

2008 Announced Projects in Waco



L-3 Integrated Systems broke ground on December 3 for a new 87,000 sq ft, \$10 million hangar. The company, located in the Waco International Aviation Park, is Waco's largest industrial employer. The expansion will create 100 new jobs in Waco and be complete late spring 2009.



White Plains, N.Y.-based Seavest has broken ground for the construction of two medical office buildings on the campus of Hillcrest Baptist Medical Center in Waco. Hillcrest Community Medical Office Building, is a three-story, 107,000-square-foot facility that will serve the adjacent Hillcrest Community Hospital. Hillcrest Women's & Children's Medical Office building is a two-story, 59,000-square-foot medical office building that will serve the adjacent Hillcrest Women's & Children's Hospital. Seavest is partnering with Lillibridge Health Care Services for the project, and will develop and own both properties. Completion is scheduled for summer 2009.



Environmental Quality Management Associates (EQMA) in Waco, TX, received a pre-seed award of \$250,000 from the Texas Emerging Technology Fund (ETF). EQMA received the award for the commercialization of its proprietary processes that transform waste from agriculture and other industry operations to fermentable sugars, which may be used to generate a variety of products, including alternative fuels. Baylor University is creating the business plan and Texas A&M and Tarleton State Universities will be responsible for assessing the efficacy of the program. EQMA is currently building their first research and pilot production plant in McGregor.



PK Capital and Clearview, a data management firm, announced plans to locate a data center in downtown Waco. Renovation of a 42,000 sq. ft. building will include approximately 20,000 sq. ft. of raised floor space. The project brings an estimated \$28 million in new investment to downtown Waco. The project anticipates creating half a dozen technology jobs and providing a new resource for businesses.



SC2, a supply chain company, opened in Waco in August. The company located in approximately 60,000 sq. ft. at 600 General Parkway. Initial operations include painting and woodworking capabilities, with the ability to expand into other supply chain services.



Sandy Creek Energy Associates LP began construction in August that it would begin construction of a 900-megawatt Sandy Creek Power Plant in Riesel at a cost of over \$1 billion. The plant is expected to begin operation in 2012 and will generate electricity for over 100,000 Texas homes and businesses. Sandy Creek Energy is a joint venture between Houston-based Dynergy Inc. and New Jersey-based LS Power group.



RTL broke ground August 15 on a wind tower plant in McGregor, Texas. Expected to open in January, the factory will start with 75 employees and could expand to 250. The company plans to make towers used to support the turbines and blades in West Texas wind farms. By shipping in raw steel by rail and transporting the towers by truck to West Texas via Highway 84, company officials believe they can compete with products produced in the Asia. The plant will manufacture one 225-ton tower a day.



Associated Hygienic Products LLC (AHP) announced in August plans to build and operate a new 250,000 sq. ft disposable baby diaper manufacturing and distribution facility in Waco. The facility, to be located in Texas Central Park, represents at \$41 million investment and will begin operations with 115 employees.



ALLERGAN

Allergan announced in April plans to spend \$50 million to \$200 million on technological improvements at its Waco plant over the next three to five years. Allergan is an international maker of health-care products that employs more than 500 at its Mars Drive facility. Locally, the company produces an array of eye- and skin-care products for prescription and over-the-counter sales. The new technology improvements will not create many new jobs. The company may need to enlarge the plant to make room for the new equipment.



Texas Machine-Tool International broke ground March 2008 on a new 24,000 square foot manufacturing facility in the Bellmead Industrial Park in the Town of Bellmead. TMI designs, manufactures and refurbishes machine tool equipment. The company will invest \$1.83 million and hire ten new employees in addition to the current twelve.



Dakota Hardwoods

Dakota Hardwoods established a new 20,000 square foot office and distribution facility in Waco in March. The company will sell and distribute premium hardwood products to fabricators and builders. The company invested over \$500,000 and expects to employ 8 people in the operation.



Austin Avenue Flats broke ground March 5 in Waco Town Square. The Austin Avenue Flats at Waco Town Square will consist of 45 single-story loft residences. Waco Town Square is a 17-acre, \$60 million mixed-use development to help revitalize downtown at Heritage Square.



Tractor Supply Company broke ground February 6 on the expansion of its distribution center on Interstate 35, more than doubling the size of its current facility. The \$10.2-million project will substantially increase their workforce and bring the size of the center at 2801 Corporation Parkway from 305,000 square feet to 654,221 square feet. The Tractor Supply Distribution Center has been located in Waco for 10 years and relocated to its current center in 2003.



Geochemical Technologies Corporation relocated to Waco from Denver, Colorado in January 2008. GTC is a technical consulting firm that specializes in projects requiring expertise in aqueous and isotopic geochemistry. Geochemical focus areas include environmental chemistry, contamination impacts of the minerals and energy industries, surface water recharge, ground water migration, solute transport, and water source investigations. The principal, R.L. Bassett, Ph.D., has research and project consulting experience with clients in industry; federal, state, and county governments; universities and national laboratories. The firm has its office and isotope laboratory in Waco, Texas.



Caterpillar Logistics Services, Inc. (Cat Logistics), a wholly owned subsidiary of Caterpillar Inc., announced plans January 28 to open a new parts distribution center in Waco, Texas. The new facility marks the beginning of a multiyear expansion and enhancement of the Caterpillar service parts distribution network throughout North America. The more than 750,000-square-foot facility will employ between 140 and 180 people, increase network capacity and provide primary aftermarket parts support to six Caterpillar dealers in North America. Once operational, the new facility will replace the smaller regional distribution centers in Dallas, Texas, and Kansas City, Missouri, while increasing total warehouse capacity.

2007 Announced Projects in Waco



Cincinnati-based Convergys announced plans in 2007 to locate a call center in the anchor 52,000 square foot building in McGregor Industrial Park in McGregor, Texas. Convergys **opened in spring 2008** with plans to employ up to 400 people by year-end.



Caterpillar Inc. announced Feb. 2 that it will establish a logistics center in Waco. From this location, the company will distribute its machine work tools and related attachments. The 975,000-square-foot facility will provide Caterpillar additional capacity to serve a growing business segment. The facility is expected to create 40 jobs and generate \$7.9 million in capital investments by 2010.



In spring 2007, CenTex Aerospace, Inc. expanded to a 10,000 sqft hanger at Waco Regional Airport. The company offers STC (supplemental type certificate) modifications to improve the performance and utility of many popular personal and business aircraft as well as certification and engineering services to individuals, FBO's, the FAA, OEM's, and other aircraft modification companies. In addition, specialized services ranging from aircraft modifications and flight testing to airplane flight manuals and consulting work are provided.



In April 2007, Wardlaw Claims Service, one of the largest vendors of independent adjusters nationwide, broke ground on a new 42,000 sqft headquarters and training center campus on Texas Central Pkwy. The campus will include Wardlaw's corporate office, a 24,000 sqft training center, and an automotive training facility. **Wardlaw Claims Service opened its new facility in May 2008.**



Wells Fargo Institutional Trust Services, a national leader in investment solutions, expanded its Institutional Trust Services center in June. The group relocated to a 12,000 sqft building to allow for additions to the ITS professional services team. The new location will accommodate 70 new team members and future growth.



The Texas Farm Bureau broke ground on its \$8.5 million conference center in September. The three-story reinforced concrete structure is located on 60 acres. The facility is designed to serve as a base of operations in the event of major disaster. It also will have a state-of-the-art data center and disaster recovery space with stand-alone operation of power, cooling, and battery backup equipment.



TriVan Truck Body, a subsidiary of Intercontinental Truck Body, announced December 5 the establishment of a Texas location in Waco. The multi-million dollar project will create up to 50 jobs and retrofit 35,000-square-feet of manufacturing and office at 3120 Gholson Road. TriVan will produce custom made trailers, truck bodies and enclosures supplying a diverse range of markets including mobile movie, oil well servicing, municipalities, and regular freight hauling.



L-3 Communications Integrated Systems announced December 19 the expansion of its Waco operation to include a wing refurbishment facility. The facility will be used to structurally refurbish wings for P-3 Maritime Patrol and Reconnaissance aircraft. The new wing facility, located on Old Hewitt Road in Texas Central Park, will receive the wings transported via truck from the L-3 plant at Waco's Texas State Technical College Airport. The new facility will employ 40 people initially ramping up to 100 at full capacity.









Coca-Cola Enterprises

Coca-Cola Bottling Company of Waco announced December 20 it will build a new sales and distribution center in Waco, Texas. The approximately 60,000-square-foot facility represents a multi-million dollar investment in the market place and the retention of valued jobs. **Coca-Cola Enterprises broke ground February 13 on its new Waco sales and distribution center.** The Waco-McLennan County Economic Development Corporation, the City of Waco, McLennan County, Waco Industrial Foundation and the Greater Waco Chamber collaborated to support Waco Coca-Cola in securing the new location after the company sustained damages in a 2006 tornado that caused them to seek new facility options.

CATERPILLAR®

Caterpillar Work Tools, Inc. announced in December that the company will launch a multi-million dollar expansion at their Waco production facility, increasing its workforce by nearly 50-percent. Caterpillar Work Tools Waco is a highly-specialized manufacturing operation. The operation has grown to more than 80 employees over the past 2 years. Caterpillar plans to begin hiring 34 new positions in January 2008.

2006 Announced Projects in Waco

Company	Project Type	Industry	New Jobs	Investment
 100% Chicken. Naturally™	New	Manufacturing/ Food production	1,300	\$70,000,000
	New	Aviation/ Research		\$600,000
	New/Expansion	Research	20	\$5,000,000
	New	Manufacturing – Home Supplies	60	
	New/Expansion	Product Development	14	
	Expansion	Medical Center	300	\$184,000,000
	Expansion	Senior Retirement Community		\$65,000,000
	New	Logistics Space		



Other Significant Waco Projects

Greater Waco Chamber of Commerce

Launched and began implementing **Challenge Greater Waco**– 5 Year Strategic Economic Development Plan

Greater Waco Chamber of Commerce began construction of its \$3.39 million, 13,916 sq ft. marketing center and headquarters at 101 S. Third St. at Heritage square. **Completed June 2008.** The new building is the first in a three-block, \$75-million mixed-use development downtown and houses the staff and committees of the Greater Waco Chamber of Commerce and function as a marketing center for the region.

Formation and announcement of the Greater Waco Aviation, Aerospace & Defense Alliance, Greater Waco Health Care Alliance, Small Business Working Group, and a Technology Business Council.

Green

Green Mountain Energy Company donated a solar array for the new **Chamber Headquarters**, which opened in June 2008. The Chamber is seeking L.E.E.D. certification as a sustainable building.

Central Texas Printing received Forest Stewardship Council certification, making them the first “green” printer in the greater Waco area. FSC has strict guidelines for printing to ensure

Government

City of Waco passed a \$63 million bond proposal in May 2007 for improvements including:

- \$ 17.5 million renovation of the Convention Center
- \$ 13 million New Police Facility
- \$ 12 million Library Improvements
- \$ 6.8 million Two New Fire Stations
- \$ 2 million Texas Ranger Museum

City of Crawford is spending \$600,000 on enhancements at Tonkawa Falls Park including adding 32 acres and making upgrades to existing infrastructure and facilities.

Waco Regional Airport announced a \$7 million plan for renovations 2007. This project includes \$3.4 million for new passenger to airplane ramps and an enhanced waiting area, \$1.6 million for an Airport Aircraft Rescue and Firefighting Station (under construction), and \$1.7 million for runway safety improvements (under construction). **\$3.48 million expansion of the Waco Regional Airport terminal completed June 2008.** The project includes 4,500 square feet of additional office space and lease space to the north end of the building for airport staff and the Transportation Security Administration. It also features 6,000 square feet of new passenger waiting room space just past an enlarged security checkpoint.

Downtown

- **Waco Town Square** mixed use development (Retail, Office, Residential) Phase I-A, Under Construction, expected opening Fall 2008.
- **Waco Town Square** (400 Bed Student Housing) Phase I-B, in Design phase, \$25,000,000, **ground breaking May 2008**, expected opening Q4 2009.
- Renovation of historic **Roosevelt Hotel** into mixed-use office, Under Construction, \$15,000,000, construction begun 2007, projected opening Q3 2008.



WACO REGIONAL DEVELOPMENT REPORT

GREATER WACO CHAMBER OF COMMERCE



- Renovation of 719 Austin Avenue for **Gateway Realty Headquarters** and **Austin's** on the Avenue Wine Bar, Under Construction, \$500,000, construction begun Q3 2007.
- Renovation of **Hilton**, Under Construction, \$17,000,000, projected completion Summer 2008
- Renovation of **Convention Center**, Design phase, \$17,000,000, projected completion Q4 2009
- Redevelopment of **Waco High School** for residential, Planning phase, \$12,000,000.
- **Hoffman Banana** Renovation for banquet facility and youth center, Under Construction, \$3,000,000, construction begun Q4 2007.
- **Café Cappuccino** Renovation and opening of 2nd location, **Complete Q1 2008**, \$500,000.
- **Habit for Humanity**, Relocation of HQ, Under Construction, \$550,000, construction begun Q4 2007, expected completion Q3 2008.
- **Buzzard Billy's** relocated to Dock's on the river, \$500,000, announced Q4 2007, **re-opened Q1 2008**.
- **Neighborworks**, Renovation, Under Construction, \$500,000.
- **Hotel Indigo** upscale boutique hotel, 120 Rooms at 3rd and Clay, New Construction, Planning phase, \$10,000,000.
- **Staybridge Suites** hotel at 5th and Clay, New Construction, Planning phase, \$8,000,000.
- **Rapoport Academy**, Renovation, Planning phase, \$300,000, begun Q1 2008, expected completion Q2 2008.

Education

Waco ISD and **Midway ISD** voters approved \$248 million of bonds for school improvements in May 2008.

Baylor University announced plans in February 2008 for a \$1.3 million, 5,400 sq ft geology building with labs and classrooms. Construction is set to begin Spring 2008, completion Fall 2009.

Baylor University announced the creation of two new PhD programs- ecological, earth, and environmental sciences, and information systems. The information systems PhD is the first PhD program for the Hankamer School of Business at Baylor.

McLennan Community College announced the creation of a new Forensic Science program and Media Communications program in January 2008.

McLennan Community College received a \$258,000 Rappoport Grant in December 2007 to expand the First Generation College Student Initiative at MCC.

Record enrollment year for Baylor University (14,040) and McLennan Community College (8,000) in 2007.

Baylor University completed construction summer 2007 of the \$42.8 million, 252,000 sqft. Brooks Village student housing and parking structure.

Baylor University also announced construction of the \$34 million, 96,300 sqft. Alwin O. and Dorothy Highers Athletics Complex and the Simpson Athletics and Academic Center, which will locate 3 indoor football practices fields and an athletic academic center on campus.

McLennan Community College passed a \$74.5 million bond proposal for new facilities in November 2006 to accommodate growth. Included in the proposal is an \$11.5 million, 40 acres regional emergency services training facility, currently under construction.

Connally ISD approved \$9.8 million bond election.



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Bosqueville ISD approved \$8.5 million bond election.

Residential

Mercy Housing began construction August 2007 on Brooks Oaks Senior Residences, a \$5.1 million affordable living center that will include 54 apartments. **Residences Complete Summer 2008.**

New residential developments along US 84 corridor (Badger Ranch, Village at Twin Rivers, Hidden Valley, US 84 and Lorena Road, Buckingham Estates, Riverside), China Spring area (Willow Bend, Austin Colony), LaSalle Avenue area east of Baylor. Also, the Residence at Central Texas Market Place began phase II adding 200 additional units.

Medical

Providence Health Center completed construction on the \$48.5 million, 5- story F.M. and Gloria Davis Young Tower, which includes expansion of the Emergency Department, and pulmonary and respiratory services. Parking deck and ancillary projects are still underway.

CGC Southwest Management Services began a \$3 million renovation of 98,500 sq. ft facility at Highway 6 and Sanger to be named Central Texas Medical Complex.

Hospitality

Courtyard by Marriott completed \$2 million remodel of their downtown hotel.

Image Hospitality under a franchise agreement with the Hilton Hotels Corp. began construction Spring of 2007 of a Hampton Inn & Suites a 4 story, 124-room hotel at the Central Texas Market Place at the intersection of I-35 and Loop 340.

Days Inn & Suites is building a 70-unit hotel near Robinson industrial park, scheduled to be completed by July 2008.

Prem Sai Inc. is building a new \$5.6 million **Holiday Inn** near I-35 in Bellmead.

Development Centers

TSTC Industrial Airport completed airport master plan and secured \$1.25 Million Federal Grant for infrastructure improvements.

Waco Industrial Foundation (WIF) is implementing a new master plan for 2,000 acres of development in the Texas Central Park and Waco International Aviation Park. Texas Central Professional Park is developed, Wardlaw Claims and Coca-Cola Bottling are initial tenants. Gateway Business Park is developed, with Caterpillar Logistics and Associated Hygienic Products as tenants.

McGregor Industrial Park announced major expansion of Ferguson Enterprises and secured numerous other projects.

Bellmead Industrial Park completed road and infrastructure project opening 40 acres for development with IH 35 visibility.

Waco Regional Airport implemented master plan and completed a new headquarter and hangar operation for Blackhawk Aircraft Modifications.

Commerce Park in Hewitt sold 8 lots.



WACO REGIONAL DEVELOPMENT REPORT

GREATER WACO CHAMBER OF COMMERCE



Other Development

The First National Bank of Central Texas is nearing completion on their fifth banking location in the Central Texas area. The newest branch is located at the corner of Texas Central Parkway and Highway 84. The site is strategically located to serve Woodway, Hewitt, West Waco, and the Industrial District. The new facility is a 19,500 square foot two story structure with six drive-thru lanes plus a designated ATM lane.

Central Texas Iron Works landed an \$80 million contract with Shell Canada for steel to build an oil-processing plant in Canada. They will heavily recruit specialized welders.

Goodwill Industries began construction on \$6.5 million, 60,000 sq ft headquarters.

Waco Nissan opened a \$4 million showroom facility along Loop 340 in the Legends Crossing development.

Southeastern Freight Lines has begun construction of a \$1.7 million freight depot.

SAIA Motor Freight completed a \$1.3 million depot

Southern Tire mart is constructing a \$1 million, 21,000 sq ft warehouse.

Commercial Tire Systems constructed at \$950,000 truck service center.

Lacy Lakeview announced redevelopment of a major shopping center with more than 100,000 sq. ft on 14.5 acres at N. Loop 340 and Interstate 35.

Insurors of Texas completed renovation and relocation of its headquarters to historic building in downtown Waco offering additional office space for lease.

Mixed-Use Development Centers



Construction is underway for the \$50 million, 150-acre **Legends Crossing** development on Texas Highway 6 at Interstate Highway 35 where TxDOT is rebuilding the interchange.

Announced tenants include:

Waco Nissan opened a \$4 million showroom facility along Loop 340 in the Legends Crossing development.

The Shoppes at Legends, a 45,000 sq ft Boutique Retail Center

Retail Growth

Central Texas Market Place, Waco

Ashley Furniture Home Store

Beauty Brands Superstore

Bush's Chicken, additional location

Office Depot, additional location

Waco

Academy Store

Ashley Furniture Warehouse (\$700,000 facility)

Basaberu- Asian fusion restaurant and lounge

Green Room Grille- fine dining restaurant

Gym X

Inta Juice

Jamba Juice

Miller Kia, renovated store

Pei Wei Asian Dinner

The Bear Mountain

Hewitt

135 Prime- a fine dining steak house



WACO REGIONAL DEVELOPMENT REPORT

GREATER WACO CHAMBER OF COMMERCE



Batteries Plus-franchise selling batteries
Chipotle Mexican Grill
Fast Eddie's Billiards & Sports Bar- upscale
pool hall and sports bar

Keva Juice
Uncorked- wine bar
McGregor
Luigi's-Italian restaurant

Gold's Gym (\$4.5 million facility)-new location

2008 Significant Closures

- DHL- Nationwide company closures: 36 Full time, 149 Part Time
- Linens & Things: 25
- Jim Walter Homes- company closures: 5
- Royal Mouldings – consolidation: 46
- Brazos Higher Education Service Corporation – consolidation: 163

2004-2007 Significant Closures

- American Fabricators, 107,000 sqft- consolidation
- Smith Furniture Manufacturing Company, 116,295 sqft - industry difficulties
- SYZGY, call center, contract ended
- Bardcor, 50,000 sqft- consolidation
- Rock-Tenn, 190,000 sqft– post buy-out closure
- Tyco, 160,000 sqft– post buy-out closure
- DELL, call center- consolidation