

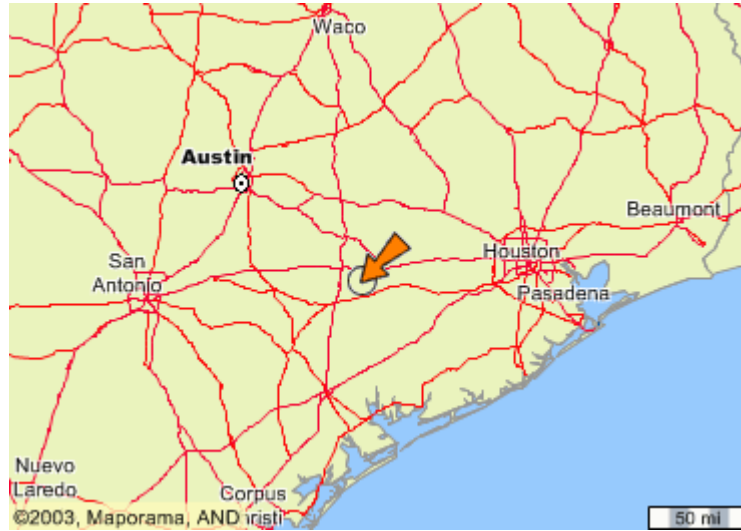


# City of Columbus

Texas Crossroads Business Park  
[www.columbus-texas.org](http://www.columbus-texas.org)



The Texas Crossroads Business Park is located in the City of Columbus midway between San Antonio (approx. 120 mi) and Houston (approx. 90 mi) at Hwy 71 S and Interstate Highway 10.

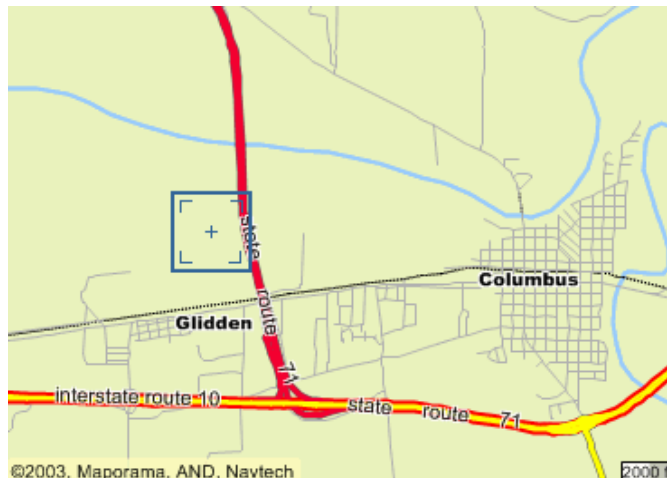


COLUMBUS, TEXAS

The City of Columbus will participate fully with the Columbus Community and Industrial Development Corporation to assist with the placement of projects within Colorado County.

## SITE

The Texas Crossroads Business Park is wholly owned by the Columbus Community and Industrial Development Corporation.



TEXAS CROSSROADS BUSINESS PARK

Texas Crossroads Business Park is situated along the west frontage of State Highway 71 with direct access. The Park is approximately one mile north of Interstate Highway 10 in Colorado County, Texas.

Texas Crossroads Business Park is presently home to Great Southern Wood Preserving, a lumber pressure treating facility with 3-acres under roof. This company is an active user of the Park's rail spur and road system.

- ◆ Fully Developed Business Park
- ◆ Excellent Interstate Highway Access
- ◆ Railroad Spur Access (Union Pacific RR)
- ◆ Paved Access Roads with Street Lighting
- ◆ All Utilities Installed, Including Natural Gas
- ◆ All City Services Available
- ◆ More than 100 Acres Immediately Available
- ◆ Tracts Available in Sizes Ranging From 10 Acres
- ◆ Level Building Sites
- ◆ Outside 100-Year Floodplain

### TEXAS CROSSROADS BUSINESS PARK

Our fully developed business park is ready for immediate construction. In-park water tower and 12-inch water mains are ready for large users and provide excellent fire protection. In-park state-of-the-art wastewater treatment plant. City owned 4-inch (15#) gas utility lines are in-place and ready for service. High capacity underground SBC telephone trunks are in-place and ready for activation. Ample electrical service is available throughout the Park.

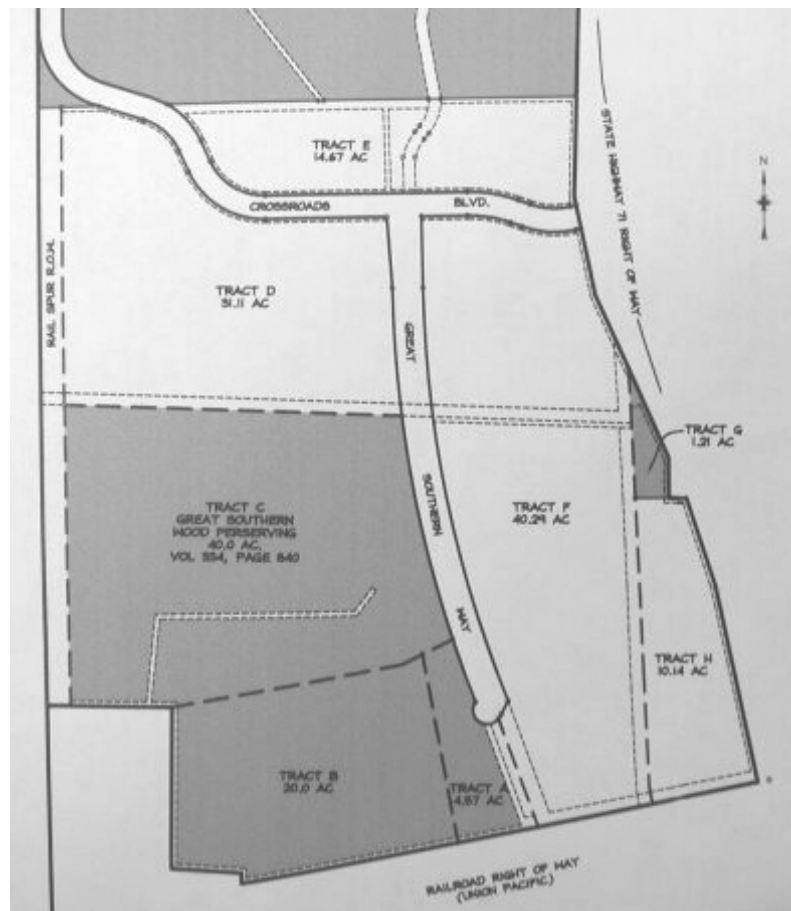


## TEXAS CROSSROADS BUSINESS PARK

Areas on this map that are not shaded are available for immediate development. Roads shown are all asphalt surfaced and complete with storm drainage and street lighting. Public utilities are installed, including water, sewer, electric, telephone, and gas.

### Available Tracts

- ❑ Tract D – 31.11 acres; rail spur access; contiguous to Tracts E & F.
- ❑ Tract E – 14.67 acres; contiguous to Tract D.
- ❑ Tract F – 40.29 acres; contiguous to Tracts D & H.
- ❑ Tract H – 10.14 acres; contiguous to Tract F.



### Terms

All terms of purchase or lease of land are fully negotiable.

## **INCENTIVES**

Incentives potentially available (property tax, training, inventory tax exemption, etc.)

### **City**

- Tax abatement
- Assistance with land purchase
- Assistance with job training
- Other

## **SITE CHARACTERISTICS – Texas Crossroads Business Park**

Size: 10 to 100 acres

Price: Subject to negotiation

Prior Uses: Open ranch land.

Surrounding land uses: Industrial park / Ranch land / Rural homes

Rail Service Provider: Union Pacific

## **ENCROACHMENTS**

Public roads on and/or adjacent to the site.

No pipelines easements.

Standard utility easements.

No cemeteries or gravesites.

## **JURISDICTION AND ZONING**

Site is within the city limits of Columbus.

Site is currently zoned Industrial District "I"

No height limit.

Zoning allows metal buildings.

Zoning does not require landscaping.

Zoning of surrounding tracts:

North: Industrial District "I"

South: Industrial District "I"

East: Industrial District "I"

West: Outside of city limits and zoning.

Some restrictive covenants of business park apply.

No common area maintenance fees.

Covenants permit metal buildings.

After Engineering drawings are approved, barring complications, expect a general turnaround for permits to be within 10 days.

### **BUILDING FEES**

Building Permit Formula: \$900.00 plus \$0.25 per \$1,000 valuation over \$1,000,000.00.

Building Permit Fee: \$900.00 plus \$0.25 per \$1,000 valuation over \$1,000,000.00.

No Impact Fee.

### **SITE ACCESS**

Distance to Interstate Highway 10: 1.5 miles

Distance to State Highway 71: 0.0 miles (on frontage)

Access for trucks: Excellent road surface to State Highway 71 (four lanes)

Weight limit: 80,000 lbs. gross (88,000 lbs. with permit)

### **AIRPORT**

Local Airport: Robert R. Wells, Jr. Airport (66R)

6.5 miles from site.

Runway Length: 3,800 x 60 feet MIRL

Nearest Commercial Airport: Austin-Bergstrom International Airport (AUS)

79 miles from site.

Other public-use airports nearest to Columbus:

- EAGLE LAKE (about 18 miles; EAGLE LAKE, TX; ID: ELA)
- GRAWUNDER FIELD (about 27 miles; BELLVILLE, TX; ID: 06R)

Airports certified for carrier operations nearest to Columbus:

- EASTERWOOD FIELD (about 62 miles; COLLEGE STATION, TX; ID: CLL)
- VICTORIA REGIONAL (about 65 miles; VICTORIA, TX; ID: VCT)
- AUSTIN-BERGSTROM INTL (about 85 miles; AUSTIN, TX; ID: AUS)

**TRUCKING**

Purolater

Texas & Pacific Motor Trucking

United Parcel Service

**FIRE AND POLICE PROVIDER**

Fire Protection provided by Columbus Volunteer Fire Department

Distance: 3.5 miles to station

ISO Rating: 5

Police Protection provided by Columbus Police Department

Distance: 3.5 miles to station

**DRAINAGE/FLOOD CONTROL/ENVIRONMENTAL**

Site is in Flood Zone X, outside 500-year floodplain (community number 480145).

No obvious or known wetlands, endangered species or historic site.

**WATER**

City of Columbus

Available at site property line.

Main Size: 15-inch

Connection fees negotiable

Water usage rate: \$1.39 / 1,000 gallons

### **SANITARY SEWER**

City of Columbus

Available at site property line.

No lift station required.

Connection fees negotiable.

Usage rates for sanitary sewer: \$1.44 / 1,000 gallons

### **ELECTRICITY**

Distribution feeder available at site property line.

Cost of Extension to be determined.

AEP is distributor; CPL is one of several providers

### **NATURAL GAS**

City of Columbus

Available at site property line.

Main Size: 4-inch

Natural Gas Rates: \$3.85/mcf (over 15mcf) plus wholesale cost.

### **TELEPHONE & INTERNET**

Southwestern Bell Telephone; Also High-speed Wireless Available

Trunks available at site property line

**MEDICAL**

Hospital/medical center in Columbus:

- COLUMBUS COMMUNITY HOSPITAL (110 SHULT DR PO BOX 865)

Other hospitals/medical centers near Columbus:

- COLORADO FAYETTE MEDICAL CENTER (about 15 miles; WEIMAR, TX)
- RICE MEDICAL CENTER (about 18 miles; EAGLE LAKE, TX)
- FAYETTE MEMORIAL HOSPITAL (about 27 miles; LA GRANGE, TX)

**INDUSTRIES PROVIDING EMPLOYMENT**

- Educational, health and social services (22.8%)
- Retail trade (17.4%)
- Manufacturing (10.5%)
- Arts, entertainment, recreation, accommodation and food services (10.3%)

**MAJOR EMPLOYERS**

<b>Employer</b>	<b>Product</b>	<b>Employees</b>
Columbus ISD	Education	217
Hanover-Smith	Gas Compressors	205
Wal-Mart	Retail Trade	189
Drymala Construction	Heavy Construction	150
Columbus Community Hospital	Medical	140
River Oaks Convalescent	Medical	108
County of Colorado	County Government	100
Diversitech	Concrete Building Products	100
Schobels	Restaurant	70
Mike Arnold Trucking	Trucking	68
Columbus Care Center	Medical	65
Brookshire Brothers	Retail Grocery	50
The Falls Golf Course & Resort	Recreation Facility	45
HEB Food & Drug Stores	Retail Grocery	42
Burchfield Ministries Youth Camp	Education	38

**International companies in the area:**

- UTEX Industries Inc.- Manufactures and distributes a complete range of products that includes gaskets, gasket sheet products, proprietary high-tech ‘O’ rings, molded packings and seals for reciprocating pumps.
- Hanover - Hanover Compressor Comany (NYSE: HC) is a global market leader in full service natural gas compression and a leading provider of service, fabrication and equipment for oil and natural gas processing and transportation applications.



- c. DiversiTech - North America's largest manufacturer of air conditioning condenser pads and a leading supplier of components and related products for the heating, ventilating, air conditioning, and refrigeration (HVACR) industry.

**HUMAN RESOURCES DATA**

Labor Market

<b>Texas Workforce Commission Unemployment Statistics, October 2002</b>							
<b><u>Subject</u></b>	<b><u>2002</u></b>	<b><u>2000</u></b>	<b><u>1998</u></b>	<b><u>1996</u></b>	<b><u>1994</u></b>	<b><u>1992</u></b>	<b><u>1990</u></b>
Colorado County Labor Force	8,364	8,186	8,214	8,075	8,420	8,374	7,996
Colorado County Unemployment Rate	3.4%	3.3%	3.7%	3.4%	4.1%	4.7%	2.7%
City of Columbus Labor Force	1,456	1,425	1,429	1,406	1,465	1,455	1,394
City of Columbus Unemployment Rate	3.0%	2.9%	3.3%	3.0%	3.6%	4.1%	2.4%

**Wage Structure (average for company with 100-125 employees)**

<b>Ranges</b>	<b>Low</b>	<b>High</b>
Assemblers and Fabricators	5.50	12.50
Electronics Technician	12.00	22.00
Machinists	9.00	16.50
Maintenance Repairers	9.00	15.50

**Fringe Benefit % (average for vacation, health insurance, dental, etc. – ex. 32-34%)**

- 30%

**2004 average wage increase**

- 3% - 5%

**Turnover**

- 25%-30% average turnover of new employees per year
- 2 ½ years average “weeding out” period
- 10% average overall turnover for entire company

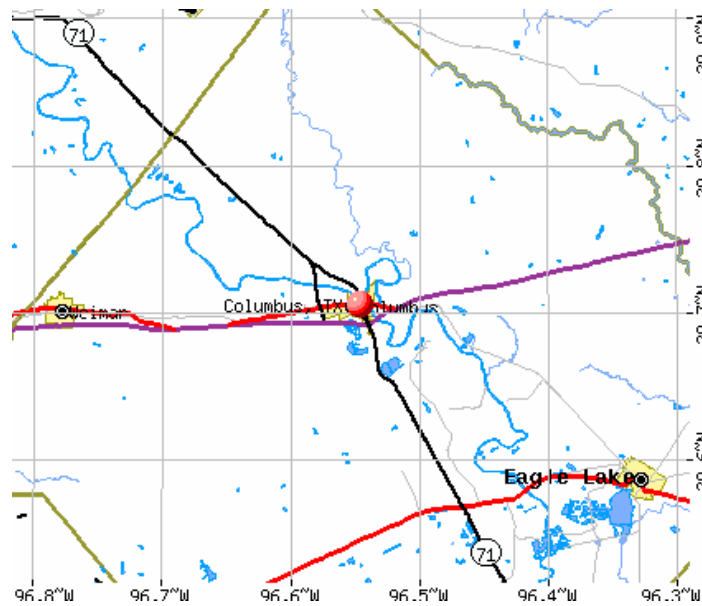
## COMMUNITY PROFILE

---

### LOCATION

City of Columbus Zip Code 78934

Colorado County Land area: 2.8 square miles



### GOVERNMENT

General Law – Council-Manager Government

### TAXES

#### State Taxes

Corporate Income Tax: No

Corporate Franchise Tax: Yes

Sales Tax: 6.25%

Gasoline Tax (cents per gallon): 20

**Community Taxes**

Chart: Tax per \$100 valuation

<b>Taxing Entity</b>	<b>Real Property</b>	<b>Personal Property</b>	<b>Inventory</b>
County	.42800	.42800	.42800
City	0.19017	0.19017	0.19017
ISD	1.58000	1.58000	1.58000
<b>Total Tax Rate</b>	<b>2.19817</b>	<b>2.19817</b>	<b>2.19817</b>

**Not Applicable:**

Special district real estate; special district personal; township real estate; township personal; total real property tax for district; total tangible personal property tax for district; city personal; school personal

**POPULATION**

City of Columbus – 3,916 (estimated 5,000 within 1 mile) Males: 1,835 (46.9%), Females: 2,081 (53.1%)

Colorado County – 20,390

Nearest city with pop. 50,000+: College Station, Texas (64.0 miles, pop. 67,890)

Nearest city with pop. 200,000+: Houston, Texas (80.0 miles, pop. 1,953,631)

**CENSUS INFORMATION**

Median resident age: 40.3 years

Median household income: \$29,175 (year 2000)

Median house value: \$79,700 (year 2000)

Races in Columbus:

- White Non-Hispanic (61.3%)
- Black (19.9%)
- Hispanic (17.6%)
- Other race (10.5%)
- Two or more races (2.3%)
- American Indian (1.0%)

*(Total can be greater than 100% because Hispanics could be counted in other races)*

Spanish speaking population in the county and city

d. 2000 U.S. Census for Colorado County

<b>SUBJECT</b>	<b>NUMBER</b>	<b>PERCENT</b>
Colorado County - Total population	20,390	100.0
Spanish speaking population age 5+ years	3,130	16.3%

**ANCESTRIES**

- German (29.3%)
- English (7.6%)
- Czech (7.0%)
- Irish (6.7%)
- United States (5.2%)
- French (1.5%).

**EDUCATION**

*For population 25 years and over in Columbus city*

- High school or higher: 66.3%
- Bachelor's degree or higher: 16.7%
- Graduate or professional degree: 4.2%
- Unemployed: 4.1%
- Mean travel time to work: 21.7 minutes

**EDUCATION**

**Private primary/middle school in Columbus:**

- SAINT ANTHONY SCHOOL (Students: 145; Location: 635 BONHAM; Grades: PK - 8)

**Public primary/middle schools in Columbus:**

- COLUMBUS EL (Students: 675; Location: 1324 S BOWIE ST; Grades: PK - 05)
- COLUMBUS J H (Students: 376; Location: 702 N RAMPART ST; Grades: 06 - 08)

**Public high school in Columbus:**

- COLUMBUS H S (Students: 531; Location: 105 CARDINAL LN; Grades: 09 - 12)

**Library in Columbus:**

- NESBITT MEMORIAL LIBRARY (Operating income: \$117,331; Location: 529 WASHINGTON ST; 34,038 books; 1,492 audio materials; 1,371 video materials; 47 serial subscriptions)

**Colleges/universities with over 2000 students nearest to Columbus:**

- BLINN COLLEGE (about 35 miles; BRENHAM, TX; FT enrollment: 8,448)

- WHARTON COUNTY JUNIOR COLLEGE (about 42 miles; WHARTON, TX; FT enrollment: 3,124)
- PRAIRIE VIEW A & M UNIVERSITY (about 47 miles; PRAIRIE VIEW, TX; FT enrollment: 5,823)
- TEXAS A & M UNIVERSITY (about 67 miles; COLLEGE STATION, TX; FT enrollment: 41,117)
- VICTORIA COLLEGE (about 70 miles; VICTORIA, TX; FT enrollment: 2,511)
- HOUSTON BAPTIST UNIVERSITY (about 72 miles; HOUSTON, TX; FT enrollment: 2,273)
- RICE UNIVERSITY (about 78 miles; HOUSTON, TX; FT enrollment: 4,158)

**COLUMBUS COMPARED TO STATE AVERAGE**

- Unemployed percentage **below** state average.
- Black race population percentage **significantly above** state average.
- Hispanic race population percentage **significantly above** state average.
- Foreign-born population percentage **significantly above** state average.
- Institutionalized population percentage **significantly above** state average.
- Number of college students **below** state average.

**MEDICAL**

**Hospital/medical center in Columbus:**

- COLUMBUS COMMUNITY HOSPITAL (110 SHULT DR PO BOX 865)

**Other hospitals/medical centers near Columbus:**

- COLORADO FAYETTE MEDICAL CENTER (about 15 miles; WEIMAR, TX)
- RICE MEDICAL CENTER (about 18 miles; EAGLE LAKE, TX)
- FAYETTE MEMORIAL HOSPITAL (about 27 miles; LA GRANGE, TX)

**Average weather in Columbus, Texas**

*Based on data reported by over 4,000 weather stations*

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average temp. (°F)	50.5	54.3	61.9	68.0	75.3	80.7	83.3	83.3	78.8	69.8	60.1	52.4
High temperature (°F)	64.2	68.4	75.9	81.3	87.2	92.7	96.3	97.4	93.2	85.3	74.5	66.5
Low temperature (°F)	36.8	40.2	47.9	54.7	63.3	68.6	70.2	69.2	64.4	54.2	45.7	38.2
Precipitation (in)	3.6	2.8	2.9	3.6	5.7	5.0	2.6	3.1	3.9	4.2	4.0	3.2



## CONTACTS

---

### **City of Columbus**

[www.columbustexas.net](http://www.columbustexas.net)

### **Columbus Community & Industrial Development Corporation**

[www.columbustexas.org](http://www.columbustexas.org)

#### **President**

Chuck Rankin  
425 Spring Street  
Post Office Box 98  
Columbus, Texas 78934-0087

Office: 979.733-8282  
Office: 979.732-8385  
Fax: 979.732.5881  
e-mail: [ccvb@sbcglobal.net](mailto:ccvb@sbcglobal.net)

#### **Admin Contact**

Tonya Britton  
425 Spring Street  
Post Office Box 98  
Columbus, Texas 78934-0087

Office: 979.733-8282  
Office: 979-732-8385  
Fax: 979.732.5881  
e-mail: [ccvb@sbcglobal.net](mailto:ccvb@sbcglobal.net)

#### **City Manager**

David Meisell  
605 Spring Street  
Post Office Box 87  
Columbus, Texas 78934-0087

Office: 979.732.2366  
Fax: 979.732.8213  
Cell: 979.732.0280  
e-mail: [manager@columbustexas.net](mailto:manager@columbustexas.net)