

A LETTER FROM OUR EXECUTIVE DIRECTOR/CEO SCOTT NORTON



TexAmericas Center is driven by a vision of continuous growth and expansion, and this past year delivered exceptional momentum. We advanced major projects, welcomed new tenants, strengthened regional partnerships, and continued to receive national recognition. Our progress in rail, logistics, and development readiness continued to position us as a premier destination for business investment. As we grow, our tenants continue to thrive, reinforcing the strength of our community and our long-term commitment to the Texarkana region.

This momentum is reflected in measurable economic impact. Over the past five years, employment at TexAmericas Center has grown from 650 to 1,536 jobs, representing a 136 percent increase. Combined annual payroll now exceeds \$95,270,672, reflecting a five percent year-over-year increase. Demand within the third-party logistics sector continues to accelerate, with 10 active third-party logistics (3PL) customers and tenants on site, marking a 67 percent annual growth in this key industry segment.

LOOKING FORWARD, TEXAMERICAS CENTER WILL CONTINUE TO:

- **Drive Innovation and Operational Excellence:** We will further streamline processes, leverage new tools such as our Oracle financial system, and implement designs for rail-served logistics and tenant-specific buildings to maximize efficiency and value for current and future tenants.
- **Expand our Tenant Base and Prospect Activity:** With a strong interest in 3PL services, rail-served operations, and build-to-suit developments, we will increase the number and diversity of companies on our property while supporting the expansion of existing tenants.
- **Enhance Sustainability and Preparedness:** We remain committed to environmentally responsible development, having cleared and prepared over 300 utility-served acres to accelerate speed-to-market and future investment opportunities.
- **Attract Strategic Investment:** We are advancing projects that utilize FTZ, New Market Tax Credits, Opportunity Zones, and the Texas Enterprise Zone, while working closely with local, state, and federal partners to create compelling incentives for new and expanding businesses.
- **Strengthen Workforce and Community Partnerships:** We continue to focus on creating 12,000 jobs across our 12,000-acre footprint, collaborating with partners like Texas A&M University–Texarkana, Texarkana College, and the University of Arkansas Hope–Texarkana, and expanding workforce development opportunities that benefit the region and our tenants.

TexAmericas Center has once again been ranked among the top industrial parks in the nation, including recognition as a top five national industrial park in 2025. With 3.5 million square feet of commercial and industrial space, 761-acres of certified sites, and a robust business development pipeline, we remain confident in our ability to keep the Texarkana region competitive, thriving, and well-positioned for sustained growth.

I would like to express my sincere gratitude to our current partners for their ongoing support. To future partners, I encourage you to visit TexAmericas Center, explore our properties, and experience firsthand the unmatched service and commitment that define our organization. Together, we will continue creating jobs, supporting business expansion, and building a strong economic future for the entire Texarkana region.

Scott Norton

Executive Director/CEO of TexAmericas Center

BEST FIT INDUSTRIES

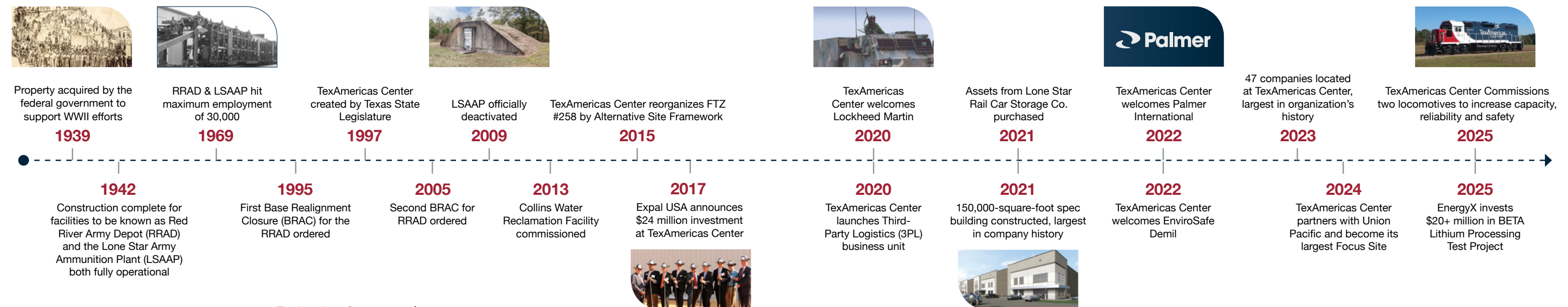


Defense & Transportation Equipment Manufacturing Resource-Based & Advanced Manufacturing Food, Drug, & Beverage Processing Data Processing, Hosting, & Related Services Chemical, Plastics, & Rubber Manufacturing

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



"We've built our business here since 2016, and this expansion reflects our confidence in TexAmericas Center and the Texarkana region. The availability of existing industrial space and the ability to expand efficiently on campus gives us a clear path to diversify into new markets while continuing to invest in our team and operations."

- **EDDY ANDERS**
General Manager, Renew Truck



"Texarkana is the right place for what we're building. By leveraging TexAmerica Center's former defense infrastructure and eco-industrial approach, EnergyX can grow responsibly while advancing energy security, high-skilled jobs, and the next generation of American lithium and battery innovation."

- **TEAGUE EGAN**
Founder & Chief Executive Officer, EnergyX



"At TexAmericas Center, stronger rail service helps existing companies expand and gives new prospects confidence to locate here. The benefits extend across the four-state Texarkana area through jobs, contracting, and local spending."

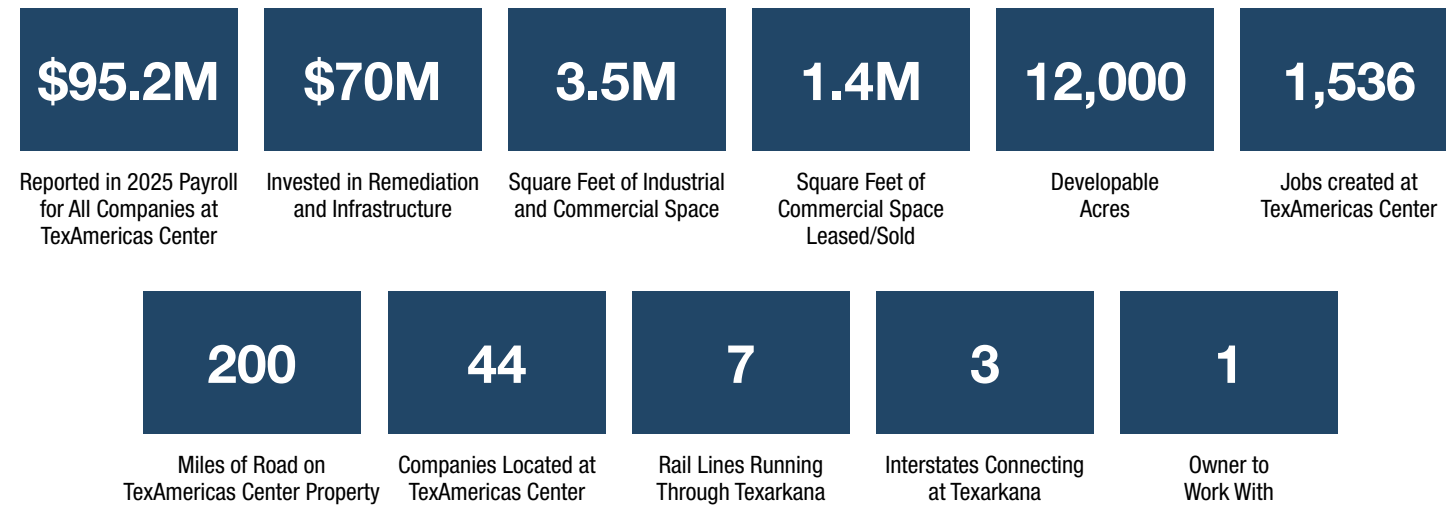
- **B. KEITH GRAF**
Executive Director, Texas Military Preparedness Commission



"The TexAmericas Center location broadens our geographic reach, expands our sustainable portfolio, and enhances COIM USA's ability to serve customers with greater speed, efficiency, and resiliency."

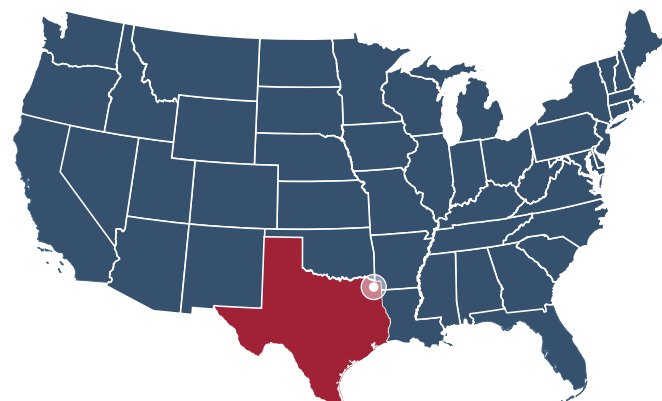
- **MICHELANGELO CAVALLO**
President, COIM USA

BY THE NUMBERS



WE ASPIRE TO GROW ECONOMIC OPPORTUNITY

*Based on 2025 Annual Tenant Census Report conducted by TexAmericas Center



www.TexAmericasCenter.com



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THE TEXAMERICAS CENTER STORY

BUILD | LEASE | MANAGE | SELL | INCENTIVES | LOGISTICS