

TEXAMERICAS CENTER

TARGETED INDUSTRIES




TexAmericas
CENTER®

BUILD | LEASE | MANAGE | SELL | INCENTIVES | LOGISTICS

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METHODOLOGY

Targeted Industries were selected via the combined Targeted Industry reports of Foote & Associates (2017), Olsson Engineering (2018), and Research On Investment (2021). TexAmericas Center staff combined the data and developed the summaries.

REGIONAL MARKET UNIQUENESS:

- ▶ Historically recognized as a labor-surplus market with a strong blue-collar workforce
- ▶ Competitive industrial electricity rates from AEP/SWEPCO
- ▶ Surplus capacity in fiber, water, wastewater, and natural gas infrastructure
- ▶ Boasts the lowest property tax rates in Texas
- ▶ Home to the #3 Ranked Industrial Park in the United States
- ▶ Recognized as a Top Southern USA Certified Site Program
- ▶ Exceptional Speed-To-Market enabled by self-controlled zoning and permitting processes
- ▶ Offers mega sites and remote, rail-served industrial locations
- ▶ In compliance with U.S. EPA NAAQS; qualifies for air permit attainment
- ▶ Strategically located for access to the Mid-South: Arkansas, Louisiana, Oklahoma, and Texas
- ▶ Closest Texas city to both the geographic and population centers of the United States
- ▶ Features one of the lowest aggregate-mile locations in Texas for nationwide distribution
- ▶ Within 500 miles of 23 MSAs with populations exceeding 450K
- ▶ Within 500 miles of 10 of the fastest-growing MSAs in the U.S.
- ▶ 500-mile market area includes 10M more people than the DFW Metro and over 2.3M businesses
- ▶ Strong regional logistics support with a high concentration of aggregators and trucking firms
- ▶ Direct access to I-30, I-49, U.S. 59, and future I-69/I-369 corridors
- ▶ Dual rail access via Union Pacific (UP) and Genesee & Wyoming (G&W)/TNER
- ▶ Proximity to four commercial airports providing over 300 direct flights within a 3-hour drive
- ▶ Regional airport offering direct flights to DFW International Airport
- ▶ Designated as Foreign Trade Zone #258, with eligibility for New Market Tax Credits and Opportunity Zones
- ▶ Significant defense presence locally anchored by the Red River Army Depot
- ▶ Affordable cost of living index: Texarkana MSA = 83.4
- ▶ Rich outdoor and recreational offerings, with 23 federal, state, and local parks
- ▶ Recognized as a Texas Cultural District: Texarkana

TOP 10 REASONS TO LOCATE AT TEXAMERICAS CENTER IN THE TEXARKANA REGION

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| <p>01 Strategic central location for manufacturing and distribution</p> <p>02 Low operating costs</p> <p>03 Infrastructure-ready for growth</p> <p>04 Incentive-eligible and business-friendly</p> <p>05 Robust workforce and multiple industry anchors</p> | <p>06 Quality of life that supports talent attraction and retention</p> <p>07 Ready-to-go industrial sites with speed-to-market advantage</p> <p>08 Strong logistics and freight ecosystem</p> <p>09 Access to national and global markets</p> <p>10 Public and private sector alignment on economic growth</p> |
|--|--|

ADVANCED MANUFACTURING

- ▶ **Skilled, Productive Workforce:** 540K+ regional workers, including engineers, machinists, and technicians with low turnover and high output.
- ▶ **Strong Talent Pipeline:** 30+ colleges and training programs graduating 20K+ annually for manufacturing and technical roles.
- ▶ **Established Industry Hub:** Thriving manufacturing base backed by supportive local government and community.
- ▶ **Business & Cost Advantages:** Right-to-work state with fast permitting and below-average costs for labor, real estate, and operations.
- ▶ **Strong Infrastructure & Utilities:** Reliable industrial-grade power, water, and fiber, with reserve capacity and low utility costs.
- ▶ **Comprehensive Transportation Network:** Access to interstates, rail, airports, and river ports supported by 350+ freight carriers.
- ▶ **Advanced Logistics & Ready Sites:** Transloading, storage, MRO, 38 miles of rail, and certified shovel-ready or Build-To-Suit sites.
- ▶ **Strategic Market Access:** Reach 54M people and key U.S. markets within 500 miles.
- ▶ **Modern Telecom & Cybersecurity:** Redundant fiber and strong cybersecurity infrastructure.
- ▶ **Safe, Sustainable Setting:** Ample water supply, low disaster risk, clean air, and favorable climate.

AGRIBUSINESS (FOOD & BEVERAGE PROCESSING)

- ▶ **Strategic Location & Market Reach:** Within 500 miles of 54M people and 2.3M businesses, with access to livestock, crops, timber, water, and salt.
- ▶ **Robust Transportation & Logistics:** Served by highways, rail, airports, river ports, and 350+ carriers. Ideal for low-cost, efficient distribution.
- ▶ **Skilled, Affordable Workforce:** 540K+ regional labor pool, 120K potential hires, low turnover, and 20% below average labor costs.
- ▶ **Strong Talent Pipeline:** 30+ higher-ed institutions and solid K-12 system delivering 20K+ graduates yearly with manufacturing-ready skills.
- ▶ **Reliable Infrastructure:** Industrial grade utilities—electric, gas, fiber, and water—with reserve capacity and expandable treatment up to 90MGD.
- ▶ **Pro-Business Environment:** Right-to-work state,

low taxes, fast-track permitting, and industry-friendly regulations with strong local support.

- ▶ **Ready Sites & Incentives:** Shovel-ready land, existing buildings, and full support with federal, state, and local incentives.

AUTOMOTIVE & TRANSPORTATION EQUIPMENT MANUFACTURING

- ▶ **Strategic Location:** Centrally located near major U.S. auto hubs with direct access to Canada, Mexico, and international markets.
- ▶ **Optimized Supply Chains:** Texarkana supports efficient distribution via highway, rail, air, and port networks.
- ▶ **Skilled Workforce:** Manufacturing employment is over twice the U.S. average, with strong experience in automotive roles.
- ▶ **Labor Pool & Talent Pipeline:** 120K potential hires and graduates from 30+ regional colleges and trade schools.
- ▶ **Affordable Labor Costs:** Wages are 20% below U.S. and Texas manufacturing averages.
- ▶ **Multimodal Logistics Hub:** Direct access to I-30, I-49, UP/TNER rail, air cargo, and key ports.
- ▶ **Extensive Transportation Network:** 350+ freight carriers with proximity to major Gulf and inland ports.
- ▶ **Shovel-Ready Sites:** Certified, rail-served land from 0.5–500 acres; flexible lease and Build-To-Suit options.
- ▶ **Reliable Utilities:** Industrial-grade power (SWEPCO) with ample water/wastewater capacity.
- ▶ **Cost-Effective Real Estate:** Low-cost land and construction with scalable site options.
- ▶ **Industry Synergies:** 20+ auto manufacturers and defense installations for supplier alignment.
- ▶ **Pro-Business Climate:** Right-to-work state with low taxes, light regulation, and strong community support.
- ▶ **Incentives & Partnerships:** State and federal programs, plus collaboration opportunities with defense/logistics.
- ▶ **R&D Support:** Access to universities and research institutions for innovation and workforce development.
- ▶ **Sustainability Advantage:** Eco-industrial positioning that enhances brand reputation.

BASE ELEMENT & CRITICAL MINERALS

- ▶ **Abundant Resources & Expertise:** Rich in base elements and critical minerals, supported by local colleges with mineral processing and advanced manufacturing programs.
- ▶ **Skilled, Cost-Effective Workforce:** 540K+ regional workers, including engineers and technicians, with low turnover and labor costs 20% below the national average.
- ▶ **Robust Talent Pipeline:** 30+ higher-ed institutions and strong K-12 systems ensure a steady flow of qualified talent.
- ▶ **Business-Friendly Environment:** Right-to-work state with supportive labor relations, low operating costs, and strong community backing.
- ▶ **Strategic Location & Market Reach:** Reach 54M people and 2.3M businesses across 23 MSAs within 500 miles at a logistics cost lower than any Texas metro.
- ▶ **Comprehensive Logistics Infrastructure:** Interstate, rail, airport, river, and seaport access for efficient national and international supply chains.
- ▶ **Reliable Energy & Utilities:** Industrial-grade electric, natural gas, and water systems with reserve capacity and some of the nation's lowest electricity rates.
- ▶ **Development Ready Sites:** Shovel-ready land (0.5–500+ acres), buildings, and rail-served infrastructure.
- ▶ **Scalable Water & Waste Systems:** Abundant potable and industrial water with expandable wastewater treatment facilities.
- ▶ **Incentives & ESG Opportunity:** Competitive incentives and potential for strong ESG branding via eco-industrial redevelopment.

BIOMASS OPERATIONS

- ▶ **Diverse Feedstock Access:** Abundant forestry/ag residues, MSW, animal and food waste, and textiles available in a resource-rich region.
- ▶ **Established Waste Infrastructure:** Rail-served landfills, planned recovery facilities, and strong municipal/commercial systems ensure consistent supply flow.
- ▶ **Skilled, Cost-Effective Workforce:** 540K+ labor pool with energy/manufacturing expertise, 20% below average labor costs,

and robust vocational pipelines.

- ▶ **Talent & Education Pipeline:** 30+ colleges producing 20K+ graduates annually with programs aligned to biomass, energy, and advanced manufacturing.
- ▶ **Business-Friendly Environment:** Texas offers low taxes, right-to-work policies, minimal regulation, and fast-track permitting.
- ▶ **Low Operating Costs:** Affordable land, utilities, labor, construction, insurance, and compliance support favorable margins.
- ▶ **Logistics Hub:** Interstates, Class I/ shortline rail (UP/TNER), air, transload, and port access with 500-mile reach to 54M people and 2.3M businesses.
- ▶ **Robust Utilities:** SWEPCO electric (345kV/138kV), natural gas, and ample water/wastewater infrastructure designed for industrial use.
- ▶ **Shovel-Ready & Scalable Sites:** 0.5–500+ acres certified, rail-served sites, existing facilities, and Build-To-Suit options.
- ▶ **Incentives & Cleantech Support:** Access to local, state, and federal incentives, DOE funding, and RPS-aligned cleantech development programs.
- ▶ **Community & Ecosystem Backing:** Strong local support from governments, institutions, and industry organizations for biomass innovation.
- ▶ **Research & Innovation Access:** Proximity to universities and labs specializing in energy, environmental science, and tech transfer.
- ▶ **Stable, Sustainable Climate:** Mild, moist climate supports biomass growth; low natural disaster risk and EPA-compliant air quality.
- ▶ **Strategic Rail & Transload Infrastructure:** 38 miles of rail, UP designation, on-site transload, spotting, and MRO facilities.
- ▶ **ESG & Brand Opportunity:** Position as a clean-tech leader in transforming a former DoD site into a national Eco-Industrial Park. with federal, state, and local incentives.



CHEMICAL & RUBBER PROJECTS

- ▶ **Low Risk & Compliance:** Minimal natural disaster exposure, stable climate, and EPA AAQS compliant.
- ▶ **Shovel-Ready Sites:** Certified, rail-served land (0.5–500 acres) with fast-track permitting for Speed-To-Market.
- ▶ **Affordable Operations:** Land, construction, and operating costs are below average compared to other MSAs.
- ▶ **Logistics Hub:** Highway, rail, air, and seaport access for efficient supply chain operations.
- ▶ **Supply Chain Access:** Close to raw materials, suppliers, and critical inputs.
- ▶ **Robust Energy Infrastructure:** Reliable, low-cost power, natural gas, and strong reserve capacity.
- ▶ **Water & Wastewater:** 30MGD water capacity and extensive infrastructure for wastewater support.
- ▶ **Skilled Labor Pool:** 120K+ available workers with high productivity and low turnover.
- ▶ **Workforce Pipeline:** 30+ regional colleges and training centers producing job-ready talent.
- ▶ **Pro-Business Climate:** Low taxes, regulatory efficiency, and Right-to-work state.
- ▶ **Incentives & Support:** Access to federal, state, and local programs with strong community support.
- ▶ **Industry Cluster:** Established chemical and rubber manufacturers supported by targeted workforce development.

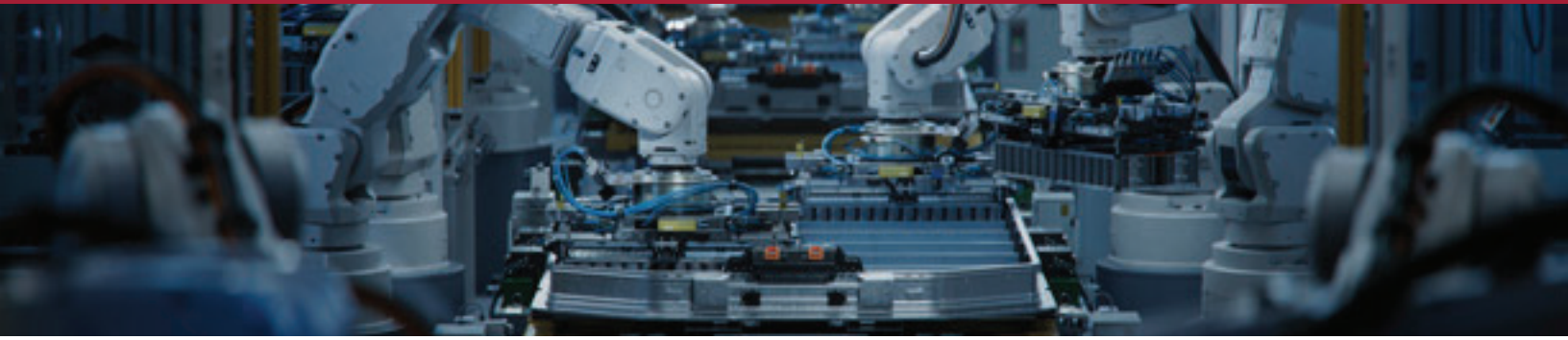
DATA CENTER, PROCESSING, HOSTING, & RELATED

- ▶ **Reliable, Low-Cost Power:** Located in the Southwest Power Pool with stable grid, low electric rates, and renewable options.
- ▶ **Advanced Fiber & Connectivity:** Long-haul and metro fiber networks enable fast, secure, and resilient communication.
- ▶ **Utility & Cooling Capacity:** Abundant water/wastewater capacity with scalable cooling infrastructure.
- ▶ **Development Ready, Secure Sites:** Certified, secure, shovel-ready, rail-served land with flexible Build-To-Suit options.
- ▶ **Cost-Effective Operating Environment:** Below-average costs for labor, energy, taxes, real estate, and construction.
- ▶ **Skilled, Available Workforce:** Underserved labor pool with strong education-to-industry pipelines.

- ▶ **Strong Physical & Cybersecurity:** Former DoD site with controlled access, regional cyber expertise, and cleared personnel.
- ▶ **Ideal Climate & Low Risk:** Mild weather reduces cooling needs; low disaster risk enhances uptime.
- ▶ **Sustainability & Green Energy:** Access to renewables, efficient infrastructure, and local sustainability efforts.
- ▶ **Strategic Location & Market Reach:** Within 500 miles of 54M people and 23 MSAs, ideal for latency and distribution.
- ▶ **Robust Logistics Access:** Interstates, Class I rail, parcel carriers, airports, and river ports enable full supply chain efficiency.

DEFENSE

- ▶ **Strategic Location & Market Reach:** Texarkana's 4-state footprint offers proximity to military bases, training facilities, and access to 54M people and major MSAs within 500 miles.
- ▶ **Established Defense Ecosystem:** Recognized "Defense Community" with firms like Lockheed Martin and BAE, strong NDIA ties, and adjacent to Red River Army Depot and DLA.
- ▶ **Defense Ready Real Estate:** Secure, turnkey facilities, and shovel-ready sites (up to 500+ acres) for offices, manufacturing, warehousing, and logistics.
- ▶ **Secure Infrastructure & Talent:** Former DoD base with physical and cyber protections, access to cleared personnel, and 120K potential workers supported by 30+ regional colleges.
- ▶ **Efficient, Cost-Effective Operations:** Labor costs are 20% below the national average with low turnover and in-house permitting that reduces startup time by up to 18 months.
- ▶ **On-Site Support Services:** TexAmericas Center hosts HUBZone businesses, 3PL providers, and tactical vehicle vendors streamlining supply chains.
- ▶ **Superior Infrastructure:** Industrial grade utilities, redundant power and telecom, plus direct access to interstate, rail (UP & TNER), airports, ports, and transload services.
- ▶ **Pro-Business, Pro-Defense Climate:** Favorable tax and regulatory environment with strong multi-level support.
- ▶ **Reputation & Impact:** Advance mission-critical operations on a revitalized DoD site with national significance.



E-COMMERCE, WHOLESALE & LOGISTICS

- ▶ **Strategic Central Location:** Ideal hub to serve Southern, Central, and national markets.
- ▶ **Extensive Market Reach:** Reach 54M people, 2.3M businesses, and 23 MSAs within 500 miles at the lowest logistics cost in Texas.
- ▶ **Robust Transportation:** Interstates, Class I rail (UP), airports, transload, and port access enable efficient multimodal distribution.
- ▶ **Parcel & Freight Access:** 350+ carriers with direct FedEx, UPS, and major parcel services for rapid fulfillment.
- ▶ **Skilled Workforce:** 1.2M labor catchment, 120K+ potential hires, and 20K+ college graduates entering annually.
- ▶ **Cost-Effective Labor:** Wages 20% below average, low turnover, and high productivity.
- ▶ **Business-Friendly Climate:** Low taxes, light regulations, and strong support for logistics and wholesale growth.
- ▶ **Affordable Operations:** Below-average labor, utilities, real estate, insurance, and input costs.
- ▶ **Reliable Utilities & Connectivity:** Redundant electric (SWEPCO), ample water, and diverse high-speed fiber.
- ▶ **Development Ready Real Estate:** Shovel-ready sites (0.5–500+ acres) and scalable logistics facilities.
- ▶ **Secure, Tech-Enabled Infrastructure:** Cybersecurity ecosystem and secure facilities for safe data and inventory handling.
- ▶ **Future Inland Port:** An ongoing UP study may designate TexAmericas as an inland port, enhancing long-term value.
- ▶ **Incentives & Fast Permitting:** Local, state, and federal incentives with expedited development.

ELECTRONICS & TECHNOLOGY

- ▶ **Skilled, Cost-Effective Workforce:** Access 540K+ workers, including engineers, technicians, and assemblers with labor costs 20% below average and low turnover.
- ▶ **Robust Talent Pipeline:** 30+ colleges and 20K+ annual graduates ensure steady availability of tech and manufacturing talent.
- ▶ **Secure & Innovation Ready:** Cybersecurity ecosystem, IP protection, and proximity to R&D institutions for tech development and commercialization.
- ▶ **Reliable Industrial Infrastructure:** High-capacity electric (345kV/138kV), quality water, and scalable wastewater systems support advanced operations.
- ▶ **High-Speed Connectivity:** Redundant fiber networks with metro and long-haul access enable seamless tech-driven business.
- ▶ **Strategic Market Reach:** Reach 54M people and 2.3M businesses within 500 miles, with competitive logistics and shipping costs.
- ▶ **Multimodal Access:** Served by highways, Class I rail (UP), parcel carriers (FedEx/UPS), and proximity to inland and Gulf ports.
- ▶ **Real Estate & Logistics Ready:** Certified shovel-ready sites (0.5–500+ acres), Build-To-Suit options, and third-party logistics support.
- ▶ **Business-Friendly & Fast-Track:** Texas regulatory benefits, HUBZone designation, and accelerated permitting streamline market entry.
- ▶ **Incentives & Community Backing:** Strong federal, state, and local incentives, plus active public-private collaboration.
- ▶ **Safe, Sustainable Location:** Low disaster risk, strong sustainability efforts, and opportunity for regional revitalization leadership.

FORESTRY, PAPER & WOOD PRODUCT MANUFACTURING

- ▶ **Abundant Timber & Ideal Climate:** Situated in the Piney Woods Forest with renewable hardwood/softwood supply and year-round growing conditions.
- ▶ **Low Risk & EPA Compliant:** Stable environment with minimal flood, hurricane, or quake risk; supports smooth regulatory navigation.
- ▶ **Strategic Location:** Reach 54M people and 2.3M businesses within 500 miles—ideal for regional distribution and logistics efficiency.
- ▶ **Robust Logistics Network:** Interstates, Class I/shortline rail (UP/TNER), air, transload, and Gulf/inland port access ensure supply chain fluidity.
- ▶ **Reliable Industrial Utilities:** SWEPCO electric, ample water/wastewater capacity, and affordable natural gas for large-scale operations.
- ▶ **Ready-to-Go Sites:** 0.5–500+ acres of shovel-ready sites, rail-served lots, and Build-To-Suit options available.
- ▶ **Skilled, Affordable Workforce:** 540K+ workers with manufacturing experience; labor costs 20% below average and low turnover.
- ▶ **Strong Talent Pipeline:** Regional colleges and universities supply engineering, trades, and technical graduates.
- ▶ **Active Industry Cluster:** Existing ecosystem of forestry, paper, and wood products firms with robust public-private support.
- ▶ **Business-Friendly Climate:** Right-to-work laws, low tax burden, and flexible, fast permitting.
- ▶ **Low Operating Costs:** Competitive costs across labor, land, utilities, construction, and insurance.
- ▶ **Incentives & Local Support:** Broad range of incentives and strong regional commitment to industrial growth.
- ▶ **ESG & Brand Potential:** Be part of converting a former DoD site into a leading Eco-Industrial Park with national visibility.



INDUSTRIAL MACHINE MANUFACTURING

- ▶ **Cost-Effective Operations:** Benefit from below-average costs in labor, utilities, land, construction, logistics, compliance, and insurance.
- ▶ **Skilled, Experienced Workforce:** The region has over twice the national average in manufacturing jobs with expertise in machining, CNC, welding, and mechanical roles.
- ▶ **Large Labor Pool:** 540K+ total labor force with 120K+ potential hires from underemployed workers and regional commuters.
- ▶ **Robust Talent Pipeline:** 30+ regional colleges and universities produce engineers, machinists, welders, and technicians ready for industrial roles.
- ▶ **Pro-Business Climate:** Texas offers a right-to-work environment, low tax burden, minimal regulation, and strong community support for manufacturing growth.
- ▶ **Industrial Grade Utilities:** Reliable SWEPCO power, natural gas, and abundant water/wastewater capacity (30MGD water, 2MGD wastewater).
- ▶ **Development Ready Real Estate:** 0.5–500+ acre shovel-ready, rail-served sites, Build-To-Suit options, and existing industrial facilities.
- ▶ **Accelerated Development Timeline:** In-house zoning/permitting reduces time to occupancy by up to 18 months.
- ▶ **Central Logistics Hub:** Interstates, Class I/shortline rail (UP, TNER), transload, airports, Gulf/inland ports, and 350+ carriers streamline supply chains.
- ▶ **500-Mile Market Reach:** Direct access to 54M people and 2.3M businesses at lower logistics costs than other Texas regions.
- ▶ **On-Site Rail & Transload Infrastructure:** UP-designated Focus Site with 38 miles of track, transload, MRO, and railcar storage capabilities.
- ▶ **Advanced Connectivity:** Redundant high-speed fiber and metro networks support automation and digital manufacturing needs.
- ▶ **Innovation Ecosystem:** Close to R&D institutions specializing in robotics, automation, advanced manufacturing, and process engineering.
- ▶ **Incentives & Site Support:** Tap into local, state, and federal incentives plus expert support for permitting and site development.

MEDICAL EQUIPMENT MANUFACTURING

- ▶ **Skilled Workforce:** 120K+ potential workers with high productivity and low turnover in manufacturing.
- ▶ **Talent Pipeline:** 30+ educational institutions producing graduates aligned with medical equipment roles.
- ▶ **Cost Advantage:** Below-average costs for labor, energy, real estate, and operations.
- ▶ **Market Proximity:** Reach 54M people and 23 MSAs within 500 miles for sales and distribution.
- ▶ **Logistics Hub:** Access to highway, rail, air, and seaport networks supports supply chain efficiency.
- ▶ **Reliable Infrastructure:** Industrial-grade utilities, low-cost power and gas, with strong reserve capacity.
- ▶ **Development Ready Sites:** Certified shovel-ready land (0.5–500 acres) with Build-To-Suit and flexible lease options.
- ▶ **ISO Certification Support:** Local access to training and consulting for ISO and regulatory compliance.
- ▶ **Business-Friendly Climate:** Low taxes, minimal regulation, and right-to-work policies.
- ▶ **Community & Permitting Support:** Strong local support and fast-track permitting streamline development.
- ▶ **Sustainability Engagement:** Active environmental initiatives and ESG-aligned development practices.
- ▶ **Incentives & Tax Relief:** Federal, state, and local incentives; property taxes 30% lower than major Texas MSAs.

METAL FABRICATION (ENERGY – OIL & GAS EQUIPMENT MANUFACTURING)

- ▶ **Strategic Location:** Near metals, fabrication services, and key routes (interstates, rail, air, and seaports).
- ▶ **Skilled Labor Pool:** 120K+ potential workers, 20% below U.S. labor cost average, with low turnover.
- ▶ **Manufacturing Strength:** High concentration of engineers, machinists, welders, and CNC operators.
- ▶ **Educational Pipeline:** 30+ institutions producing job-ready grads for advanced manufacturing.

- ▶ **Cost Advantage:** Lower labor, energy, real estate, logistics, and compliance costs than national averages.
- ▶ **Efficient Logistics:** 350+ carriers and local suppliers reduce freight and supply chain costs.
- ▶ **Utility Infrastructure:** Industrial-grade utilities, low-cost power, and ample water capacity.
- ▶ **Shovel-Ready Sites:** Certified, rail-served land (0.5–500 acres) with Build-To-Suit options.
- ▶ **Business Climate:** Favorable taxes, fast permitting, and strong community/government backing.
- ▶ **Incentives & ESG Focus:** Eligible for incentives with support for sustainable, responsible growth.

NATURAL GAS-FIRED ELECTRICITY GENERATION

- ▶ **Center is Energy Infrastructure:** Near 345kV and 138kV lines with reliable grid access and interstate gas pipelines.
- ▶ **Gas Access:** Served by Energy Transfer and Navitas Utility Corp. with high-pressure lines and competitive rates.
- ▶ **Water Supply:** 30MGD potable water and expandable wastewater capacity via Riverbend District.
- ▶ **Secure Location:** Low disaster risk, EPA compliant, and secure as a former DoD site.
- ▶ **Transportation Hub:** Proximity to highways, rail, airports, and ports supports logistics and fuel delivery.
- ▶ **Shovel-Ready Sites:** Certified parcels (0.5–500 acres), flexible and low-impact—ideal for power generation.
- ▶ **Cost Advantage:** Below-average land, build, and property tax costs 30% less than major Texas MSAs.
- ▶ **Pro-Business Climate:** Low taxes, regulatory ease, and strong community/political support.
- ▶ **Skilled Labor:** Large, cost-effective workforce experienced in energy and manufacturing.
- ▶ **Community Support:** Strong backing for power projects, training programs, and Eco-Industrial Park growth opportunities in a growing Eco-Industrial Park.

NUCLEAR ENERGY ELECTRICITY GENERATION

- ▶ **Stable Location:** Low disaster risk, stable soil, and ground conditions ideal for nuclear plant development.
- ▶ **Utilities & Water:** Reliable utilities and 30MGD potable water with scalable wastewater from Riverbend Water Resource District.
- ▶ **Waste Disposal:** Closest licensed site in Andrews, Texas (300 miles away), allows for manageable nuclear waste logistics.
- ▶ **Transmission Access:** 345kV, 138kV, and 69kV lines within 4.5 miles ensure grid reliability and redundancy.
- ▶ **Site Security:** Former DoD base offers built-in physical and cybersecurity infrastructure.
- ▶ **Shovel-Ready Land:** Certified parcels (0.5–500 acres) with infrastructure and logistics access for development.
- ▶ **Cost Advantage:** Land, construction, and property taxes are below average for Texas MSAs.
- ▶ **Logistics Access:** Interstates, rail, airports, and ports streamline material and fuel delivery.
- ▶ **Skilled Labor:** Cost-effective, experienced workforce with engineering and nuclear sector expertise.
- ▶ **Supportive Environment:** Fast-track permitting and strong support from local, state, and regulatory partners.

PHARMACEUTICAL & SUPPLEMENTS

- ▶ **Labor Pool:** Access to 120K potential workers, including skilled engineers, technicians, and operators.
- ▶ **Affordable Labor:** Wages 20% below U.S. and Texas averages, with low turnover and high productivity.
- ▶ **Skilled Talent Pipeline:** 30+ universities and trade schools producing pharma manufacturing graduates.
- ▶ **R&D Proximity:** Near leading institutions in pharma, biotech, and biomedical research.
- ▶ **Shovel-Ready Sites:** Certified, rail-served land with Build-To-Suit and flexible lease options.
- ▶ **Industrial Utilities:** Reliable, low-cost power, water, and wastewater systems with ample reserve capacity.

- ▶ **Strategic Logistics:** Central location with highway, rail, air, and seaport access for efficient distribution.
- ▶ **Industry Ecosystem:** Growing pharma cluster with local government and business backing.
- ▶ **Pro-Business Climate:** Texas offers low taxes, regulatory ease, and targeted incentives for pharma growth.
- ▶ **Security & Sustainability:** Low disaster risk, secure infrastructure, and active sustainability initiatives.
- ▶ **Market Reach:** Within 500 miles of 54M people and 2.3M businesses at competitive shipping rates.
- ▶ **Quality of Life:** Affordable living, community appeal, and high workforce retention.

PLASTICS MANUFACTURING

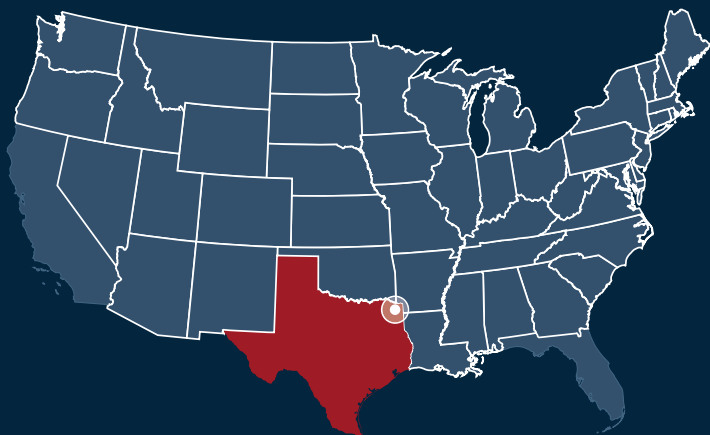
- ▶ **Labor Pool:** 120K+ potential hires and a strong base of experienced manufacturing workers.
- ▶ **Low Operating Costs:** Below average expenses for labor, utilities, real estate, logistics, and insurance.
- ▶ **Skilled Workforce:** High-quality labor with expertise in machinery, maintenance, and production engineering.
- ▶ **Talent Pipeline:** 24K+ students and 500 annual graduates from local schools ready to enter manufacturing roles.
- ▶ **Utility Infrastructure:** Reliable, industrial-grade utilities with ample low-cost electricity and natural gas capacity.
- ▶ **Development Ready Sites:** Certified, rail-served land (0.5–500 acres) with flexible terms and expedited permitting.
- ▶ **Affordable Real Estate:** Land and construction costs are lower than in other major metro areas.
- ▶ **Business-Friendly Climate:** Texas provides low taxes, flexible regulations, and local pro-business policies.
- ▶ **Logistics Hub:** Highway, rail, air, and seaport access support efficient supply and distribution.
- ▶ **Market Reach:** 500-mile access to 54M people and 2.3M businesses at lower logistics costs.
- ▶ **Stable Environment:** Low natural disaster risk ensures continuity of operations.
- ▶ **Incentives & Support:** Access to local, state, and federal programs with strong community buy-in.

SOLAR PANEL EQUIPMENT MANUFACTURING

- ▶ **Transportation Hub:** Access to interstates, rail, air, and seaports ensures efficient logistics and distribution.
- ▶ **Market Reach:** 500-mile radius connects to 54M people and 23 major MSAs with low logistics costs.
- ▶ **Skilled Labor:** 120K+ potential workers with high productivity and low turnover.
- ▶ **Talent Pipeline:** 30+ regional institutions supplying skilled graduates for manufacturing roles.
- ▶ **Cost Advantage:** Below-average costs for labor, land, construction, and operations.
- ▶ **Reliable Utilities:** Industrial-grade, low-cost electricity, and ample water capacity for energy-intensive production.
- ▶ **Shovel-Ready Sites:** Certified rail-served sites (0.5–500 acres) with Build-To-Suit options.
- ▶ **Business-Friendly Climate:** Fast-track permitting, local support, and pro-business Texas regulations.
- ▶ **Sustainability & Support:** Community-driven sustainability focus with strong public and private backing.
- ▶ **Incentives & Visibility:** Access to federal, state, and local incentives and potential for ESG brand leadership.

WIND TURBINE EQUIPMENT MANUFACTURING

- ▶ **Strategic Location:** Texarkana offers efficient logistics with access to highways, rail, airports, and seaports.
- ▶ **Skilled Workforce:** 120K+ potential workers, including engineers, CNC operators, and technicians, with 20% lower labor costs.
- ▶ **Training Pipeline:** 30+ institutions supply job-ready talent with strong manufacturing and technical training.
- ▶ **Cost Advantage:** Operating costs—including labor, energy, and compliance—are well below U.S. and Texas averages.
- ▶ **Logistics Efficiency:** 350+ carriers and proximity to suppliers and ports support streamlined distribution.
- ▶ **Certified Sites:** Rail-served, shovel-ready land (0.5–500 acres) with Build-To-Suit options.
- ▶ **Utilities Infrastructure:** Reliable, low-cost power, abundant water, and scalable industrial utility support.
- ▶ **Business-Friendly Climate:** Low property taxes, minimal regulation, and fast-track permitting.
- ▶ **Incentives & Support:** Strong local backing with federal, state, and local incentives plus sustainability alignment.



READY TO LEARN MORE?

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TARGETED INDUSTRIES



SHOVEL-READY. FAST-TRACK PROCESSES. SUPERIOR VALUE.

At TexAmericas Center, we provide exceptional services tailored to your needs, from Certified Development Ready Sites to Move-In Ready Buildings to Customer Driven Logistics Solutions to Speed-To-Occupancy to Build-To-Suit solutions, making Texarkana the ideal location for you and your business.

BUILD | LEASE | MANAGE | SELL | INCENTIVES | LOGISTICS