

A LETTER FROM OUR EXECUTIVE DIRECTOR/CEO SCOTT NORTON



TexAmericas Center is driven by a vision of continuous growth and expansion. This year, our achievements in rail and transload opportunities have further positioned our region as a prime destination for business development. As we grow, our current tenants continue to thrive, reinforcing the strength of our community and our commitment to long-term prosperity.

In the last year, TexAmericas Center has seen a substantial increase in activity, including the expansion of landowners on our property and the utilization of more incentives for our tenants. Our financial outlook remains strong, and our relationships with federal, state, and local officials have never been more robust. We will continue to build on our momentum, with a focus on innovation, collaboration, and creating long-term value for the Texarkana region.

GOING FORWARD, TEXAMERICAS CENTER WILL:

- **Drive Innovation and Efficiency:** We will continue to find ways to streamline our processes, ensuring we provide maximum value to current and prospective tenants, while maintaining the flexibility to adapt to their needs.
- **Expand our Tenant Base:** With a focus on third-party logistics (3PL) services and build-to-suit solutions, we aim to increase the number of companies on our property while also supporting the growth and expansion of our current tenants.
- **Foster Sustainability:** We're committed to supporting green energy solutions, promoting a more eco-friendly industrial landscape that aligns with sustainability goals and reduces our carbon footprint.
- **Attract Investment:** We're actively pursuing direct investments to bring international companies to the Texarkana region, further expanding our economic footprint.
- **Build Workforce Development:** We are focused on our goal to add 12,000 jobs across our 12,000 acres of development-ready land, ensuring a continued strong economic foundation for the region.
- **Strengthen Relationships with Key Stakeholders:** We remain committed to working with key regulatory bodies and agencies, to ensure that we meet the needs of current and future tenants with the appropriate permits and services.

TexAmericas Center has earned its position as one of the top three industrial parks in the nation, with 3.5 million square feet of commercial and industrial space. Looking ahead, I am confident in our ongoing commitment to ensuring that the Texarkana region remains competitive, thriving, and well-positioned for future growth.

I would like to express my sincere gratitude to our current partners for their continued support over the years. To our future partners, I encourage you to visit TexAmericas Center to learn more about our organization, services, and unmatched customer support. Together, we can continue to create jobs, expand businesses, and build a future of economic prosperity for the entire Texarkana region.

Scott Norton

Executive Director/CEO of TexAmericas Center

BEST FIT INDUSTRIES



Defense & Transportation Equipment Manufacturing Resource-Based & Advanced Manufacturing Food, Drug & Beverage Processing Data Processing, Hosting, & Related Services Chemical, Plastics, & Rubber Manufacturing

WE ASPIRE TO HELP BUSINESSES

BUILD	We offer build-to-suit solutions and redevelopment services that deliver state-of-the-art facilities on time and on budget, offering speed-to-occupancy, speed-to-market, and speed-to-profit.
LEASE	We offer a portfolio of office, flex, storage, distribution, and industrial facilities to meet complex manufacturing and supply chain requirements.
SELL	We own a number of properties available for purchase, suitable for user-buyers who prefer to own rather than lease their facility or land.
MANAGE	We provide our tenants with industry-leading customer service, and well-maintained facilities through our expert property management team.
INCENTIVES	In addition to federal, state, and local incentives, we offer low-cost overhead, operations, and logistics.
LOGISTICS	Through TAC3PL, we assist tenants by efficiently managing and optimizing the transportation, warehousing, and distribution aspects of their supply chains.
RAIL	Through TACRail, we can support rail, transload, railcar storage, and switching and movement services to our tenants.

OUR HISTORY



www.TexAmericasCenter.com | 903-223-9841

EXPERIENCES



"As a small business, we've been able to rapidly develop some of the contracts that we have from the U.S. military and really push the technological front of how quickly we could get from a potentially hazardous material to a fully recycled material. That's something we've been able to do with the help of TexAmericas Center, with the help of our infrastructure here in a very rapid fashion. Essentially, we built this factory in about six months. That's something that we could not have done in another part of the country."

- **MICHAEL WENTZ,**
President of EnviroSafe Demil



"For years, we have been exporting our youth and now we have a system in place to where they do have something to come back to. TexAmericas Center is a huge part of that. The partnerships that the business community has with TexAmericas Center and with the universities is what makes this community great."

- **STEVE MAYO,**
President/CEO at Mayo Manufacturing Corp.



"TexAmericas Center is a community asset given the number of resources that it can bring to its current and future clients. From a transportation and physical footprint perspective and its seamless integration with large employers, educational institutions, and the business community, it focuses on the economic, commercial, and workforce development of the entire Texarkana region."

- **DR. ROSS ALEXANDER,**
President at Texas A&M University-Texarkana



"It's vital for public and private institutions to invest in communities like Texarkana because its those various communities that are best positioned to reap the benefits of a manufacturing reshoring and a manufacturing renaissance that this country so desperately needs."

- **KEVIN PALMER,**
CEO at Palmer International

BY THE NUMBERS



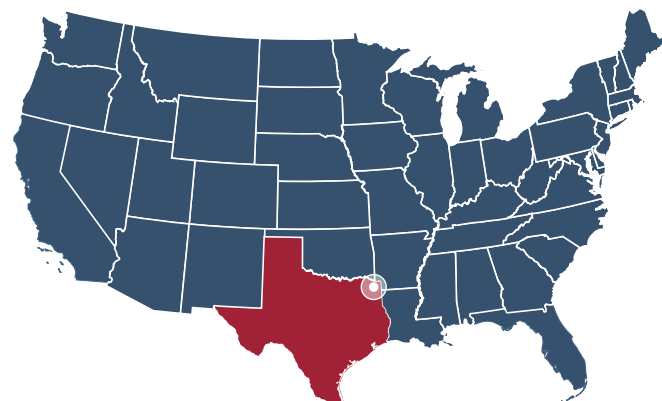
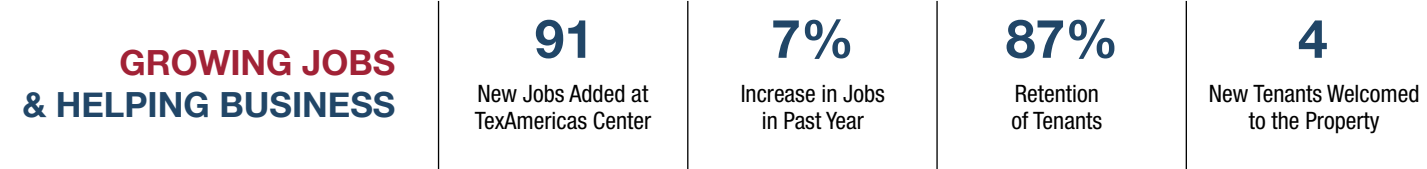
Reported in 2024 Payroll for All Companies at TexAmericas Center	Invested in Remediation and Infrastructure	Square Feet of Industrial and Commercial Space	Square Feet of Commercial Space Leased/Sold	Developable Acres	Jobs created at TexAmericas Center
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Miles of Road on TexAmericas Center Property	Companies Located at TexAmericas Center	Rail Lines Running Through Texarkana	Interstates Connecting at Texarkana	Owner to Work With
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WE ASPIRE TO GROW ECONOMIC OPPORTUNITY

*Based on 2024 Annual Tenant Census Report conducted by TexAmericas Center



www.TexAmericasCenter.com



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TEXAMERICAS CENTER

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THE TEXAMERICAS CENTER STORY

BUILD | LEASE | MANAGE | SELL | INCENTIVES | LOGISTICS