
102 E. First Street
PO Box 432
Cameron, TX, US, 76520
Call: 254.697.4979
Fax: 254.697.2345
Email: talkcameron@cameronindustrialfoundation.com

Community Profile

By admin

Published: 03/29/2012 - 18:16

Benefits of Being Based in Cameron

- Community support for local businesses
- Business to business support
- High tech capabilities with low tech stress
- Tree lined neighborhood streets
- Superior schools where scholarships are key, technology abounds, and schools are modern ([take a look at our brand new High School](#))
- A moderate Texas climate
- Rolling hills with an abundance of beautiful oaks and pecan trees
- Lush green landscapes
- Convenient driving time to most major cities in Texas
- Easy access to bigger city amenities without the traffic congestion

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Demographics

By admin

Published: 04/02/2012 - 19:26

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Cameron is a diverse community of approximately 5,552 people as reported on the 2010 Census. Demographic data from the 2010 Census and American Community Survey both 3-Year and 5-Year estimates was used to provide the current data from the City of Cameron, Milam County and the 76520 zip code which covers the City of Cameron. Note that in some cases, data was not available at the zip code level.

The data is grouped in a easy to read format under the links on the left pane. For your convenience a printable version of all the information included on this site is available in the adobe acrobat file [here](#).

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Civilian Veterans

By cameron

Published: 04/27/2012 - 19:52

CIVILIAN VETERANS						
	City of Cameron		76520 Zip Code		Milam County	
	number	percent	number	percent	number	percent
Civilian (civilian population 16 years and over)*	2,356	53.7	3,619	54.2	10,816	58.5
Note: (X) = Not applicable						
*Source: U.S. Census Bureau, 2000 Summary File 1 (SF 1) and Summary File 3 (SF 3)						

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Educational Attainment

By cameron

Published: 04/27/2012 - 19:48

EDUCATIONAL ATTAINMENT						
	City of Cameron		76520 Zip Code		Milam County	
	number	percent	number	percent	number	percent
Population 25 years and over	3,461	(X)	(X)	(X)	16,526	(X)
High school graduate or higher	(X)	71.1	(X)	(X)	(X)	81.5
Bachelor's degree of higher	(X)	13.2	(X)	(X)	(X)	13.6
Note: (X) = Not applicable						
Source: U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Estimate, Educational Attainment Zip code data not available as of 7/2012						

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General Characteristics

By cameron

Published: 04/27/2012 - 18:58

GENERAL CHARACTERISTICS							
	City of Cameron		76520 Zip Code		Milam County		
	number	percent	number	percent	number	percent	U.S.
Total population, 2010 Census	5,552	100	8,413	100	24,757	100	
Male, 2010 Census	2,679	48.3	4,141	49.2	12,225	49.4	
Female, 2010 Census	2,873	51.7	4,272	50.8	12,532	50.6	
Source: U.S. Census 2010 Summary File 1							

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Household Size

By cameron

Published: 04/27/2012 - 19:36

HOUSEHOLD SIZE						
	City of Cameron		76520 Zip Code		Milam County	
	number	percent	number	percent	number	percent
Average household size	2.61	(X)	2.55	(X)	2.59	(X)
Average family size	3.28	(X)	3.15	(X)	3.12	(X)
Note: (X) = Not applicable						
Source: U.S. Census 2010 Demographic Profile Data, Profile of General Population and Housing Characteristics						

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Housing Characteristics

By cameron

Published: 04/27/2012 - 20:10

HOUSING CHARACTERISTICS						
	City of Cameron		76520 Zip Code		Milam County	
	number	percent	number	percent	number	percent
Single-family owner-occupied homes	1,317	65.1	2,164	67.4	6,992	73
Median value (dollars)	73,800	(X)	(X)	(X)	81,600	(X)
Median of selected monthly owner costs	954	(X)	(X)	(X)	1,063	(X)
Not mortgaged	546	(X)	(X)	(X)	3,799	54.3
Median Gross Rent	604				617	
Total housing units	2,360	100	3,796	100	11,305	100
Occupied housing units	2,057	87.2	3,210	84.6	9,408	83.2
Owner-occupied housing units	1,217	51.6	2,164	67.4	6,748	71.7
Renter-occupied housing units	840	35.6	1,046	32.6	2,660	28.3
Vacant housing units	303	12.8	586	15.4	1,897	16.8
Note: (X) = Not applicable						

Source: U.S. Census Bureau, 2006-2010 American Community Survey Selected Population Tables
Source: U.S. Census 2010 Demographic Profile Data, Profile of General Population and Housing Characteristics

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Housing Summary

By cameron

Published: 04/27/2012 - 20:16

The U.S. Census 2010 Demographic Profile of General Population and Housing Characteristics records the total housing units in Cameron as 2,360. Of the 2,360 housing units, 1,217 or 59.2% were owner occupied, 840 or 40.8% were renter occupied; of the total stock 303 or 12.8% were vacant; and 771 or 58.5% were mortgaged.

In Milam County total housing units of were 11,305 of which 6,748 or 71.7% were owner occupied; 2,660 or 28.3% were renter occupied; 1,897 or 16.8% were vacant. Of the total housing stock 45.7% were mortgaged.

The median housing value for homes in Cameron, Texas in per the 2006 - 2010 American Community Survey was \$73,800. In Milam County the median value of owner occupied housing was \$81,600.

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Income

By cameron

Published: 04/27/2012 - 20:04

INCOME						
	City of Cameron		76520 Zip Code		Milam County	
	number	percent	number	percent	number	percent
Median Household income (dollars)	34,972	(X)	(X)	(X)	39,035	(X)
Mean Household income (dollars)	53,546	(X)	(X)	(X)	54,949	(X)
Per capita income (dollars)	19,334	(X)	(X)	(X)	21,504	(X)
Note: (X) = Not applicable						
Source: U.S. Census Bureau, 2010 American Community Survey, Selected Household Characteristics.						

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Median Age

By cameron

Published: 04/27/2012 - 19:14

MEDIAN AGE						
	City of Cameron		76520 Zip Code		Milam County	
	number	percent	number	percent	number	percent
Median age (years)	36.6	(X)	40.4	(X)	40.5	(X)
Under 5 years	447	8.1	603	7.2	1,698	6.9
18 years and over	3,949	71.1	6,170	73.3	18,205	72.5
65 years and over	937	16.9	1,530	18.2	4,305	17.2
Note: (X) = Not applicable						
Source: U.S. Census Bureau, Profile of General Population and Housing Characteristics: 2010 2010 Demographic Profile Data						

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Race

By cameron

Published: 04/27/2012 - 19:22

RACE							
	City of Cameron		76520 Zip Code		Milam County		U.S.
	number	percent	number	percent	number	percent	percent
Total Population 2010	5,552	100	7,028	100	24,757	100	
White	3,641	65.6	4,987	71	19,347	78	72.4
Hispanic or Latino (of any race)	1,864	33.6	2,030	28.7	5,780	23	16.3
Black or African American	1,124	20.2	1,158	16.5	2,473	10	12.6
Asian	22	.04	29	.04	96	.003	4.8
American Indian and Alaska Native	32	(X)	35	(X)	171	(x)	
Native Hawaiian and other Pacific Islander	0	0	0	0	1	0	.2
Other	665	(X)	729	(X)	2,228	(X)	6.2
Two or more races	68	(X)	90	(X)	441	(X)	2.9
Note: (X) = Not applicable							
Source: U.S. Census Bureau 2010 Interactive Population Search							

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Workforce Population

By cameron

Published: 04/27/2012 - 19:58

WORKFORCE POPULATION						
	City of Cameron		76520 Zip Code		Milam County	
	number	percent	number	percent	number	percent
In labor force (pop. 16 & over)*	4,139	47.7	(X)	(X)	10,924	57.2
Mean travel time to work in mins. (pop. 16 & over)	21.0	(X)	(X)	(X)	26.2	(X)

Note: (X) = Not applicable

*Source: U.S. Census Bureau 2008-2010 American Community Survey 3-Year Estimates (County Data)
 *Source: U.S. Census Bureau 2006-2010 American Community Survey 5-year Estimates (City Data)
 Source: 2006-2010 American Community Survey Selected Population Tables

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Churches

By cameron

Published: 04/27/2012 - 20:20

CHURCHES	CHURCHES				
	De no mi nation	Name	Address	City	Phone
	Lutheran	Abiding Savior Lutheran Church	806 E 12th St	Cameron	254.697.6121
	Episcopal	All Saint's Episcopal Church	200 N Travis	Cameron	254.697.2167
	Baptist	Battetown Baptist Church	E 22nd Street	Cameron	254.697.4718
		Bethel AME Church	400 S Austin	Cameron	254.697.3818
	Baptist	Cameron Grove Baptist Church	1204 N Austin	Cameron	254.697.3036
	Baptist	Iglesia De Dios Evangelicas	Burleson Ave.	Cameron	
	Baptist-Fundamental	Faith Baptist Church Faith Tabernacle Church	500 W 6th St Tyson & Burleson	Cameron Cameron	254.697.8077
	Baptist-Southern	First Baptist Church	400 W Main	Cameron	254.697.6477
	Catholic	St Monica's Catholic Church	306 S. Nolan	Cameron	254.697.2107
	Christian	First Christian Church	411 W Main	Cameron	254.697.2357
	Church Of Christ	North Orchard Street Church Of Christ	1000 N Orchard St	Cameron	254.697.6909
	Church Of Christ	Church Of Christ	100 E 3rd	Cameron	254.697.3525

Assembly Of God	First Assembly Of God Church	1511 N Houston Av	Cameron	254.697.3924
Presbyterian	First Presbyterian Church First Spiritualist Church	102 E 4th 802 S College	Cameron Cameron	254.697.2686
Methodist-United	First United Methodist Church	208 W 2nd	Cameron	254.697.4933
Non-Demoninational	Grace Church	808 W 16th	Cameron	254.697.2410

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City Government

By cameron

Published: 04/27/2012 - 20:25

CITY GOVERNMENT	
Type	Home Rule-Council/Manager
Number on Council	7
Municipal Police	10
Paid Fireman	1
Volunteers	45
City Zoning Body	yes
Master Plan	yes
Cameron is the county seat for Milam County. Other towns in Milam county are: Rockdale, Thorndale, Buckholts, Gause, and Milano.	

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Climate

By cameron

Published: 04/27/2012 - 20:40

CLIMATE	
Annual Average Temperature	66.4 F
Mo. Average High Temperature	96 F
Mo. Average Low Temperature	39 F
Annual Average Precipitation	33.87"
Annual Average Snowfall	0"
Elevation	306' - 648'

Cameron's unique geography also provides for milder seasonal changes. Cameron tends to have more rain than other drier parts of the country which means we are normally green and growing. We also have less impact from tropical storms than coastal areas and milder winters than more northern parts of Texas.

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Education

By cameron

Published: 04/27/2012 - 21:00

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[Cameron Independent School District](#)



Ben Milam Elementary (K-2)



Cameron Elementary & Jr. High Schools



CH Yoe High School

Cameron ISD is well appointed district featuring modern school facilities and state of the art instructional technology.

EDUCATION		
Public		
<i>School Budget: (2011-2012) \$14,100,000.00</i>		
	Schools	Enrollment
PreK - 2	1	499
Elementary (3rd thru 5th)	1	372
Middle/Jr. High (6th thru 8th)	1	325

High Schools (9th thru 12th)	1	388
Private		
Special/Head Start	1/1	171/38

GED

GED Training is available through several resources in Milam County. In Cameron contact the Cameron ISD Superintendent’s office. Classes are free but limited in size. The Workforce Center in Rockdale offers GED training subject to funding availability. Classes are held at the Rockdale Workforce Center. Contact the Workforce Center at 1(800) 487-7520 for information.

Rockdale ISD also offers GED Training. Contact Rockdale ISD at 512.430.6000 for information.

Area Universities and Colleges

In additions to Temple College and TSTC, Cameron has within close proximity three national recognized universities and several other smaller universities: Baylor University, Texas A&M University and The University of Texas at Austin.

[Baylor University](#)

Waco, Texas is approximately 50 minutes from Cameron. Baylor is a private co-educational Baptist institution offering Undergraduate, Graduate, Law and Seminary schools.

[Texas A&M University](#)

College Station, Texas is approximately 60 minutes from Cameron. Texas A&M University offers degrees in almost 160 courses of study through:

- College of Agriculture and Life Sciences *
- College of Architecture *
- Mays Business School *
- College of Education

-
- Dwight Look College of Engineering *
 - College of Geosciences*
 - College of Liberal Arts
 - College of Science
 - College of Veterinary Medicine *
 - George Bush School of Government and Public Service
 - Also enrolls 3,000+ freshmen & sophomores in General Studies

[University of Mary Hardin-Baylor](#)

Belton, Texas is approximately 45 minutes from Cameron.

“The University of Mary Hardin-Baylor was chartered in 1845 by the Republic of Texas. UMHB is a Christ-centered co-educational institution of higher learning affiliated with the Baptist General Convention of Texas. The University of Mary Hardin-Baylor has consistently been ranked in Tier Two of the U.S. News & World Report as one of America’s best liberal arts colleges.”

[McLennan Community College](#)

Waco, Texas is approximately 60 minutes from Cameron.

“McLennan Community College offers courses and programs as follows:

- Freshman and sophomore courses in arts and sciences which may apply to an associate or a baccalaureate degree;
- Vocational and technical programs leading to an associate degree or a certificate which prepare students for employment or job advancement;
- A program of continuing education that provides courses, activities, and services, both on campus and within the community, for personal growth, skill development, and career enhancement;
- Opportunities for economic growth, cultural enrichment, and the development of good citizenship through courses, activities, and services.”

[Texas State Technical College](#)

Waco, Texas is approximately 60 minutes from Cameron.

“The Texas State Technical Colleges are a system of public two-year institutions of higher education with outstanding records of graduating students that are recruited aggressively by business and industry. The system includes four colleges and three extension centers located throughout Texas.”

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Employers Wages

By cameron

Published: 04/30/2012 - 14:19

Production Classifications		
Occupational Title	Entry Level Wage (\$/hr)	
	Low	High
Electrician	14.55	24.89
Janitor, any industry	7.89	11.08
Laborer, General	8.57	11.27
Machinist/Related Occup.	14.10	21.39
Molding Machine Operator	11.07	17.23
Sheet Metal Worker	14.08	20.33
Truck Driver, Lt., any ind.	12.20	23.71
Welder, Production	15.23	22.49
Multiple Machine Tool Setters, Operators, Tend.	8.27	12.20
Automotive Serv Techs & Mechanics	10.81	20.26
Carpenter	8.86	16.48
Production Occupations	7.95	9.88
Excavating & Loading Machine & Dragline Operators	9.79	15.83
First-Line SUpervisor/Managers of Production	15.84	30.31

Office, Clerical and Technical Classifications		
Occupational Title	Entry Level Wage (\$/hr)	
	Low	High

Accountant/Auditor	17.15	32.68
Computer Operator	11.17	19.76
Computer Programmer	20.47	44.88
Customer Service Rep.	8.25	13.65
Key Data Entry Oper.	8.20	12.69
Secretarial	8.38	14.32
Shipping & Rec. Clerk	10.65	15.18
Teller	8.17	11.27
Office & Administrative Support Occupations	8.78	15.89

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Healthcare

By cameron

Published: 04/30/2012 - 15:53

3

HEALTHCARE	
Total Hospital Beds in City	42
Total Doctors (medical) in City	7

MEDICAL AND HOSPITAL FACILITIES

Central Texas Hospital
806 N. Crockett
Cameron, TX 76520
254.697.6591

Little River Medical
708 N. Crockett Avenue
Cameron, TX 76520
254.697.6554

Milam County Health Unit
209 S. Houston Avenue
Cameron, TX 76520
254.697.7040 or 697.7039

MHMR
206 S. Central Avenue
Cameron, TX 76520
254.697.6631

Scott and White Clinic & Pharmacy
102 Lafferty Avenue
Cameron, TX 76520
Clinic: 254.605.1100
Pharmacy: 254.605.115

Close proximity to the well-known Scott and White Medical facility in Temple, Texas.

DENTISTS

Dr. Daniel Smith
201 N. Fannin
Cameron, TX 76520
254.697.3118
toll free 866.697.3118

Dr. Benjamin Sanley
201 N. Fannin
Cameron, TX 76520
254.697.3118

CHIROPRACTORS

Cameron Chiropractic
Dr. Steven Howeth
805 N. Travis Avenue
Cameron, TX 76520
254.697.4931

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Homes

By cameron

Published: 04/30/2012 - 16:10

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Tree lined shady streets welcome you to Cameron's neighborhood where each home is unique. You will find charming well tended older homes, restored historic homes and modern new homes blended together into a pleasing tapestry you will want to call home. Nearby schools, parks, shopping and dining make living in a Cameron neighborhood both convenient and relaxing as there is not hasty stressful commute.

AVERAGE REAL ESTATE PRICES

The Milam County area has some of the lowest land prices in the Central Texas area. Moderate home prices and beautiful vistas makes Cameron and Milam County are great place to call home whether you are stating your family or thinking about your retirement home, you will find the acreage or home that meets your dreams at an affordable price.

Take a look at our local Real Estate Agents websites for some of the homes currently available in the area.

REAL ESTATE AGENTS

Kenneth Thweatt Real Estate

600 East 1st

Cameron, Texas 76520

254.697.6572

www.thweattrealestate.com

Michael Watkins, Realtor

Coldwell Banker United

Cameron, Tx 76520

254.482.1119 or

512.966.4624

www.mwatkinsproperties.com

email: mwatkins@cbunited.com

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Incentives

By cameron

Published: 04/30/2012 - 16:17

Cameron economic development incentive packages are determined by type of business; quality of jobs created or retained; wages paid; capital investment; and overall community impact. County and State incentives may also be available. The Cameron Economic development team, inclusive of City leadership is ready to work with you to identify the incentives available for your potential Cameron locations.

The Cameron Economic Development Team

The Cameron Economic Development team is comprised of the Cameron Industrial Foundation; the Cameron Economic Development Corporation; the Economic Development Executive Director; as well as the City of Cameron.

Cameron Industrial Foundation

The Cameron Industrial Foundation (CIF) is a non-profit board. This organization works with new and expanding businesses interested in establishing a presence in Cameron.

Cameron Economic Development Corporation

The Cameron Economic Development Corporation (CEDC) is a public entity established under the authority of the City of Cameron to administer an economic development sales tax known as a "Type B" sales tax.

Economic Development Executive Director

The Economic Development Executive Director is your primary point of contact. The director will work with you to understand the needs of your business for a new or expanding location and be available to guide your project through to completion.

City of Cameron

The City of Cameron is an active and essential partner in business attraction and retention. As a team we work together to address the needs of your project in Cameron, Texas.

Eligible Projects

Projects eligible for funding include: industrial development projects, such as business infrastructure, manufacturing, research and development, and job training classes. Emphasis is placed on business creating or retaining primary jobs. The term primary job refers to a job that is available at a company for which a majority of the products or services of that company are ultimately exported to regional, statewide, national or international markets infusing new dollars into the local economy; and is included in one of the following North American Industry Classification System (NAICS) sector codes, as defined in the Development Corporation Act of 1979, as amended.

Qualified NAICS sectors by Number	
NAICS Sector Number	Description
11	Agriculture
211-213, 221	Mining and Utilities
331-330	Manufacturing
42	Wholesale Trade
48-49	Transportation and Warehousing
51	Information (excluding 512131 and 512123)
523-525	Securities, Commodity Contracts, and other Financial Investments and Related Activities; Insurance Carriers and Related Activities; Funds, Trusts, and Other Financial Vehicles
5413-5419	Scientific Research and Development Services (excluding 5414 and 5418)
551	Management of Companies and Enterprises
56142	Telephone Call Centers

922140	Correctional Institutions
928110	National Security

Permissible Projects

Section 2(11) of the Development Corporation Act of 1979, Article 5190.6 defines the scope of permissible projects for a Type B Corporation as: land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements (one or more) that are for the creation or retention of primary jobs that are found by the board of directors to be required or suitable for any of the following projects:

- Manufacturing and industrial facilities
- Research and development facilities
- Military facilities
- Transportation facilities (including but not limited to airports, hangars, airport maintenance and repair facilities, air cargo facilities, related infrastructure located on or adjacent to an airport facility, ports, mass commuting facilities and parking facilities).
- Sewage or solid waste disposal facilities
- Recycling facilities
- Air or water pollution control facilities
- Distribution Centers
- Small warehouse facilities
- Primary job training facilities for use by institutions of higher education
- Regional or national corporate headquarters

A Type B Corporation may also provide land, buildings, equipment, facilities and improvements found by the board of directors to promote or develop new or expanded business enterprises that create or retain primary jobs, including a project to provide:

- Public safety facilities
- Streets and roads
- Drainage and related improvements
- Demolition of existing structures
- General municipally owned improvements
- Any improvements or facilities that are related to any of those projects and any other projects that the board in its discretion determines promotes or develops new or expanded business enterprises that create or retain primary jobs.

Cameron’s Target Industries

In 2011, the EDC prioritized four strategic industry clusters:

1. Advanced Manufacturing

- a. Plastics
- b. Rail-served manufacturing
- c. Specialty metals

2. Agriculture and Plant/Animal Sciences

- a. Feed and Livestock Production
- b. Specialty goods production
- c. Food Processing
- d. Agri-tourism
- e. Plant and Animal Sciences

3. Health Care

- a. In-Patient medical center
- b. Health and wellness
- c. Senior care
- d. Specialized medical services

4. Regional Visitor Services

- a. Arts, cultural and entertainment activities
- b. Regional competitions and events
- c. Aviation services

Performance Agreement

The Cameron Economic Development Corporation must have a written performance agreement with any business that it funds directly or makes expenditures that benefit an eligible project. A performance agreement is required to contain the following at minimum:

- A schedule of additional jobs to be created or retained
- The capital investment to be made by the business for the project, and
- The terms of repayment of CEDC investment if the business fails to meet the parameters specified in the

agreement.

Type of Incentives

Land

The CEDC may offer land at the Cameron Industrial Park or Business Park at a discount depending on the overall economic impact of the project.

Grant Funding

The CEDC may provide grants as outlined in the preceding section titled “Permissible Projects”. Typically all grants are in the form of a forgivable loan up to as much as \$1,000 per job created or retained subject to final negotiation.

Small Business Administration (SBA) CDC/504 Loans.

The Certified Development Company (CDC)/504 Loan program is a long-term financing tool for economic development within a community. The 504 program provides growing businesses with long-term, fixed rate financing for major fixed assets, such as land and buildings. A certified development company is a non-profit corporation set up to contribute to the economic development of its community. CDCs work with the SBA and private-sector lenders to provide financing to small businesses. Typically, a 504 project includes a loan secured with a first lien from a private-sector lender covering up to 50 percent of the project cost, a loan secured with a junior lien from the CDC covering up to 40 percent of the cost, and a contribution of at least 10 percent equity from the small business being helped.

City of Cameron

Tax Abatements

The City of Cameron offers property tax abatement on real or personal property to certain types of businesses based on capital investment and the number of jobs created or retained. Typical city abatement does not exceed 5 years. The abatement schedule is designed to provide the greatest possible value to the project early which in many cases may indicate a shorter term of abatement. The maximum term allowed for abatement on real property and fixed improvements is 10 years.

All tax abatement applications are subject to City Council approval. Abatements are submitted for City Council approval with the completed incentive recommendations as outlined in "Incentive Application Process and Timeline". All abatement applications must be approved prior to the start of construction.

Milam County

Tax Abatements

The Cameron Economic Development team will coordinate with Milam County and the business to facilitate the tax abatement process between the business and County. Any tax abatement incentives are at the sole discretion of the Milam County Commissioners Court and subject to the terms and conditions set forth by Milam County.

State of Texas

Enterprise Zone Program

The Enterprise Zone Program is an economic development tool for local communities to partner with the State of Texas to promote job creation and capital investment in economically distressed areas of the state. Local communities must nominate a company as an Enterprise Project to be eligible to participate in the program. Legislation limits allocation to the state and local communities per biennium. The state accepts applications quarterly with deadlines on the first working day of March, June, September and December. Designated projects are eligible to apply for state sales and use tax refunds on qualified expenditures. The level and amount of refund is related to the capital investment and jobs created or retained at the qualified business.

Texas Enterprise Fund

The Texas Enterprise Fund is managed by the Governor of Texas and is considered to be the State's "deal-closing" fund when a site in Texas is in contention with a site in another state. The Texas Enterprise Fund can be used for a variety of economic development projects, including infrastructure development, community development, job training programs and business incentives. Capital investment, job creation, wages generated, financial strength of the applicant, applicant's business history, analysis of the relevant business sector, and federal and local government and private sector financial support of a project are all considered to be significant factors in approving of the Texas Enterprise Fund.

Texas Product/Business Fund

The Texas Product/Business Fund provides asset backed financing to companies doing business in Texas. Financing is done in the form of direct asset based loans with competitive lending rates. Loans can be amortized up to the life of the asset.

Benefit

- Asset Based Loans
- Competitive Loan-To-Value (LTV)
- Positive EBITDA not required
- Secure loans with property plant and equipment and accounts receivable
- Competitive variable interest rates
- Communities or individuals can assist as Guarantors
- Funds from asset based financing can be used for day-to-day operating expenses, or as capital for restructuring, turnarounds, mergers and acquisitions, buyouts, new equipment, new product lines, more efficient product lines, etc.
- Past loans have varied in use and amounts, which have been as low as \$225,000 and as high as \$40 million

Bond Financing

Industrial Revenue Bond Program

The State of Texas Industrial Revenue Bond Program (IRB) is designed to provide tax-exempt or taxable financing for eligible industrial or manufacturing projects as defined in the Development Corporation Act of 1979. The Act allows cities, counties, and conservation and reclamation districts to form non-profit industrial development corporations (IDCs) or authorities on their behalf. The purpose is to provide bond financing for projects within their jurisdictions.

The IDC issues bonds to finance the capital costs for an industrial or manufacturing business. Generally, the bond debt service is paid by the business under the terms of a lease, sale, or loan agreement. As such, it does not constitute a debt or obligation of the sponsoring governmental unit, the IDC, or the State of Texas.

Texas Industry Development Loan Program

The Texas Industry Development (TID) Loan Program provides capital to Texas communities at favorable market rates. The main objective of TID is to support projects that will stimulate the creation of jobs. TID loans can be used for a variety of purposes including community infrastructure development. Note: A project will not be eligible for funding under the program if the project is moving existing jobs from one municipality or county in Texas to another municipality or county within the state.

See <http://www.texaswideopenforbusiness.com/incentives-financing/financing/tid.php> for details regarding the Texas State Financing Programs.

State Sales Tax Exemptions

Manufacturing Machinery & Equipment

Leased or purchased machinery, equipment, replacement parts, and accessories that have a useful life of more than six months, and that are used or consumed in the manufacturing, processing, fabricating or repairing of tangible personal property for ultimate sale, are exempt from state and local sales and use tax. Texas businesses are exempt from paying state sales and use tax on labor for constructing new facilities. Texas businesses are exempt from paying state sales and use tax on the purchase of machinery exclusively used in processing, packing, or marketing agricultural products by the original producer at a location a operated by the original producer.

Natural Gas & Electricity

Texas companies are exempt from paying state sales and use tax on electricity and natural gas used in manufacturing, processing, or fabricating tangible personal property. The company must complete a “predominate use study” that shows that at least 50% of the electricity or natural gas consumed by the business directly causes a change to a product.

Texas Workforce Solutions

Workforce Training

The Skills Development Fund was created to finance customized job training for local businesses, in cooperation with Texas public community and technical colleges. The Fund is administered by the Texas Workforce Commission. Grants are awarded on a competitive basis to help fund companies who partner with community colleges to design custom job training for the company. Cameron and Milam County are in the Temple College service area. Temple College is the lead entity for workforce training grants. They have the ability to coordinate with technical colleges to create, obtain and administer custom training for a business.

Workforce Solutions of Central Texas

Supports the workforce needs of local employers. With offices in Rockdale, Workforce Solutions of Central Texas is ready and willing to help with local recruitment efforts including pre-employment screening services.

Evaluation Criteria

To be eligible to contract for economic development incentives the followings criteria must be met:

1. The business must have a profitable history and demonstrate good management.
2. The proposed project must create or retain jobs that are equal to or greater than the prevailing wage in Cameron or Milam County.
3. The project must be consistent with Cameron economic development goals.
4. The project must conform to the requirements of city zoning; building codes and applicable ordinances.

If the project meets basic eligibility requirements the following additional factors will be considered to determine the level of incentives.

Employment Impact

- Wage level of jobs to be created or retained, as well as benefits offered to fulltime employees.
- Number of new residents moving to the community and potential for new housing to support new employees.

Investment

- Type and value of proposed private and public improvements.
- Amount of local taxes to be generated through project construction (sales and use tax, ad valorem, utilities, fees).
- Costs, if any, to be incurred by the community to provide services or facilities for the project.

Community Impact

- The project falls within a target industry.
- Positive or negative impact on the opportunities of existing businesses.
- Potential for attracting related businesses or residents to the community as a result of the project.
- Overall, maturity and market potential of the industry.
- Life of the proposed project.

Other Factors

-
- Level and potential for business visitors.
 - Number and frequency of overnight truck deliveries.
 - Likelihood of incentives being a determining factor in the decision to locate or expand in Cameron.

Incentive Application Process and Timeline

1. Business completes and submits Application for Economic Development Assistance / Impact Data Sheets to the Cameron Economic Development Director. (see Economic Development Director for data sheet)
2. Economic Development Director reviews application for completeness. Should additional documentation be required the business owner/developer will be contacted to gather the needed information.
3. Upon completion and review of the Application for Economic Development Assistance / Impact Data Sheets an economic development impact analysis is performed and economic development incentives are negotiated. The Economic Development Incentive Agreement is between the Owner/Developer of the project and the CEDC. The agreement outlines the obligations of the applicant and the CEDC.
4. Staff forwards summaries of the economic impact analysis and application, proposed incentive agreement and a recommendation for approval or disapproval to the Cameron Industrial Foundation (CIF). The CIF authorizes presentation of recommendations to the CEDC.
5. The CEDC board of directors approves or disapproves the Agreement. If disapproved the application stops.
6. If approved, the Agreement moves forward for City Council approval.
7. If approved by City Council, the CEDC publishes a notice in the newspaper of the project and a public hearing if required. Funding of the project can occur no sooner than 60 days from the first publication date.

102 E. First Street
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Fax: 254.697.2345
Email: talkcameron@cameronindustrialfoundation.com

Lodging

By cameron

Published: 04/30/2012 - 16:22

MOTELS

Budget Host Inns and Suites

Phone: 254.605.0610
102 Lafferty
Cameron, TX 76520
<http://www.budgethostcameron.com>

Varsity

Phone: 254.697.6446
1004 E. 1st Street
Cameron, TX 76520

102 E. First Street
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Major Employers

By cameron

Published: 06/04/2012 - 17:52

Major Employers		
Employer	Industry	Number of Employees
Standards Home Health	Home Health Care	250
Cameron ISD	Education	225
Milam County	County government	189
Royal Cameron Corp.	School, computer, auditorium, library furniture	180
Cameron Nursing Center	Nursing home	80
Central Texas Hospital	Hospital	80
Winnie L. Nursing Home	Nursing home	75
EBCO General Contractor, Ltd.	Commercial builder	60
Ideal Poultry Breeding Farm	Baby chicks, ducks, geese & guineas	54
Butler Weldments	Motor mounts fabrication	48
City of Cameron	City Government	38
Classic Bank	Bank	37
Brookshires Brothers	Grocery	35
Charlotte Pipe	PVC pipe	33
Stanley-Lynd Autoplex	Automobile Dealer	31
Glass The Florist	Wholesale/retail flowers	23
Harlan's	Grocery	20
Texas Country Title	Title Company	20
Citizen National Bank	Bank	19
Coufal-Prater Equipment Co.	Farm Equipment	17
Cameron Tire Store & Towing	Tires, repairs, batteries, light mechanical	16

Schlumberger	Oil & Drilling	14
Girling Health Care	Health Care	13
Anderle Lumber Co.	Timber	11
CVS Pharmacy	Pharmacies	10
Cappolino Dodd & Krebs	Attorneys	10
Severn Trent	Municipal Water System Management	10
EBCO Development, Inc.	Residential builder	10
Milam Grain	Feed mill	7
M & M Farm Supply	Farm, pet and garden supplies	7
Bealls Department Store	Department Stores	5
Buckholts Bank-Cameron	Bank	4

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Media

By cameron

Published: 04/30/2012 - 16:26

[The Cameron Herald](#) is our award winning local weekly paper. The Temple Daily Telegram publishes a "Second Front Page" featuring local community news from Cameron and surrounding towns.

Our local FM radio station [105.1 The Ranch](#) is a community favorite with a long standing history of community involvement and support as AM 1330 but with a new look and home at FM 105.1 "The Ranch".

It is not uncommon to see TV stations from Bryan/College Station, Temple or Waco reporting on the local news in Cameron.

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Shopping

By cameron

Published: 04/30/2012 - 16:28

The Cameron area provides access to all major types of shopping such as:

- Automotive services and parts
- Cleaners
- Clothing Store
- Convenience Stores
- Diesel /Gas
- Drug Stores
- Fast Food
- Grocery Stores (2)
- Hardware/Lumber Stores (2)
- Propane
- Florist
- Jewelry
- Gifts and Accessories

Within the boundaries of Milam County you will also find Wal-Mart. Within easy driving distance is major shopping in Temple, Waco or Bryan College Station.

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Taxes

By cameron

Published: 04/30/2012 - 16:32

TAXES	
Tax Rate (PER \$100 ASSESSED VALUE) – Oct. 2011	
Milam County:	0.60000
Cameron, City	0.73480
Cameron ISD	1.34000
Special Districts:	(Hospital, College, etc.)
TOTAL	\$ 2.67480
Municipal Sales Tax:	1%
State Sales Tax:	6-1/4%
Econ. Dev. Sales Tax:	1/2%
Other Sales Taxes:	1/2%

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Transportation

By cameron

Published: 04/30/2012 - 16:50

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TRANSPORTATION	
Air Service	
Nearest Airport:	Cameron
Runway Length:	3,200 ft.
Runway Surface:	Asphalt
Lighted:	Yes
Fuel:	Yes
Instrum. Landing Sys.:	Yes
Airport Within 1 Hr.	
International:	Austin-Bergstrom International
Regional:	Temple
Municipal:	Cameron
Freight Carriers	
Burlington Northern/Santa Fe, Central Freight Lines, UPS, Federal Express, United States Postal Service	
Rail Service	
Burlington Northern/Santa Fe, Southern Pacific (piggyback ramp & interchange point)	

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Utilities

By cameron

Published: 04/30/2012 - 17:01

UTILITIES	
Electric Energy Delivery:	Oncor Electric Delivery
Reliability:	99.966%
Transmission Voltage:	69 KV
Service Voltage:	120/208 120/240 240/480 277/480
Natural Gas:	Atmos Energy
BTU Content Per Cubic Foot:	1,050
Telephone Service:	AT&T
Digital:	Yes
Analog:	Yes
Electromechanical:	No
Make and Model:	DMS 100-100 Remote
Software Level:	LEC 14
Fiber Optics:	Yes
Switched 56 KBPS:	Yes
High Capacity Digital (T-1):	Yes
Digital Data Service:	Yes
911:	Yes
Other Services:	AT&T DSL; Farm to Market Internet Service - Dialup, Wireless Broadband
Water Supplier:	City of Cameron
Source:	Little River
Max. System Capacity (daily):	4,200,000 gallons
Max. Daily Use To Date:	3,000,000 gallons
Pressure on Mains:	65 – 72 PSI

Storage Capacity:	2,800,000 gallons
Size of Mains:	6" – 12"
System Looped:	Yes
Projects Under Const.:	None
Sewer System:	
Type Treatment Plant:	Aerobic (activated sludge plant)
Maximum Capacity:	1,600,000 gallons
Max. Daily Use To Date:	960,000 gallons
Projects Under Const.:	None

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Workforce Development

By admin

Published: 05/14/2012 - 15:56

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Vocational and Industrial Job Training

Temple College is our go to organization to coordinate workforce development training for area employers. Temple College will meet with employers to determine workforce needs and grant availability. Temple College coordinates with appropriate training development and delivery providers to meet employer needs.

[Temple College](#)

While the Temple College main campus is approximately 30 minutes from Cameron, Cameron is home to its own Temple College campus at 804 East 1st Street, Cameron, Texas.

Temple College offers one and two year Certificates of Completion, Enhanced Skills Certificates, and two-year Associate of Arts and Associate of Applied Science Degrees. Certificates and the Associate of Applied Science Degree are primarily intended for students who want to complete technical or Allied Health training at Temple College and then enter the workforce. The Associate of Arts Degree is primarily intended for students who want to complete their "Core Curriculum" requirements and then transfer to a senior college or university. Please contact the Advising Center at 254-298-8331.

[Texas State Technical College \(TSTC\)](#)

TSTC has a broad range of highly sought after technical skills programs. TSTC and Temple College have

developed a unique relationship enabling them to offer a coordinated and holistic solution technical workforce development.

Area Universities and Colleges

In additions to Temple College and TSTC, Cameron has within close proximity three national recognized universities and several other smaller universities: Baylor University, Texas A&M University and The University of Texas at Austin.

[Baylor University](#)

Waco, Texas is approximately 50 minutes from Cameron. Baylor is a private co-educational Baptist institution offering Undergraduate, Graduate, Law and Seminary schools.

[Texas A&M University](#)

College Station, Texas is approximately 60 minutes from Cameron. Texas A&M University offers degrees in almost 160 courses of study through:

- College of Agriculture and Life Sciences *
- College of Architecture *
- Mays Business School *
- College of Education
- Dwight Look College of Engineering *
- College of Geosciences*
- College of Liberal Arts
- College of Science
- College of Veterinary Medicine *
- George Bush School of Government and Public Service
- Also enrolls 3,000+ freshmen & sophomores in General Studies

[University of Mary Hardin-Baylor](#)

Belton, Texas is approximately 45 minutes from Cameron.

“The University of Mary Hardin-Baylor was chartered in 1845 by the Republic of Texas. UMHB is a Christ-centered

co-educational institution of higher learning affiliated with the Baptist General Convention of Texas. The University of Mary Hardin-Baylor has consistently been ranked in Tier Two of the U.S. News & World Report as one of America's best liberal arts colleges.”

[McLennan Community College](#)

Waco, Texas is approximately 60 minutes from Cameron.

“McLennan Community College offers courses and programs as follows:

- Freshman and sophomore courses in arts and sciences which may apply to an associate or a baccalaureate degree;
- Vocational and technical programs leading to an associate degree or a certificate which prepare students for employment or job advancement;
- A program of continuing education that provides courses, activities, and services, both on campus and within the community, for personal growth, skill development, and career enhancement;
- Opportunities for economic growth, cultural enrichment, and the development of good citizenship through courses, activities, and services.”

[Texas State Technical College](#)

Waco, Texas is approximately 60 minutes from Cameron.

“The Texas State Technical Colleges are a system of public two-year institutions of higher education with outstanding records of graduating students that are recruited aggressively by business and industry. The system includes four colleges and three extension centers located throughout Texas.”