

TexAmericas
CENTER®
Texarkana USA

BUILD | LEASE | MANAGE | SELL | INCENTIVES | LOGISTICS

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ABOUT TEXAMERICAS CENTER

TexAmericas Center is a premier mixed-use industrial park, one of the largest of its kind in the Americas and a State-sanctioned Local Redevelopment Authority. With 150 years of experience informing our expertise, we are positioned to optimize our 12,000 acres and 3.5 million square feet of property.

Our unique and sole authority in developmental approvals bypasses normal governing municipalities’ public review process, delivering Speed-To-Market and Speed-To-Profit for our tenants. That advantage allows businesses to accelerate timelines by 12 to 18 months.

Our mission is to redevelop a former Department of Defense Property into a thriving economic hub that will generate 12,000 jobs, driving long-term regional growth. TexAmericas Center is realizing that goal with 47 corporate citizens and 1.3 million square feet of space currently occupied. With our dedicated real estate team and our unique approval authority, TexAmericas Center is positioned to provide solutions for businesses across all sectors.

We provide the tools for success and help businesses become fully operational quickly. Our “Can-Do” approach bolsters our confidence that TexAmericas Center can help your business expand and scale rapidly, efficiently, and effectively.

OUR HISTORY



Property acquired by the federal government to support WWII efforts

1939



RRAD & LSAAP hit maximum employment of 30,000

1969

TexAmericas Center created by Texas State Legislature

1997

LSAAP officially deactivated

2009

TexAmericas Center reorganizes FTZ #258 by Alternative Site Framework

2015



TexAmericas Center welcomes Lockheed Martin

2020

Assets from Lone Star Rail Car Storage Co. purchased

2021



TexAmericas Center welcomes Palmer International

2022

47 companies located on TexAmericas Center, largest in company history

2023

Construction complete for facilities to be known as Red River Army Depot (RRAD) and the Lone Star Army Ammunition Plant (LSAAP) both fully operational

1942

First Base Realignment Closure (BRAC) for the RRAD ordered

1995

Second BRAC for RRAD ordered

2005

Collins Water Reclamation Facility commissioned

2013

Expal USA announces \$24 million investment at TexAmericas Center

2017



TexAmericas Center launches Third-Party Logistics (TAC3PL) business unit

2020

150,000-square-foot spec building constructed, largest in company history

2021



TexAmericas Center welcomes EnviroSafe Demil

2022

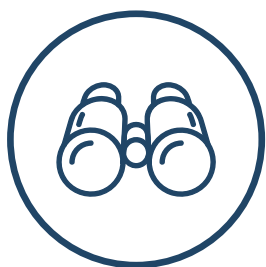
TexAmericas Center partners with Union Pacific and become its largest Focus Site

2024

SERVICES OFFERED



Business Operational
Modeling & Planning



Site Search Assistance &
Location Advisory



Site Design &
Development Planning



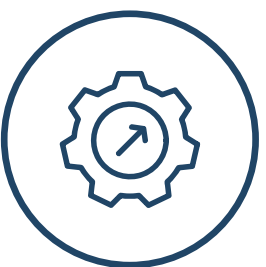
Commercial & Industrial
Real Estate Solutions



Concierge Relocation &
Foreign Investment Support



Comprehensive
Logistics Services



Build-To-Suit &
Design-Build Solutions



Access To Incentives &
Financial Assistance

PROJECT PORTFOLIOS



ENVIROSAFE DEMIL

In 2022, EnviroSafe Demil relocated its facilities to TexAmericas Center, investing \$25 million in the defense industry. This move included purchasing 170 acres, renovating 40,000 square feet, and creating 24 high-tech jobs. The decision was driven by location, connectivity, infrastructure, cost-effective lease options, incentives, and workforce access. Since relocating, the company has experienced significant growth, reduced costs, and improved efficiencies, meeting rising demand.



EXPAL USA

Expal USA broke ground on its \$24 million defense project in 2017 and is a long-term tenant at TexAmericas Center. Occupying over 156,000 square feet, the company employs 65+ people. Expal's expansion at TexAmericas Center helped it thrive, with support such as flexible infrastructure, real estate solutions, and workforce development. This success attracted Rheinmetall and led to a successful acquisition, underscoring TexAmericas Center's role in Expal's growth in the U.S. market.



ROWE CASA ORGANICS

Rowe Casa Organics (RCO) started in 2019 in a small kitchen, outgrowing the space within a year. TexAmericas Center invested more than \$250,000 and renovated a 4,750-square-foot facility for RCO, which soon expanded to 40,000 square feet. As demand grew, RCO acquired five buildings totaling 24,000 square feet and later purchased a 150,000-square-foot facility. With a workforce of 218 full-time and 63 part-time employees, RCO's growth was supported by TexAmericas Center's tailored real estate, financing, and workforce solutions.



RENEW TRUCKS

Renew Trucks (formerly MTP Drivetrain) began at TexAmericas Center in 2015 but shut down operations temporarily. In 2021, the company returned, driven by the Center's strategic location, industry-specific infrastructure, and skilled workforce. Renew Trucks leveraged TexAmericas Center's support to recover, grow, and expand its customer base, positioning the company as an industry leader in the heavy-duty truck sector.

MARKET INSIGHTS



Texarkana is a blue-collar town with a metropolitan flare, blending industrial, working-class characteristics with features typical of larger urban areas. While it retains small-city charm, the influence of nearby metropolises adds cultural, economic, and social depth.

Texarkana’s personality is highlighted by its working-class values and balanced with a growing array of amenities, services, and cultural offerings. The roots of the town persist through its workforce and industries, while its proximity to larger cities and community development introduce more metropolitan features, making it a unique blend of both worlds.



BLUE-COLLAR HERITAGE

- Families have worked in agriculture for generations, fostering a culture of hard work.
- Strong work ethic is driven by manufacturing, transportation, and B2B industries.
- Originated as a railroad town focused on production.
- Emphasis on practical, hands-on work gave this city its grounded vibe.



METROPOLITAN FLARE

- Active arts scene with galleries, theaters, and performances.
- Dining and shopping reflect a more cosmopolitan feel.
- Proximity to Dallas, Shreveport, and Little Rock adds influence.
- Home to Texas A&M-Texarkana and University of Arkansas-Texarkana.
- Diverse medical services offer urban healthcare options.

COMPETITIVE ADVANTAGE

TexAmericas Center offers key competitive advantages in cost efficiency, differentiation in services, and a pro-business brand reputation backed with unique approval power. Here’s how your business will gain an advantage over your competitors:



BRAND REPUTATION

Our pro-business and “Can-Do” approach results in exceptional value and provides unparalleled Speed-To-Occupancy for our tenants and a high quality, low stress lifestyle for their employees.

- A solution-oriented organization accelerating timelines and providing exceptional value.
- Minimal red tape, competitive tax incentives, and a pro-business mindset.
- Robust and cost-effective labor market with no nearby competition.
- Advocate for intergovernmental alliances that foster innovation and research.
- A hub for business growth and community engagement for employees.
- High quality of life in cultural, recreational, healthcare, and educational aspects for talent.
- A location that offers career growth, financial stability, a good work-life balance, and opportunities for personal and family well-being to employees.



DIFFERENTIATION VIA UNIQUE PRODUCTS OR SERVICES

TexAmericas Center stands out with products designed to accelerate Speed-To-Occupancy and time-saving services that boost a company’s Speed-To-Market and Speed-To-Profit.

- TexAmericas Center manages the entire project from start to finish.
- Our Build-to-Suit designs encompass managing land acquisition, entitlement, design, and construction, allowing businesses to relocate seamlessly while maximizing efficiency and cost savings.
- Sole authority in developmental approvals eliminates public review processes, accelerating Speed-To-Occupancy by 12 or more months.
- Our third-party logistics services (TAC3PL) address the full gamut of supply chain needs, creating a clear advantage in Speed-to-Market and Speed-to-Profit.



COST LEADERSHIP

TexAmericas Center prides itself on offering businesses low labor and utility costs, tax advantages, and supportive infrastructure.

- The cost of labor is about 18% lower than the Texas average and nearly 22% lower than the national average.
- Utilities are 40% below the national average with responsive providers committed to making timely upgrades to meet business needs.
- No personal state income tax, or state estate, inheritance, or gift taxes.
- Low logistics cost due to its central US and North America location and an impressive transportation network including rail, road, air, river, and IT.

CULTURE & COMMUNITY



LIVE

Texarkana has everything families and businesses need to thrive. Its strategic location at the crossroads of Texas, Arkansas, Louisiana, and Oklahoma creates a rich mix of Cajun, Creole, Country, Midwestern, Southern, and Western culture and traditions. This diverse mix of influences is the foundation that the region has been built upon, and it offers the perfect balance of affordability, opportunity, and quality of life.

Texarkana’s strong sense of community is the result of its small-town charm juxtaposed to its big-city amenities. Residents enjoy a cost of living that is 20 to 25% less than the national average and housing costs that are 80% of typical prices, ensuring your dollar goes further in Texarkana.

Whether you’re raising a family, or looking to enjoy a slower pace of life, Texarkana offers a high quality of life in a friendly, affordable setting.

WORK

The city’s economy is anchored by industries such as defense, education, healthcare, legal services, logistics, manufacturing, retail, and wholesale providing a stable job market. Texarkana offers a strategic location to employers by being located near major transportation routes, serving as a hub for regional commerce, and attracting businesses in automotive, chemicals, metal, oil & gas, and more.

Employers have a competitive advantage supported by a robust transportation infrastructure across various modes.

Texarkana boasts a skilled workforce and sees employers create jobs for both skilled and service-based positions. The area offers a blend of entrepreneurial opportunities, and access to diverse job opportunities, with pathways to advancement.

Texarkana’s close-knit community and strong local networks foster a supportive work environment, where people often know each other by name. Despite the small-town vibe, professionals can find opportunities for career growth, especially within the region’s expanding sectors. No matter where you are in your professional career, the area is a stable and affordable place with diverse job opportunities.



LEARN

When families move to the Texarkana area, students can expect a well-rounded and balanced education system capable of getting them into the best institutions of higher learning anywhere. The Texarkana area offers 25 public schools and four private schools, giving families options to ensure children receive the best opportunities to learn and grow at their pace.

Texarkana area school districts are expanding, and strengthening academic excellence, with programs aimed at preparing students for college, career, and life readiness.

Furthermore, there is a wide range of extracurricular activities, including sports, arts, and advanced placement (AP) courses ensuring a well-rounded education for all students. With low student-to-teacher ratios, student potential is maximized.

Specialized programs for students with different needs also exist, including gifted and talented programs, special education services, and career and technical education (CTE) programs.

After graduation, students have more than 30 post-secondary education options within the greater Texarkana region, including Texarkana College, Texas A&M University-Texarkana, and the University of Arkansas Hope-Texarkana. Texarkana is the only community in the nation with two land grant universities. Through existing articulation agreements, students can begin earning college credit throughout high school, enter college (often as a sophomore or junior), and pay far less for a quality education.

The opportunities in Texarkana are diverse and high-quality—factors that make the region a wonderful place for students of all ages to thrive.

PLAY

No matter where your interest lies, the greater Texarkana area offers a vibrant and well-rounded lifestyle for all ages. The city sits at the perfect intersection of culture, recreation, entertainment, and community engagement, making it an ideal place to call home.



Texarkana offers year-round family-friendly events such as the Four States Fair and Rodeo, Art & Wine Festival, Main Street Texarkana’s Dine on the Line, Mardi Gras, and the popular Christmas Parade ensuring there is always something to enjoy with friends and family.

For outdoor enthusiasts, the city’s annual Run the Line Half Marathon, the region’s golf courses, or the nine federal and state parks across Texas, Arkansas, Louisiana, and Oklahoma offer unmatched opportunities for outdoor adventures. Texarkana has one of the most diverse eco climates anywhere, with an average temperature of 74 degrees, residents and visitors can take full advantage of outdoor activities year-round.

The local cultural experiences are top notch with traveling productions often setting up at the Perot Theatre; it also is the home base for Texarkana’s Symphony Orchestra. For those who enjoy big-city attractions, national and international events in Dallas/Fort Worth, Shreveport, and Little Rock—all less than 200 miles away—offer world-class entertainment and cultural options. Texarkana’s ability to cater to diverse interests while fostering its own unique culture, makes it one of the most attractive places to live in the country.

Whether your forte is exploring the great outdoors, attending a local festival, experientially learning about history, or just enjoying a quiet day at the park, the Texarkana region has plenty of ways to keep your family entertained and engaged.

ORGANIZATIONAL OVERVIEW



VALUES

Our core values focus on putting clients first by aligning with their goals and delivering exceptional value. We prioritize confidentiality, integrity, and ethics while driving innovation through customer feedback. Committed to transparency, timeliness, and accuracy, we avoid conflicts of interest and always strive to do what’s right. We achieve success through collaboration, teamwork, and value-added services that go beyond industry norms.



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GOALS & OBJECTIVES



VISION

TexAmericas Center’s vision is to revitalize its former military property in Bowie County, Texas, making it a preferred destination for investment, creating over 12,000 jobs, and improving residents’ lifestyle in the greater Texarkana region. TexAmericas Center will achieve this by 1) Creating a Thriving Business Climate, 2) Developing a 21st Century Workforce, 3) Providing World-Class Infrastructure, 4) Being Globally Connected, and 5) Setting the Standard for a “Can-Do” attitude that moves at the speed of business.

FOCUS

TexAmericas Center is a State of Texas Special Purpose District, also known as a Local Redevelopment Authority. We have jurisdiction over the property we own, and our greatest incentive is Speed-To-Occupancy, helping customers achieve faster Speed-To-Market and Speed-To-Profit.



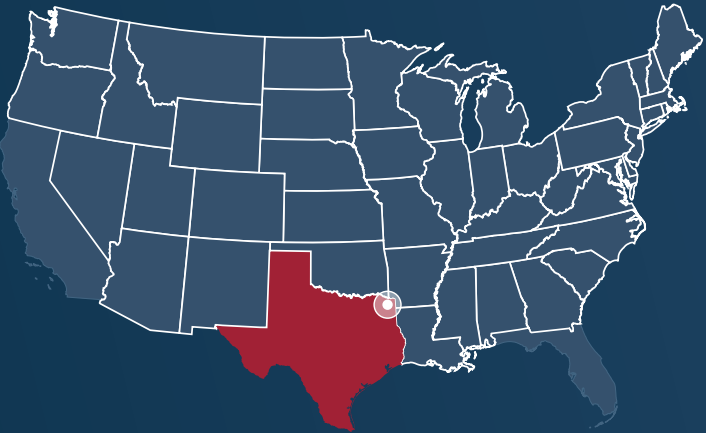
BUSINESS CLIMATE

The Texarkana region is an excellent location for industrial businesses due to its strategic geographic position, robust infrastructure, transportation hub with access to major railroads and interstates, a skilled workforce, multistate cooperation, and low cost of doing business, making it ideal for manufacturing and logistics operations.



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.



READY TO LEARN MORE?

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