

Strategically Positioned for Your Next Business Move



2025

The Best Fit Location for Your Project



<https://youtu.be/5IPJowLEM5k>

The Texarkana Advantage

- Business Friendly Location
- Access to Greatest Market Share
- Globally Competitive Operating Environment
- Unmatched Employee Value
- Untapped Human Resources
- Multistate Civic & Legislative Support
- A Community of Problem Solvers



State Line Post Office & Federal Courthouse is the most photographed post office in the USA.

The Texarkana Advantage



<https://youtu.be/vgXiHWIZrU>

Texarkana Fun Facts!

- Founded in 1883, Texarkana straddles the state line of Texas & Arkansas
- Tier-3 MSA comprised of three counties:
 - Bowie (Texas) and
 - Miller (Arkansas)
 - Little River (Arkansas)
- Birthplace of famous faces Ross Perot (American businessman & politician), Scott Joplin ("*King of Ragtime*" composer & pianist), Otis Williams (singer, "*The Temptations*"), Sarah Huckabee-Sanders (Governor of Arkansas), former U.S. President Bill Clinton and more.
- Featured in pop culture classics such as *Smokey & The Bandit* (1977), Johnny Cash's "*I've Been Everywhere*" and others.
- Located in the heart of the *Piney Woods Region*, one of Americas largest coniferous forests.
- 18.6% of laborforce involved in manufacturing.



TexAmericas Center

- Formed in 1998 as a result of the Base Realignment And Closure (BRAC) processes of 1995 and 2005.
- Premier Industrial Park – one of the largest in the country, with **12,000 acres** and **3.5 million square feet** of commercial and industrial property.
- **A State of Texas Special Purpose District of Local Redevelopment Authority.**
- Mix of municipality, economic development organization, and private, industrial development company with unique service capabilities – **Authority Having Jurisdiction.**
- Focus is on Speed-to-Occupancy – Controls own zoning, permitting, platting and occupancy processes.
 - Ranked **No. 1 Certified Site Program** in the south by Expansion Solutions Magazine
 - Ranked **No. 3 Best Industrial Park in the U.S.** by Business Facilities Magazine
 - Ranked in the **top 10%** of communities in Texas for **Diversity and Inclusion** by Niche.
 - Cost of living **23.1% below** the U.S. average by *Sperlings Best Places*.
 - Ranked in the **top 25% for the best public schools** in the state of Texas.
 - Ranked in the **top 33%** of the **least stressful communities** in America by *Sperlings Best Places*.
 - Honored as the "**Nicest Place in Texas and Arkansas.**" In 2019 by *Reader's Digest*
 - One of 32 Union Pacific **Focus Sites** and the largest in its inventory
 - **150 years of staff experience** in community & economic growth, property development, and business management.

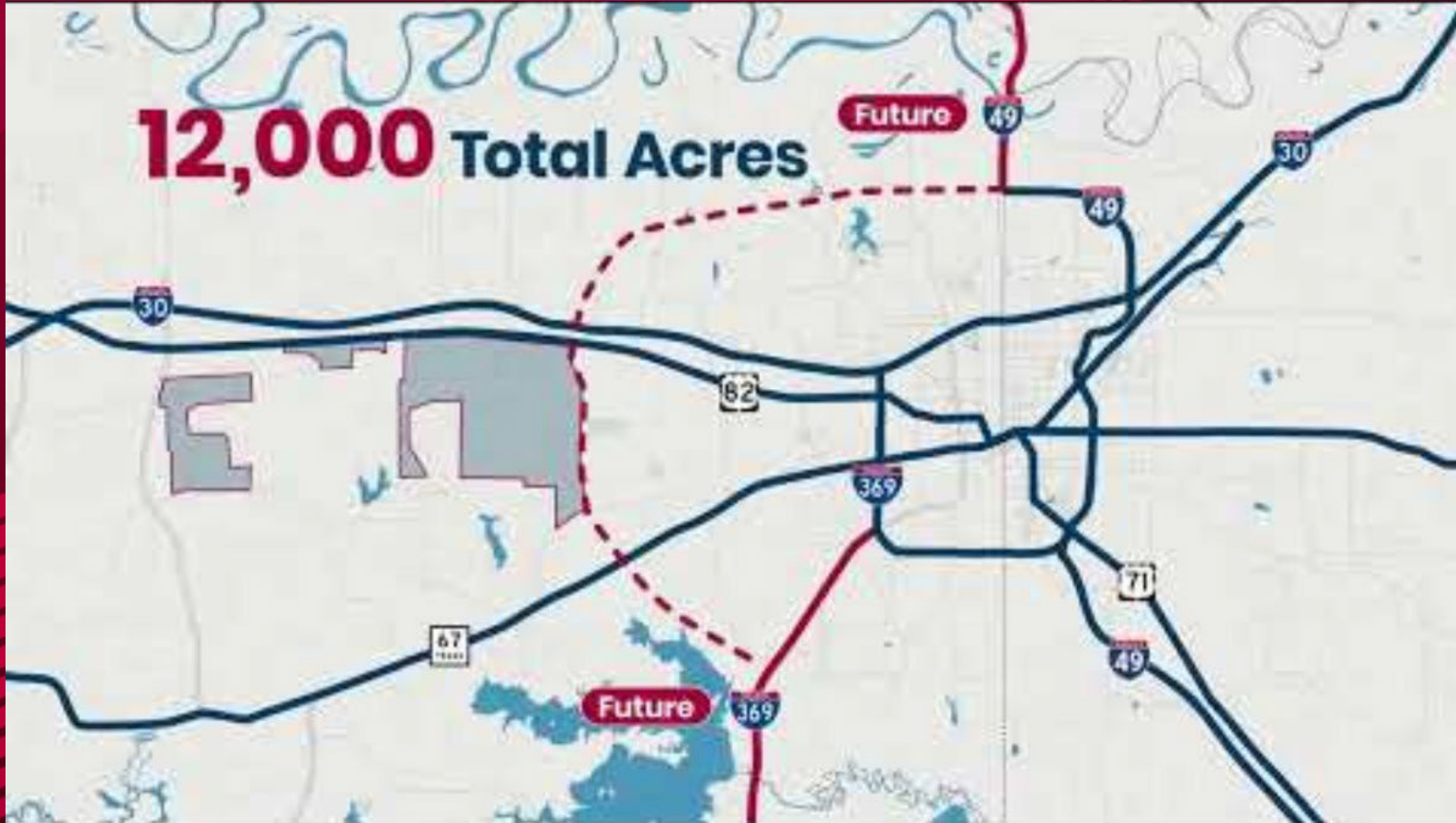


TexAmericas Center's Value Added Services

- TexAmericas Center has a Professional Engineer on-staff to review and approve site plans, building plans, and occupancy permits typically within a 72-hour turnaround.
 - No public notice/comment period
 - No planning commission hearing
 - No public meetings/zoning review required
- Build-to-Suit & Build-Out-to-Suit Services
 - Lease
 - Purchase
 - Lease with Option to Purchase
 - Reverse Lease
- Flex Lease & Third-Party Logistics (3PL) Services
- Transload Services, Railcar Storage, Movement Services and MRO
- Soft-Landing and New Tenant Concierge Services
- Incentive Identification and Application Assistance Services
- Financing via New Market Tax Credits, Opportunity Zone and other programs

*Our Team works with you to accelerate **Speed-to-Occupancy** so that you can realize **Speed-to-Market** and **Speed-to-Profit** faster!*

The TexAmericas Center Edge



<https://youtu.be/VxqAZEu9b14>

Access to Markets

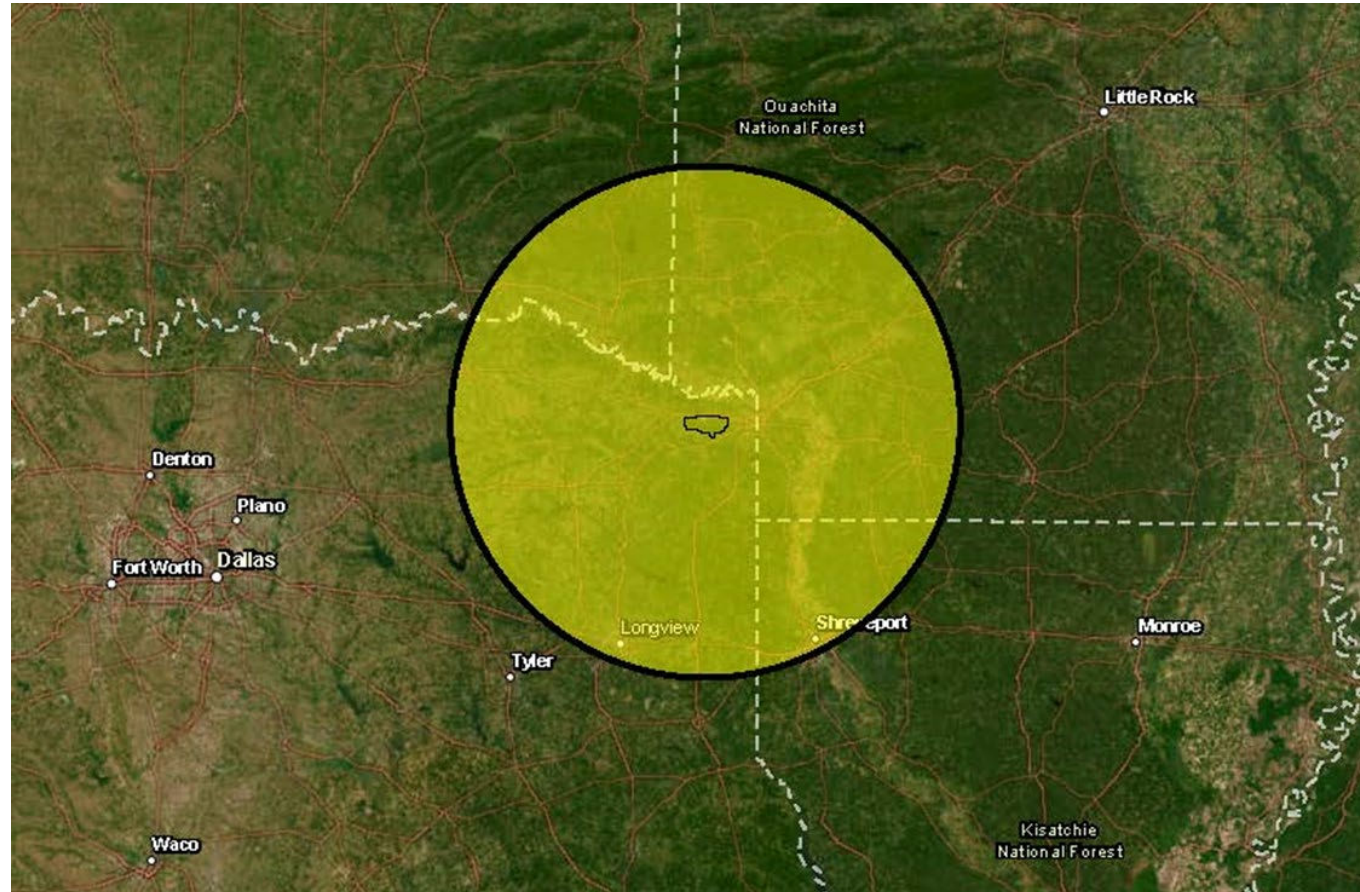
- Texarkana is the closest Texas community to the geographic and population centers of the U.S.
- Lowest aggregate mile location in Texas to reach the USA and North American markets.
- This gives tenants at TAC a **500-mile reach**, including:
 - **53.8 million consumers** – 10 million more than Dallas, Houston & San Antonio's 500-mile reach
 - **23 of the largest MSA's**
 - **10 of the fastest growing MSA's**
 - **2.3 million businesses**
- TexAmericas Center is also well-suited for international markets
 - Foreign Trade Zone #258
 - World-class infrastructure system
 - Low transportation costs



TexAmericas Center 500-mile radius.

Texarkana's Labor Surplus

- Texarkana is the primary employment hub for a 75-mile radius
- Population over **1.2 million**
- Labor participation rate of **55.2%** (JobsEQ, 2025)
- Access to over half a million (**538,658**) employable individuals
- TexAmericas Center Laborshed is at a labor surplus and can provide access to a pull of approximately **127,200 potential workers**, including:
 - Unemployed – 21,500
 - Underemployed – 35,132
 - Supercommuters – 72,000
- Future talent pipeline
 - **Over 30 colleges and universities** in 75-mile radius
 - Over 54,000 enrolled students
 - 18,412 graduates annually
 - Local higher education community (subset of 8 institutions)
 - 20,000 students pursuing certificates and degrees
 - Over 8,000 graduates annually
 - About 2,000 pursue local unskilled/semi-skilled jobs
- Substantial potential for relocations to TXK



TexAmericas Center 75-mile radius.

One Company's Experience



<https://youtu.be/Av4yaKdrYMo>

Lifestyle (Housing)

- Executive Housing
 - (+) Acreage
 - Waterfront
 - Rural
 - Urban
 - Downtown Apartments/Lofts for lease available (temporary housing)
- Median value of Housing Unit - \$183,591 (2024)
- Average Value of Housing Unit - \$234,787 (2024)
- 2024 Housing Affordability Index – 47.1
- Average cost per sq. ft. for existing homes - \$100 to \$150
- Excellent relationship with local realtors



[Click here to view these listings and more!](#)

Lifestyle (Housing Affordability)

- Rental Properties
 - **2-bedroom** (apartment) can range from \$800 to \$1,300 per month
 - **Single-family homes** range from \$1,200 to \$2,000 per month
 - **Condos and townhomes** are typically in the higher range, but there are fewer of these units available for rent.
- Existing Homes
 - **Average cost:** \$100 to \$150 per square foot
 - **Median Home Price:** \$180,000 to \$220,000 (\$110 to \$130 psf)
 - **Luxury and Newer Homes:** \$140 to \$160 psf or higher
- New Home Construction
 - **Average cost:** \$125 to \$175 per square foot
 - **Basic New Home:** \$187,500 to \$225,000 (assuming \$125 to \$150 psf)
 - **Mid-Range New Home:** \$250,000 to \$300,000 (assuming \$125 to \$150 psf)
 - **High-End Custom Home:** \$375,000 to \$437,500
- Key Factors Affecting Home Prices
 - **Location (Texas vs. Arkansas)**
 - Homes on the **Texas side** of Texarkana typically tend to be a bit more expensive than those on the **Arkansas side** due to differences in property taxes, land costs, and sometimes local amenities.
 - The price difference between the two states is generally not extreme, but buyers may find a slight premium for homes in the Texas portion of the MSA.
 - **Home Type and Size**
 - **New Construction** homes or those in more desirable areas (e.g., gated communities, closer to schools, or amenities) may have a higher price per square foot, potentially reaching **\$150 or more**.
 - **Older homes** or those in less sought-after areas may see a lower price per square foot, closer to **\$100 or even less**.
 - **Rural vs. Urban Areas:**
 - Homes in more **rural or suburban** parts of the MSA may be **priced lower** per square foot
 - Homes closer to the **urban** core or with more urban amenities (shopping, schools, etc.) **may cost more**.

** Pricing will vary based on neighborhood and property type.*

Lifestyle (Healthcare)

Texarkana is the medical hub of a **large rural healthcare market**. Healthcare resources are readily available with multiple health systems, specialty physicians, clinics, urgent care centers, freestanding emergency rooms, labs, imaging centers, nursing homes, assisted living centers and other services.

- Over 1,000 beds
- Staffed by more than 3,150 healthcare professionals
- Specialties (medical, surgical, diagnostic)
 - Open-heart surgery
 - Hemodialysis
 - Laser surgery
 - Rehabilitation
 - Radiation therapy
 - Lithotripsy
 - Mobile intensive-care hospital
- Level III Advanced Trauma Center's
 - Christus St. Michael Health System
 - Wadley Regional Medical Center
- Helicopter, Ambulance and HazMat Emergency Response
- Closest Level II Trauma Center's
 - CHI St. Vincent Infirmary – Little Rock, AR (145 miles)
 - Baptist Health Medical Center – Little Rock, AR (145 miles)
 - Baylor Scott & White Medical Center – McKinney, TX (170 miles)
 - Baylor Scott & White Medical Center-Hillcrest – Waco, TX (220 miles)
- Additional Healthcare Facilities
 - Encompass Health Rehabilitation Hospital
 - Collom & Carney Clinic
 - Signature Care Emergency Center
 - Texarkana Emergency Center
 - Genesis Prime Care
 - Hospice of Texarkana
 - Texarkana VA Clinic
 - Healthcare Express

Lifestyle (Healthcare continued)

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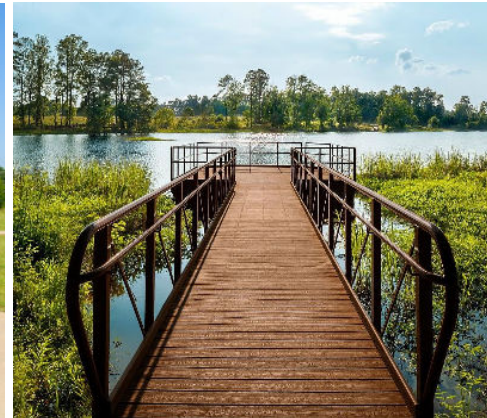
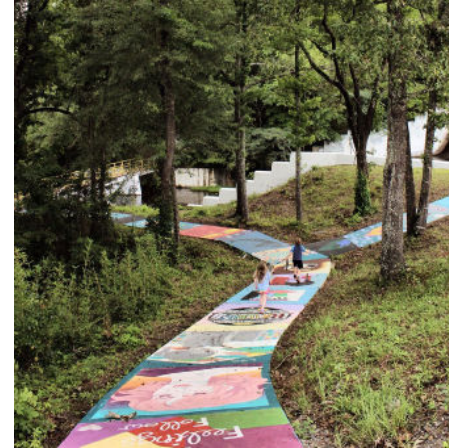
- Christus St. Michael Health System (TX)
 - Level III Advanced Trauma Center
 - 1,000-acre campus
 - 312-325 beds
 - More than 2,200 employees
 - 24-hour emergency services
 - Earned 'A' grades in Leapfrog's most recent (2024) national hospital safety survey.



- Christus Health-Pine Street (TX)
 - Previously "Wadley Regional Medical Center"
 - Owned by Christus St. Michael Health System
 - Level III Advanced Trauma Center
 - 200 beds
 - More than 600 employees
 - 24-hour emergency services

Lifestyle (Parks & Lakes)

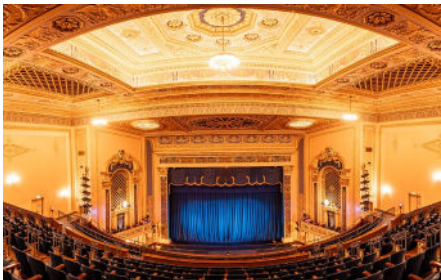
- Spring Lake Park (AR)
- Bringle Lake Park (TX)
- Lake Wright Patman (TX)
- Millwood Lake State Park (TX)
- Bringle Lake (TX)
- Big Dam Waterpark (AR)
- Lake Greeson (AR)
- Crater of Diamonds State Park (AR)
- Hot Springs National Park (AR)
- Beaver's Bend State Park (OK)
- Caddo Lake State Park (TX)
- Lake Bistineau Stake Park (LA)
- Fishing, Hiking, Camping
- Year-Round Activities & Events



Lifestyle (Culture)

- Rich culture that includes music, art, architecture, and history.
 - Murals, art gallery, art contests
 - Shows and events in the historic Perot Theater
 - Texarkana Symphony
 - Four States Rodeo
 - Monthly outdoor events and activities
- Explore testimonials from residents to understand why community members value living in Texarkana.
 - New & Current Resident Testimonials:

[Click to open: The Faces of Texarkana](#)



Come Home to Texarkana



See why your new employees would love living in Texarkana!

https://youtu.be/W33S8Q1i_HI

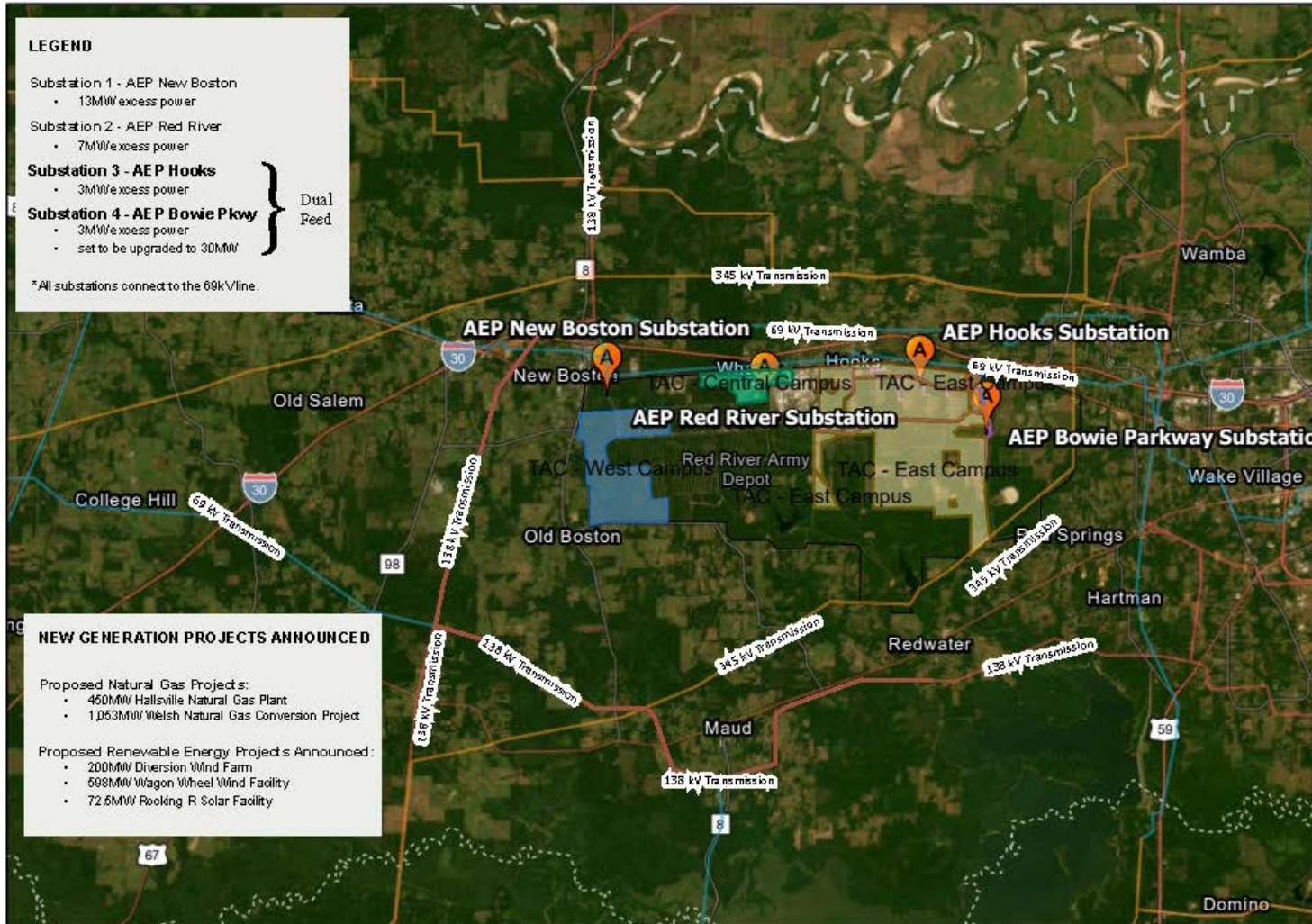
Standard of Living

COST OF LIVING INDEX *(2024 Annual Average Data)*

New York (Manhattan), NY	225.2
Orange County, CA	150.3
Boston, MA	146.5
Decatur, IL	114.0
Charleston, SC	111.5
Dallas, TX	103.0
Texarkana, TX-AR	76.9

*NOTE: Our base cost of living is represented by a reading of 100 which **represents the national average.***

Access to Electrical Power



- Four (4) substations serve TAC:
 - AEP New Boston
 - AEP Red River
 - AEP Hooks
 - AEP Bowie Pkwy
- Transmission lines that serve TAC:
 - One - 69kV transmission line
 - Two - 138kV transmission lines
 - Three - 345kV transmission lines
- 3-Phase, 12kv Distribution lines
- Electrical grid managed by Southwestern Electric Power Company (SWEPCO) and the Southwest Power Pool (SPP).
- SWEPCO fuel source mix used for electrical generation is:
 - 40% Coal/Lignite
 - 39% Natural gas
 - 21% Wind
- New Generation Projects Announced: 3,200MW
 - Proposed Natural Gas Projects
 - 450MW Hallsville Natural Gas Plant
 - 1,053MW Welsh Natural Gas Conversion Project
 - Proposed Renewable Energy Projects
 - 200MW Diversion Wind Farm
 - 598MW Wagon Wheel Wind Facility
 - 72.5MW Rocking R Solar Facility

Your Costs & Profitability

Variable costs at TAC are among the lowest in Texas.

Examples of savings:

- Lease rates are one quarter the rate of the Dallas metro market.
- Aggregate property tax rates for our region are **20-30% below** tax rates for major metro markets in Texas, offering both a lower rate and a lower property valuation.
- TAC is not located in a municipality and therefore does not levy taxes, meaning a **100% permanent municipal tax abatement** on real property and inventory.
- A valuable basket of incentives to lower cost even further.
- Industrial grade utilities 20-40% below the national average.
- Labor rates are 80% of the Texas average.
- Favorable logistics/transportation costs.
- Favorable overhead costs



Access to Incentives

- Special Zones

- Defense Economic Readjustment Zone
- US Foreign Trade Zone #258
- New Market Tax Credits
- US Opportunity Zone
- Texas Enterprise Zone
- Texas Reinvestment Zone
- PACE Program
- US EB-5 Immigration through Investment Program

- Recruitment & Training

- Skills Development Fund
- Local Jobs, Energy, Technology and Innovation (JETI) Program
- On-the-Job Training (OJT) Contracts
- Come Home to Texarkana Program

- Tax Abatement Programs

- Goods in Transit Tax Exemption
- Freeport Tax Exemption
- 312 Tax Abatement
- 381 Tax Abatement
- Texas Research D& Development Tax Credit
- Pollution Control Equipment Incentive
- Franchise Tax Exemption & Deduction for Business HQ Relocation

- Utility Incentives

- AEP/SWEPCO Economic Development Rider

- Other

- Texoma Semiconductor Tech Hub

INCENTIVES SUMMARY

Click document to Download



[Access the Incentives Summary on our website, HERE.](#)

Thank You

