



Mexia Business & Industrial Park

Site Documentation

Thank you for your time and consideration of the many possibilities in the Mexia Business & Industrial Park. Come grow, expand and sustain!

Property Location

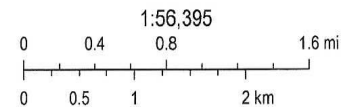
The Mexia Industrial and Business Park is located on North HWY 14 in our city limits.

Industrial and Business Park 2



4/27/2023

□ EDO Boundary



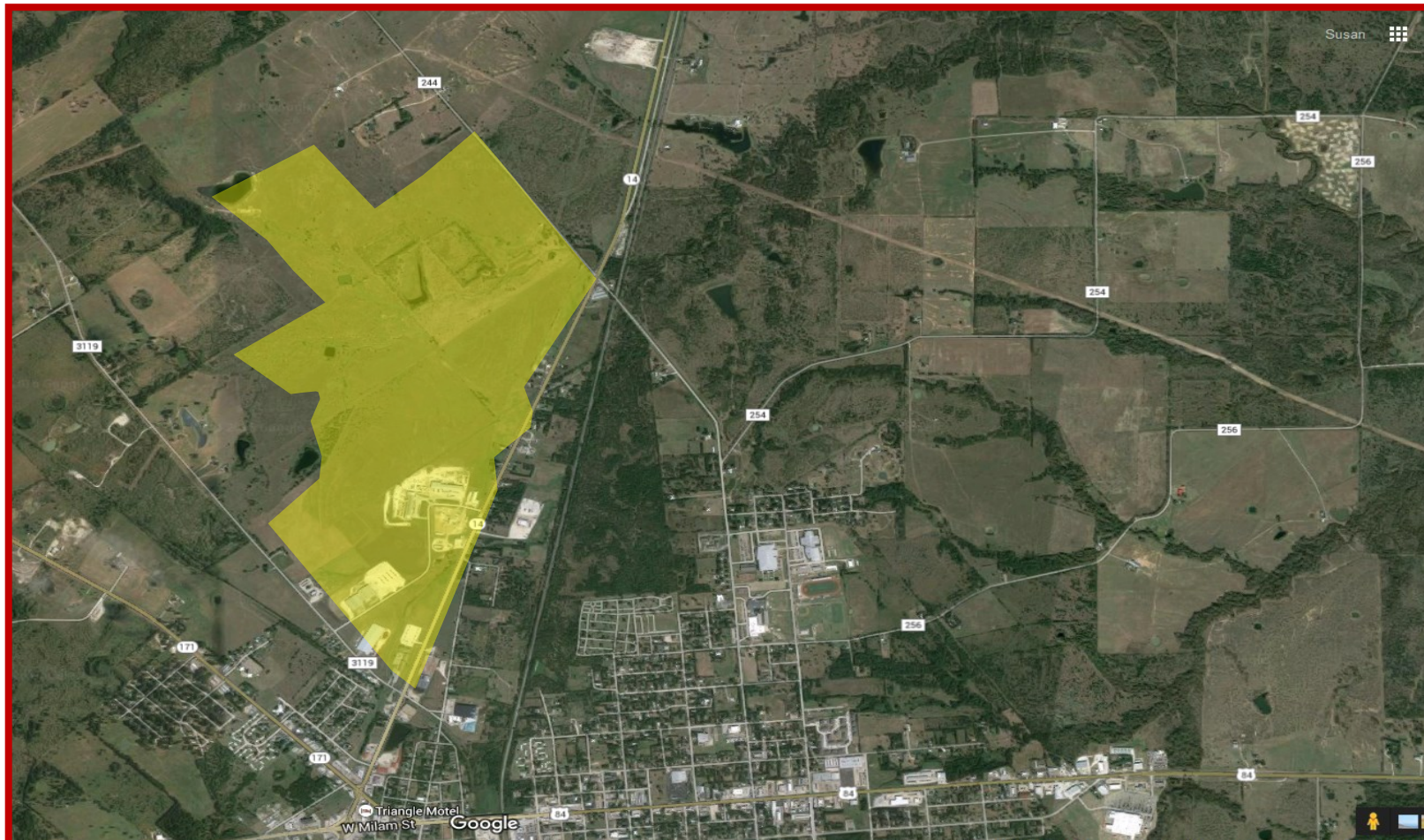
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Satellite perspective of the 30 acres

- Owned by Mexia Economic Development Corporation
- Access to State Highway 14 from two access points: Industrial Blvd. & Brickyard Rd.
- 1/2 mile north of US Highway 84
- Approximately 35 acres
- 8" municipal water line to the site
- Electricity, natural gas, sanitary sewer to the site

Satellite perspective of the 600 acres



Mexia Industrial Park is a 600 acre development with property owned by Mexia Economic Development Corporation and sold as needed for businesses coming in to the Park. Businesses who chose Mexia Industrial Park include:

- Navarro College
- Kioti Tractors
- Rogers Manufacturing
- Carry-On Trailer Manufacturing
- Texas Department of Health & Human Services
- Kennedy Auctions
- Martin-Marietta Concrete

REGIONAL TRANSPORTATION INFRASTRUCTURE

Mexia, Texas is strategically located on US Highway 84, a primary connecting highway between Interstate 45 and Interstate 35. Mexia's prime location in the "Heart of the Texas Triangle" provides quick accessibility to the major cities of Texas:

- Waco, 40 minutes
- Dallas, 90 minutes
- Fort Worth, 90 minutes
- Austin, 2 hours 15 minutes
- Houston, 2 hours 30 minutes
- San Antonio, 3 hours 30 minutes

Texas' transportation infrastructure is second to none! Mexia's central Texas location ensures easy distribution and logistics functions for getting products in and out of our community.

Highway

93% of the United States population is accessible within 48 hours from Mexia! Truck shipment of product in or out of Texas is made easy with Interstates 35 and 45 heading north-south and Interstates 10, 20, and 30 heading east-west. Mexia's US and State highway systems provide redundant access to Interstate travel assuring our businesses that product flow remains uninterrupted.

Shipping

The region is home to a number of ports including the ports of Houston, Galveston, Freeport and Texas City. As one of the world's busiest seaport areas, this trade hub is set for a booming future. The expansion of the Panama Canal in 2015 has allowed larger ocean freighters to pass through its waterway increasing the amount of cargo coming into Houston. Houston's concentration of ocean carriers, heavy haulers, project forwarders, EPC and oil and refining companies are well positioned to accommodate future growth.

Rail

Union Pacific tracks run through Mexia. At this time, we do not have local access. However, there is local access just six miles away and easement available should this become a project requirement. Team Track access and Intermodal facilities are easily accessed via truck.



LOCAL INCENTIVE OPPORTUNITIES

Land

Mexia EDC owns significant acreage in the city, including sites in and adjacent to the Mexia Industrial Park. The site proposed in this submittal is currently part of the land owned by Mexia EDC. Low or no cost sites for industrial projects may be considered as part of a comprehensive incentive package.

Mexia EDC Commercial Development Fund

Mexia EDC administers a Commercial Development Fund used to attract and retain businesses expanding within the City of Mexia. The application for this grant may be obtained by emailing Susan Cates at scates@mexiaedc.com. Grant awards consider the financial position of the applicant, the capital investment of the project, number of employment positions created by the project, financial requirements to fund the project, and return on investment to the City.

Infrastructure Participation

The Mexia EDC and the City of Mexia are willing to partner with companies relocating to Mexia when improvements or extensions of infrastructure are required to meet the site requirements. Infrastructure may include: roads, water, sewer, drainage and utilities.

Tax Abatement

The City of Mexia and Limestone County have historically been willing to offer Ad Valorem tax abatements for projects with a significant return on investment to the community through capital investment and quality jobs for residents. These tax abatements are typically made pursuant to Chapter 380 or 381 of the Texas Government Code. Other types of incentives allowable under Chapter 380 and 381 may also be considered as part of the total incentive package.

Building, Permit or Inspection Fee Reimbursement

Mexia EDC may reimburse the applicant for permit fees paid to the City as part of the project start-up costs.

Freeport Tax Exemption

The Texas Tax Code provides for a freeport exemption applying to goods, wares, ores and merchandise other than oil, gas and petroleum products (defined as liquid and gaseous materials immediately derived from refining petroleum or natural gas) and to aircraft or repair parts used by a certificated air carrier. The freeport goods qualify if they leave Texas within 175 days from the date they are brought into or acquired in the state.

New Markets Tax Credit Program

Federal financial program that aims to stimulate business and real estate investment in Mexia via a federal tax credit . Program is administered by the US Treasury Department's Community Development Financial institutions Fund (CDFI Fund) and allocated by the Mexia EDC.

All elements of potential incentive offerings are subject to final approval by all associated governing entities following a standard due diligence process and cost/benefit analysis.

MEXIA, TEXAS

STATE & FEDERAL INCENTIVE OPPORTUNITIES

Texas Enterprise Fund

Texas Enterprise Zone Program

Business & Industry Guaranteed Loans (B&I)

Texas Capital Fund Real Estate Development Program

Texas Skills Development Fund

Self-Sufficiency Fund

All elements of potential incentive offerings are subject to final approval by all associated governing entities following a standard due diligence process and cost/benefit analysis.