Strategically Positioned for Your Next Business Move

TexAmericas CENTER®

Texarkana USA

Build | Lease | Manage | Sell | Incentives | Logistics

2026

The Best Fit Location for Your Project

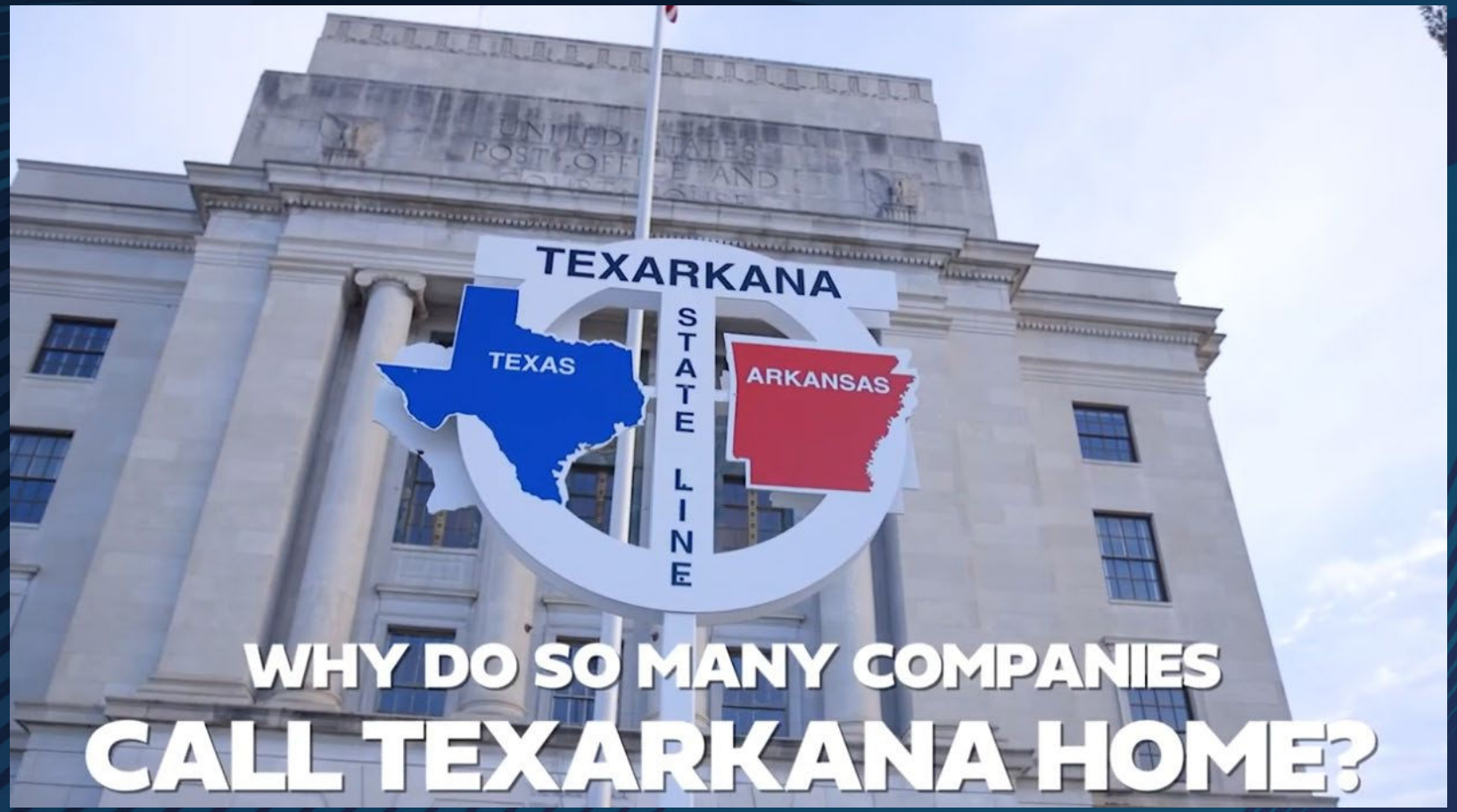
🔗 **Open Video in Browser**

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



Open Video in Browser

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

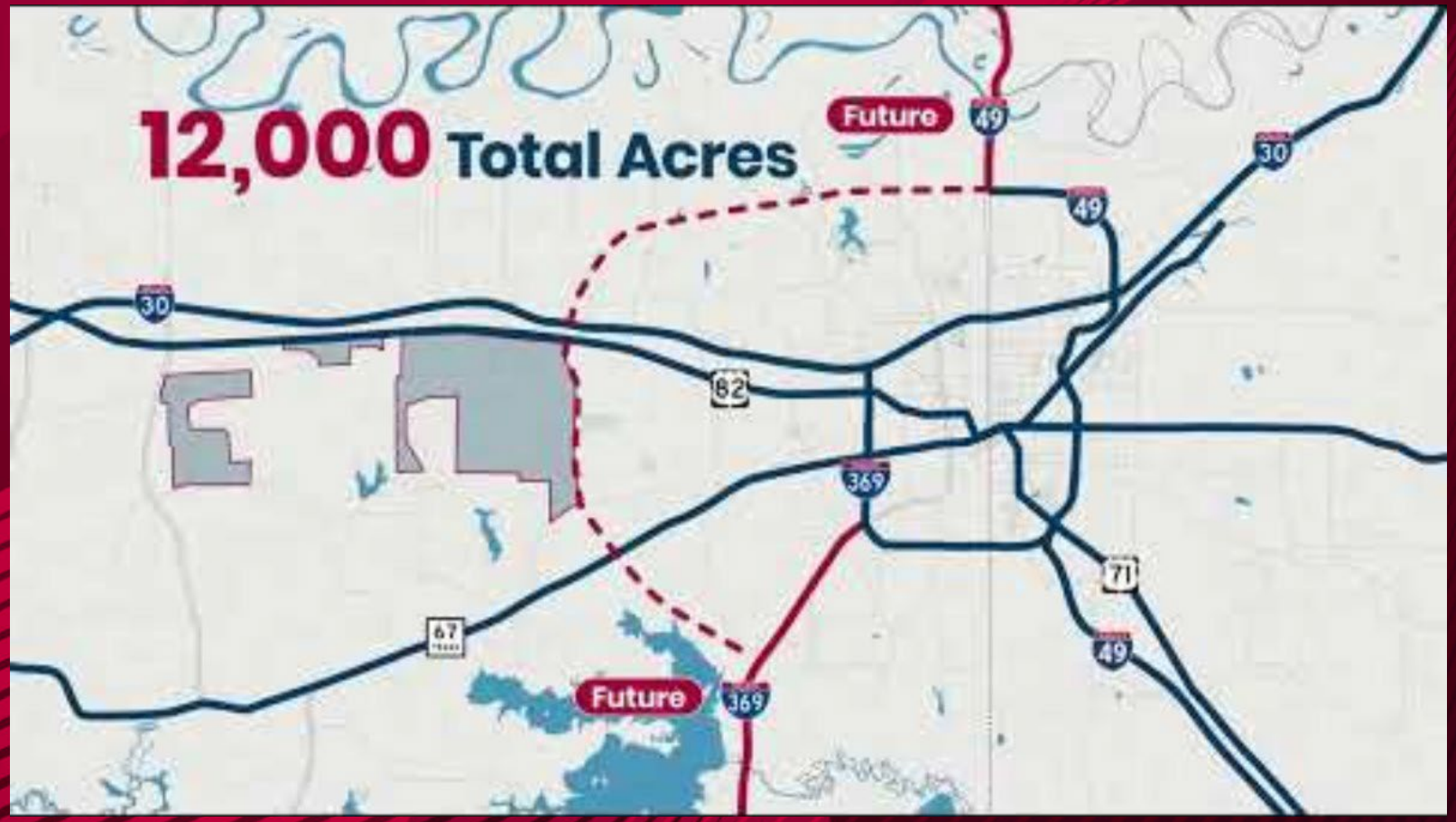
- Formed in 1998 as a result of the Base Realignment And Closure (BRAC) processes of 1995 and 2005.
- Premier Industrial Park – one of the largest in the country, with **12,000 acres** and **3.5 million square feet** of commercial and industrial property.
- **A State of Texas Special Purpose District 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. 5 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



Open Video in Browser

Access to Markets

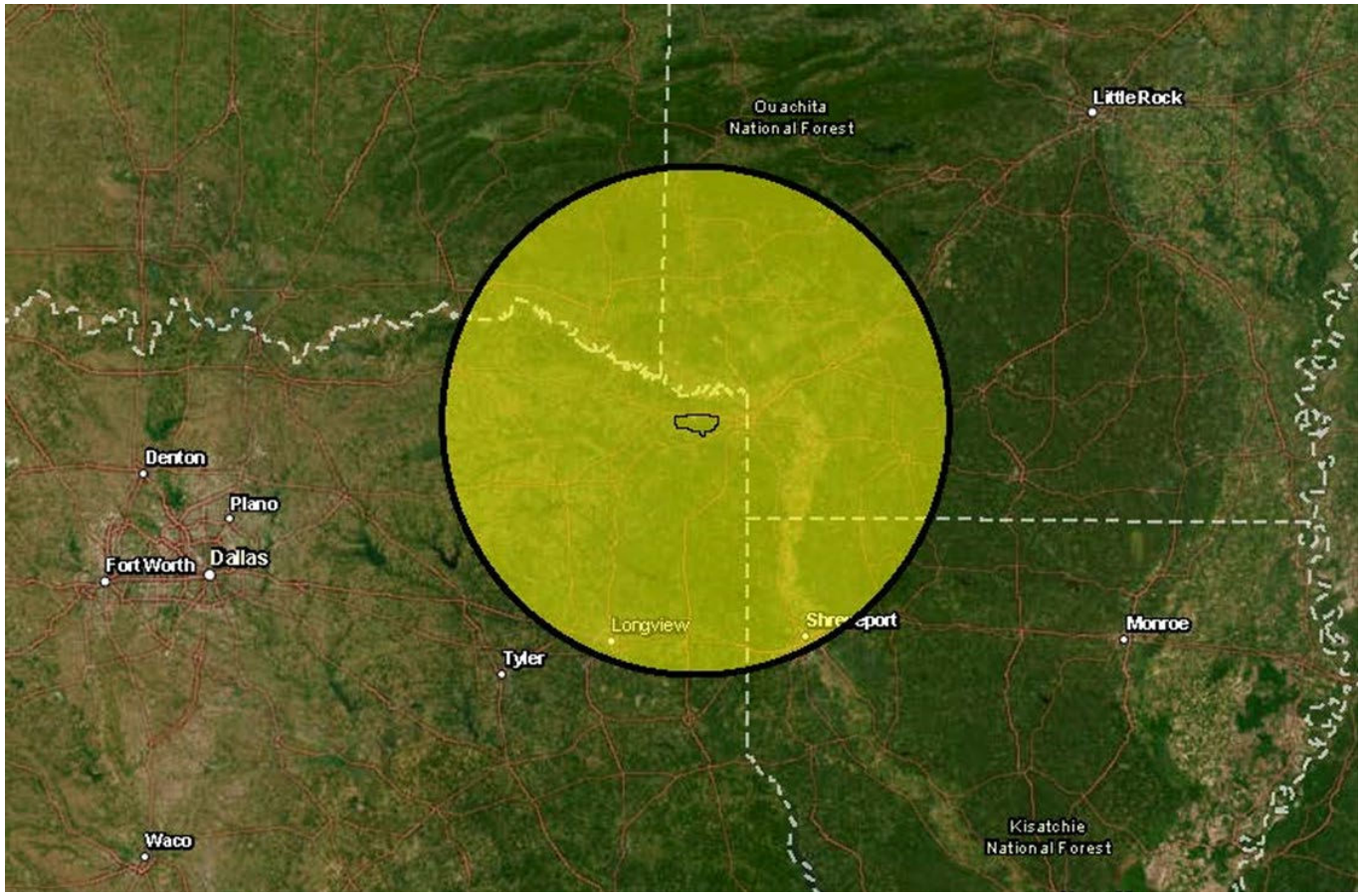
- Texarkana is the closest Texas community to the geographic and population centers of the U.S.
- Lowest aggregate mile location in Texas to reach the USA and North American markets.
- This gives tenants at TAC a **500-mile reach,** including:
  - **53.8 million consumers** – 10 million more than Dallas, 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

Open Video in Browser

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

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
  - Christus Health-Pine Street (previously 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)

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.

- 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

- Local eats, shopping, live music, indoor & outdoor recreation, and more.
- Discover what there is to love about Texarkana by accessing the link below.

New Resident's Guide to Texarkana

PDF

Texarkana Lifestyle Guide

Come Home to Texarkana

See why your new employees would love living in Texarkana!

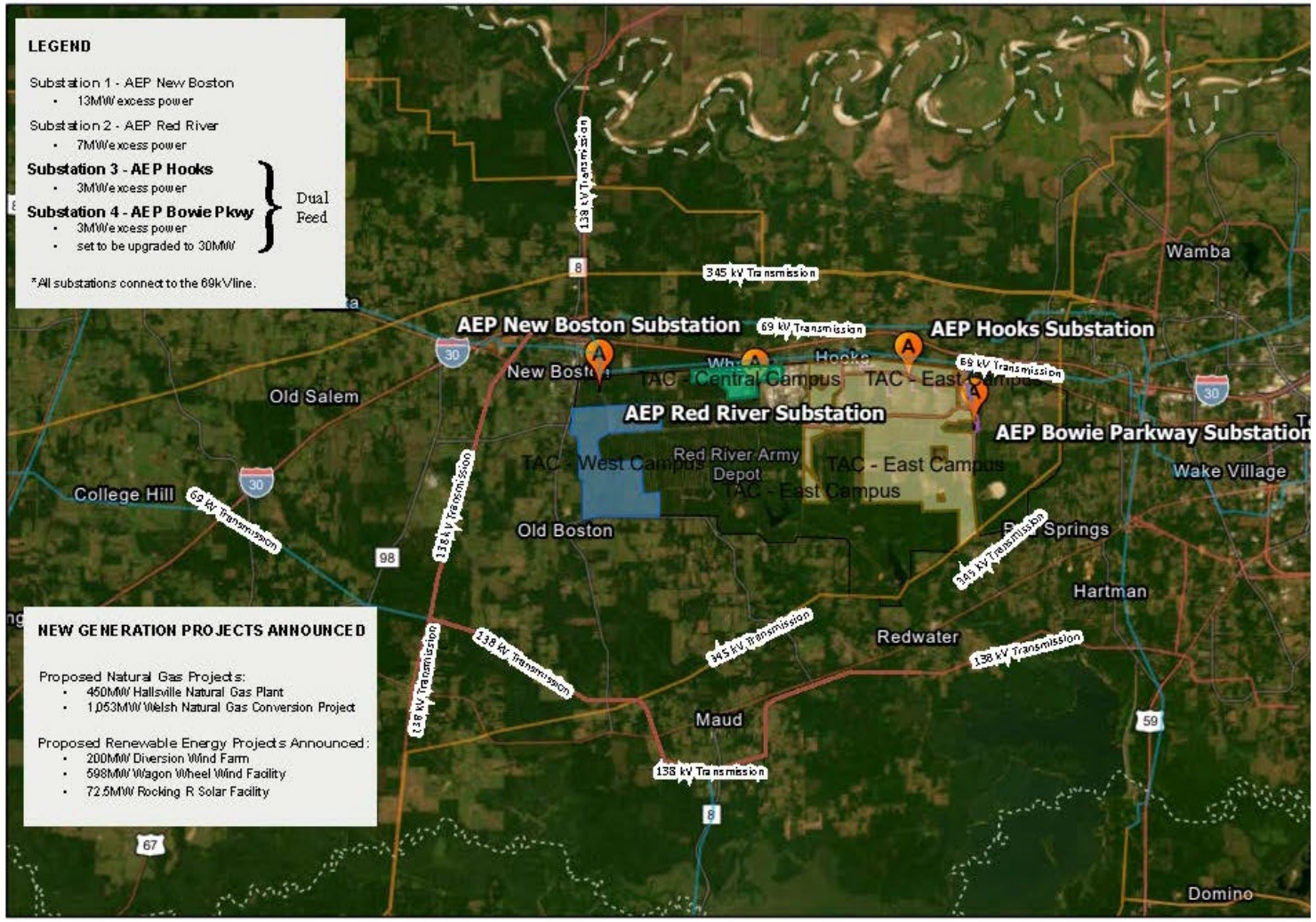
🔗 **Open Video in Browser**

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

TexAmericas CENTER®
Texarkana USA
Build | Lease | Manage | Sell | Incentives | Logistics