



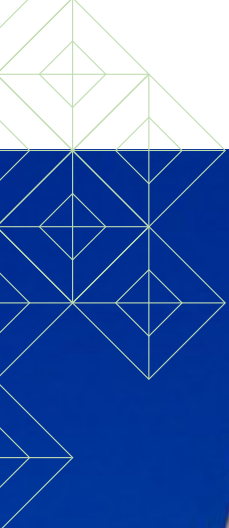
REDI
Regional Economic Development Inc.

REDI Arkansas Manufacturing Center

A U.S. Advanced Manufacturing Site



 **Boyette**



AR
TX

REDI

Regional Economic Development Inc.

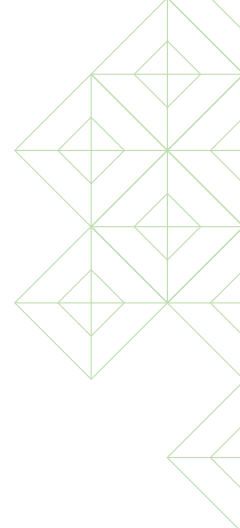


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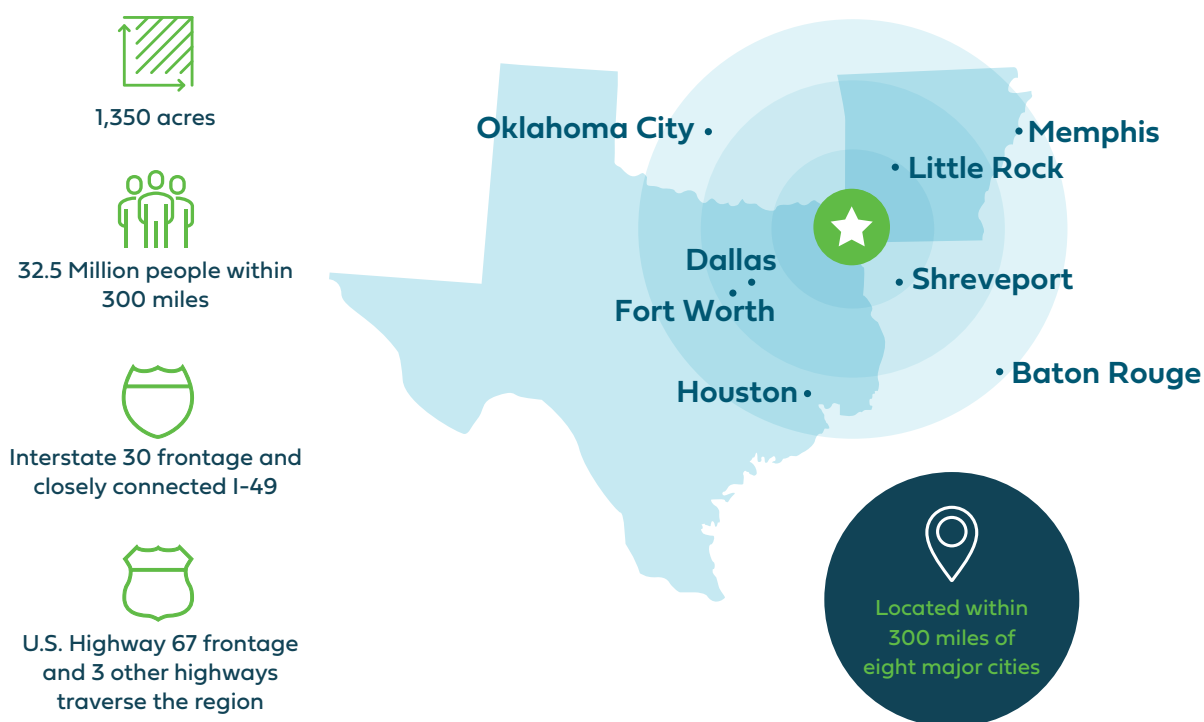
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Site Overview —

The **REDI Arkansas Manufacturing Center** is presented by AR-TX REDI, Texarkana's regional economic development organization. A region with strong manufacturing roots, Texarkana was developed around a complex rail system more than a century ago and now has grown into a **national crossroads** for transportation that give this manufacturing complex an unrivaled competitive advantage.

Under the control of AR-TX REDI, this **United States manufacturing complex** offers incredible opportunities for **original equipment manufacturers (OEMs)** who need to reach consumers or their customers on time and on schedule. Fronting **Interstate 30 and U.S. Highway 67**, the **1,350 acre** site provides close connectivity to **I-49** and future **I-69** (currently I-369) as well as access to three U.S. highways including U.S. 59, U.S. 71 and U.S. 82 within the region.

The REDI Arkansas Manufacturing Center is within **300 miles** of eight major cities including Dallas, Fort Worth, Houston, Oklahoma City, Little Rock, Memphis, Shreveport and Baton Rouge and a day's drive to other markets such as San Antonio, New Orleans, Birmingham, Nashville, St. Louis, Kansas City and Mexico. And that means that you can reach **32.5 million people** within **300 miles** and more than **62 million** within **500 miles** of this site.



Regional View —

Located between Little Rock, Arkansas and Dallas, Texas, the REDI Arkansas Manufacturing Center taps into the areas **24,823 manufacturing employees within a 45 minute commute** and boasts industry leaders such as Cooper Tire and Rubber Company, Domtar, Texarkana Aluminum, Ledwell and many others. These companies have benefited from the region's **superior location** and **talent pipeline**. If maximizing your bottom line is the goal, the REDI Arkansas Manufacturing Center is the answer.



Site View —



Coordinates: **93.874157, 33.541026** | Within City Limits: **No** | Opportunity Zone: **Yes**



CHARACTERISTICS

Topography/Slope: **Gently Sloping (<3%)**

Zoning Classification: **No Zoning**

Sale Price Per Acre: **FREE for Qualifying Projects**

Sub-dividable: **Yes**



1,350 acres



Interstate 30 frontage and closely connected I-49



U.S. Highway 67 frontage and 3 other U.S. highways traverse the region



DISTANCE TO OTHER CITIES FROM SITE

Shreveport: **82 miles** (131 km)

Memphis: **270 miles** (435 km)

Little Rock: **136 miles** (219 km)

Oklahoma City: **300 miles** (483 km)

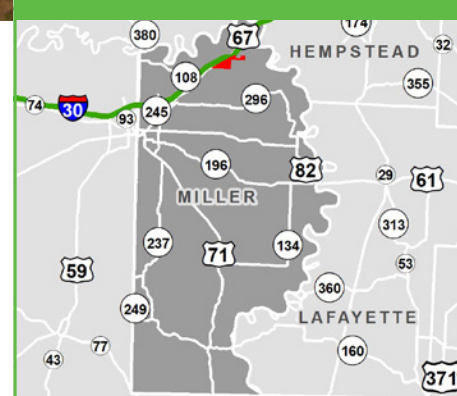
Dallas: **187 miles** (301 km)

Houston: **300 miles** (483 km)

Fort Worth: **219 miles** (352 km)

Baton Rouge: **319 miles** (513 km)

COUNTY VICINITY



Site Utility Infrastructure —



Electricity

The mission of Southwest Arkansas Electric Cooperative is to provide **first class electric service to the membership at a valued price** and, to provide other services that **add value to the organization**. The cooperative offers some of the most competitive rates in the nation.



Water

Texarkana Water Utilities provides **excellent services** to meet the needs of business and industry while **enhancing the quality of life for all residents**.



Gas

CenterPoint Energy has a long, proud history of providing **natural gas service** to southwest Arkansas. A leading energy partner with an ongoing commitment to ensuring access to affordable, reliable, sustainable energy, while leveraging **innovative technology** to continue reducing emissions and transition for communities to a **clean energy future**.



Workforce Advantages —

The REDI Arkansas Manufacturing Center provides **access to a deep labor market** of manufacturing employees that can meet a company's skilled or specialized talent requirements. Historically anchored by the Red River Army Depot, Texarkana's legacy as a hardworking military community lives on in our defense-sector partnerships and **turnkey labor force**. Further, tap into a workforce that reaches beyond the site or region.

260K

Living within 50 miles

1.6M

Living within 100 miles

13M

Living within 200 miles

Leading in Education —

With two community colleges, a four-year public university and a state medical school, the Texarkana region is well prepared to respond to the training needs of today's employers—and tomorrow's. Together, these educational institutions award more than 2,700 degrees and certificates annually, with an enrollment of nearly 10,000 providing a pipeline of possibilities.



The University of Arkansas Hope-Texarkana (UAHT) connects students, community partners and businesses to quality learning through effective educational technologies that offer excellence in training and workforce development and elevation in civic and cultural enrichment.

- Accredited trade and industry programs supplied the region with 200 trained professionals in the last academic year
- UAHT boasts more than 110 employer partnerships to upgrades skills of more than 4,500 employees across the region
- Approximately 800 degrees are awarded annually from in-demand academic programs such as business, health profession, industrial technologies and computer information systems

Also home to the:



Unique to UAHT, the College has a RankineCycler steam turbine engine lab in the Technical and Industrial Division allowing students to see firsthand flame tubes, fuel nozzles and igniters.



1,500+
STUDENTS
ENROLLED

15%
INCREASE
OVER THE PAST 5 YEARS

16:1
STUDENT
TO TEACHER
RATIO

MOST AFFORDABLE
TWO-YEAR
COLLEGE IN ARKANSAS

53
PROGRAMS OF
STUDY

17
TECHNICAL
CERTIFICATES

19
CERTIFICATES
OF PROFICIENCY

17
ASSOCIATE
DEGREES

**OFFERING BOTH
A HIGH SCHOOL
COLLEGIATE ACADEMY
AND
A SECONDARY CAREER
AND TECHNICAL
EDUCATION CENTER**



- Public, four-year regional university with a comprehensive selection of academic programs
- Member of the Texas A&M University System, one of the largest and most distinguished higher education systems in the nation
- Office of Extended Education and Community Development offers advanced courses and professional certifications in supply chain management, occupational safety, leadership and more
- Supply Chain Management (SCM) program provides "hands on" experiential learning curriculum in forecasting, budget management, inventory management, data analytics, quality improvement, strategic sourcing, distribution, transportation and project management
- Career Development Department helps match employers with student talent
- **Mechanical Engineering degree added in 2020**
- **Earned accreditation for its College of Business, Engineering and Technology in 2019**



2,000+
STUDENTS ENROLLED



24 UNDERGRADUATE	13 GRADUATE
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DEGREE PROGRAMS



MOST AFFORDABLE

FOUR-YEAR
UNIVERSITIES IN TEXAS
AND IN THE ARKANSAS,
OKLAHOMA AND
LOUISIANA REGION

5TH BEST
MBA ONLINE PROGRAM



2019 - PRNEWswire

**TOP 15% OF NATIONAL SCHOOLS
THAT ARE BEST FOR VETERANS**

Dec 2018 - College Factual



- Two-year public community college offering a wide range of academic and vocational programs
- Home to the Betty and Buddy Ledwell Workforce Training Center, a school of advanced manufacturing
- Also home to the Bill Moran School of Bladesmithing, the first of its kind in the world
- Strong focus on automotive maintenance and repair, computer technology and information systems, diesel mechanics technology, electrical technology and instrumentation, industrial maintenance/ multi-craft, welding, instrumentation and HAZMAT training
- Has innovative training contracts with industry leaders like Domtar, Cooper Tire, Graphic Packaging, Ledwell and Texarkana Aluminum
- With a focus on student and future employer success, the college boasts the **highest graduation rate of all 50 community colleges in Texas**



4,000+
STUDENTS
ENROLLED

12  **ONSITE CUSTOM
TRAINING PROGRAMS**

21  **CERTIFICATE
PROGRAMS**

#1  **HIGHEST GRADUATION
RATE OF ALL TEXAS
COMMUNITY COLLEGES**
(2018 & 2019)

**EXTERNSHIP +
INTERNSHIPS
PROGRAMS**



**ONLINE +
IN-PERSON
PROFESSIONAL
DEVELOPMENT**

**IN 2018, TEXARKANA COLLEGE
OPENED THE BETTY AND BUDDY
LEDWELL WORKFORCE TRAINING
CENTER - A 20,000 SQ FT, STATE-OF-
THE-ART, SCHOOL OF ADVANCED
MANUFACTURING.**

**FIVE
PROGRAMS OF
STUDY**

**240
STUDENTS
ENROLLED**
(High School & Adult)

WELDING
**ELECTRICAL
TECHNOLOGY**
**ELECTRONICS/
INSTRUMENTATION**
**INDUSTRIAL
MAINTENANCE**
**CONSTRUCTION
TECHNOLOGY**

Texarkana Region —

Straddling the **Texas-Arkansas state line**, Texarkana is a unique two-state region that's rich in resources and aligned for your business success. With its **prime location and extensive multimodal infrastructure**, this region is well-suited to help your business connect with major markets throughout the **Midwest, South and globe**.



#1 Lowest Cost of Doing Business¹



#9 Largest Combined Economy in the World⁴



#1 State for Business²



#1 Rated for Economic Climate⁵



#3 Manufacturing State in the South³



TOP 10 Quality of Life⁶



1. CNBC "Cost of Doing Business State Rankings" 2. US News and World Report "Best States Rankings Report"
3. Chief Executive Magazine 4. Based on GDP 5. Forbes 6. World Population Review

Other Regional Assets —



Air

Served by **American Airlines** and equipped with more than 6,600 feet of runway, the Texarkana Regional Airport is located just minutes away from the megasite, downtown area, local industries and tourist spots. The airport offers rail service and convenient access to Interstate 30, Loop 245 and four U.S. Highways. Additionally, TAC Air provides fixed-base operation (FBO) services for private aircraft.



Rail

Texarkana's rail infrastructure has long been a **key driver of economic development** in our region. Union Pacific Railroad and Kansas City Southern Railroad have north-south routes through Texarkana, and the Texas Northeastern short line railroad provides service east to west.



Water

Located in Shreveport, Louisiana, the inland Port of Caddo-Bossier lies less than 90 miles from the Texarkana MSA. This 2,300-acre distribution center links customers to **domestic and international markets** via the Mississippi River and the U.S. Gulf Intracoastal Waterway, and offers ready access to barge, rail, motor freight and air transportation services.

Arkansas Incentives

Arkansas is centered between Canada and Mexico, and located in the middle of the United States. Companies in Arkansas take advantage of its strategic position by easily reaching millions of people and thousands of companies with less time and money.

Home to five, home-grown Fortune 500 companies and more than **141 international corporations**, Arkansas is an industry melting pot from which one success builds on another.



**#1 IN THE U.S.
FOR RELATIVE
VALUE OF \$100**



**BALANCED
BUDGET
SINCE 1945**



**INCOME TAX CUTS
SIGNED IN 2015,
2017, 2019**

1ST

TOP STATE FOR SMALL BUSINESS FRIENDLINESS

Source: Thumbtack, 2019

4TH

LOWEST IN UNION MEMBERSHIP RATES IN THE U.S.

Source: Bureau of Labor Statistics

4TH

LOWEST INDUSTRIAL ELECTRICITY RATES

Source: Business Facilities Magazine 2020, 16th Annual State Ranking Report

5TH

**ON THE COST OF LIVING INDEX (FIRST QTR 2020,
SOURCE: C2ER)**

Source: U.S. News and World Report, Best States Rankings Report 2019

7TH

**TOP MANUFACTURING STATE BY PERCENTAGE OF
WORKFORCE, THIRD IN THE SOUTH**

Source: BLS Employment & Earnings, Annual 2019

Further, there are a number of state, regional and local incentives available. A company locating at the **REDI Arkansas Manufacturing Center** could be eligible for a number of job creation or investment incentives, tax credits and exemptions, workforce training assistance, and electric rate incentives. A few programs can be seen below.

ADVANTAGE ARKANSAS

- Income tax credit
- 1-4% of new payroll
- 5 year accrual; 9 year carry forward

ARKPLUS

- Income tax credit
- 10% of initial investment
- 9 year carry forward

CREATE REBATE

- Cash payment
- 3.9-5% of new payroll
- 1-10 year accrual

AR-TX REDI will facilitate discussions with state and local officials to explore additional incentives for a qualifying company interested in this manufacturing center.



Contact Us

Our economic development team is eager to learn more about your business needs, and we look forward to helping you uncover new opportunities in our region.

Rob Sitterley PRESIDENT & CEO

✉ rob.sitterley@ar-txredi.com

☎ (903) 824-1792

