



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 | 1443 |

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 |
|---------------------------|---------|---------|
| <i>Male</i> | | |
| Texarkana, TX-AR MSA | 50.0% | 74,919 |
| TAC 60-mile Radius | 49.3% | 276,654 |
| <i>Female</i> | | |
| Texarkana, TX-AR MSA | 50.0% | 74,846 |
| TAC 60-mile Radius | 50.7% | 284,987 |
| <i>Under 18 Years</i> | | |
| Texarkana, TX-AR MSA | 23.9% | 35,731 |
| TAC 60-mile Radius | 24.4% | 137,266 |
| <i>18 to 24 Years</i> | | |
| Texarkana, TX-AR MSA | 8.6% | 12,822 |
| TAC 60-mile Radius | 8.8% | 49,632 |
| <i>25 to 34 Years</i> | | |
| Texarkana, TX-AR MSA | 13.3% | 19,931 |
| TAC 60-mile Radius | 12.0% | 67,367 |
| <i>35 to 44 Years</i> | | |
| Texarkana, TX-AR MSA | 12.8% | 19,230 |
| TAC 60-mile Radius | 12.0% | 67,262 |
| <i>45 to 54 Years</i> | | |
| Texarkana, TX-AR MSA | 13.3% | 19,933 |
| TAC 60-mile Radius | 13.0% | 73,172 |
| <i>55 to 64 Years</i> | | |
| Texarkana, TX-AR MSA | 12.5% | 18,729 |
| TAC 60-mile Radius | 13.0% | 72,869 |
| <i>65 to 74 Years</i> | | |
| Texarkana, TX-AR MSA | 9.0% | 13,508 |
| TAC 60-mile Radius | 9.6% | 54,075 |
| <i>75 Years, and Over</i> | | |
| 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 | 3238 |
| Manufacturer/ Processors | |
| Cooper Tire & Rubber | 1900 |
| Manufacturer of Passenger Tires | |
| CHRISTUS St. Michael Health System | 1800 |
| General Medical Hospital | |
| Southern Refrigerated Transport | 1235 |
| Refrigerated Trucking | |
| Wal-Mart Department Stores | 1200 |
| 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) | 4500 |
| Poultry Processing | |
| Pilgrim's Pride(s) | 4200 |
| Poultry Processing | |
| Husqvarna Outdoor Products Inc | 1200 |
| 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 |
|----------------------|------|-------|

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 | 1398 |
| TAC 60-mile Radius | 9254 |

Mining

| | |
|----------------------|------|
| Texarkana, TX-AR MSA | 100 |
| TAC 60-mile Radius | 2507 |

Construction

| | |
|----------------------|-------|
| Texarkana, TX-AR MSA | 3236 |
| TAC 60-mile Radius | 10470 |

Transportation & Public Utilities

| | |
|----------------------|-------|
| Texarkana, TX-AR MSA | 4016 |
| TAC 60-mile Radius | 10635 |

Information

| | |
|----------------------|------|
| Texarkana, TX-AR MSA | 451 |
| TAC 60-mile Radius | 1542 |

Wholesale Trade

| | |
|----------------------|------|
| Texarkana, TX-AR MSA | 2437 |
| TAC 60-mile Radius | 6292 |



Labor Market Characteristics *(cont)*

| | |
|---|--------|
| <i>Retail Trade</i> | |
| Texarkana, TX-AR MSA | 7675 |
| TAC 60-mile Radius | 21881 |
| <i>Finance, Insurance & Real Estate</i> | |
| Texarkana, TX-AR MSA | 2429 |
| TAC 60-mile Radius | 7110 |
| <i>Professional, Scientific, and Technical Services</i> | |
| Texarkana, TX-AR MSA | 1556 |
| TAC 60-mile Radius | 4092 |
| <i>Administrative and Support Services</i> | |
| Texarkana, TX-AR MSA | 2870 |
| TAC 60-mile Radius | 8376 |
| <i>Educational Services</i> | |
| Texarkana, TX-AR MSA | 5,396 |
| TAC 60-mile Radius | 20,490 |
| <i>Health Care and Social Assistance</i> | |
| Texarkana, TX-AR MSA | 10,018 |
| TAC 60-mile Radius | 26,579 |
| <i>Arts, Entertainment and Recreation</i> | |
| Texarkana, TX-AR MSA | 612 |
| TAC 60-mile Radius | 1,925 |
| <i>Accommodation and Food Services</i> | |
| Texarkana, TX-AR MSA | 6,482 |
| TAC 60-mile Radius | 15,618 |
| <i>Other Services (except Public Administration)</i> | |
| Texarkana, TX-AR MSA | 2,743 |
| TAC 60-mile Radius | 8,511 |
| <i>Public Administration</i> | |
| Texarkana, TX-AR MSA | 5,781 |
| TAC 60-mile Radius | 11,120 |

INCOME & WAGE RATES BY SECTOR

| | |
|--|----------|
| <i>Agriculture, Forestry, Fishing and Hunting</i> | |
| Texarkana, TX-AR MSA | \$21,467 |
| TAC 60-mile Radius | \$29,455 |
| <i>Mining, Quarrying, and Oil and Gas Extraction</i> | |
| Texarkana, TX-AR MSA | \$58,069 |
| TAC 60-mile Radius | \$68,577 |
| <i>Utilities</i> | |
| Texarkana, TX-AR MSA | \$64,557 |
| TAC 60-mile Radius | \$77,355 |
| <i>Construction</i> | |
| Texarkana, TX-AR MSA | \$40,381 |
| TAC 60-mile Radius | \$43,400 |
| <i>Manufacturing</i> | |
| Texarkana, TX-AR MSA | \$64,852 |
| TAC 60-mile Radius | \$49,354 |

INCOME & WAGE RATES BY SECTOR *(cont)*

| | |
|--|----------|
| <i>Wholesale Trade</i> | |
| Texarkana, TX-AR MSA | \$51,647 |
| TAC 60-mile Radius | \$52,115 |
| <i>Retail Trade</i> | |
| Texarkana, TX-AR MSA | \$27,221 |
| TAC 60-mile Radius | \$26,708 |
| <i>Transportation and Warehousing</i> | |
| Texarkana, TX-AR MSA | \$47,247 |
| TAC 60-mile Radius | \$50,883 |
| <i>Information</i> | |
| Texarkana, TX-AR MSA | \$44,437 |
| TAC 60-mile Radius | \$41,651 |
| <i>Financing and Insurance</i> | |
| Texarkana, TX-AR MSA | \$51,109 |
| TAC 60-mile Radius | \$47,106 |
| <i>Real Estate and Rental/Leasing</i> | |
| Texarkana, TX-AR MSA | \$41,795 |
| TAC 60-mile Radius | \$39,319 |
| <i>Professional, Scientific and Technical Services</i> | |
| Texarkana, TX-AR MSA | \$53,977 |
| TAC 60-mile Radius | \$53,948 |
| <i>Management of Companies and Enterprises</i> | |
| Texarkana, TX-AR MSA | \$53,620 |
| TAC 60-mile Radius | \$68,152 |
| <i>Administrative Support, Waste Management and Remediation Services</i> | |
| Texarkana, TX-AR MSA | \$27,640 |
| TAC 60-mile Radius | \$26,878 |
| <i>Educational Services</i> | |
| Texarkana, TX-AR MSA | \$38,969 |
| TAC 60-mile Radius | \$36,092 |
| <i>Health Care and Social Assistance</i> | |
| Texarkana, TX-AR MSA | \$44,086 |
| TAC 60-mile Radius | \$36,527 |
| <i>Arts, Entertainment and Recreation</i> | |
| Texarkana, TX-AR MSA | \$17,441 |
| TAC 60-mile Radius | \$21,982 |
| <i>Accommodation and Food Services</i> | |
| Texarkana, TX-AR MSA | \$16,300 |
| TAC 60-mile Radius | \$15,832 |
| <i>Other Services (except Public Administration)</i> | |
| Texarkana, TX-AR MSA | \$25,093 |
| TAC 60-mile Radius | \$26,803 |
| <i>Public Administration</i> | |
| 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 | 4296 |
| Northeast Texas Community College | 3021 |
| Cossatot Community College | 1538 |
| University of Arkansas Community College Hope-Texarkana | 1531 |
| University of Arkansas Medical Sciences (UMAS) Southwest | 30 |
| Southeastern Oklahoma State University McCurain County Campus | 700 |
| Kiamichi Technology Center-Idabel Center | 142 |
| Total Enrollment | 11258 |

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 | 1335 |
| 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.





TexAmericas CENTER[®]

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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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