

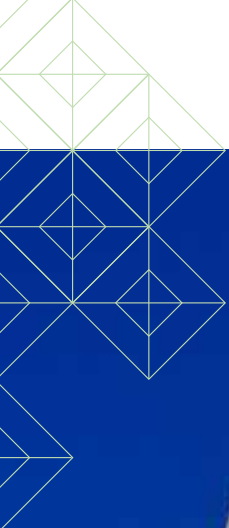
REDI East Texas Logistics Center

A U.S. Distribution Site

2021
SITE
READINESS
AUDIT

CONDUCTED BY
GLOBAL LOCATION STRATEGIES





AR TX | REDI
Regional Economic Development Inc.

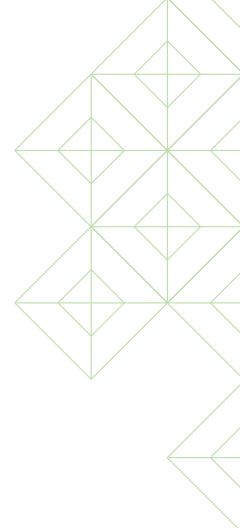


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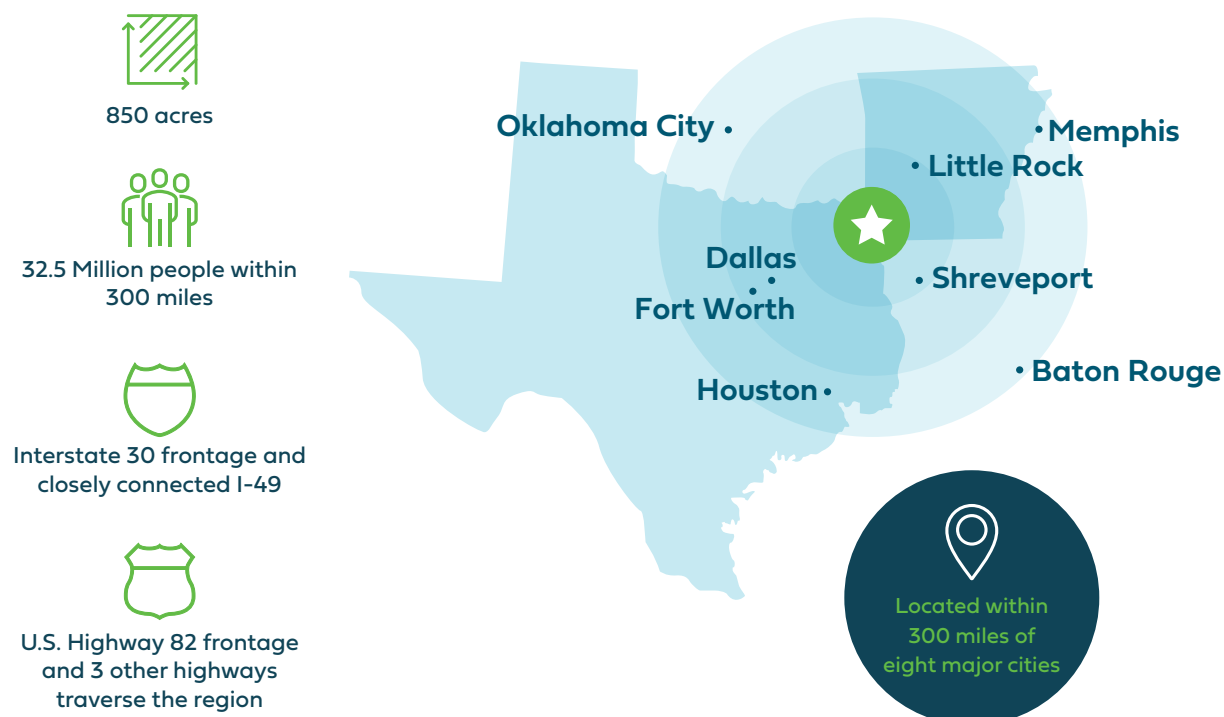
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Site Overview —

AR-TX REDI, Texarkana's regional economic development organization, is proud to present the **REDI East Texas Logistics Center**. 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 logistics center an unrivaled competitive advantage.

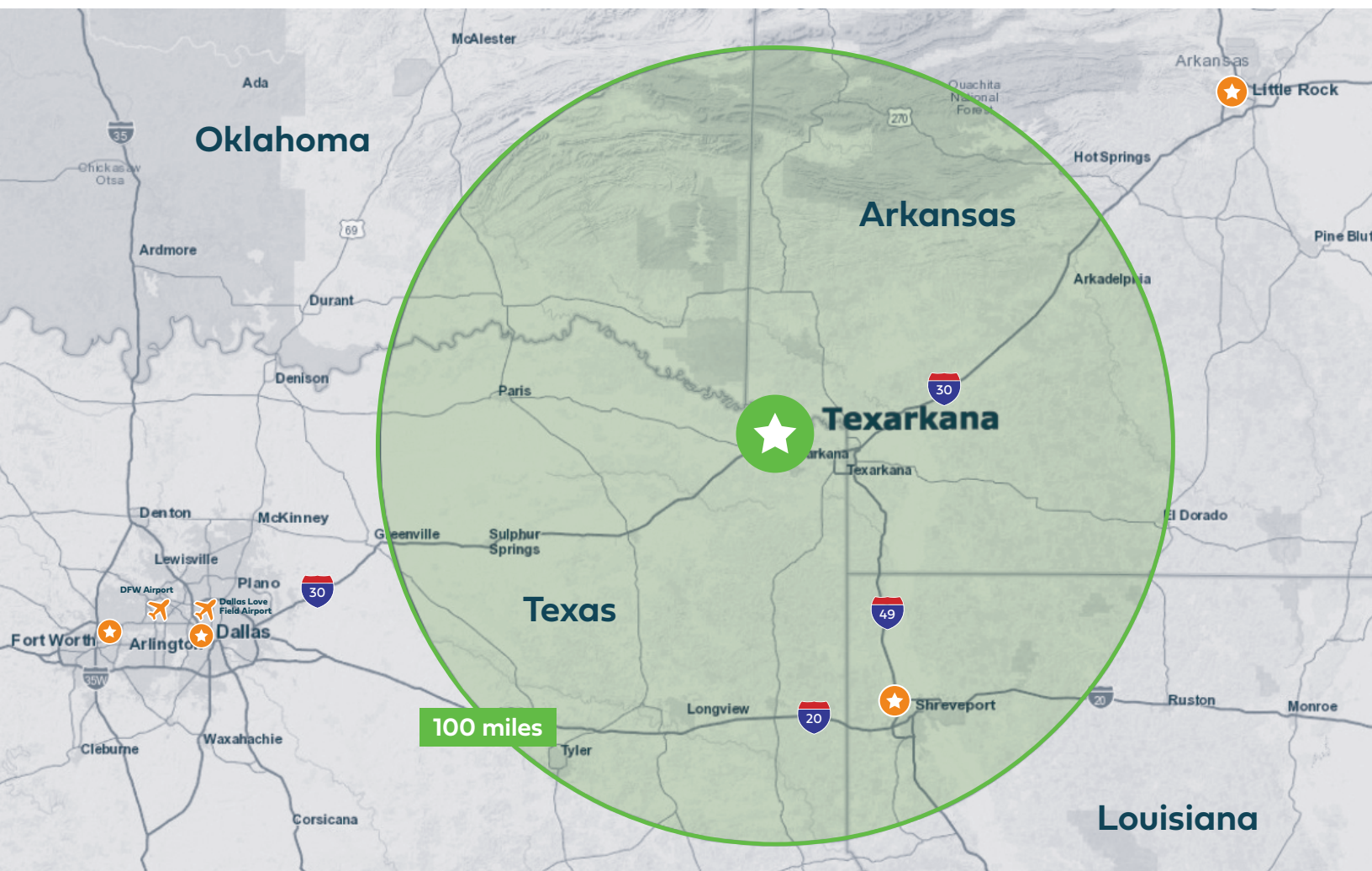
Under the control of AR-TX REDI, this **United States logistics and distribution hub** offers incredible opportunities for companies who need to reach consumers or their customers on time and on schedule. With frontage on both sides of **Interstate 30 and U.S. Highway 82**, the nearly **850 acre** site 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. 67 and U.S. 71 within the region.

The REDI East Texas Logistics 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 Dallas, Texas and Little Rock, Arkansas, the REDI East Texas Logistics Center taps into more than **18,575 logistics, transportation and distribution employees within a 45 minute commute** and boasts industry leaders such as BWI Companies, DLA Distribution Red River, FedEx, Truman Arnold Companies, UPS and Wholesale Electric.



Site View —



Coordinates: **33.472333, -94.348016** | Within City Limits: **No** | Opportunity Zone: **Yes** | Foreign Trade Zone: **Yes**



CHARACTERISTICS

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

Zoning Classification: **No Zoning**

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

Sub-dividable: **Yes**



850 acres



Interstate 30 frontage and closely connected I-49



U.S. Highway 82 frontage and 3 other U.S. highways traverse the region



DISTANCE TO OTHER CITIES WITHIN REGION

Shreveport: **89 miles** (143 km) Oklahoma City: **278 miles** (447 km)

Little Rock: **158 miles** (254 km) Memphis: **292 miles** (469 km)

Dallas: **166 miles** (267 km) Houston: **294 miles** (473 km)

Fort Worth: **196 miles** (315 km) Baton Rouge: **328 miles** (527 km)

COUNTY VICINITY



Site Utility Infrastructure —



Electricity

Southwestern Electric Power Company, an AEP company, provides an average industrial rate (6.8 cents/kWh) that is more than **30 percent lower** than the national average. **SWEPCO offers a 3-year Economic Development Rider to qualifying companies.**



Water

Texarkana has a high wastewater and sanitary sewer capacity, in addition to a **naturally abundant water supply**. Riverbend Water Resources District proudly services the Texarkana area. **As a member city of RWRD, the City of New Boston, is the provider to the site.**



Gas

CenterPoint Energy has a long, proud history of providing **natural gas service** to northeast Texas. 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 East Texas Logistics Center provides **access to a deep labor market** of transportation and distribution 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 corporate 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.



- 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 Program provides "hands on" experiential learning curriculum in forecasting budget management, inventory management, data analytics, quality improvement, strategic sourcing, distribution, transportation and project management
- **Mechanical Engineering degree added in 2020**
- **Earned accreditation for its College of Business, Engineering and Technology in 2019**



2,000+
STUDENTS ENROLLED



24 **13**
UNDERGRADUATE GRADUATE

DEGREE PROGRAMS



**CLASSES TAUGHT
BY DOCTORALLY
PREPARED FACULTY**

30% INCREASE IN TEN YEARS

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



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 upgrade skills of more than 4,470 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



Each year, the college trains more than 4,000 students in high-demand programs while also offering tailored training for your requirements.

- Customized workforce training programs that lead to improved quality, increased productivity and decreased turnover for area businesses
- A customer focused approach, collaborating with key personnel to offer solutions centered on corporate needs and organizational culture, delivering training and services at the time and location that works best for the company
- Proven techniques that ensure students have the certifications, soft skills and work ethic that fits any company's goals and culture
- 44 businesses (and counting) have taken advantage of the College's school of advanced manufacturing
- 16-hours of work ethics and professionalism courses for each of every career graduate
- 88% of graduates are placed in jobs that utilize their trainings and certifications



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 Business**¹



#9 **Largest Combined Economy in the World**⁴



#1 **State for Business**²



#1 **Rated for Economic Climate**⁵



#3 **Manufacturing State in the South**³



TOP 10 **Quality of Life**⁶



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 mega-site, downtown, 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.

Texas Incentives —

If Texas were a nation, it would boast **9th largest economy in the world** based on GDP which is underscored by ranking number one in the U.S. for foreign trade zone activity (imports and exports). As **the #1 jobs creator in the nation**, Texas is the leading destination for companies relocating from other states. Because of countless business advantages in Texas, **more than 224,000 new business entities** were created in 2019. Leveraging **the state's central location and state-of-the-art transportation network**, the REDI East Texas Logistics Center provides timely access to domestic and global markets.



Additionally, there are a number of state, regional and local incentives available. A company locating at the **REDI East Texas Logistics Center** could be eligible for a number of incentives for infrastructure, workforce training, tax exemptions and electric rate incentives.

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

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