

2026 SWREDA Conference





Overview of TexAmericas Center

TexAmericas Center (TAC) is one of the largest mixed-use industrial parks in the Americas, having acquired over **12,000 acres** and **3.5 million square feet** of commercial and industrial property.

- **Ranked No. 5 Best Industrial Park in the U.S. by [Business Facilities Magazine](#) in 2025.**
 - #3 in 2023 and 2024 rankings
 - #5 in 2022 and 2021 rankings
 - #8 in 2020 ranking (initial ranking for Industrial Parks)
- The Top Certified Site Program in the South
- Top #10 Site for Speed to Market
- 150+ years of staff experience in community & economic growth, property development and business management.



Overview of TexAmericas Center



How It Started

- The Lone Star Army Ammunition Plant (LSAAP) and the Red River Army Depot (RRAD) were adjacent Army installations located on nearly 40,000 acres in the heart of Bowie County, Texas.
- Pursuant to the 1995 Base Realignment and Closure (BRAC) Commission, certain missions at RRAD were realigned
- Bowie County officials developed a comprehensive plan to acquire the property and develop it into a mixed-use commercial/industrial park.
- County and city officials then sought special legislation to establish the Red River Redevelopment Authority (RRRA). In 1998 the RRRA was born, with the express purpose of acquiring the surplus military property and converting it into a dynamic industrial park called the Red River Commerce Park.

History of TexAmericas Center



How It Started Cont.

- The 2005 BRAC recommended the closure of LSAAP and the realignment of the RRAD.
- These actions resulted in a real estate surplus in excess of 11,000 acres and several million square feet of buildings positioned to be transferred to the Red River Redevelopment Authority (RRRA).
- The RRRA developed a Master Reuse Plan for the surplus property in 2007 and acquired portions of the site for implementation of a large-scale commercial/industrial complex.
- Upon receiving the 2005 BRAC property, the RRRA rebranded its real estate assets under the banner of TexAmericas Center in 2010.
- TexAmericas Center's purpose is to create a thriving economic development engine that will power job growth and a strong economic future for the greater Texarkana region.

History of TexAmericas Center



TexAmericas Center Board of Directors

Single Appointee:

- Bowie County Commissioners Court
- Mayor of Dekalb
- Mayor of Hooks
- Mayor of Leary
- Mayor of Maud
- Mayor of Nash
- Mayor of New Boston
- Mayor of Red Lick
- Mayor of Redwater
- Mayor of Wake Village

Multiple Appointees:

- Bowie County Judge (2)
- Mayor of Texarkana, TX (3)

Board Subcommittees:

- Executive/Personnel
- Investment/Finance
- Infrastructure/Real Estate & Marketing
- Environmental, Hunting & Timber
- Nominating



Overview of TexAmericas Center

Transition to today

Environmental Cleanup activities:

- Over a decade of work, and some activity continues
- Removal of Army RCRA (Resource Conservation and Recovery Act) permit from property
 - Phase 1 in 2015
 - Phase 2 in 2021
 - **Game changer!**

Master Plan of 3,000 acres of East Campus

- Completed in 2017

Wetlands delineation and jurisdictional determination ongoing with thousands of acres completed.

Utility Upgrades:

- SWEPCO privatized electrical system
- Natural gas service is privatized to Navitas
- Fiber is privatized to several providers
- Transferred water and wastewater systems to Riverbend Water Resources District
 - Riverbend is building **new regional water plant** on our property, which will provide us with raw water
 - Riverbend is building a new **Industrial wastewater treatment plant** on our property to meet the needs of RRAD and TAC's current and future customers

Transition to today

- **Special Zones**

- Defense Economic Readjustment Zone
- US Foreign Trade Zone #258
- New Market Tax Credits
- US Opportunity Zone
- Texas Enterprise Zone
- Texas Reinvestment Zone
- PACE Program

- **Recruitment & Training**

- Skills Development Fund
- On-the-Job Training (OJT) Contracts
- Come Home to Texarkana
 - Texas A&M University Partnership

- **Tax Abatement Programs**

- 381 Tax Abatement
- Goods in Transit Tax Exemption
- Chapter 403 Tax Abatement
- Texas Research & Development Tax Credit
- Pollution Control Equipment Incentive
- Franchise Tax Exemption & Deduction for Business HQ Relocation
- **Freeport Tax Exemption**

- **Utility Incentives**

- AEP / SWEPCO Economic Development Rider
- Other Specific Industry Riders

TexAmericas Center Expansion

SPEC Building Features:

- 150,000 square feet, 32-foot height clearance,
- 5 store fronts, 30 dock doors, 2 drive-in doors

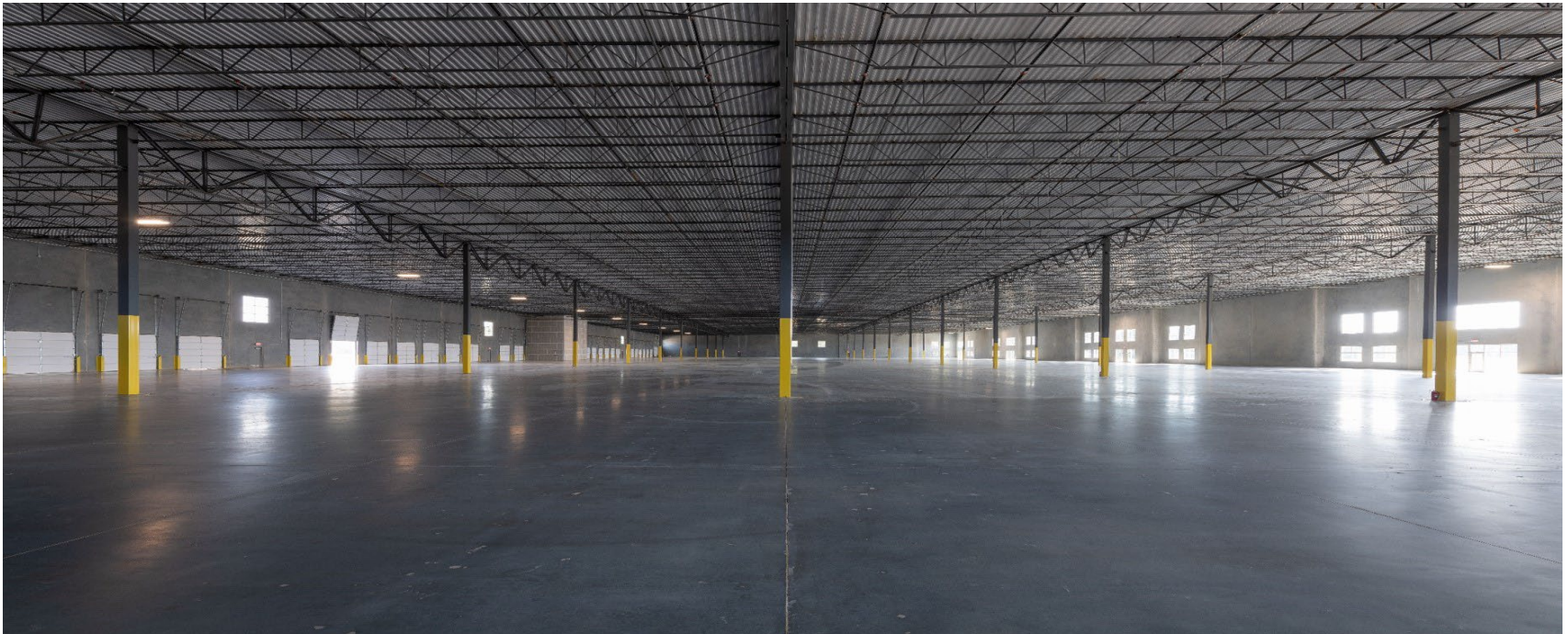


Expansion of TexAmericas Center

TexAmericas Center Expansion

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Expansion of TexAmericas Center

TAC Rail Transition:

- Purchase an existing railcar storage business and retained employees
- TAC expanding railcar storage, delivery, maintenance and transload opportunities



Expansion of TexAmericas Center

- **Transition of Rail Operations:**

- Purchased two (2) new to TAC locomotives delivered in 2025
- Locomotives used to support the rail and transload needs of RRAD and their contractors, and our current and future customers



Expansion of TexAmericas Center



TexAmericas Center Expansion

Transition of Rail Operations:

Purchase supported by the Texas Military Preparedness Commission (TMPC)
Defense Economic Adjustment Assistance Grant (DEAAG)

TAC
2501



Expansion of TexAmericas Center

TexAmericas Center Expansion

EnergyX:

EnergyX is building its Project Lonestar Lithium Demonstration Plant at TexAmericas Center, investing \$20 million and creating 40 jobs, to create a 22,000-square-foot facility for advanced lithium extraction and refining.



Major Tenant Wins TexAmericas Center

TexAmericas Center Expansion

Rowe Casa purchases former SPEC Building:

- Grade D/ISO 8 Food Grade production lines, a distribution center, IT Hub, and the companies new corporate offices. Phase 1 consists of demising off, insulating, and conditioning 50KSF of the building, creating the first production line and 8KSF of corporate offices, research labs, restrooms and conference center.



Major Tenant Wins TexAmericas Center

Future of TexAmericas Center

- Green Data Center Park
 - CBRE Data Center Feasibility Study
 - Approximately 600 acres
 - 144-strand fiber
- Third-Party Logistics (3PL)
 - Soft landing services
- Railcar Storage/maintenance
- Transload activity
- 2,000 Acre Mega Site
- Qualified Site Program
- Business Incubation

- Build-to-Suit options
 - For lease
 - For Purchase
 - For Lease to Purchase



TAC Downtown Center at our Hooks Entrance





RAIL

- Regional System
 - Union Pacific – Norfolk Southern
 - Canadian Pacific - Kansas City Southern
 - Texas Northeastern (G&W)
- On TAC
 - Served directly by UP/TNER
 - TAC Rail provides storage, freight movement & switch/tender services on-site to over 30 miles of TAC-owned rail
 - Limited transload activity has been performed at TAC
 - \$1m+ upgrade of rail complete
 - \$3m+ spent on new locomotives

ROAD

- Regional System
 - Interstates: I-30, I-49 & I-369
 - US Highways: US-59, US-67, US-71 & US-82
 - Within 6 hours of the ports of New Orleans & Houston
 - Within 1 hour of the port of Shreveport
- On TAC
 - All roads are 80,000lb truck routes

AIR

- Regional System
 - Texarkana Regional Airport
 - American Airlines
 - HUB is DFW International
- On TAC
 - Heli pad access on TAC property site

Regional Infrastructure Capacity

TexAmericas

Your Best Fit Texas Location



Cherokee



FEDERAL



Domtar

GENERAL DYNAMICS



TexAmericas Center Customers



TexAmericas Center Partnership with Ark-Tex Council of Governments

- TexAmericas Center Executive Director serves as Vice President of ATCOG Board of Directors and supports regional initiatives
- Both Executive Directors of TAC and ATCOG serve on the local Military Affairs Committee that supports and promotes Red River Army Depot (RRAD), which is the largest employer in the ATCOG region
- Grant Writing and Administration through ATCOG Regional Development Program
 - EDA grants for TAC
 - Texas Military Preparedness Commission (TMPC) Defense Economic Adjustment Assistance Grant (DEAAG) program
 - \$5M to support upgrade of Wastewater Treatment Plant
 - \$5M to support RRAD drone manufacturing

Partnerships that Support Military Installations



Thank You!

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