



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

# OUR locations



*We Are...*

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





## *Population*

**2023 Pop**

**822,443**

**\*333,990 Labor Force**

**9%**

**GROWTH**  
LAST FIVE YEARS

## **Fastest growing region in Texas**

- Commuting Range Pop of Over 2.3 Million
- Region reaches 80% of Texas Cities (23.2 mil pop) within 2.5 hours
- Younger than Houston & Austin  
34.1 Median Age



# Cost of Living

102.3

Dallas  
TX

U.S. 100

110.6

Denver  
CO

113.7

Chicago  
IL

94.3

Houston  
TX

91.3

San  
Antonio  
TX

93.7

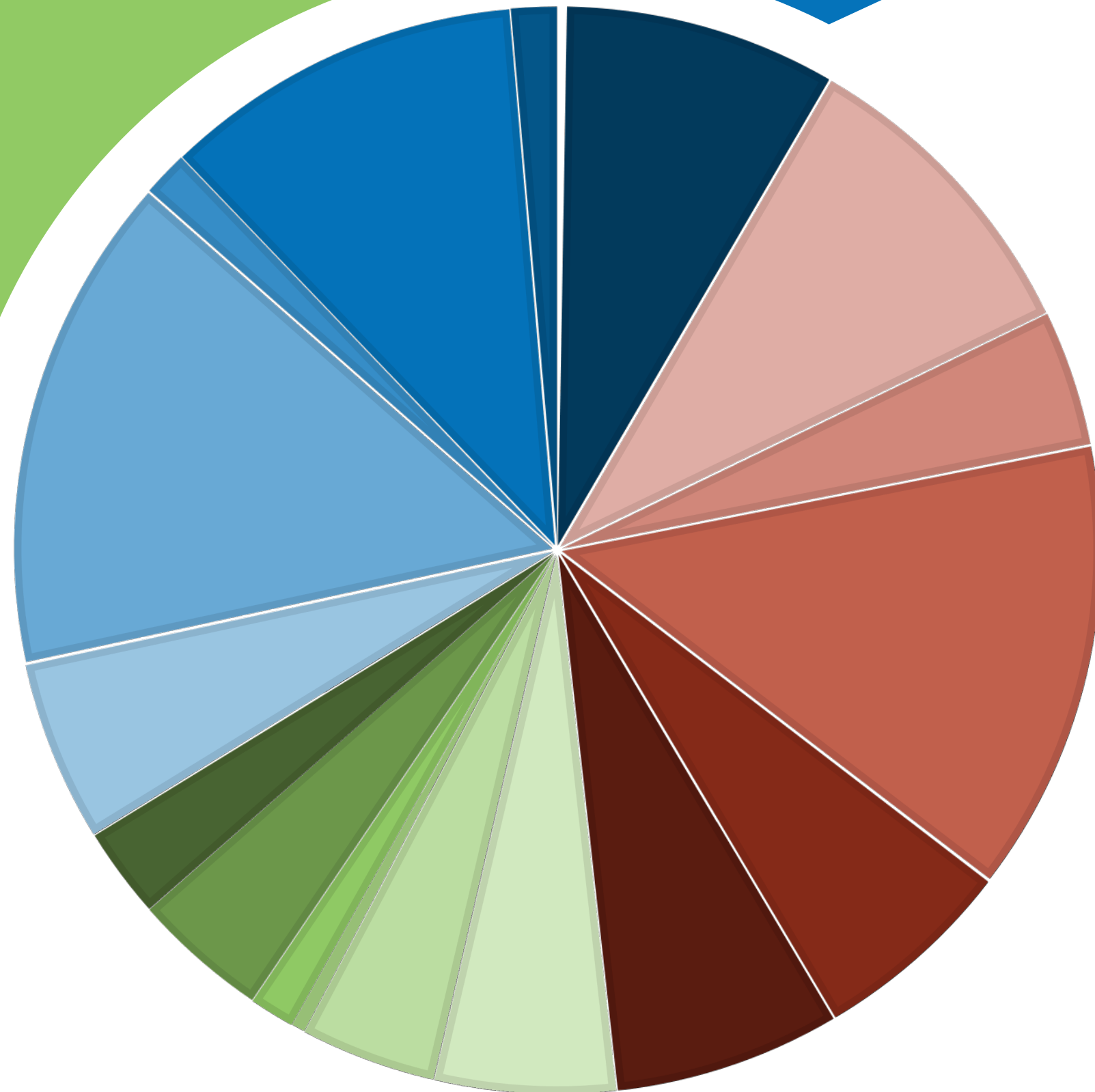
Grand  
Central  
Texas

99.1

Austin  
TX



Total Job Count  
**344,479**



- Construction – 6%
- Agriculture – 1%
- Accommodation/Food Services – 8%
- Mining/Quarrying/Oil & Gas Extraction – 0.2%
- Arts/Entertainment/Recreation – 1%
- Health Care/Social Assistance – 11%
- Professional/ Scientific/Tech Services – 4%
- Admin/Support/Waste Management Services - 5%
- Other Services – 4.5%
- Retail Trade – 10%
- Wholesale Trade – 3%
- Manufacturing – 7%
- Real Estate/Rental/Leasing – 2%
- Finance/Insurance – 3%
- Information – 1%
- Utilities – 0.3%
- Transportation/Warehousing – 3%
- Educational Services – 4%

*Industry* **Diversity**

# Unique Pipeline of Labor Readiness

*Highly Educated. Trained. Skilled.*

- Fort Cavazos provides a ready-made pool of men and women (462 each quarter) 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



Law Enforcement 3%



Transportation 4%



Mechanical Maintenance 5%



Aviation Maintenance 5%



Logistics 16%



Electronic Maintenance 13%



Information Technology 10%



Medical 8%



Engineering 6%



Temple College



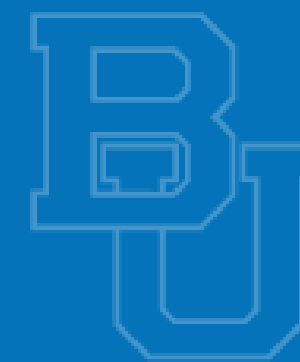
University of  
Mary Hardin - Baylor



Central Texas College



Texas State  
Technical College



Baylor University



McLennan  
Community College



Texas A&M University –  
Central Texas



# Renewable *Energy*

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



# *Notable Employers*

- ▶ 44 Farms
- ▶ AbbVie
- ▶ Ajinomoto Foods North America, Inc.
- ▶ 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** <sup>2018</sup><sub>-2023</sub>



# 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
- Dongjin SemiChem - \$70 m, chemicals for semiconductor production
- MGC Pure Chemicals - \$120 m, chemicals for semiconductor production

## Mega-site

- 2,000 acre McGregor Industrial Park Certified Mega-Site and Super Park

## 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

## 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
- Walmart - \$350 m, 400 jobs, milk processing facility

## Distribution

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

## 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.

