



TexAmericas Center (TAC) is the 3rd ranked industrial park in the nation by Business Facilities and one of the largest mixed-use industrial parks in the Americas. TexAmericas Center is a State of Texas-sanctioned Special Purpose District known as a Local Redevelopment Authority. Being a quasi-governmental entity makes us a unique hybrid of municipality, economic development organization and an industrial real estate development and management company. These characteristics allow us to offer our tenants custom real estate, logistics, financing, and incentive solutions that result in unparalleled speed-to-market.

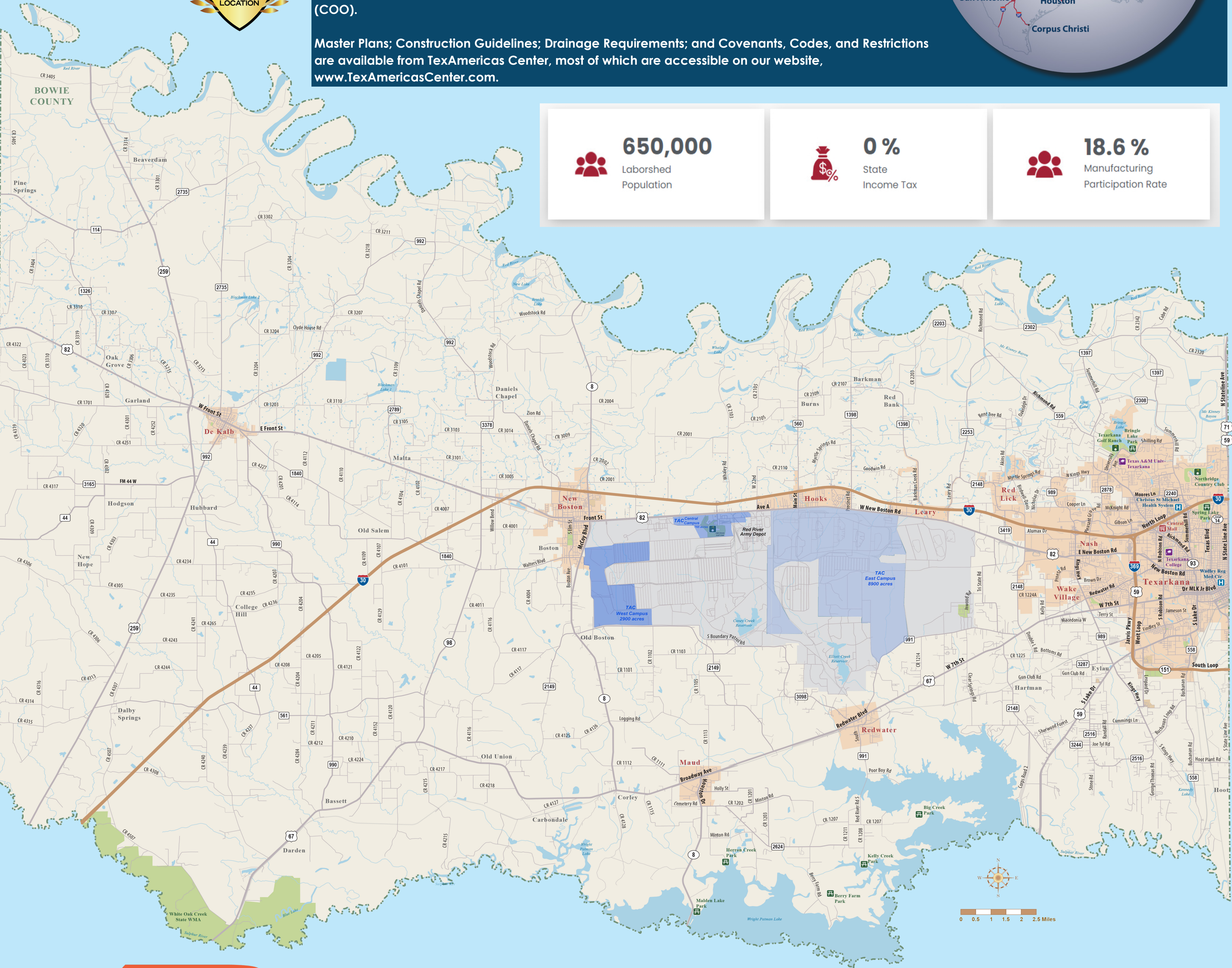
With the operating capabilities of a municipality and control of our own zoning and permitting, TexAmericas Center eliminates much of the red tape inherent in traditional real estate processes. This offers businesses a much shorter timeline to become operational. TexAmericas Center's mission is to bring quality jobs to the greater Texarkana area and diversify the tax base through property redevelopment. To fulfill this mission, TexAmericas Center is managing the redevelopment of 12,000 acres and 3.5 million square feet of former military property in centrally located Northeast Texas. The TexAmericas Center Board of Directors has set forth the goal that staff bring 12,000 quality jobs onto the footprint thereby creating superior economic opportunities for all the residents of the Four State (Arkansas, Louisiana, Oklahoma, and Texas) Texarkana region. TexAmericas Center and our Partners in Development have invested over \$40 million in on-site infrastructure and property upgrades; we are committed to continuing to invest in our tenants, our future tenants, and our community so that we are able to deliver on our promise of speed-to-profit.

Since our founding in 1997, we have created a community environment within our industrial complex, including amenities such as an executive subdivision, apartments, golf course, walking track, nature area, convenience store, police station, fire station, and vocational training center that are readily available for our tenants' use.

We have about 50 corporate citizens on our footprint, providing a solid networking system for you from the beginning. TexAmericas Center has a reputation for partnering with our tenants for mutual business success, and our tenants have a history of working together as well. TexAmericas Center takes pride in being a tight-knit community of like-minded individuals and companies who want to see each other succeed.

TexAmericas Center is located outside of municipal boundaries and therefore controls its own land use (zoning) and has designated its property for light and heavy industrial uses. All land and buildings are governed by TexAmericas Center planning, permitting, and approval processes, which are administered by our on-staff Professional Engineer (PE) who is also our EVP & Chief Operations Officer (COO).

Master Plans; Construction Guidelines; Drainage Requirements; and Covenants, Codes, and Restrictions are available from TexAmericas Center, most of which are accessible on our website, www.TexAmericasCenter.com.



650,000
Laborshed
Population



0 %
State
Income Tax



18.6 %
Manufacturing
Participation Rate



From grant awards to lower crime statistics, the future of the City of De Kalb, Texas, is looking bright, officials say. The city of De Kalb, Texas, has been awarded a total of \$6.3 million in grants and federal funding within the past 18 months which will provide vast improvements throughout the city. Some of these improvements include renovations to the streets, water and sewage infrastructure upgrades, revitalization to historic downtown region and construction of new low- to moderate-income housing.

"Funding limitations have historically limited our availability to conduct improvements that have long been overdue, and I take personal satisfaction in improving the quality of life for the citizens of De Kalb with the more than \$6 million in grants awarded to our community," said William Lindsey, Executive Director of the De Kalb Economic Development Corporation.

Officials say they have already begun investing the money into projects and anticipate completion within the next 3 years.

Other projects currently underway include the development of a ten-year comprehensive economic development strategic plan, building of new fully illuminated concrete roads and installation of fire hydrants at the De Kalb Industrial Park, and the replacement of water and sewage lines and fire hydrants throughout the city. The city also has six new home construction projects underway with applications for additional homes in progress.

DPD released their annual crime report and boasts a 70 percent reduction in service calls from 2017 to 2022. The department also added a K-9 unit in January which officials are certain will lower crime even more.

De Kalb was recently awarded a Certificate of Achievement for Economic Excellence by the Texas Economic Development Corporation.

The New Boston Special Industrial Development Corporation was incorporated on October 18th, 1990 by Resolution of the City of New Boston pursuant to the Development Corporation Act of 1979 (Article 5190.6, Sec 4A, Vernon's Texas Civil Statutes).

The citizens of New Boston have passed a 1/2 cent sales tax (Type A) dedicated solely to the pursuit of industry. The New Boston SIDC has successfully attracted industries to our area in the past by the use of land, cash and tax abatement incentives.

New Boston TX SIDC is a Special Industrial Development Corp to support the development, expansion and relocation of new and existing companies to the New Boston area. The CDC is the Community Development Board that is also involved within the SIDC and the City of New Boston.

The SIDC is an organization with a mission to work to create an environment in which community-oriented businesses can thrive. As the New Boston SIDC continues its partnership with a renewed and reinvigorated Chamber of Commerce, goals are in place for prosperous days to come.

To meet those goals, the New Boston SIDC touts the advantages of its New Boston Industrial Park. The park is a 65+ acre area just off I-30 and Route 98 in New Boston. There are 60 acres remaining in the Industrial Park. The entire 60 acres are open and available for evaluation of which use would best serve a projects purpose. An access road off Texas State Highway 98 is in place to the beginning of the 60-acre site. This "Farm to Market" type road has recently been constructed and will serve truck traffic.

Acting as a major draw for companies that are looking to re-locate that need easy access to transportation, the Industrial Park is located approximately 24 miles from the nearest airport via I-30. There are over 35 truck terminals in the surrounding area. Three of the terminals are located in New Boston from 1-4 miles of the Industrial Park. The other 32 terminals are located in and around Texarkana via I-30, approximately 20 miles from the park.

Cost of Living:

Cost of living index
Bowie County: 80.0
March 2019
(low, U.S. average is 100)
According to City-Data.com



Populations

Bowie County 92,581
Texarkana 37,225
Hooks 2,751
New Boston 4,749
De Kalb 1,664
Maud 1,064
Redwater 1,060
According to City-Data.com

Health Care

- ♥ Christus St. Michael
- ♥ Texarkana Emergency Center & Hospital
- ♥ Wadley Regional Medical Center

Institutions of Higher Learning

Texas A&M University - Texarkana (4 year)
Texarkana College - Texarkana (2 year)
Texarkana College TexAmericas Center Campus

Housing

The Median Price: \$135,700 (2021)
Median contract rent for apartments: \$663
According to City-Data.com



NEW BOSTON SIDC
SPECIAL INDUSTRIAL DEVELOPMENT CORPORATION