



TEXAMERICAS CENTER:

## FOCUSED ON SPEED TO MARKET & SPEED TO PROFIT

**TexAmericas Center (TAC)** staff has over 150 years of experience, the property is located outside of municipal boundaries in Bowie County, and the organization is a State of Texas Local Redevelopment Authority. All land and buildings are governed by TexAmericas Center planning, permitting, and approval processes. Professional engineers at TexAmericas Center perform advanced due diligence on sites, qualifying them as shovel-ready. The process helps prospective greenfield and BTS tenants go vertical and become operational faster than in other Texas locations.

### CONTACT:

Chief Economic Development Officer

**Eric Voyles**

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### 5TH BEST INDUSTRIAL PARK IN THE USA

**12,000**  
acres

**3,500,000**  
square feet

**38 miles**  
of owned rail

TAC3PL and  
TACRail services

Low cost location for  
labor, utilities, logistics,  
taxes, and overhead

Lucrative assortment  
of federal, state, and  
local incentives

### SPEED TO OCCUPANCY

- TexAmericas Center **controls its own zoning and permitting processes.**
- We have a professional engineer on staff to **approve site plans, building plans, and occupancy permits**, typically in days not months.
- TexAmericas Center offers **confirmed shovel-ready sites** through our Qualified Sites Program.
- TexAmericas Center offers **unique value-added services** including: third party **logistics**, flex-lease, **rail** services of transloading, spotting and storage, **incentive** identification, **financing** and **soft-landing** services.

[www.TexAmericasCenter.com](http://www.TexAmericasCenter.com)

TexAmericas Center | 107 Chapel Lane New Boston, TX 75570 | P: (903) 223-9841 | F: (903) 223-8742

**BUILD | LEASE | MANAGE | SELL | INCENTIVES | LOGISTICS**

## OUR CAPABILITIES

TexAmericas Center has a breadth of capabilities to deliver solutions and best-in-class service to support business growth. Our qualified team combines 150 total years of economic development and business experience with a solution-focused mindset to identify business challenges and goals, and provide insight, analysis, and action.

### REAL ESTATE

**Build | Lease | Manage | Sell**

Spaces:	Services:
<ul style="list-style-type: none"><li>• General and Specialty-Use Buildings</li><li>• Land for Sale or Lease</li><li>• Office</li><li>• Flex</li><li>• Warehouse</li><li>• Storage</li><li>• Energetics</li><li>• Hardstand</li><li>• Greenfield</li><li>• Brownfield</li><li>• Transload</li><li>• Manufacturing/ Production</li><li>• Third-Party Logistics</li><li>• Rail Car Storage</li></ul>	<ul style="list-style-type: none"><li>• Site Selection Assistance</li><li>• Site &amp; Building Assessment</li><li>• Site Master Planning</li><li>• Land Due Diligence</li><li>• Project Budgeting</li><li>• Value Engineering</li><li>• One-Stop, In-House Zoning &amp; Permitting</li><li>• Build Lease and Purchase</li><li>• Build Lease with Buyout Options</li><li>• Reverse Build-to-Suit</li><li>• Flexible and Short-Term Leases</li><li>• Lease with Retrofit to Suit</li><li>• Facility &amp; Property Maintenance</li></ul>

## LOGISTICS: 3PL & RAIL

### 3PL

- Flex Lease
- Value-Added

### RAIL SERVICE

- Storage
- Transload
- Spotting
- MRO

### OUR EXPERTISE

At TexAmericas Center, you will receive a one-stop shopping experience for your site selection needs. The Regional Economic Development, or RED Team, is our local network of key professionals dedicated to personally meeting with you to discuss the Texarkana region's features and to custom construct the right deal that fits your company's unique needs.

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| <ul style="list-style-type: none"><li>• Baseline Community Reports &amp; Benchmarking</li><li>• Business Advocacy and Expansion/ Relocation Planning</li><li>• Business Plan and Industry Climate Information</li><li>• Demographic and Community Profiles</li><li>• Workforce Analysis and Customized Training Programs Assistance</li><li>• Government Relations</li><li>• Joint Venture and Co-Investment Opportunities</li></ul> | <ul style="list-style-type: none"><li>• Market Analysis</li><li>• Manufacturing Floor Layout Assistance</li><li>• Private and Public Capital Financial Programs and "GAP" Financing</li><li>• Site Selection Assistance</li><li>• Soft-Landing/ Concierge Services for 1st Time Investors</li><li>• Supply Chain Mapping</li><li>• Tax Incentive Information and Assistance</li><li>• Utility and Other Cost Estimates</li></ul> |
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