than 200 destinations and is the second busiest airport in the U.S.

Source: Online Public Information

GOODS IN TRANSIT

TRAVEL DISTANCE FROM TEXARKANA, TX-AR MSA *(in days)*

Destination	Miles	By Rail	By Truck
Dallas, TX	178	1	< 1
Houston, TX	287	2	< 1
New Orleans, LA	390	3	< 1
Kansas City, MO	463	3	1
St. Louis, MO	486	2	1
Atlanta, GA	629	3	1-2
Chicago, IL	771	2	1-2
New York City, NY	1363	4	2-3
Los Angeles, CA	1548	3	2-3

Source: Olsson Associates and Texarkana Chamber of Commerce

MOTOR FREIGHT CARRIERS

Texarkana, TX-AR MSA	282
Within 75-mile Radius	3,311

Source: SitesOnTexas3.0 and Online Public Information

EXPANSION SERVICES PROVIDED

- Operations and Business Plan assistance
- Demographic and community profiles
- Workforce analysis
- Energy cost information
- Business & industry climate analysis
- Customized training program assistance
- Database of sites and building
- Leases and purchase agreements
- Third party logistics and flex-lease contracts
- Site plan review, variance agreements, and permit approvals
- Build-to-suit and build-out-to-suit services
- Transload, spotting, storage and MRO rail services
- Project financing and incentive identification
- Soft-landing and concierge relocation services

Source: TexAmericas Center

RETAIL TRADE

Total Retail Sales (2024)	\$2,424,542,000
Number of Retail Establishments	69

RETAIL SALES TAX RATE *(By Jurisdiction)*

State of Texas	6.25%
Bowie County, Texas	0.50%
Area City	1.5%

Source: Data USA & City of Texarkana Texas, texarkanatexas.gov

THE TEXAMERICAS CENTER LOGISTICS ADVANTAGE

WHERE I-30 * I-49 * I-69 MEET

Texarkana is the closest Texas community to the geographic and population centers of the U.S. This distinction makes our industrial park the lowest aggregate mile location in Texas to reach the USA and North American markets. This gives tenants at TexAmericas Center a 500-mile reach of 53.8 million consumers. Included in this 500-mile radius are:

- 23 MSAs having a population of over 655,000 residents
- 10 of the fastest growing MSAs in the U.S. market
- 53.8 million people, 10 million more individuals than the Dallas, Texas 500-mile reach
- 2.2 million businesses

I-30: TexAmericas Center is located along I-30. TexAmericas Center's most central interchange is within 0.5 miles of the property and it is about two hours travel time along I-30 from both Dallas (west) and Little Rock (east).

I-69/-369: Interstate I-69/I-369 is within 8 miles of TexAmericas Center and is about 5.5 hours north of Houston on US 59 (now I-69/I-369). I-69 also connects with all Texas ports on the Gulf of Mexico. A proposed extension off I-369 will run northwest through the TexAmericas Center Industrial Park and swing northeast and connect to I-49 north of Texarkana.

I-49: TexAmericas Center is within 13 miles of I-49 and is approximately 6.5 hours north of New Orleans on I-49. To the north, roughly 125 miles of I-49 are still under construction. This interstate will link Texarkana to Kansas City and its connections to Canada and beyond.

Source: TexAmericas Center and Online Public Information

INCENTIVES

TexAmericas Center works with new and expanding businesses to create quality jobs for the region and improve the standard of living for residents. The sample of available incentives below are used as an inducement to secure investment in our region's economy and are offered on a case-by-case basis.

LOCAL

- Chapter 403 (aka JETI) Property Tax Abatement Program
- Payment In Lieu of Taxes (PILOT) Program
- Goods-In-Transit Tax Exemption
- Economic Development Pricing
 - ▶ Existing Buildings
 - ▶ Ground
- In-house Permitting & Zoning
- Lowest property taxes in Northeast Texas
- Bowie County Tax Abatement Program
- Texarkana College Tax Abatement Program
- Other

INCENTIVES (Cont.)

STATE

- Texas Enterprise Zone Program
- Texas Skills Development Fund/ Job Creation & Training Grants
- Texas Capital Access Program
- Texas Enterprise Fund
- Other

FEDERAL

- Federal Grants & Application Assistance
- Foreign Trade Zone #258
- New Market Tax Credits
- Opportunity Zone
- Other

Source: TexAmericas Center and Online Public Information

SPEED-TO-OCCUPANCY, SPEED-TO-MARKET & SPEED-TO-PROFIT

THIRD-PARTY LOGISTICS

TexAmericas Center offers Third-Party Logistics (3PL) services to owners and lessors via its internal business unit, TexAmericas Center 3PL. Using TexAmericas Center as your single source, final mile provider saves you time and money while giving you the ability to scale seamlessly. Our 3PL solutions give you greater flexibility and more control with a low capital commitment. Services offered include:

- Warehousing
- Distribution
- Manpower
- Assembly/Light Manufacturing
- Shipping Services
- Kitting
- Transportation
- Inventory Control
- FTZ Management
- Reporting

RAIL

TexAmericas Center is served by a line owned by the UP and operated by the TNER; rail service is possible on our Central and East Campuses. The TNER presently offers service three days per week. TexAmericas Center owns and operates, via TACRail, about 38 miles of rail, a 350-car classification yard, and two locomotives on our East Campus. TACRail provides: Storage, Spotting, MRO, and Transload services. TAC Rail currently offers service five days a week during standard business hours but will adjust staffing to meet any need.

The Texarkana/TexAmericas Center market is well-served by eastern & western railway inland ports or intermodal facilities. The nearest intermodal operations are:

Dallas/Fort Worth, TX	(BNSF, KCS-NS, & UP)	170 mi.	3 hr.
Houston, TX	(BNSF & UP)	290 mi.	5 hr.
Memphis, AR-TN	(BNSF, CN, CSX, NS & UP)	290 mi.	5 hr.
New Orleans, LA	(CN, NS & UP)	410 mi.	7 hr.
San Antonio, TX	(UP)	420 mi	7 hr.
Kansas City, MO-KS	(BNSF, CP, NS, & UP)	475 mi	8 hr.
St. Louis MO-IL	(BNSF, CN, CSX, NS & UP)	500 mi	8 hr.

BUILT-TO-SUIT

TexAmericas Center is well-equipped to execute the requirements of BTS projects. Our experience includes the recent completion of a 150,000-square-foot spec building, with 32-foot clear-height ceilings, one dock door per 5,000 square feet, and 7” reinforced floors. The building was a 10-month build that sold in December 2022.

Our construction experience includes five greenfield projects, totaling over 335,000 square feet, as well as managing a lease portfolio of over 1.4 million square feet of property, much of which we have retrofitted to meet tenant needs. Our most notable build-out-to-suit (BOTS) projects include the renovation of a 218,000-square-foot facility sub-leased by Lockheed Martin to fulfill their \$77 million contract with Red River Army Depot, and a retrofit/BOTS, in about 60-days of an existing building into an industrial-grade kitchen for a supplement manufacturer, Rowe Casa Organics.

TexAmericas Center has an on-staff engineer and construction project manager, each with nearly 30 years of experience to oversee your BTS project. This, along with our organization’s experience and in-house zoning, permitting, and site approvals, allows us to offer your project a streamlined BTS experience, saving you time, expense, and headaches. Our construction management team will minimize your timeline and deliver your keys in 14 months or less, getting you operational faster and maximizing your profit.

QUALIFIED SITES PROGRAM

TexAmericas Center Staff and Board of Directors understands that “Shovel-Ready” sites can give communities seeking to attract quality jobs, a strong competitive advantage.

Our “Shovel-Ready” sites have gone through an extensive review process and are designated as prime locations for economic development projects to occur. We call this process our Qualified Sites Program (QSP). Administered by our COO, who is a PE, we have compiled a full report on each designated property.

A property that has gone through our QSP has undergone a rigorous level of scrutiny to confirm that the site is adjacent to utilities typically needed for commercial and/or industrial operations, that site characteristics are conducive to business activities, that any encumbrances that might impact the property are known and that key approvals, documentation, regulations and assessments required for commercial or industrial uses are known and in place. The QSP documents provide key specs, like utility capacity, transportation assets, location advantages, soil information, results of specialized reports, total acreage and cost per acre, and types of businesses the site can accommodate, along with an aerial view of the property showing lot lines, roads, sewers and other infrastructure and transportation data points. By having Shovel-Ready sites available, TexAmericas Center will be able to better accommodate the needs and desires of prospective businesses. Companies that have immediate space and/or time requirements will have access to a greater amount of information potentially decreasing the chances of risks or constraints that could delay or derail a project.

Beyond time savings, QSP sites minimize risk by ensuring that businesses are dealing with a “known quantity,” reducing uncertainties and potential delays during development. By addressing these critical factors upfront, the program helps companies avoid costly surprises and streamline the development process.

Source: TexAmericas Center



TexAmericas CENTER[®]

Texarkana USA

Build | Lease | Manage | Sell | Incentives | Logistics

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FOR MORE INFORMATION



TexAmericas Center is a State of Texas Special Purpose District called a Local Redevelopment Authority. We eliminate much of the red tape inherent in traditional real estate processes, because we are a unique hybrid of municipality, economic development organization and industrial real estate development and management company. This allows us to offer tenants a One-Stop-Shop intake point for custom real estate, logistics, financing, and incentive solutions that result in unparalleled speed-to-occupancy. We work closely with our Regional Economic Development (RED) Team to create a broader one-stop experience for clients. This integration gives businesses a much shorter timeline to become operational so they can focus on Speed-to-Market and Speed-to-Profit.

BUILD | LEASE | MANAGE | SELL | INCENTIVES | LOGISTICS