

TXK



TEXARKANA
— REGIONAL AIRPORT —

Executive Overview

TEXARKANA REGIONAL AIRPORT

flytxk.com

A WORD FROM THE DIRECTOR



Amidst all the uncertainty since 2020, the Texarkana Regional Airport has remained committed to its pursuit of success, combined with the ability to adapt to changing opportunities. Our comprehensive goal of improving as an economic generator for Texarkana as well as creating a strong aviation market for the region, has never been stronger. More importantly, we are doing this at a very affordable cost to developers and companies.

I am pleased to provide you with this booklet, highlighting the components of Texarkana that create a firm foundation for a company to flourish! In this report, you will find information on what makes our region, and more specifically the Texarkana Regional Airport, an ideal location to grow your business. Our airport is near two major airline headquarters as well as centrally located among large-hub, medium-hub, and small-hub aviation markets, hosting a large variety of aircraft types and sizes. Therefore, our location puts you in the perfect spot to service a wide range of potential clients, conveniently and efficiently. Your ability to be within easy reach of consumers and suppliers, supporting a variety of high-growth aviation sectors, sets the stage for you to have a competitive advantage amongst others in the industry.

We pride ourselves on providing a cost-effective location for growth. Our cost of living, commute times, real estate prices, workforce wages, and airport operational costs/fees are all well below the national averages, which makes your costs of doing business at the airport exceptionally competitive. Furthermore, we are fortunate to have pro-business government officials heavily involved in our community, establishing partnerships with local and state economic development groups to provide financial and infrastructure assistance for potential developments at the airport.

The Texarkana region has the perfect infrastructure and affordable, talented workforce. We are a proud region of American builders with a culture dedicated to hard work and getting the job done. We have a business-friendly climate, a robust and growing transportation system, and institutions of higher learning sharply focused on training the next generation of workers

We realize executing successfully on growth opportunities takes lots of knowledge, leading-edge intelligence, a bit of luck, and a community partner who knows what they are doing. Please know the Texarkana Regional Airport is poised and ready to go arm-in-arm with you on any potential development to ensure you obtain the highest benefit. Your Team will be impressed, first-hand, how our community fosters long-lasting, fruitful partnerships.

I am hopeful you will find the information in this report informative. While the data may be compelling, what truly sets us apart is our people. I welcome you to visit our community so you may see for yourself why Texarkana USA is the perfect location for you to succeed, grow and thrive.

Sincerely,

Ferdinand Paul Mehrlich III, C.M. ACE
Executive Director of Aviation
Texarkana Regional Airport Authority

TAP INTO TEXARKANA

Straddling the Texas-Arkansas state line, Texarkana is a unique two-state region that's rich in resources and aligned for your business success. Originally developed around a complex rail system, our community has blossomed into a national crossroads for transportation. Today, Texarkana is home to three converging interstates and offers additional connectivity by rail, water, and air, making it a prime location for business relocation and expansion.

» CONNECTIVITY

With its prime location and extensive multimodal infrastructure, Texarkana is well suited to help your business connect to major markets throughout the Midwest and South.

» WORKFORCE

Thanks to our historic ties with the Red River Army Depot, Texarkana boasts a robust labor force of unskilled, semiskilled and skilled workers who are ready to work for you.

» EDUCATION

From community colleges to a four-year university, to an Airframe and Powerplant Maintenance Technician school, Texarkana offers an abundance of educational opportunities, either aligned or customizable to the needs of your enterprise



Centrally located between small, medium, and large-hub airports, as well as near two major airline headquarters –

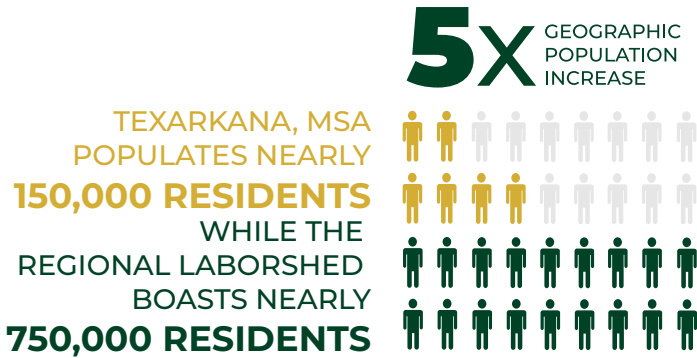
- American Airlines (Fort Worth, TX)
- Southwest Airlines (Dallas, TX)



1.6M+ people living within 100 miles
13M+ people living within 300 miles

PRO-BUSINESS WORKFORCE

Our pro-business community thrives with the 'buzz' of commerce while growing a cultural lifestyle attractive to businesses and workers of all ages. Here are just a few of the many reasons companies are choosing Texarkana:



A REGIONAL LABORSHED WITH A SKILLED AND DEDICATED WORKFORCE

335,000+ STRONG & GROWING

Texarkana's MSA and the laborshed offer lower wages than the national average as well as a lower cost of living – *allowing companies to provide living wages to employees at lower rates in a community with a track record of success in the targeted industry sectors.*



Our low turnover rates in Manufacturing indicate a reduced bottom-line cost to companies operating in the region – with less time and resources allocated to screening new hires and training new employees.

15% A COST OF LIVING 15% LOWER THAN THE NATIONAL AVERAGE

TOP 5 REGIONAL INDUSTRY SNAPSHOT

| | HEALTH CARE & SOCIAL ASSISTANCE | RETAIL TRADE | MANUFACTURING | ACCOMMODATION & FOOD SERVICES | EDUCATION SERVICES |
|------------------|---------------------------------|--------------|---------------|-------------------------------|--------------------|
| | | | | | |
| % OF EMPLOYMENT | 17.4% | 11.9% | 11.8% | 9.2% | 8.3% |
| TOTAL EMPLOYMENT | 56,006 | 38,234 | 37,095 | 29,608 | 56,656 |



MANUFACTURING

37,095
EMPLOYED

\$56,665
AVERAGE ANNUAL WAGE

LARGEST SUB-SECTOR:

Rubber Product Mfg.

MAJOR EMPLOYERS:
COOPER TIRE & RUBBER
LEDWELL & SON ENTERPRISES
DOMTAR PAPER CO LLC



DEFENSE

5,616
EMPLOYED

68,784
AVERAGE ANNUAL WAGE

LARGEST SUB-SECTOR:

National Security

MAJOR EMPLOYERS:
RED RIVER ARMY DEPOT – HONEYWELL – RAYTHEON – LOCKHEED MARTIN – BAE SYSTEMS NORTHROP GRUMMAN



LOGISTICS & DISTRIBUTION

10,814
EMPLOYED

\$46,364
AVERAGE ANNUAL WAGE

LARGEST SUB-SECTOR:

Gen Freight/Trucking

MAJOR EMPLOYERS:
WHOLESALE ELECTRIC
BWI COMPANIES
DLA DISTRIBUTION RED RIVER



MEDICAL SERVICES

56,006
EMPLOYED

\$54,991
AVERAGE ANNUAL WAGE

LARGEST SUB-SECTOR:

Gen Med/Surg Hospitals

MAJOR EMPLOYERS:
WADLEY REGIONAL MEDICAL CENTER
CHRISTUS ST. MICHAEL
U OF A MEDICAL SCIENCES

A LEADER IN EDUCATION & WORKFORCE TRAINING

Texarkana's talent pipeline will continue to grow with 15 higher education institutions throughout the laborshed enrolling more than 37,000 and awarding over 10,500 certificates and degrees annually in high-demand management, healthcare and technical fields. Locally, three higher education institutions (University of Arkansas Hope-Texarkana, Texarkana College and Texas A&M Texarkana) in the MSA are issuing nearly 2,000 awards annually.



Opening a Part 147 Airframe & Powerplant Maintenance Technician School at the Airport in 2023.

The Betty and Buddy Ledwell Workforce Training Center focuses on preparing students to enter the workforce with skills in industrial maintenance, construction technology, and other in-demand occupations. Today the College is offering three programs that allows students to earn up to (5) one-year certifications.

Texarkana's talent pipeline is replenished annually with –

OVER 10,000 HIGH SCHOOL GRADUATES OR EQUIVALENT (2/3rd's continue their education, 1/3rd enter the workforce)

OVER 37,000 ENROLLED IN POST-SECONDARY EDUCATION AT 15 HIGHER EDUCATION INSTITUTIONS

OVER 10,500 POST-SECONDARY EDUCATION AWARDS, INCLUDING:

- » **OVER 725 MANUFACTURING RELATED PROGRAM AWARDS**
- » **OVER 2,700 TRANSPORTATION, DISTRIBUTION & LOGISTICS RELATED PROGRAM AWARDS**
- » **NEARLY 800 SCIENCE, TECHNOLOGY, ENGINEERING & MATHEMATICS RELATED PROGRAM AWARDS**

Data Source: JobsEQ. Data as of the 2019-2020 academic year unless noted otherwise.

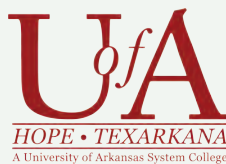
**% OF STUDENTS
THAT RECEIVE
A CERTIFICATE OR
DEGREE AND
REMAIN IN THE AREA**



UNIVERSITY OF ARKANSAS HOPE-TEXARKANA » 75% REMAIN IN THE REGION

TEXARKANA COLLEGE » 72.5% REMAIN IN THE REGION

TEXAS A&M TEXARKANA » 61% REMAIN IN THE REGION



Of the 44 public universities across the country, Texarkana is the only community to have two state all-inclusive public university systems, offering programs in Electrical Engineering | Mechanical Engineering | Welding | Power Technologies | Computer Science.

AN AIRPORT BUILT TO SUCCEED

CAPACITY

- 1. Primary- RWY 4/22:** 6,601' x 150' w/ 120,000 lbs. Dual-wheel weight bearing capacity (ASPH/GRVD); ILS & GPS approaches
- 2. Crosswind- RWY 13/31:** 5,200' x 100' w/ 25,000 lbs. Single-wheel weight bearing capacity (ASPH/GRVD); GPS approaches
- 3. ARFF Index A (Capable of B) & ATC Tower**

AVAILABILITY

Multiple 15+ acre lots (**able to be subdivided**) ready for build-to-suit aircraft hangars, maintenance hangars, or aircraft manufacturing facilities

Very easy access to Interstate 49, Hwy 67, and Interstate 30

CONNECTIVITY



American Airline provides daily, nonstop flights to Dallas Fort-Worth International Airport, connecting Texarkana to the World.



Signature Flight Support provides first-class corporate aviation services.

AFFORDABILITY

Some of the lowest operational costs in the country!



**Landing Fees
Lease Rates
Fuel Flowage Fees**

AIRPORT IMPROVEMENTS

Runway Extension

- Step 1: Extend RWY 4/22 from 6,601' to 7,101' in 2025
- Step 2: Investigate extending RWY 4/22 to 8,101'

New Terminal

40,000 SQ. Ft. Passenger Terminal currently under construction and to be completed in 2024. Will have capacity for three (3) airlines (See Photo Below)

Runway Strengthening

Strengthen RWY 4/22 to 455,000 lbs. Dual-wheel weight bearing capacity to accommodate up to 777's and 747's



ARKANSAS

LOCATION OVERVIEW

1st

In the U.S. for relative value of \$100



3rd

On the Cost of Living Index
(Second Qtr 2021, C2er)



4th

Lowest Cost of Doing Business



4th

Lowest Industrial Electricity Rates
(Business Facilities Magazine, 2020 - 16th Ann. State Rankings)



6th

Lowest Union Membership Rates (in the U.S.)
(Bureau of Labor Statistics)



7th

Ranking in Quality of Life
(U.S. News)



ARKANSAS HAS
HAD A BALANCED
BUDGET SINCE
1945

Texarkana

Texarkana is more than a great place to do business. It's a great place to call home. Residents of Texarkana enjoy affordable housing, safe neighborhoods, high-quality healthcare, and excellent schools. Our scenic landscape is a natural match for outdoor recreation, and our historic downtown offers an array of shopping, dining, and entertainment options—all without the hassle of big-city traffic jams. Texarkana's central location allows businesses to be logistically connected to the region, while taking advantage of affordable real estate and rates/fees.

TARGET INDUSTRIES



MANUFACTURING



LOGISTICS,
TRANSPORTATION
& DISTRIBUTION



MEDICAL
SERVICES



AVIATION
& DEFENSE

Major Business Located in Texarkana



CONCEPTUAL DEVELOPMENTS

DEVELOPMENT KEY

NOT OFFICIAL

- 1 AIR CARGO DEVELOPMENT
- 2 CONCEPTUAL AIRCRAFT PAINTING HANGARS
- 3 NEW PASSENGER TERMINAL (2024 OPENING)
- 4 CONCEPTUAL AIRCRAFT MANUFACTURING FACILITY
- 5 CONCEPTUAL AIRCRAFT MAINTENANCE/OVERHAUL FACILITY



STAKEHOLDER INCENTIVES



TexAmericas Center

Local economic development group engaged in creating jobs and growth for the Texarkana region and residents

Group has expressed willingness to construct a build-to-suit aircraft facility/hangar for a potential development and lease it at a competitive rate



State of Arkansas

State economic development commission committed to fostering opportunities to help Arkansas flourish

State will contribute funds to site preparation and/or to alter runways and taxiways to accommodate larger aircraft for a potential development



Texarkana Regional Airport

The Texarkana Regional Airport is owned, operated, and maintained by way of the Texarkana Regional Airport Authority

Airport will use regularly apportioned Federal & State grants to construct site improvements, such as an aircraft parking ramp or vehicle parking lot for a potential development.

OTHER INCENTIVES

ARKPLUS PROGRAM

- Income tax credit
- 10% of initial investment
- 9 year carry forward

ADVANTAGE ARKANSAS PROGRAM

- Income tax credit
- 1-4% of new payroll
- 5-year accrual

CREATE REBATE PROGRAM

- Cash Payment
- 3.9-5% of new payroll
- 1-10-year accrual

TAX ADVANTAGES

- No State income tax
- Receive low property taxes of Arkansas
- Up to 65% tax abatement

CUSTOMIZED TRAINING PROGRAM

- Reimbursement of eligible costs
 - On and Off-site training
 - Customized based on need

INFRASTRUCTURE ASSISTANCE

- Offset infrastructure costs
 - State and Federal funds
 - Based on need and due diligence



TEXARKANA
— REGIONAL AIRPORT —



Tyler Brown, C.M.

Airport Real Estate Manager

Texarkana Regional Airport

(870) 774-2171

tyler.brown@txkairport.com

flytxk.com