



**Ideal Location. Diverse Workforce. Low Cost.
Abundant Resources.**

OUR locations



We Are...

- 1 BELTON
- 2 CAMERON
- 3 COPPERAS COVE
- 4 KILLEEN
- 5 HARKER HEIGHTS
- 6 MCGREGOR
- 7 TEMPLE
- 8 WACO





Population

2022 Pop

808,207

*325,648 Labor Force

9.6 %
GROWTH
LAST FIVE YEARS

7th **Largest Texas Metro**

- Commuting Range Pop of Over 1.5 Million
- Region reaches 80% of Texas Cities (23.2 mil pop) within 2.5 hours
- Younger than Dallas & Austin
33.8 Median Age



Cost of Living

U.S. 100

103.0

Dallas
TX

101.0

Austin
TX

111.2

Denver
CO

117.1

Chicago
IL

91.8

Houston
TX

93.0

San
Antonio
TX

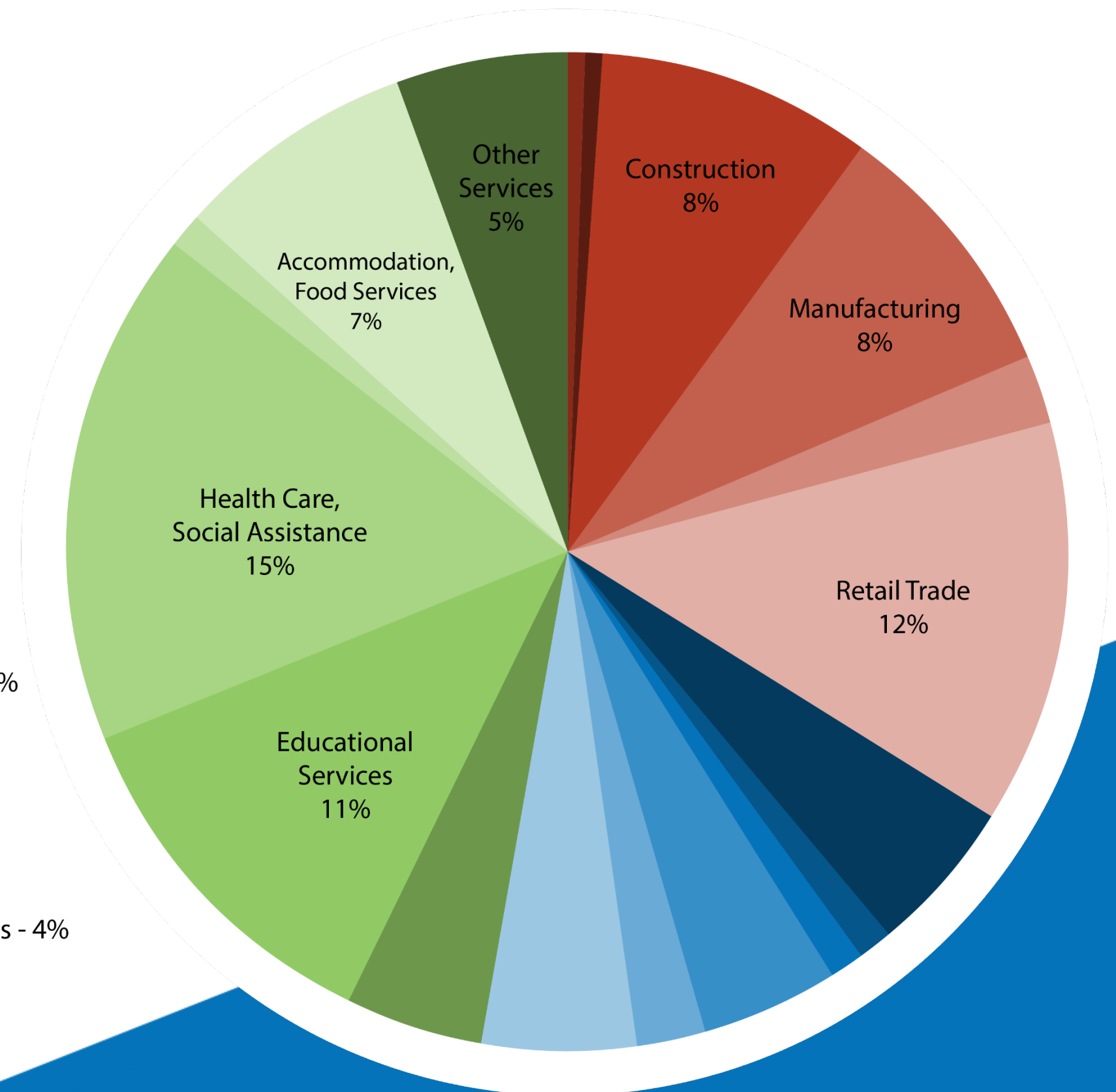
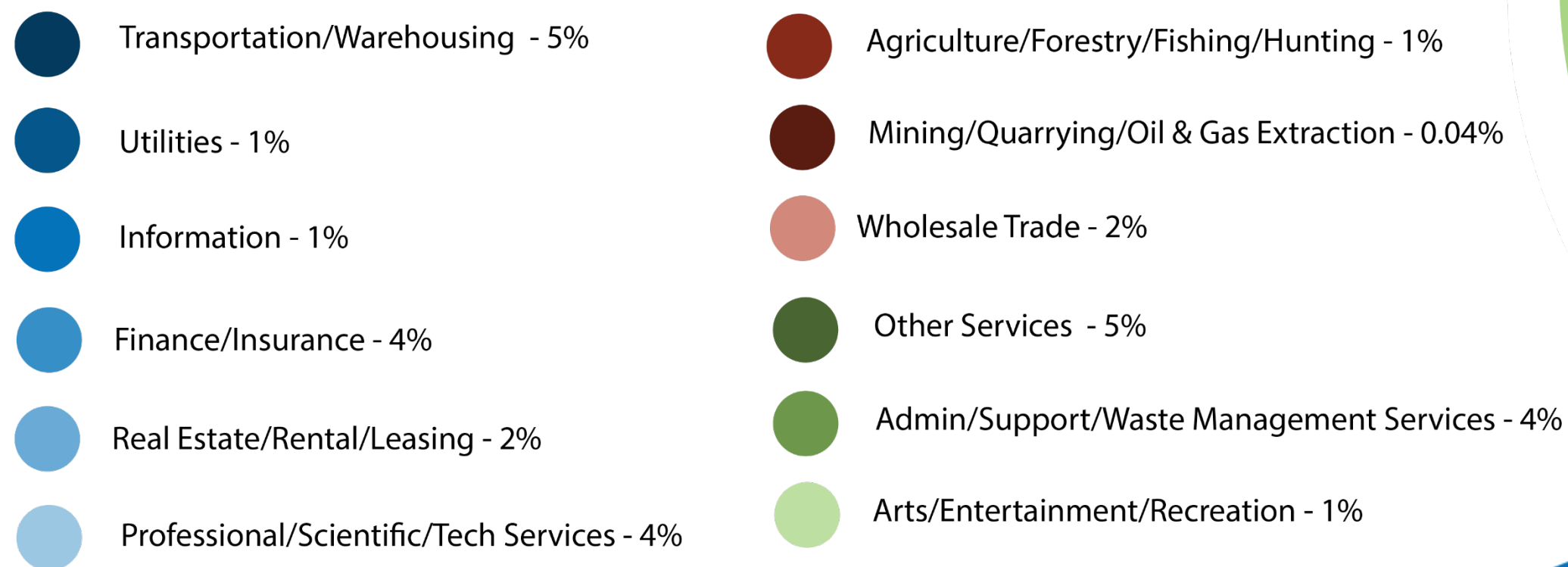
93.7

Grand
Central
Texas



Industry Diversity

Total Job Count
334,486



Unique Pipeline of Labor Readiness

Highly Educated. Trained. Skilled.

- Fort Cavazos provides a ready-made pool of men and women (~241 a month) who are transitioning out of the military into the civilian workforce.
- Over 39% of those exiting have indicated a preference for remaining in Central Texas.
- Training program for transitioning soldiers and spouse.

Troops Exiting US Army Monthly

Source: Heart of Texas Defense Alliance



Electronic Maintenance 3%



Law Enforcement 3%



Transportation 5%



Medical 11%



Mechanical Maintenance 24%



Information Technology 4%



Aviation Maintenance 3%



Logistics 14%



Engineering 3%



Temple College



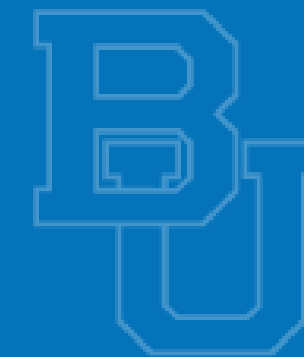
UMHB



Central Texas College



Texas State
Technical College



Baylor University



McLennan
Community College



A & M Central Texas

Renewable *Energy*

4,275 MW of renewable energy
since 2018 exceeding an investment of
\$5.3 Billion.



Notable Employers

- 44 Farms
- AbbVie
- Amazon
- Baylor Scott & White Logistics Distribution Center
- Bitcoin Mining
- Caterpillar Logistics
- Charlotte Pipe & Foundry
- GC Services
- HEB
- L3Harris Technologies
- Mars Wrigley Confectionery
- McLane Company
- META
- Niagara Bottling
- Refresco
- SpaceX
- Stratasys
- Wilsonart International
- Z Modular

\$4.77 Billion
announced relocations
or expansions

> 5,607
jobs created or retained

Capital **INVESTMENT**
& JOB GROWTH ²⁰¹⁸₋₂₀₂₃

LOOKING *Ahead*

Manufacturing

- Merrick Engineering – 400,000 sf expansion & HQ relocation
- SAF - \$900 m, 50 jobs
- USA Capitol – 125,000 sf expansion
- East Penn Manufacturing – 300,000 sf battery manufacturing
- Graphic Packaging International - 640,000 sf, \$1 B, 230 jobs

Technology

- Sunbelt-Solomon Solutions - \$2 m, 100 jobs
- Rowan Green Data - \$300 m, 20 jobs
- Meta – 900,000 sf, 393 acre campus, \$800 m, 300 jobs
- Dongjin Semichem - \$70 m, 17 jobs

Food & Beverage Industry

- Niagara Bottling – 450,000 sf water bottling facility + expansion
- Envasas Group - \$100 m, 121 jobs
- H-E-B – 200,000 sf DC expansion
- Revol Greens - \$110 m, 40 jobs

Distribution

- Sherwin Williams – 200,000 sf expansion
- FedEx Distribution - \$50 m, 200 jobs

Sites

- 2,000 acre McGregor Industrial Park Certified Mega-Site and Super Park
- Available Lease Space - 2.5 million sf of Class A Buildings

Transportation

- CSI Aviation - \$3.7 m, 34 jobs
- Stoughton Trailers - \$15 m, 40,000 sf, 125 jobs
- Interstate 14 – “Forts to Ports” Continued Expansion & Shielding
- Largest multi-modal facility between San Antonio and Fort Worth is currently being developed in partnership with Fort Cavazos / US Department of Defense.
- Privately operated facility is within a half days drive of all 4 major Texas Metros.

Higher Ed / Workforce Development

- Texas A&M University Central Texas, Fort Cavazos and Economic Development Partners are creating a physical and virtual research park focusing on cybersecurity, alternative energy, healthcare and defense industries.
- Baylor University has achieved Tier 1 research status and has launched its Lab-to-Market initiative, pushing new technology to commercialization.
- Waco and McLennan County have announced a 40,000 sf industrial training center in the heart of its industrial district to be operated by Texas State Technical College.
- Temple College has begun construction on a \$160 million expansion that will include 4 major buildings on campus. The Temple College Main Building, Arts and Workforce Building, Health Sciences Center, and the Campus Service Center.

