



Texarkana Regional

Economic Profile



About TexAmericas Center



TexAmericas Center (TAC) is centrally located in Bowie County, Texas, in the Texarkana Metropolitan area. TAC sits along Interstate 30 and is within 15 miles in either direction of: the future Interstate 69/369; Interstate 49/549; and U.S. Highways 59, 67, 82 and 259. With more than 12,000 acres for development and over 3 million square feet of commercial/industrial product, TAC owns one of the largest mixed-use industrial parks in the United which services the four-states (Arkansas, Louisiana, Oklahoma, and Texas) market.



Latitude ... 33.4631
Longitude ... -94.3342
Elevation ... 361 feet

Targeted Industries

- Transload Facility & Operations
- Warehouse-Distribution, Wholesale, Fulfillment, Storage, and Logistics Services
- Defense & Weapons Systems
- Plastics Manufacturing
- Mining, Oil & Gas Supplier / Machinery Manufacturing
- Food/Beverage Processing
- Pump & Compressor manufacturing
- Forestry, Paper & Wood Products Manufacturing
- Industrial Machinery
- Data Center
- Electronics Assembly Operations

Climate

	New Boston, Texas	United States
Average Low - January	33°F	23°F
Average High - July	93°F	86°F
Average No. of Sunny Days	215	205
Average Rainfall (in inches)	48.9	39.2
Average Snowfall (in inches)	1.3	25.8
Comfort Index (<i>higher = better</i>)	59	54
Average Elevation (in feet)	361	1,443

Source: Sperling's Best Places - <https://www.bestplaces.net>

Population Characteristics

Texarkana, TX-AR MSA	149,765
TAC 60-mile Radius	561,641
Average Annual Growth ⁵	
Texarkana, TX-AR MSA	0.3%
	405

Median Age²

Texarkana, TX-AR MSA	38.1
TAC 60-mile Radius	39.0

DEMOGRAPHICS

	Percent	Value
Male		
Texarkana, TX-AR MSA	50.0%	74,919
TAC 60-mile Radius	49.3%	276,654
Female		
Texarkana, TX-AR MSA	50.0%	74,846
TAC 60-mile Radius	50.7%	284,987
Under 18 Years		
Texarkana, TX-AR MSA	23.9%	35,731
TAC 60-mile Radius	24.4%	137,266
18 to 24 Years		
Texarkana, TX-AR MSA	8.6%	12,822
TAC 60-mile Radius	8.8%	49,632
25 to 34 Years		
Texarkana, TX-AR MSA	13.3%	19,931
TAC 60-mile Radius	12.0%	67,367
35 to 44 Years		
Texarkana, TX-AR MSA	12.8%	19,230
TAC 60-mile Radius	12.0%	67,262
45 to 54 Years		
Texarkana, TX-AR MSA	13.3%	19,933
TAC 60-mile Radius	13.0%	73,172
55 to 64 Years		
Texarkana, TX-AR MSA	12.5%	18,729
TAC 60-mile Radius	13.0%	72,869
65 to 74 Years		
Texarkana, TX-AR MSA	9.0%	13,508
TAC 60-mile Radius	9.6%	54,075
75 Years, and Over		
Texarkana, TX-AR MSA	6.6%	9,884
TAC 60-mile Radius	7.1%	39,998

Source: JobsEQ®

Income Characteristics

Median Household Income²

Texarkana, TX-AR MSA	\$41,210
TAC 60-mile Radius	\$40,246

Number of Households

Texarkana, TX-AR MSA	65,038
TAC 60-mile Radius	253,681

Source: JobsEQ®

Major Regional Employers

(Non-Government)

TEXARKANA, TX-AR MSA

Red River Army Depot & Tenants	3,238
Manufacturer/ Processors	
Cooper Tire & Rubber	1,900
Manufacturer of Passenger Tires	
CHRISTUS St. Michael Health System	1,800
General Medical Hospital	
Southern Refrigerated Transport	1,235
Refrigerated Trucking	
Wal-Mart Department Stores	1,200
Discount Stores	
Domtar Corporation	955
Fine Finished Papers	
VSE/AECOM	945
Combat and Tactical Vehicles	
Wadley Regional Medical	755
General Medical Hospital	
Truman Arnold Companies	700
Petroleum Marketing	
DLA Distribution-Red River Army Depot	623
Distribution of Supplies & Equipment	

TAC 60-MILE RADIUS

Tyson Foods Inc.(s)	4,500
Poultry Processing	
Pilgrim's Pride(s)	4,200
Poultry Processing	
Husqvarna Outdoor Products Inc	1,200
Gas powered hand tools	
Priefert Manufacturing	988
Farm Equipment	
Lowe's Distribution Center	875
Regional Distribution Center	
Graphic Packaging (formerly IP)	800
Cup and Folding Carton	
Weyerhaeuser Company	800
Timberlands	
Firestone Building Products Company	654
EPDM roofing material	
Big Tex Trailer Manufacturing	650
Trailer Manufacturer	
Albemarle Corporation	500
Bromine chemicals and flame retardants	

Source: Company and Media Reports/ Texarkana Chamber of Commerce

Labor Market Characteristics

Labor Force (civilian population 16 years and over)

Texarkana, TX-AR MSA	55.4%	65,200
TAC 60-mile Radius	55.2%	242,768

Veterans, Age 18-64

Texarkana, TX-AR MSA	7.0%	6,342
TAC 60-mile Radius	6.2%	20,586

Union Membership³

Texarkana, TX-AR MSA	4.3%	2,807
TAC 60-mile Radius	4.7%	11,361

Unemployment Rate (June 2018)

Texarkana, TX-AR MSA	4.2%	2,700
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NOTE: Arkansas, Oklahoma, Louisiana and Texas are all Right-to-Work States.

EMPLOYMENT RATES BY SECTOR

Agriculture, Forestry, Fishing and Hunting

Texarkana, TX-AR MSA	1,398
TAC 60-mile Radius	9,254

Mining

Texarkana, TX-AR MSA	100
TAC 60-mile Radius	2,507

Construction

Texarkana, TX-AR MSA	3,236
TAC 60-mile Radius	10,470

Transportation & Public Utilities

Texarkana, TX-AR MSA	4,016
TAC 60-mile Radius	10,635

Information

Texarkana, TX-AR MSA	451
TAC 60-mile Radius	1,542

Wholesale Trade

Texarkana, TX-AR MSA	2,437
TAC 60-mile Radius	6,292



Labor Market Characteristics *(cont)*

Retail Trade

Texarkana, TX-AR MSA	7,675
TAC 60-mile Radius	21,881

Finance, Insurance & Real Estate

Texarkana, TX-AR MSA	2,429
TAC 60-mile Radius	7,110

Professional, Scientific, and Technical Services

Texarkana, TX-AR MSA	1,556
TAC 60-mile Radius	4,092

Administrative and Support Services

Texarkana, TX-AR MSA	2,870
TAC 60-mile Radius	8,376

Educational Services

Texarkana, TX-AR MSA	5,396
TAC 60-mile Radius	20,490

Health Care and Social Assistance

Texarkana, TX-AR MSA	10,018
TAC 60-mile Radius	26,579

Arts, Entertainment and Recreation

Texarkana, TX-AR MSA	612
TAC 60-mile Radius	1,925

Accommodation and Food Services

Texarkana, TX-AR MSA	6,482
TAC 60-mile Radius	15,618

Other Services (except Public Administration)

Texarkana, TX-AR MSA	2,743
TAC 60-mile Radius	8,511

Public Administration

Texarkana, TX-AR MSA	5,781
TAC 60-mile Radius	11,120

INCOME & WAGE RATES BY SECTOR

Agriculture, Forestry, Fishing and Hunting

Texarkana, TX-AR MSA	\$21,467
TAC 60-mile Radius	\$29,455

Mining, Quarrying, and Oil and Gas Extraction

Texarkana, TX-AR MSA	\$58,069
TAC 60-mile Radius	\$68,577

Utilities

Texarkana, TX-AR MSA	\$64,557
TAC 60-mile Radius	\$77,355

Construction

Texarkana, TX-AR MSA	\$40,381
TAC 60-mile Radius	\$43,400

Manufacturing

Texarkana, TX-AR MSA	\$64,852
TAC 60-mile Radius	\$49,354

INCOME & WAGE RATES BY SECTOR *(cont)*

Wholesale Trade

Texarkana, TX-AR MSA	\$51,647
TAC 60-mile Radius	\$52,115

Retail Trade

Texarkana, TX-AR MSA	\$27,221
TAC 60-mile Radius	\$26,708

Transportation and Warehousing

Texarkana, TX-AR MSA	\$47,247
TAC 60-mile Radius	\$50,883

Information

Texarkana, TX-AR MSA	\$44,437
TAC 60-mile Radius	\$41,651

Financing and Insurance

Texarkana, TX-AR MSA	\$51,109
TAC 60-mile Radius	\$47,106

Real Estate and Rental/Leasing

Texarkana, TX-AR MSA	\$41,795
TAC 60-mile Radius	\$39,319

Professional, Scientific and Technical Services

Texarkana, TX-AR MSA	\$53,977
TAC 60-mile Radius	\$53,948

Management of Companies and Enterprises

Texarkana, TX-AR MSA	\$53,620
TAC 60-mile Radius	\$68,152

Administrative Support, Waste Management and Remediation Services

Texarkana, TX-AR MSA	\$27,640
TAC 60-mile Radius	\$26,878

Educational Services

Texarkana, TX-AR MSA	\$38,969
TAC 60-mile Radius	\$36,092

Health Care and Social Assistance

Texarkana, TX-AR MSA	\$44,086
TAC 60-mile Radius	\$36,527

Arts, Entertainment and Recreation

Texarkana, TX-AR MSA	\$17,441
TAC 60-mile Radius	\$21,982

Accommodation and Food Services

Texarkana, TX-AR MSA	\$16,300
TAC 60-mile Radius	\$15,832

Other Services (except Public Administration)

Texarkana, TX-AR MSA	\$25,093
TAC 60-mile Radius	\$26,803

Public Administration

Texarkana, TX-AR MSA	\$53,845
TAC 60-mile Radius	\$47,551

Source: JobsEQ

Labor Market Characteristics *(cont)*

STATE OF TEXAS WORKERS COMPENSATION INSURANCE

Average Cost for All Manufacturing per \$100 Payroll	\$3.24
Average Rate for Office Workers (8810)	\$0.16
Maximum Weekly Benefit	\$913

STATE OF TEXAS UNEMPLOYMENT INSURANCE

Taxable Base	\$9,000
Rate	37%
Average Among Existing Employers	1.20%
Average Among New Employers	2.70%
Maximum Weekly Benefit	\$494

Source: Texas Department of Insurance/ Texas

Quality of Life Texarkana MSA

EXERCISE, SPORTS, RECREATION

Public Parks	26
Golf Course 7 (5 Public and 2 Private)	
Country Clubs	2
Hotels	31
Convention Centers	2
Lakes	2
Water Parks	1
Regional Minor League Sports:	
Texarkana Twins, Collegiate League	
Baseball team	

CULTURE AND ARTS

Texarkana is an official Texas Cultural Designation.

Museums	9
Public Libraries	8
Art Galleries	6
Theatres	5
Community Ballet	1
Symphony Orchestra	1

PLACES OF WORSHIP

Catholic Churches	3
Jewish Synagogues	1
Mosques	1
Protestant Churches	245

More than 40 Protestant Denominations

Source: Texarkana Chamber of Commerce and Online Public Information



Industrial Services

Machine Shops

Texarkana, TX-AR MSA	15
TAC 60-mile Radius	39

Waste Disposal

Texarkana, TX-AR MSA	10
TAC 60-mile Radius	34

Source: Sites on Texas 3.0 2018

Education

PUBLIC SCHOOLS (TEXARKANA, TX-AR MSA)

Elementary Schools	32
Middle Schools	16
High Schools	12

Private Schools (Texarkana, TX-AR MSA)

Premier High School	Trinity Christian School
St James Day School	Veritas Academy

Source: Texarkana Chamber of Commerce/ Online Public Information



ENROLLMENT

K-12	28,856
College, undergraduate	5,998
Graduate, professional school	869

Source: United States Census Bureau American Community Survey

COMMUNITY COLLEGE & VOCATIONAL TRAINING

Texarkana College	4,296
Northeast Texas Community College	3,021
Cossatot Community College	1,538
University of Arkansas Community College	
Hope-Texarkana	1,531
University of Arkansas Medical	
Sciences (UMAS) Southwest	30
Southeastern Oklahoma State University	
McCurain County Campus	700
Kiamichi Technology Center-Idabel Center	142
Total Enrollment	11,258

Source: JobsEQ

Education *(cont)*

EDUCATIONAL ATTAINMENT, AGES 25-64

No High School Diploma

Texarkana, TX-AR MSA	12.2%	9,492
TAC 60-mile Radius	15.9%	44,644

High School Graduate

Texarkana, TX-AR MSA	36.7%	28,570
TAC 60-mile Radius	36.5%	102,308

Some College, No Degree

Texarkana, TX-AR MSA	28.0%	21,821
TAC 60-mile Radius	24.3%	68,211

Associate's Degree

Texarkana, TX-AR MSA	6.5%	5,085
TAC 60-mile Radius	7.3%	20,422

Bachelor's Degree

Texarkana, TX-AR MSA	11.2%	8,708
TAC 60-mile Radius	11.2%	31,565

Postgraduate Degree

Texarkana, TX-AR MSA	5.3%	4,147
TAC 60-mile Radius	4.8%	13,520

HIGHER EDUCATION GRADUATES (2017)

Certificate < 1 year	824
Certificate 1+ but < 2 year	809
Associate's	1,335
Bachelor's	774
Master's	420

* Totals do not reflect graduates from UAMS or Southeastern Oklahoma State University-McCurtain County Campus.

Source: JobsEQ®



Healthcare

Hospitals in the TAC 60-mile Radius 35

HOSPITAL	# OF BEDS
CHRISTUS St. Michael Health Systems	312
Wadley Regional Medical Center	157
Post Acute Medical Specialty Hospital of Texarkana	49
CHRISTUS St. Michael Rehabilitation Hospital	50
HealthSouth Rehabilitation Hospital of Texarkana	60
Riverview Behavioral Health	62
Little River Memorial Hospital	25

Source: Area Health Resource Files



Cost Of Living

COST OF LIVING INDEX - 2017 ANNUAL AVERAGE DATA

New York (Manhattan), NY	238.6
San Francisco, CA	192.9
Honolulu, HI	188.3
New York (Brooklyn), NY	182
Los Angeles-Long Beach, CA	148
Dallas, TX	102.1
Houston, TX	98.2
Austin, TX	97.5
Little Rock-North Little Rock, AR	96.7
Tulsa, OK	92
Tyler, TX	91.7
Longview, TX	91.4
Shreveport-Bossier City, LA	90.9
El Paso, TX	88.8
San Antonio, TX	88.1
Anniston-Calhoun County, AL	87.6
Texarkana, TX-AR	85.8
Oklahoma City, OK	84.9
Memphis, TN	83.3
Conway, AR	78.2

Source: The Council for Community and Economic Research Vol. 50, No. 4
Published January 2018

Cost Of Living (cont)

HOUSING

Total Housing Units

Texarkana, TX-AR MSA	65,038
TAC 60-mile Radius	253,681

Median House Value (of owner-occupied units)²

Texarkana, TX-AR MSA	\$99,000
TAC 60-mile Radius	\$93,932

Homeowner Vacancy

Texarkana, TX-AR MSA	1.5%	566
TAC 60-mile Radius	2.0%	3,033

Rental Vacancy

Texarkana, TX-AR MSA	8.4%	1,802
TAC 60-mile Radius	8.3%	5,776

Renter-Occupied Housing Units

Texarkana, TX-AR MSA	34.2%	19,070
TAC 60-mile Radius	29.8%	62,247

Source: JobsEQ®

PROPERTY TAX RATES ON TAC

(BY JURISDICTION PER \$100 ASSESSED VALUE)

Bowie County	0.424322%
Texarkana College	0.118115%
Independent School District	1.04% to 1.414%
Municipal	0.0%
Total	1.582437% to 1.956437%

Source: Texas Comptroller of Public Accounts 2018

Telecommunications

WIRELESS TELEPHONE SERVICE PROVIDERS

AT&T
Sprint
T-Mobile
Verizon Wireless
Boost Mobile
MetroPCS
Cricket Wireless

INTERNET SERVICE PROVIDERS

Conterra
Southwest Arkansas Telephone Cooperative
Windstream
Cable One
Vyve Broadband
AT&T Internet

Source: Online Public Information and Texarkana Chamber of Commerce

Utilities

ELECTRIC

AEP/SWEPCO

- Serves all TAC Campuses
- 3-Phase, 12kV distribution lines
- 4 Substations, each served by 69kV line
- 10mW, expandable to 20mw
- (1) 138kV and (2) 345kV lines adjacent to property, expandable 100mW
- Dual feed possible

NATURAL GAS

NAVITAS UTILITY CORPORATION

- Serves the TAC East Campus
- 6-inch lateral @ 70psig
- 70MCF per hour; expandable to 130MCF

RED RIVER ARMY DEPOT

- Serves the TAC Central Campus
- Partnerships with CenterPoint Energy and Enable Midstream

WATER

RIVERBEND WATER RESOURCE DISTRICT

- Serves all TAC Campuses
- 33mgd capacity
- Average Daily Demand of 16mgd
- TAC on-site capacity of 1.7mgd, expandable to >4mgd
- (2) 30" supply lines; 15mgd capacity at 40psi
- 17.05mg storage capacity

WASTE WATER/SEWER

RIVERBEND WATER RESOURCE DISTRICT

- Serves all TAC Campuses 1.5mgd capacity
- Average Daily Demand of 0.5mgd
- 2"-15" supply lines

Source: Online Public Information

Transportation Characteristics

MEANS OF TRANSPORTATION TO WORK

Car/Truck/Van Drove Alone	85.40%
Car/Truck/Van Carpooled	9.70%
Public Transportation	0.20%
Walked	1.70%
Bicycle	0%
Taxi	1.20%
Worked at Home	1.80%

Source: United States Census Bureau American Community Survey

Transportation Characteristics *(cont)*

MAJOR ROUTES SERVING AREA

- Interstates: I-30, I-69/I-369, I-49
- Federal Highways: US 59, 67, 71, 82 and 259
- Texas State Highway 8, 93, 98 and 151
- Arkansas State Highways: 108, 134, 160, 196, 296, 237, 245 and 549

Mean Commute Time (in minutes)

Texarkana, TX-AR MSA 18.6
TAC 60-mile Radius 22.3

Source: JobsEQ®

PUBLIC TRANSPORTATION

Texarkana Urban Transit District (TUTD)

8 routes, 15 vehicles

Monday - Saturday 5:30AM - 6:30PM

BUS

Greyhound Lines

Daily Service 5AM - 8PM

RAIL

- Class I Railroads: Union Pacific, Kansas City Southern
- Class III Railroads: Texas Northeastern (a G&W Company)
- Lone Star Rail Car Storage (LSRCS) service
- Amtrak service daily

WATER

The Port of Caddo-Bossier in Shreveport, LA, is located on the Red River and is approximately 100 miles from TexAmericas Center

AIR

Texarkana Regional Airport (TXK)

- Runway: 6,601 feet by 150 feet
- Secondary Runway: 5,200 feet by 100 feet
- Fixed Base Operator: TAC Air
- Regional Jet Operator: American Eagle
- 3 daily round trip flights to Dallas/Fort Worth International Airport

AIRPORTS WITHIN A 3-HOUR DRIVE OF TAC

- Shreveport Regional Airport is within 75 minutes with five (5) direct flight destinations.
- Little Rock National Airport is within three hours with 13 direct flight destinations.
- Dallas Love Field is within three hours with 58 direct flights destinations.
- Dallas/Fort Worth International Airport is within three hours with 207 direct flight destinations: 58 international and 149 domestic

* DFW is one of only eight airports worldwide with more than 200 destinations.



Goods in Transit

Travel distance from Texarkana, TX-AR MSA (in days)

DESTINATION	MILES	BY RAIL	BY TRUCK
Dallas, TX	178	1	<1
Houston, TX	287	2	<1
New Orleans, LA	390	3	<1
Kansas City, MO	463	3	1
St. Louis, MO	486	2	1
Atlanta, GA	629	3	1-2
Chicago, IL	771	2	1-2
New York City	1363	4	2-3
Los Angeles, CA	1548	3	2-3

Source: Olsson Associates and Texarkana Chamber of Commerce



Motor Freight Services

MOTOR FREIGHT CARRIERS

Texarkana, TX-AR MSA	54
TAC 60-mile Radius	121

Source: Sites on Texas 3.0

THE TAC LOGISTICS ADVANTAGE: Where I-30 * I-49 * I-69 Meet

TexAmericas Center is located in the Texarkana, TX-AR MSA. Texarkana is the front door to Texas, and is the lowest aggregate mile location in the State of Texas to serve the US market, as it is the closest city in Texas to the geographic and population centers of the US. All Texas routes identified as NAFTA corridors exit Texas through Texarkana.

Texarkana/TexAmericas Center was ranked a 10 out of 10 for Distribution, Fulfillment, Logistics, Warehouse and Wholesale Operations (Targeted Industry Analysis, 2017). TexAmericas Center is located within 500 miles of:

- 23 MSAs having a population of over 450,000 residents
- 10 of the fastest growing MSAs in the US market
- 53.8 million people, 10 million more individuals than the Dallas, Texas, 500-mile reach

I-30

TexAmericas Center is located along I-30. TAC's most central interchange is within 0.05 miles of the property and it is about two hours travel time along I-30 from both Dallas (west) and Little Rock (east).

I-69/I-369

Interstate I-69/I-369 is within 8 miles of TexAmericas Center and is about five and a half hours north of Houston on U.S. 59, soon to be I-69/I-369. I-69 also connects with all Texas ports on the Gulf of Mexico. A proposed extension off I-369 will run northwest through the TexAmericas Center Industrial Park, and swing northeast and connect to I-49 north of Texarkana.

I-49

TexAmericas Center is within 13 miles of I-49 and is approximately six and a half hours north of New Orleans on I-49. To the north, roughly 150 miles of I-49 remain to be constructed. This interstate will link Texarkana to Kansas City and its connections to Canada and beyond.

Source: Online Public Information



Real Estate Services Available

- Database of available sites and building profiles
- Wage and labor market information
- Demographic and community profiles
- Workforce analysis & customized training program assistance
- Energy cost information and comparisons
- Business & industry climate analysis
- Coordination of federal, state and local incentives
- Business financing programs
- Relocation services
- Foreign Trade Zone #258
- HUBZone

Retail Trade

Total Retail Sales \$2,151,269,000
 Number of Retail Establishments 577

Source: 2012 US Census Bureau

RETAIL SALES TAX RATE (BY JURISDICTION)

State of Texas 6.25%
 Bowie County, Texas 0.50%
 City 0.0 - 1.5%

Source: Texas Comptroller of Public Accounts 2018



Incentives

TexAmericas Center works with new and expanding businesses to create quality jobs for the region and improve the standard of living for residents. The sample of available incentives below are used as an inducement to secure investment in our region's economy and are offered on a case-by-case basis.

LOCAL

- Chapter 313 & 381 Property Tax Abatement Agreements
- Goods-in-Transit Tax Exemption
- Economic Development Pricing
 - Existing Buildings
 - Ground
- In-house Permitting & Zoning
- Lowest property taxes in Northeast Texas
- Other

STATE

- Defense Economic Adjustment Assistance Grant Program
- Skills Development Fund/ Job Creation & Training Grants
- Texas Capital Fund Infrastructure Grants
- Texas Enterprise Fund
- Application Assistance
- Other

FEDERAL

- Federal Grants & Application Assistance
- Foreign Trade Zone #258
- HUBZone Designated
- New Market Tax Credits
- Opportunity Zone



Incentives *(cont)*

FOREIGN TRADE ZONE

- **Duty Exemption:** no duties or quota charges on re-exports. No duty is paid on goods destroyed in the zone, which can benefit a company with fragile imports or with manufacturing processes that result in large amounts of scrap.
- **Duty Deferral:** customs duties and federal excise tax deferred on imports until they leave the zone and enter the U.S. Customs territory.
- **Duty Reduction (Inverted Tariff):** the finished product may be entered into the U.S. Customs territory at the duty rate that applies to its finished condition. Moreover, duty is not owed on labor, overhead or profit attributable to zone production operations.
- **Merchandise Processing Fee (MPF) Reduction:** MPF is only paid on goods entering the U.S. Customs territory. Zone users are able to file a single entry for all goods shipped from a zone in a consecutive seven-day period instead of one entry file for each shipment (excluding merchandise subject to live entry).
- **Other Benefits:** Streamlined Logistics, Quota Avoidance, Reduced Brokerage Fees, Lower Insurance, Zone-to-Zone Transfers, Improved Inventory Management, etc.

Consultant: Point Trade Service Inc.

HUBZone BENEFITS

- Competitive and sole source contracting
- Price can be 10% higher in contract evaluations.
- 3% of all dollars for federal prime contracts are required to go to HUBZone certified small businesses.
- Certification assistance through SEDC

OPPORTUNITY ZONE BENEFITS

Investments made in an Opportunity Zone and through an Opportunity Fund offers these three tax incentives for capital gains:

- **Temporary Deferral** - an investor can defer capital gains taxes by putting and keeping unrealized gains in an Opportunity Fund.
- **Reduction** - the original amount of capital gains on which an investor has to pay deferred taxes is reduced by 10% if the Opportunity Fund investment is held for 5 years and another 5% if held for 7 years.
- **Permanent Exclusion** - any capital gains on investments made through the Opportunity Fund accrue tax-free as long as the investor holds them for at least 10 years.





Texarkana USA

For More Information

TexAmericas Center is a State of Texas redevelopment authority that has the operating capabilities of a municipality but functions more like a traditional real estate development company. TexAmericas Center's primary roles are to market our 12,000 acres and 3 Million sq ft of commercial building space and to help our current employers retain and create quality jobs. We work closely with our partners, the Regional Economic Development (RED) Team, to create a one-stop resource for clients. Our customers benefit from faster market entry by resolving zoning, permitting, inspection, and incentive programs solely through our organization. Tenants of TexAmericas Center tend to be private business owners and corporations seeking flexible and cost effective space solutions.



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