



ECONOMIC DEVELOPMENT UPDATE 2021

Eagle Mountain Saginaw ISD



JACK THOMPSON, ORASI DEVELOPMENT

OVERVIEW

THE BIG PICTURE



Texas – The Place to Be

Dallas/Fort Worth

LOCAL MARKET UPDATES AND FORECASTING



Industrial

Office

Commercial

Saginaw Strong



TEXAS AT A GLANCE

#1 U.S. EXPORTER
FOR 19 YEARS IN A ROW



\$276B
IN 2020

14 MILLION



PEOPLE IN THE
CIVILIAN LABOR FORCE



9TH LARGEST ECONOMY IN THE WORLD*

*IF TEXAS WERE A NATION

27 COMMERCIAL
AIRPORTS

16 SEA PORTS

11 INTERSTATE
HIGHWAYS

32 FOREIGN
TRADE ZONES

46 FREIGHT
RAILROADS

624 MILES OF
COASTLINE

**NO PERSONAL
OR CORPORATE
INCOME TAX**



TEXAS IS THE LARGEST
ENERGY-PRODUCING
STATE IN THE NATION

TEXAS IS THE LEADING
DESTINATION FOR COMPANIES
RELOCATING FROM OTHER STATES



#1 JOBS CREATOR
IN THE NATION

FROM 2010-2020,
TEXAS ADDED



1.98 MILLION JOBS

90% GRADUATION RATE



TEXAS' HIGH SCHOOL GRADUATION
RATE IS AMONG THE TOP 5
HIGHEST IN THE NATION, WITH A
90% COMPLETION RATE

TEXAS LED THE NATION IN
HIGH TECH EXPORTS FOR THE
8TH CONSECUTIVE YEAR



\$44.8B
IN 2020

THE LONE STAR STATE IS HOME TO

49 FORTUNE 500
COMPANY HQs



Office of the Governor, Texas Economic Development & Tourism

P.O. Box 12428 | Austin, TX 78711 | 512.936.0100 | gov.texas.gov/business | @TexasEconDev

Revised: September 2021

D/FW MARKET



D/FW is the fourth largest metro area in the United States, adding 1.2 million new residents over the last decade.

Fort Worth is now the 13th largest city in the country.

D/FW as a whole has an affordable cost of housing. The median cost of a house in Texas is only \$195k, \$36k cheaper than the national average. The median cost of a house in California is \$552,800.

D/FW has a very pro-business climate, central location, D/FW International Airport, no corporate or personal income tax, large talent pool and quality of life all contribute to corporate and personal relocations.

CORPORATE RELOCATIONS

Major Headquarter Relocations

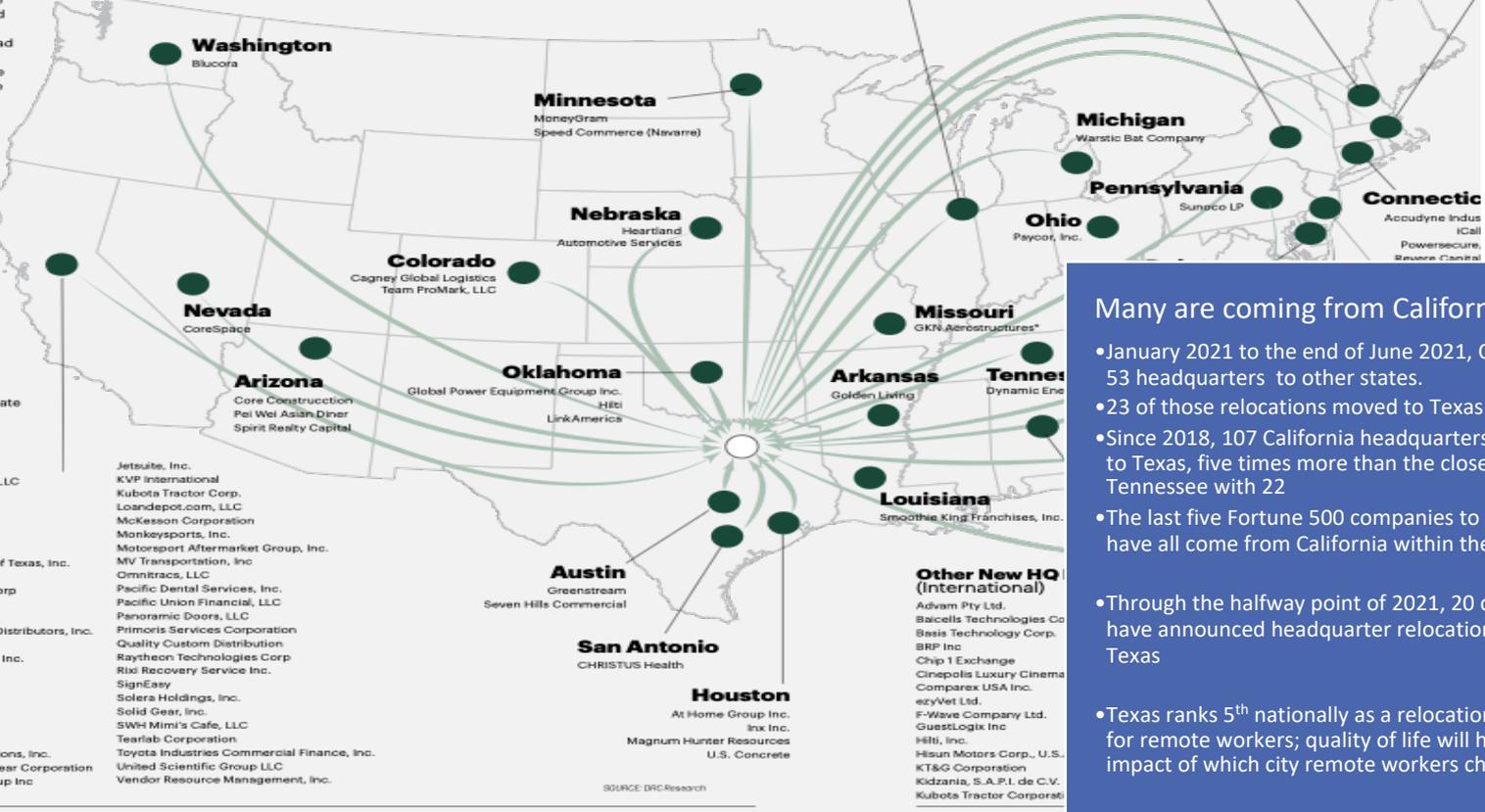
Dallas-Fort Worth region is particularly identified as one of the nation's top markets for new and expanded corporate facilities. Dallas-Fort Worth attracts a broad spectrum of companies. Past relocations to the region include headquarters moves for Fortune and Forbes Top Private Companies such as Golden Thread, Fluor, Comerica, and others. These companies are recently joined by well-known industry leaders such as Toyota, McKesson, Oracle, Data, Jacobs, and others. During the same period, companies including Amazon, Bed, Bath & Beyond, BMW, Mercedes, and General Motors have expanded distribution, logistics, manufacturing centers, and other operations. Meanwhile, corporations including 7-Eleven, American Express, Liberty Mutual, State Farm, FedEx, and Mr. Cooper (formerly Nationstar Mortgage) have expanded into new corporate space.

California

- Acacia Research Group LLC
- Active Network, LLC
- AmeriFlight, LLC
- Arista
- Astura Medical
- C & S Propeller LLC
- Caliber Bodyworks Psa of Texas, Inc.
- CBRE Group
- Channell Commercial Corp
- Charles Schwab Corp
- Cisco Telecom, Inc.
- Consolidated Electrical Distributors, Inc.
- Copart, Inc.
- Core-Mark International, Inc.
- Daeglis Inc.
- Dealersocket, Inc.
- DJO Global, Inc.
- Farmer Bros. Co.
- Physical, Inc.
- Fossility, Inc.
- Glenmount Global Solutions, Inc.
- Ironclad Performance Wear Corporation
- Jacobs Engineering Group Inc

- Jetsuite, Inc.
- KVP International
- Kubota Tractor Corp.
- Loandepot.com, LLC
- McKesson Corporation
- MonkeySports, Inc.
- Motorsport Aftermarket Group, Inc.
- MV Transportation, Inc
- Omnitracs, LLC
- Pacific Dental Services, Inc.
- Pacific Union Financial, LLC
- Panoramic Doors, LLC
- Primoris Services Corporation
- Quality Custom Distribution
- Raytheon Technologies Corp
- Rixi Recovery Service Inc.
- SignEasy
- Solera Holdings, Inc.
- Solid Gear, Inc.
- SWW Mimi's Cafe, LLC
- Tealab Corporation
- Toyota Industries Commercial Finance, Inc.
- United Scientific Group LLC
- Vendor Resource Management, Inc.

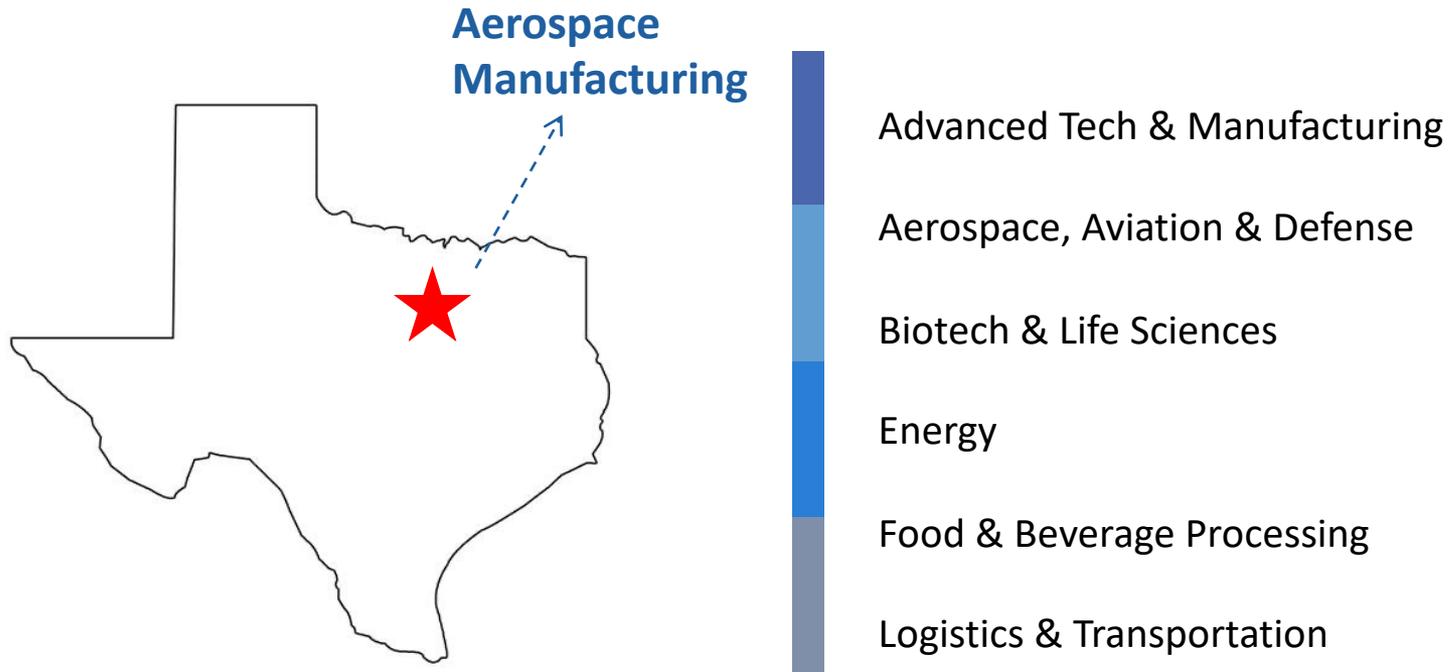
Sample of Headquarter Relocations to Dallas-Fort Worth, 2010-2020



Many are coming from California

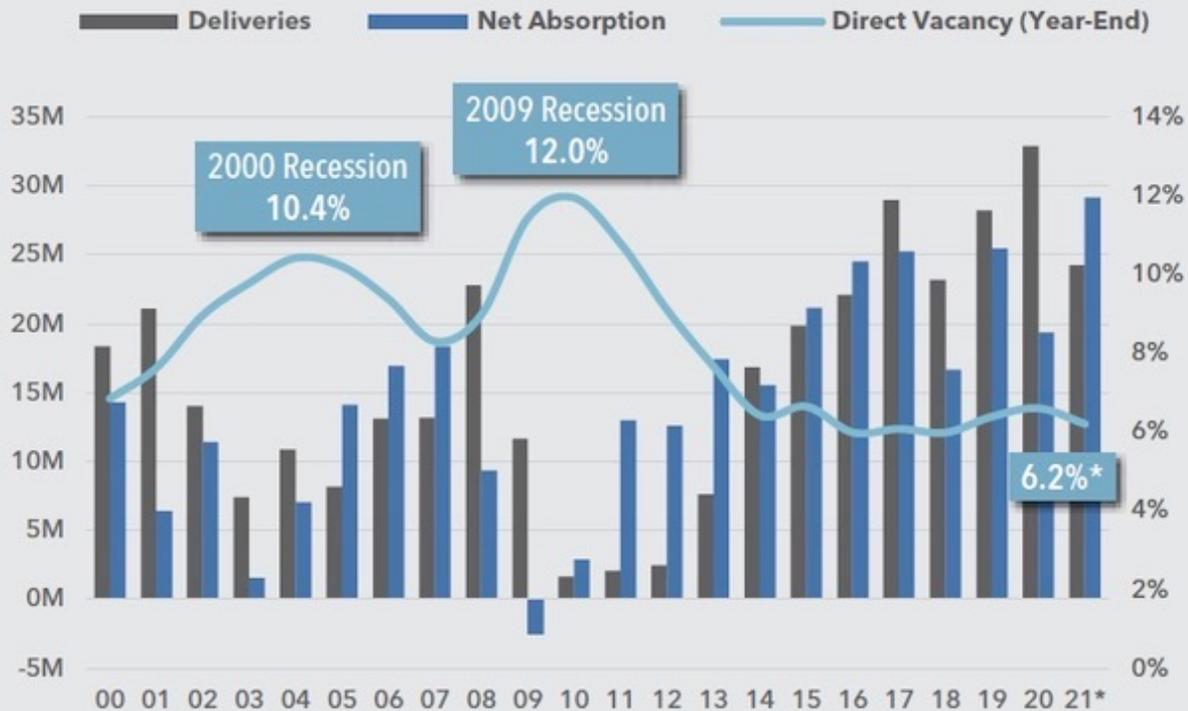
- January 2021 to the end of June 2021, California lost 53 headquarters to other states.
- 23 of those relocations moved to Texas
- Since 2018, 107 California headquarters have moved to Texas, five times more than the closest competitor, Tennessee with 22
- The last five Fortune 500 companies to move to D/FW have all come from California within the last six years
- Through the halfway point of 2021, 20 companies have announced headquarter relocations to North Texas
- Texas ranks 5th nationally as a relocation destination for remote workers; quality of life will have a large impact of which city remote workers choose

KEY SECTORS IN TARRANT



INDUSTRIAL - DFW

DELIVERIES, ABSORPTION, AND VACANCY Yearly Totals



* Year-to-date

SOURCE: Transwestern, CoStar

- Surpassed LA as the 2nd largest industrial market with an inventory of just over 1 billion SF
- Most resilient sector since the pandemic
- Demand drivers ranging from e-commerce, manufacturing and third-party logistics
- Amazon largest occupier of space at 16m SF



INDUSTRIAL -LOCAL



2.9% net absorption

6% vacancy

1.6 million SF under construction



INDUSTRIAL

Recent Transactions in the District



INTERSTATE CROSSING
1M SF sold for \$114,300,000

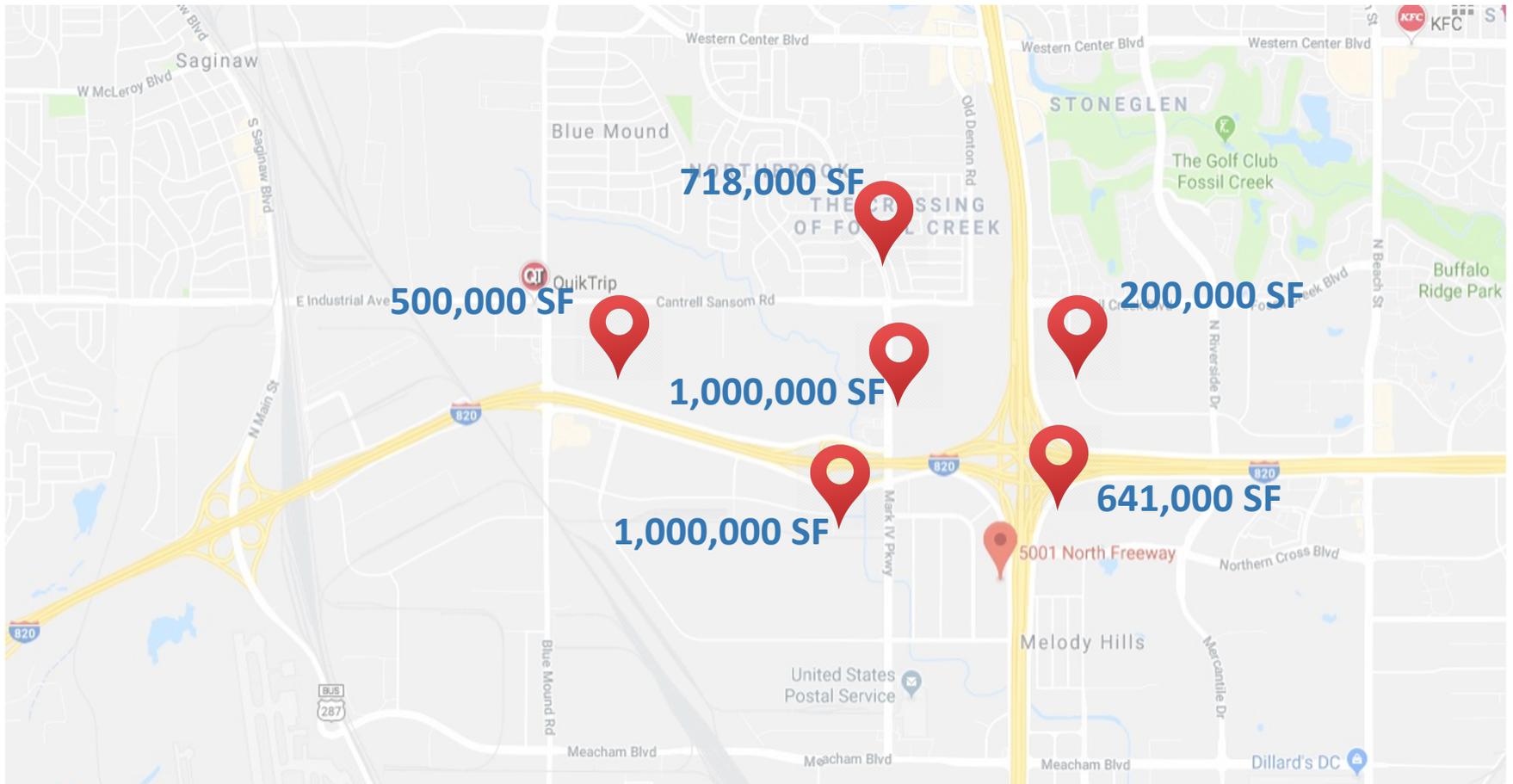
35/820 @ MERCANTILE
657,000 SF sold for \$157,164,682



CENTREPORT – FAA BLVD
263,700 SF sold for \$51,901,265



NEW INDUSTRIAL





OFFICE

Former FAA headquarters now houses CA-transplant Incora, bringing \$11M investment & 539 jobs into 2022





RETAIL

Transitional: COVID, e-commercial and labor shortages

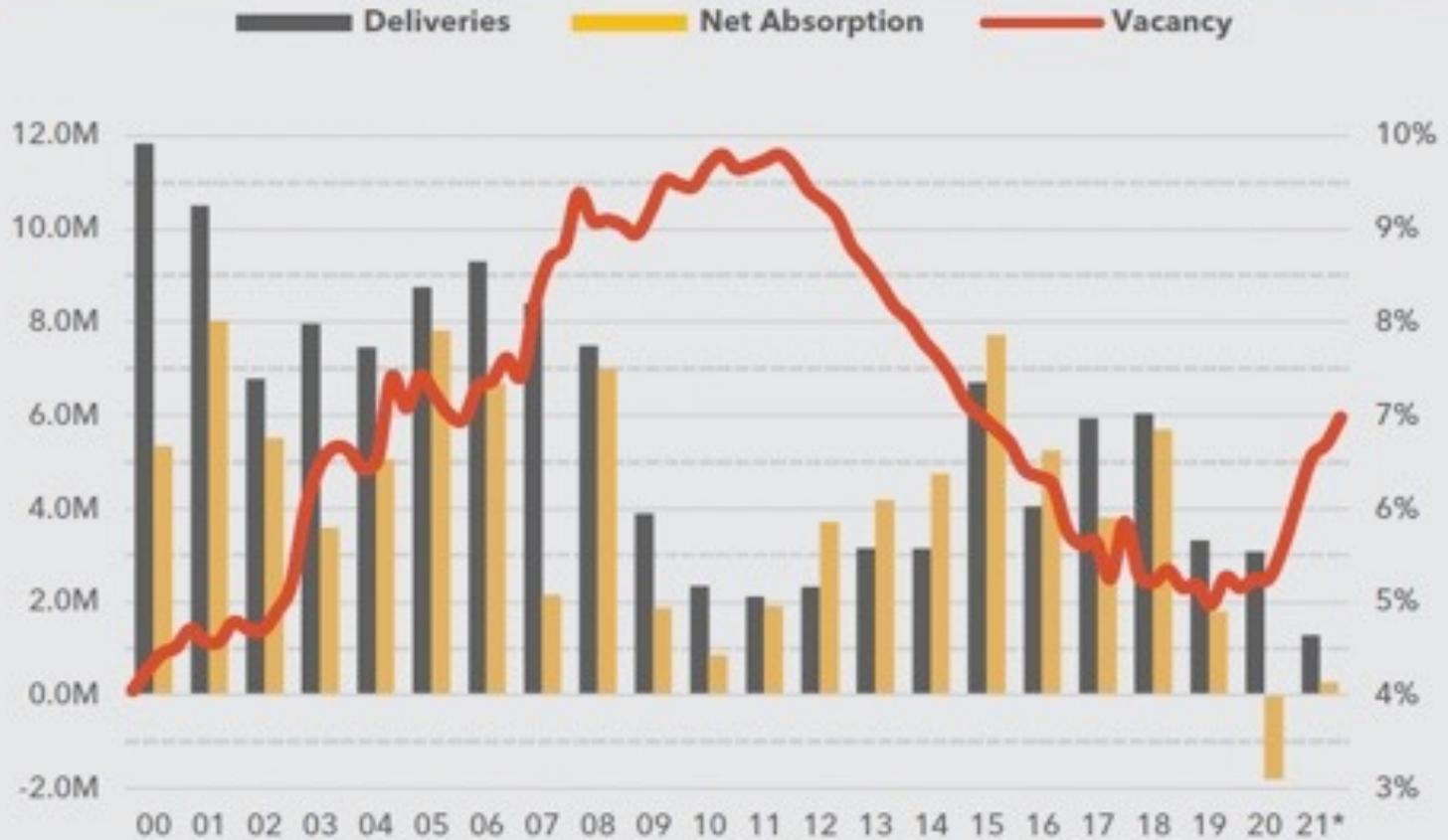
Fast food & quick casual restaurants expanding, big box and movie theaters moving cautiously

Optimism: job growth and strong residential development will spur new retail and restaurants

RETAIL TRENDS

DELIVERIES, ABSORPTION, AND VACANCY

Annual Totals



SAGINAW STRONG

Not only rebounding but growing beyond pre-COVID years

Sales tax revenue projected to be up 15% over 2019 (pre-pandemic) and 23% over 2020 (pandemic)

ABC 2021 Bond Program for \$67.5 million



ABC 2021 BOND PROJECTS

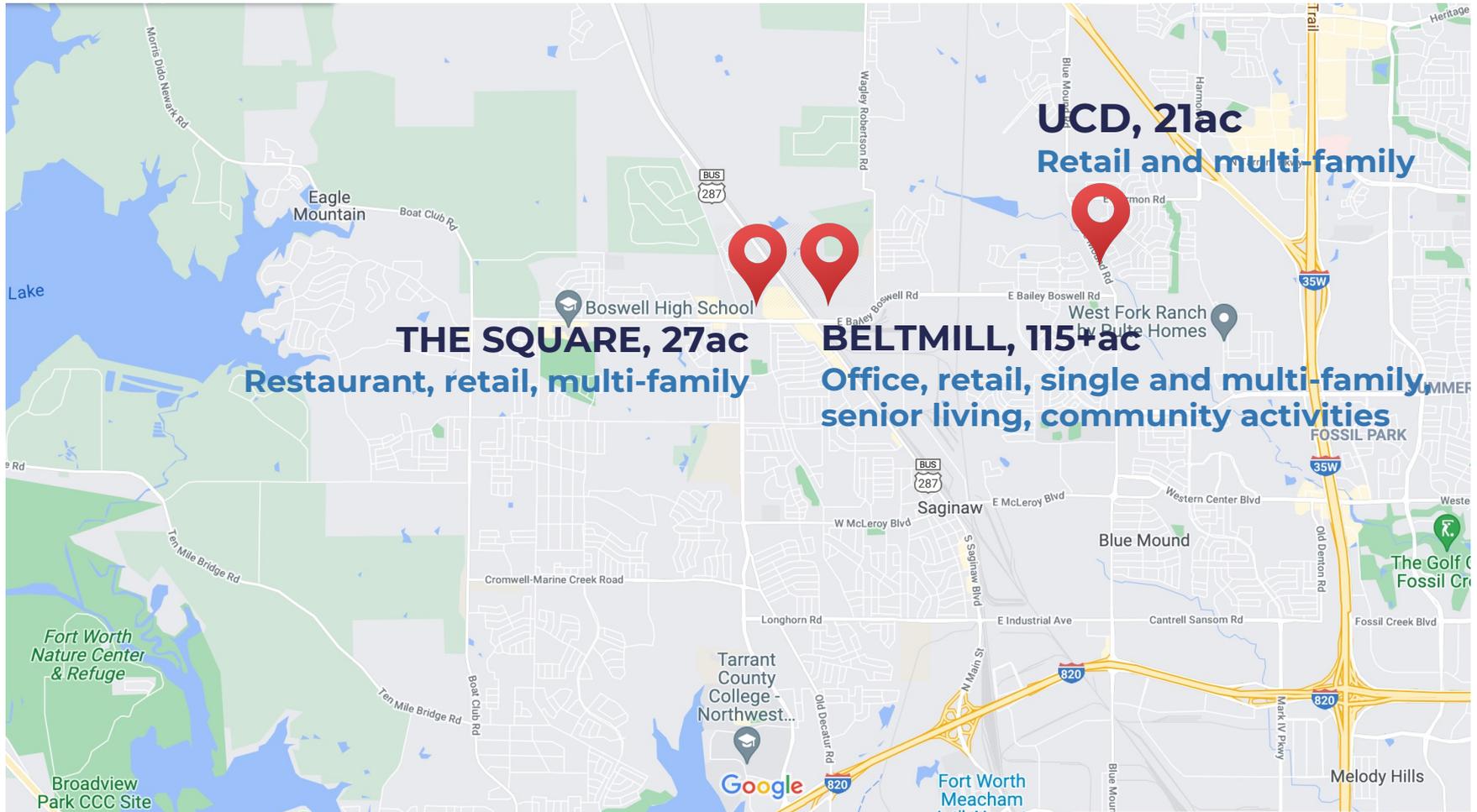


New 30,000 SF Library with outdoor activity space

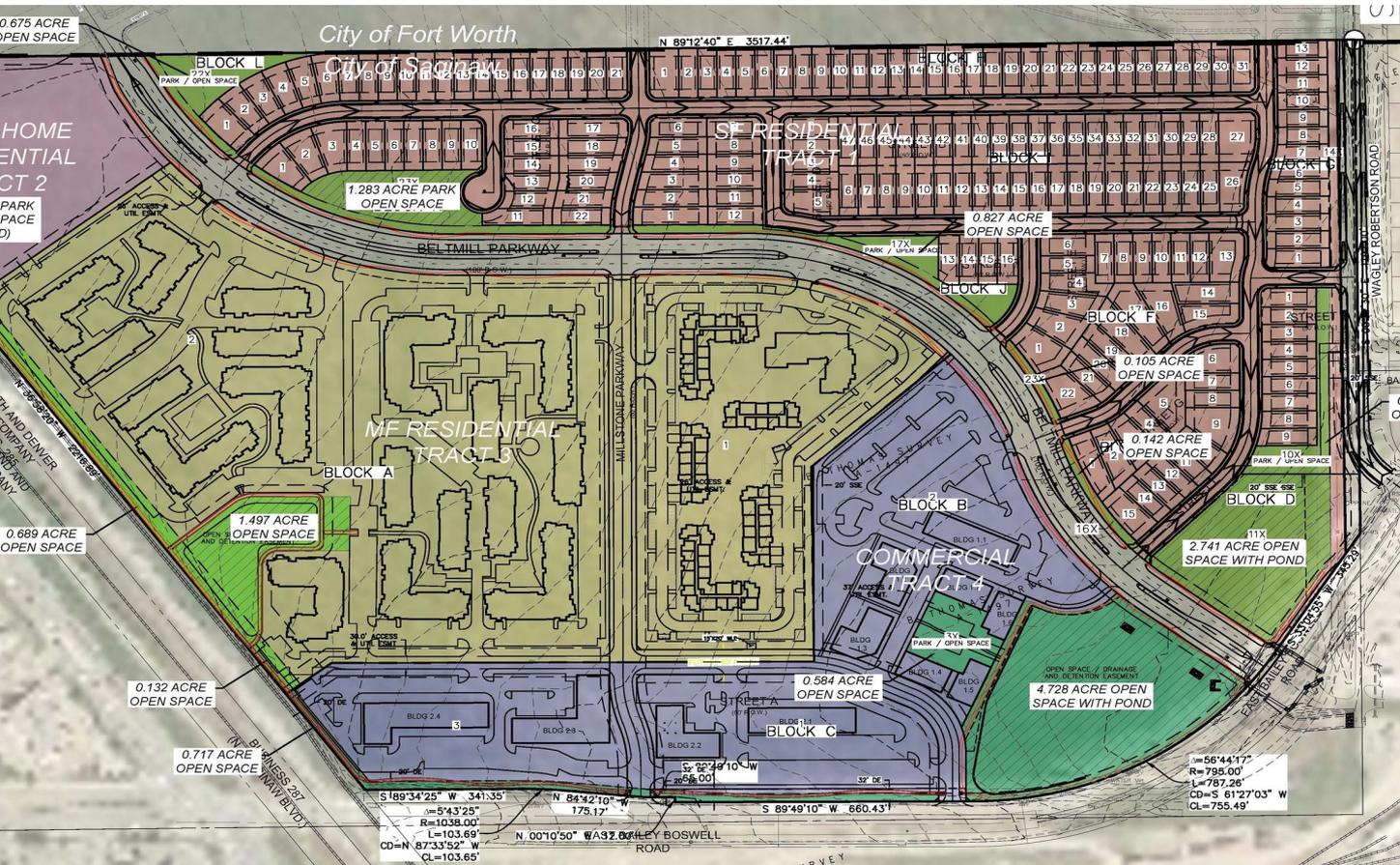
10,000 SF Senior Center with outdoor activity space

Park and roadway improvements on Knowles and McLeroy

NEW & UNDER CONSTRUCTION MIXED USE



BELTMILL



- Retail
- Restaurant
- Single family
- Multi-family
- Senior living
- Plazas, pathways and parks

115+ ACRES , ONE-OF-A-KIND DESTINATION @ BB & 287

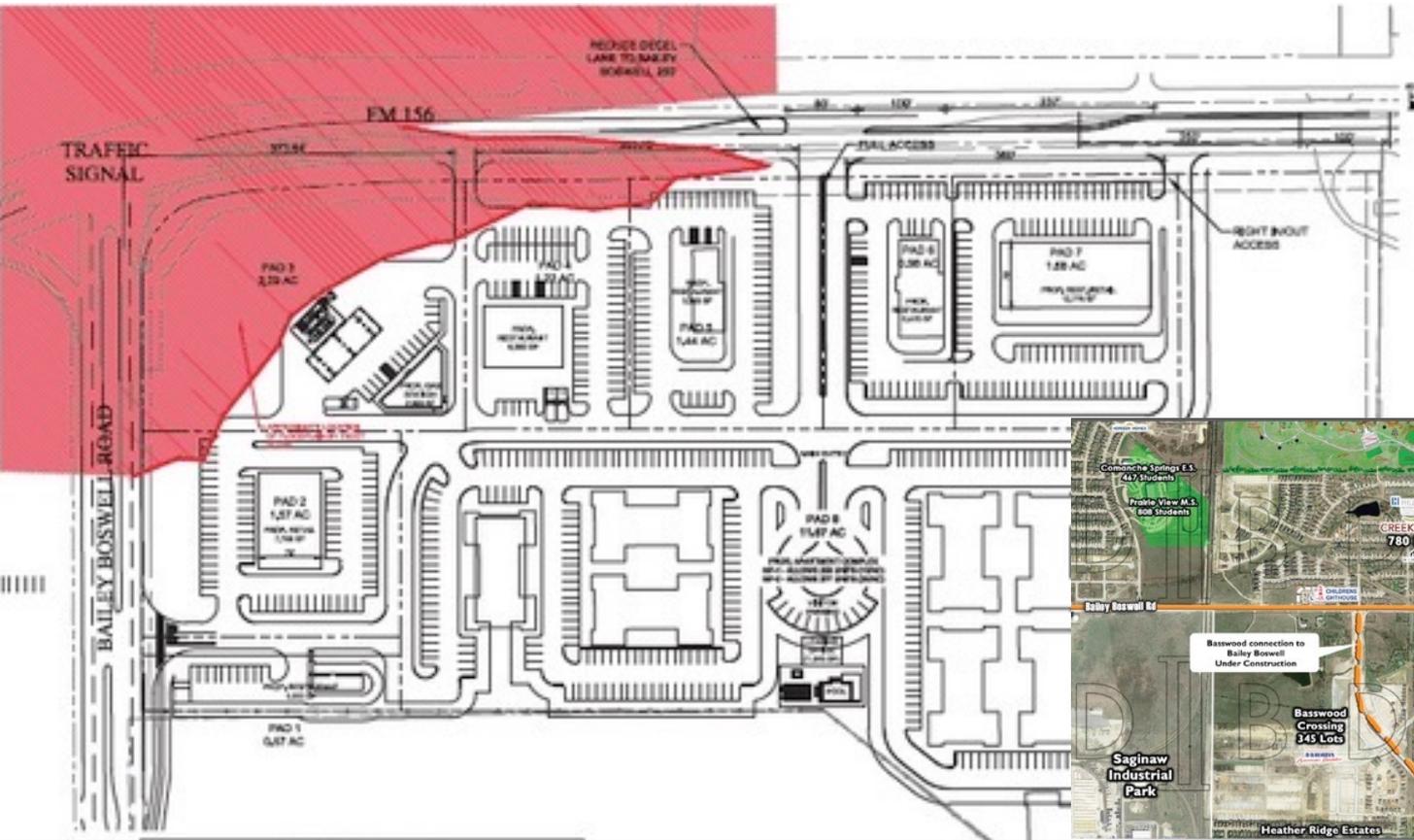
THE SQUARE



- Retail
- Restaurant
- Multi-family

27+ ACRES @ BAILEY BOSWELL BETWEEN 287 & OLD DECATUR

UCD – SAGINAW



- Retail
- Restaurant
- Multi-family



21 ACRES @ BLUE MOUND RD & BAILEY BOSWELL

SAGINAW STRONG

Switchyard Food Truck hosting 100+ food trucks/month, concerts and farmer's market

New Saginaw Central Fire Station, October 2022

The Lodge of Saginaw Health and Wellness, early 2022

Building Improvement Grants seeing impressive results



TCC NORTHWEST



\$320M – COMPLETION OCTOBER 2026



TCC NORTHWEST

50 years old – Admin, student center, library, fine arts, counseling & testing buildings to be razed

4 new buildings, student services, atrium, faculty & administration space, general classrooms

Buildings 1 & 2 complete late 2023 to be used as swing space to clear spots for construction of Buildings 3 & 4

Eagle Mountain Saginaw

**DEVELOPING GREAT MINDS
AND A GREAT COMMUNITY**

DiscoverEMS.com



PROPERTY

Browse the many commercial real estate opportunities in the Eagle Mountain Saginaw district!



PROPERTY

Find your perfect commercial property in Eagle Mountain Saginaw ISD

DiscoverEMS.com



IT'S A GREAT TIME TO BE IN THE DISTRICT



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