

TexAmericas Center

Real Estate Services

Knowledge | Skills | Assets | Commitment



TexAmericas Center

About Us

TexAmericas Center (TAC) is a State of Texas redevelopment authority located in the Texarkana MSA.

TexAmericas Center brings over 90 years of experience to the table in all aspects of economic growth, property development and business management. Our real estate development team knows the ins and outs of real estate, business expansion and site selection. So, whether you're a location advisor, site search consultant, corporate executive, real estate professional or a commercial investor, we will deliver the strategic solutions and best-in-class service you need for your next real estate development project.

Our Product & Resources

- . General and Specialty-Use Buildings
- . Land for Sale or Lease
- . Hardstand for Lease
- . Shovel Ready and Certified Development Ready Sites
- . Rail Service

TexAmericas Center Owns:



12,000 acres



3,000,000 sq. ft. commercial/industrial space



36 miles rail



200 miles road



What We DO



Lease

We have a portfolio of distribution and industrial facilities to meet complex supply chain requirements.



Manage

We provide our tenants with industry leading customer service and well-maintained facilities through our expert property management team.



Sell

We have a number of properties available for purchase, suitable for user buyers that prefer to own rather than lease their facility or land.



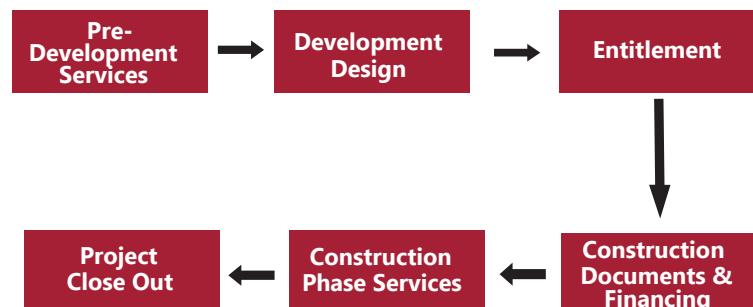
Develop

We offer a complement of build-to-suit solutions and redevelopment services that will deliver your state-of-the-art facilities on time and on budget - offering speed to market, speed to profit!

Our Real Estate Services

- ✓ Build-to-Suit
- ✓ Site Selection
- ✓ Land Due Diligence
- ✓ Building Assessments
- ✓ Property Management
- ✓ Flexible and Short Term Leases
- ✓ Lease with Buyout Options
- ✓ Retrofit to Lease
- ✓ Project Budgeting
- ✓ Value Engineering
- ✓ Financing Options
- ✓ In-House Zoning & Permitting
- ✓ Site Master Planning
- ✓ Foreign Trade Zone #258
- ✓ HUBZone

Our Build-to-Suit Process



Our Affiliates, The Regional Economic Development (RED) Team



At TexAmericas Center, you will receive a one-stop shopping experience for your site selection needs. The Regional Economic Development, or RED Team, is our local network of key professionals dedicated to personally meeting with you - the prospect - to discuss the Texarkana region's features and to custom construct the right deal that fits the unique needs of your company.

The core strengths and abilities delivered by the RED team are:

- ▶ Private & Public Capital Financial Programs & "GAP" Financing
- ▶ Market Analysis
- ▶ Tax Incentive Information & Assistance
- ▶ Government Relations
- ▶ Supply Chain Mapping
- ▶ Site Selection Assistance
- ▶ Demographic & Community Profiles
- ▶ Benchmarking
- ▶ Joint Venture & Co-Investment Opportunities
- ▶ Business & Industry Climate Information
- ▶ Workforce Analysis & Customized Training Programs Assistance
- ▶ Business Advocacy and Expansion/Relocation Planning



Our Satisfied Clients

"TexAmericas simply exceeded all of our expectations during the remodeling phase of our property. Their personnel were all professional and would respond immediately to all of our needs. We were never left wondering about the progress as we were continually supplied detailed progress reports. All said and done, this was a very smooth and seamless process."

– Customer Solutions Manager
MTP Drive Train Services, LLC



- 3PLs
- Bioenergy
- Rail
- Finance
- Contractors
- Department of Defense
- Construction Materials
- Higher Education
- Emergency Response
- Employment Services
- Environmental
- Oil and Gas

Our Team



Scott Norton
Executive Director,
CEO



Eric Voyles
Executive Vice
President, CEDO



Jeff Whitten
Vice President of
Operations



Devon McCloskey
Economic Development
Administrative Assistant



David Williams
Consulting Engineer, MTG
Engineers & Surveyors

Our Values



Integrity – We will not compromise our individual or corporate integrity for any reason.



Client-Centric – We will adopt the objectives of our clients and dedicate ourselves to the achievement of their goals.



Teamwork – We will work with each client as a team.



Value-Added Service – We will exceed our clients' expectations by maintaining standards of value-added services well above the norms of our industry.



Responsiveness – Will provide quality and on-time delivery of accurate, transparent information.



No Conflicts of Interest – We will always choose the harder right over the easier wrong and avoid any conflicts of interest that may arise from community or individual interests.



Whether you are looking to expand your business, your current lease is expiring, you are planning a move to Texas, or you have considered leaving the mid-south region, talk to us first!

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