

Discover the Opportunities!



CORSICANA
T E X A S



CORSICANA

EST. 1848

Preserving Yesterday. Building Tomorrow.

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CORSICANA

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COMMUNITY

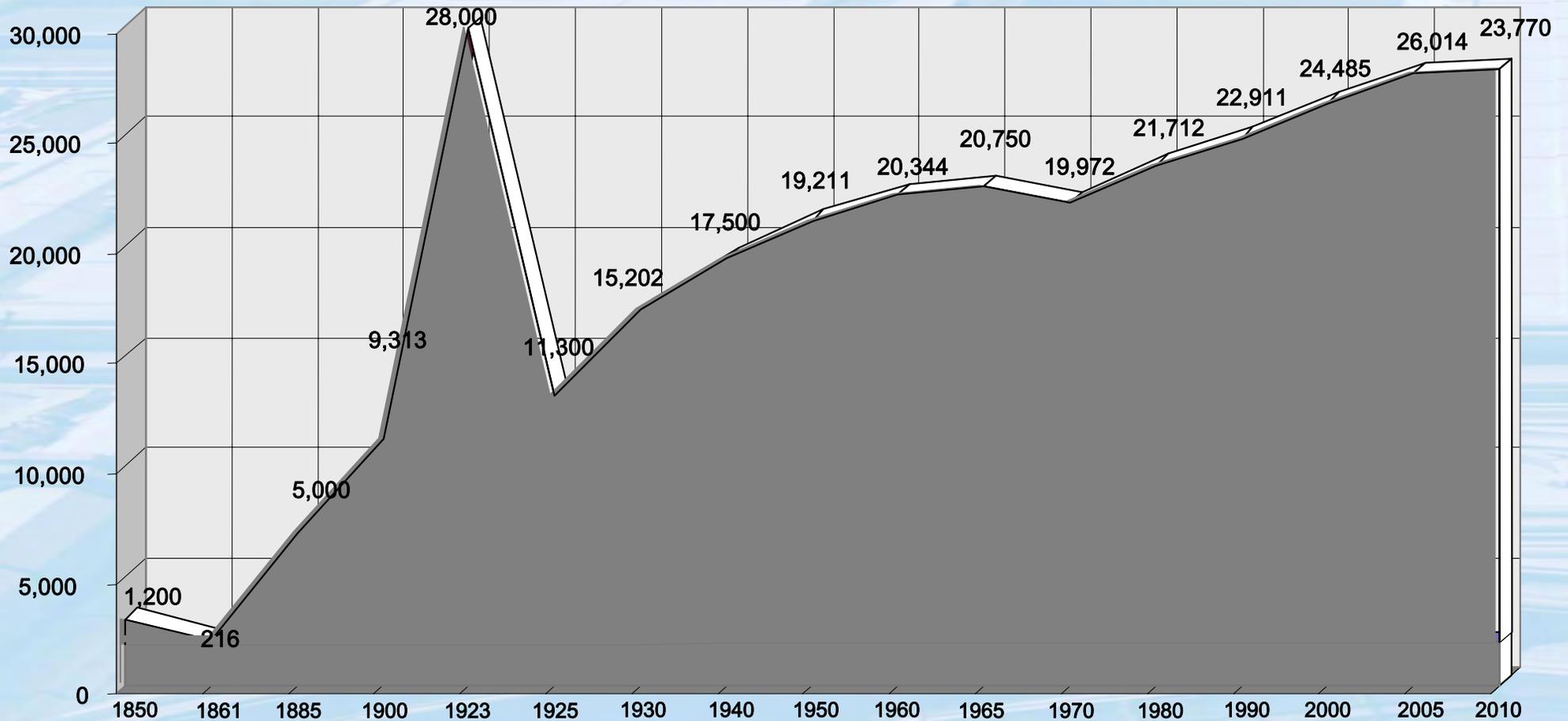
CORSICANA, TEXAS

HISTORY

1848	FOUNDING – COUNTY SEAT FOR NAVARRO COUNTY
1849	FIRST COURTHOUSE CONSTRUCTED (LOG CABIN)
1866	OIL CITY IRON WORKS, INC. – FOUNDED
1871	HOUSTON & TEXAS CENTRAL RAILROAD (UNION PACIFIC)
1880	TEXAS & St. LOUIS RAILWAY (COTTON BELT)
1894	DISCOVERY OF OIL – TEXAS OIL BOOM BEGINS
1896	COLLIN STREET BAKERY
1898	CORSICANA BECOMES OIL & INDUSTRIAL CENTER
1899	CHAMBER OF COMMERCE – FOUNDED
1923	POWELL OIL FIELD DISCOVERED (500 OIL WELLS)
1942	AIR ACTIVITIES OF TEXAS – FLIGHT TRAINING (WW II)
1946	NAVARRO JUNIOR COLLEGE – FOUNDED
1987	RICHLAND CHAMBERS RESERVOIR – IMPOUNDED
2000	RUSSELL STOVER CANDIES
2003	KOHL'S DISTRIBUTION CENTER
2004	FIRESTONE BUILDING PRODUCTS
2005	PACTIV EQUIPMENT
2006	NORTHROP GRUMMAN INFORMATION TECHNOLOGY
2007	INDUSTRIAL PIPE FITTINGS & SUPPLY
2008	ABLE TECHNOLOGIES
2009	HKI TERMINAL, INC.
2010	EFFECTIVE ENVIRONMENTAL, INC.
2011	UNITED STEEL & PIPE, INC.

POPULATION

1850 - 2010

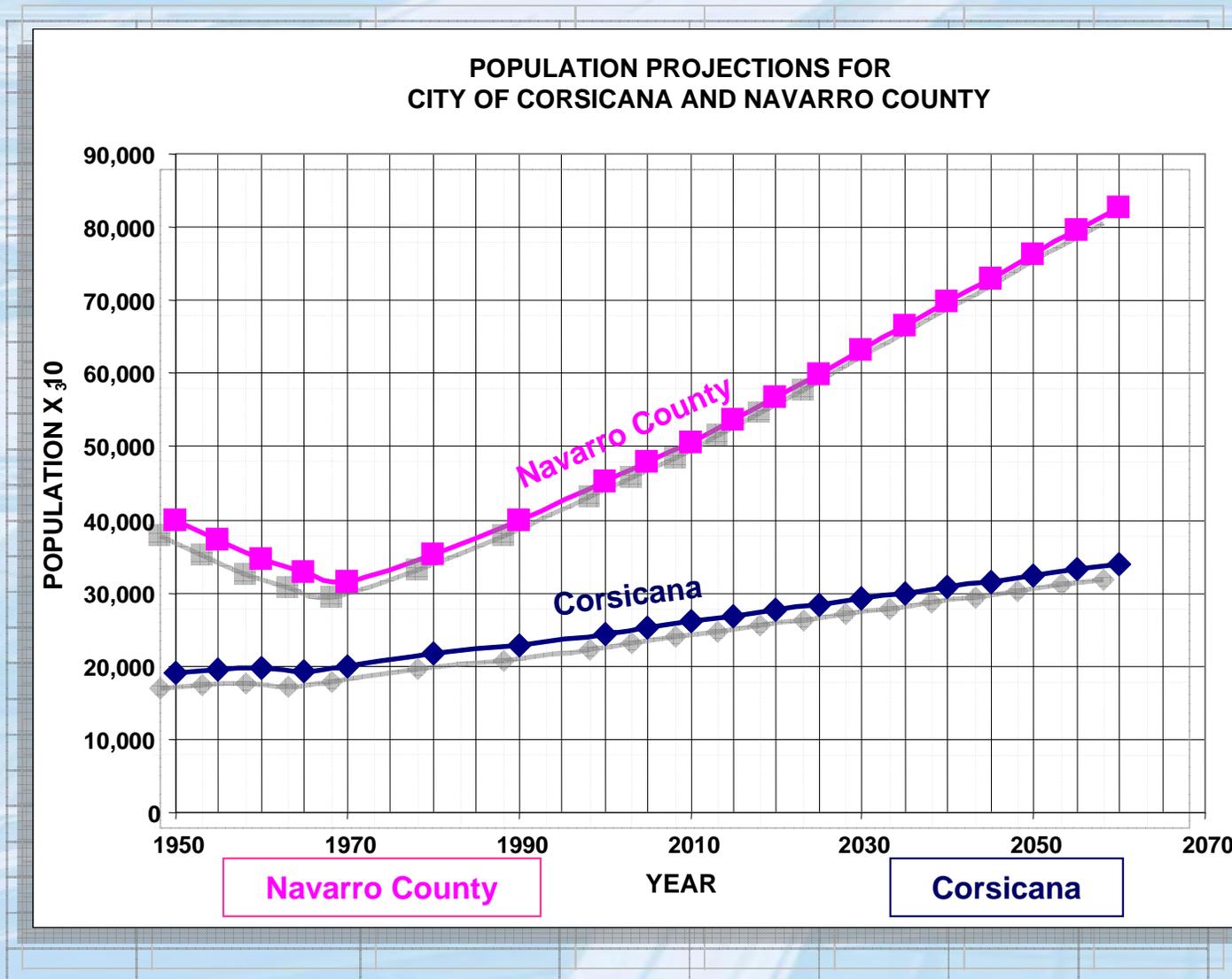


(SOURCE: US CENSUS BUREAU, TEXAS ALMANAC)



POPULATION PROJECTIONS

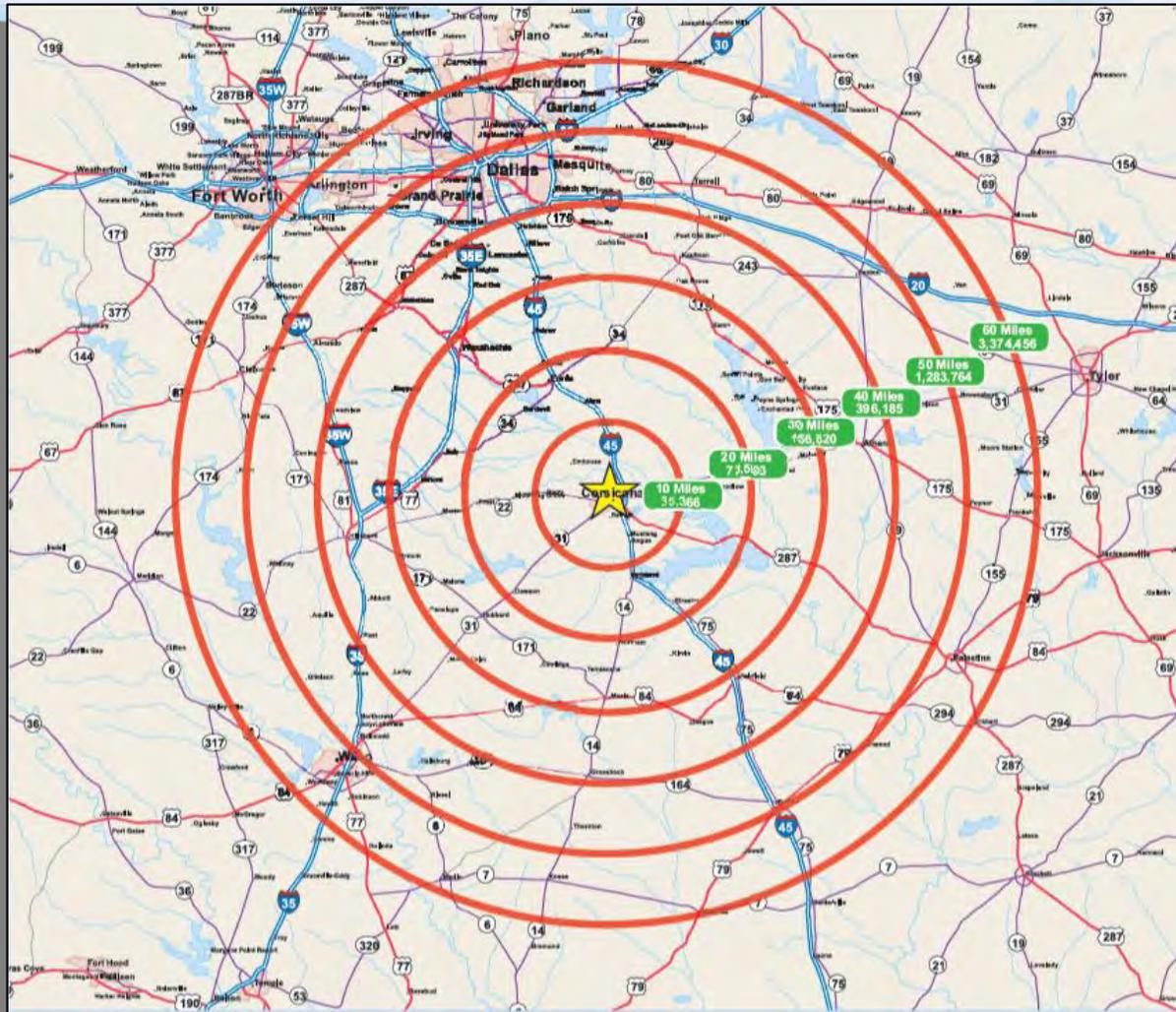
CITY OF CORSICANA & NAVARRO COUNTY



(Source: North Central Texas Council of Governments and Texas State Data Center)



POPULATION DENSITY



MARKET AREA

10 MILES	35,366
20 MILES	73,593
30 MILES	166,820
40 MILES	396,185
50 MILES	1,283,764
60 MILES	3,374,456

(SOURCE: US CENSUS BUREAU, 2009)

3.37 MILLION PEOPLE WITHIN 60 MILES & 60 MINUTES DRIVE TIME

QUALITY OF LIFE

CORSICANA, TEXAS

COMPONENT

DESCRIPTION

CRIME RATE

58.89/1,000 Population

CHURCHES

60+ Churches – All Faiths

COUNTRY CLUB

Corsicana Country Club

EDUCATION

COLLEGE:

Navarro College
Texas A&M – Commerce

PUBLIC:

High School (1)
Middle (1)
Intermediate (1)
Elementary (4)
Academy (1)

PRIVATE:

K – 8th Grade (1)

FINANCIAL

Banks & Banking Associates (10)

GOLF COURSES

Two – 18 Holes (Public & Private)

HOSPITAL

Navarro Regional (162 Beds)

LAKES

3 Lakes (50,000+ Acres)

PARKS

12 parks (371+ Acres)

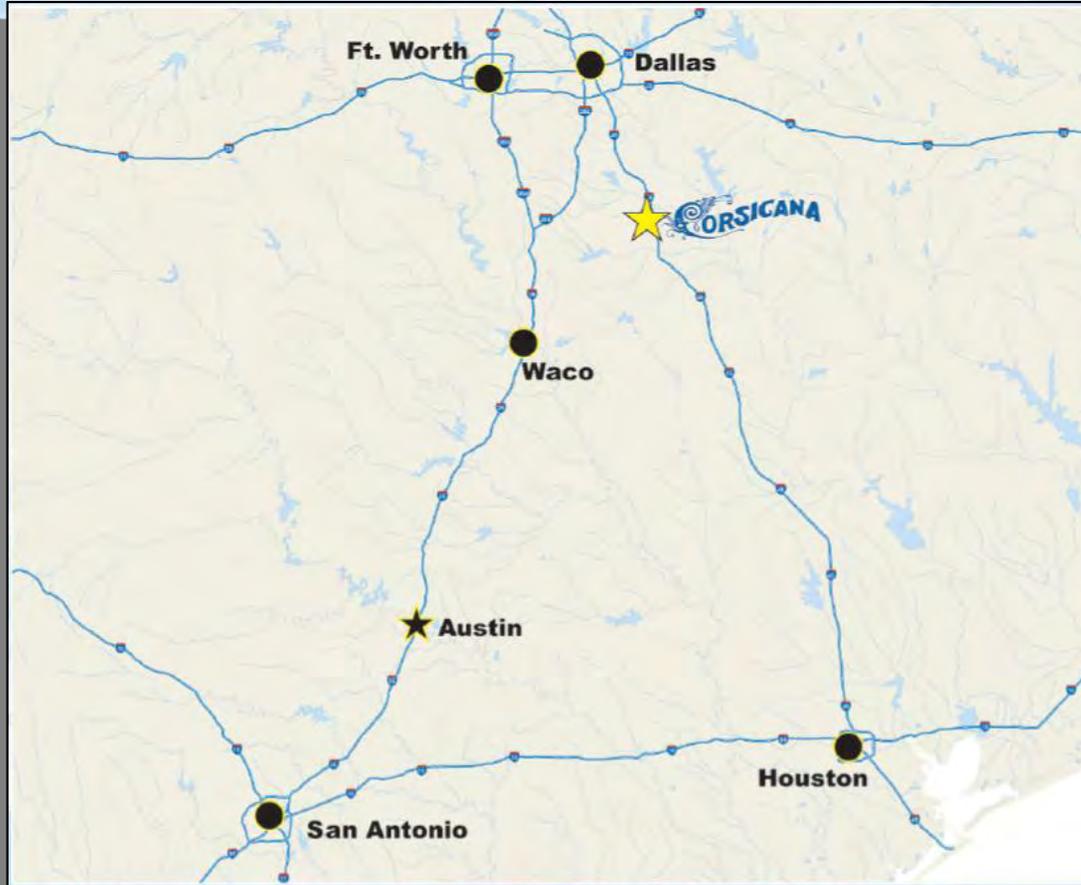
ARTS

Palace Theatre
The Cook Center
Pearce Civil War & Western Art Museum
The Navarro Council of the Arts
Warehouse Living Arts Center



SUPERIOR LOCATION

DRIVE TIMES



SUPERIOR LOCATION

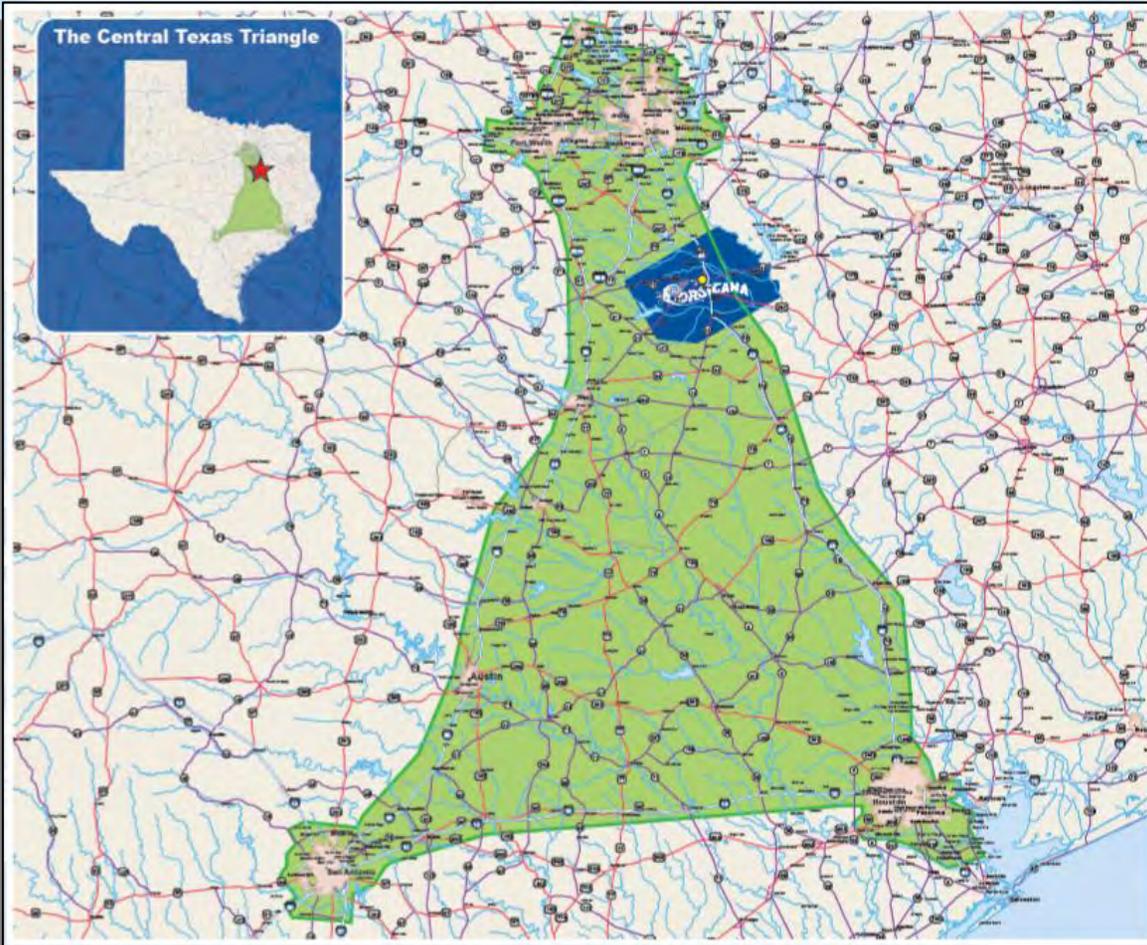
DALLAS	50 MINUTES
FT. WORTH	60 MINUTES
DFW AIRPORT	70 MINUTES
AUSTIN	2 HRS. 20 MINS.
HOUSTON	3 HOURS
SAN ANTONIO	3 HRS. 25 MINS.

50 MILLION PEOPLE & 70+ MAJOR MARKETS WITHIN 24 HOURS



STRATEGIC LOCATION

CENTRAL TEXAS TRIANGLE



SUPERIOR LOCATION

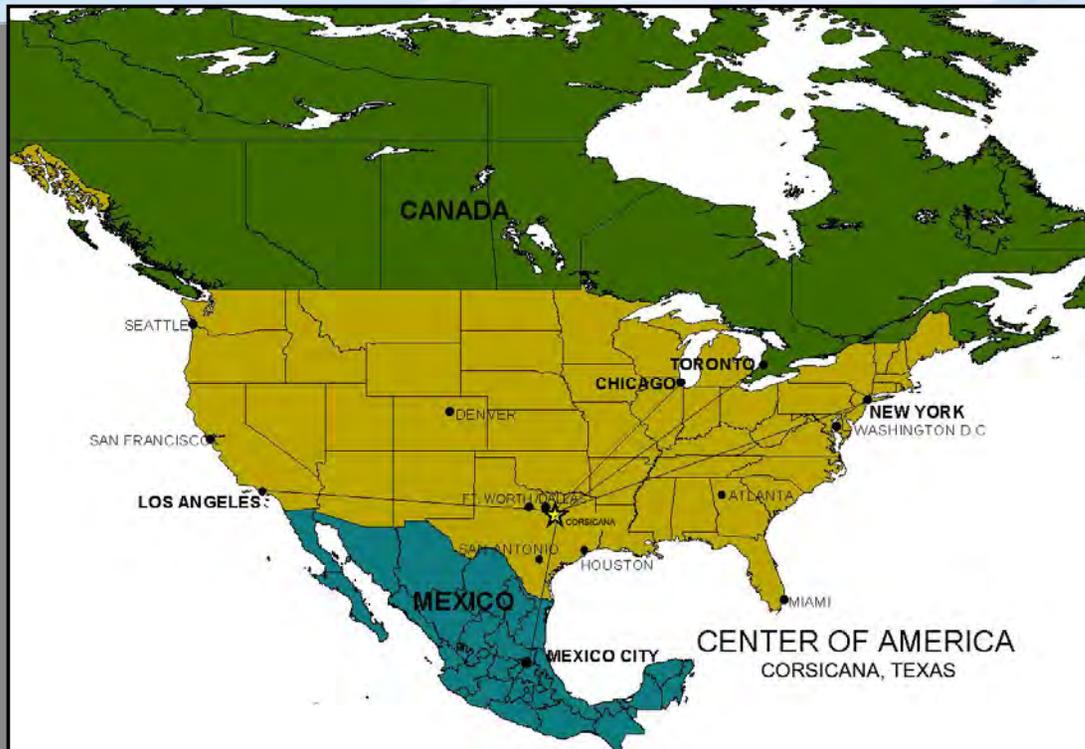
53 MILES S. OF DALLAS
70 MILES E. OF FT. WORTH
231 MILES N. OF SAN ANTONIO
187 MILES N. OF HOUSTON
54 MILES E. OF WACO

TRANSPORTATION NETWORK

INTERSTATE 45 (6 LANES)
U.S. HIGHWAY 287 (4 LANES)
TEXAS HIGHWAYS 31 & 22

75% OF ALL TEXANS LIVE WITHIN THE 'CENTRAL TEXAS TRIANGLE'

AIR TRAVEL



4 HOURS TO EAST & WEST COASTS

AIRPORT ACCESSIBILITY

- **D/FW AIRPORT 1HR. 10 MINS.**
 - 3rd BUSIEST IN WORLD
 - 2,150 FLIGHTS / DAY
 - 160 DESTINATIONS WORLDWIDE
- **DALLAS LOVE 60 MINS.**
 - 249,400+ FLIGHTS
 - TWO AIRLINES SERVING 60 CITIES
- **C. DAVID CAMPBELL 8 MINS.**
 - JET-A-FUEL
 - 5,000 FT. RUNWAY

Texas' Six Target Clusters

- **Advanced Technologies and Manufacturing**

- Nanotechnologies and materials
- Micro-electro-mechanical systems
- Semiconductor manufacturing
- Automotive manufacturing

- **Aerospace and Defense**



- **Energy**

- Oil and gas production
- Power generation and transmission
- Renewable / Sustainable energy sources

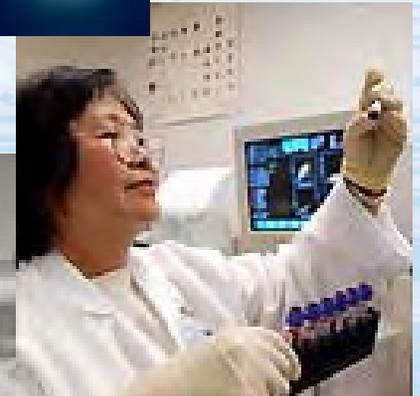


- **Information and Computer Technology**

- Communications Equipment
- Computing Equipment
- Information Technology

- **Petroleum Refining and Chemical Products**

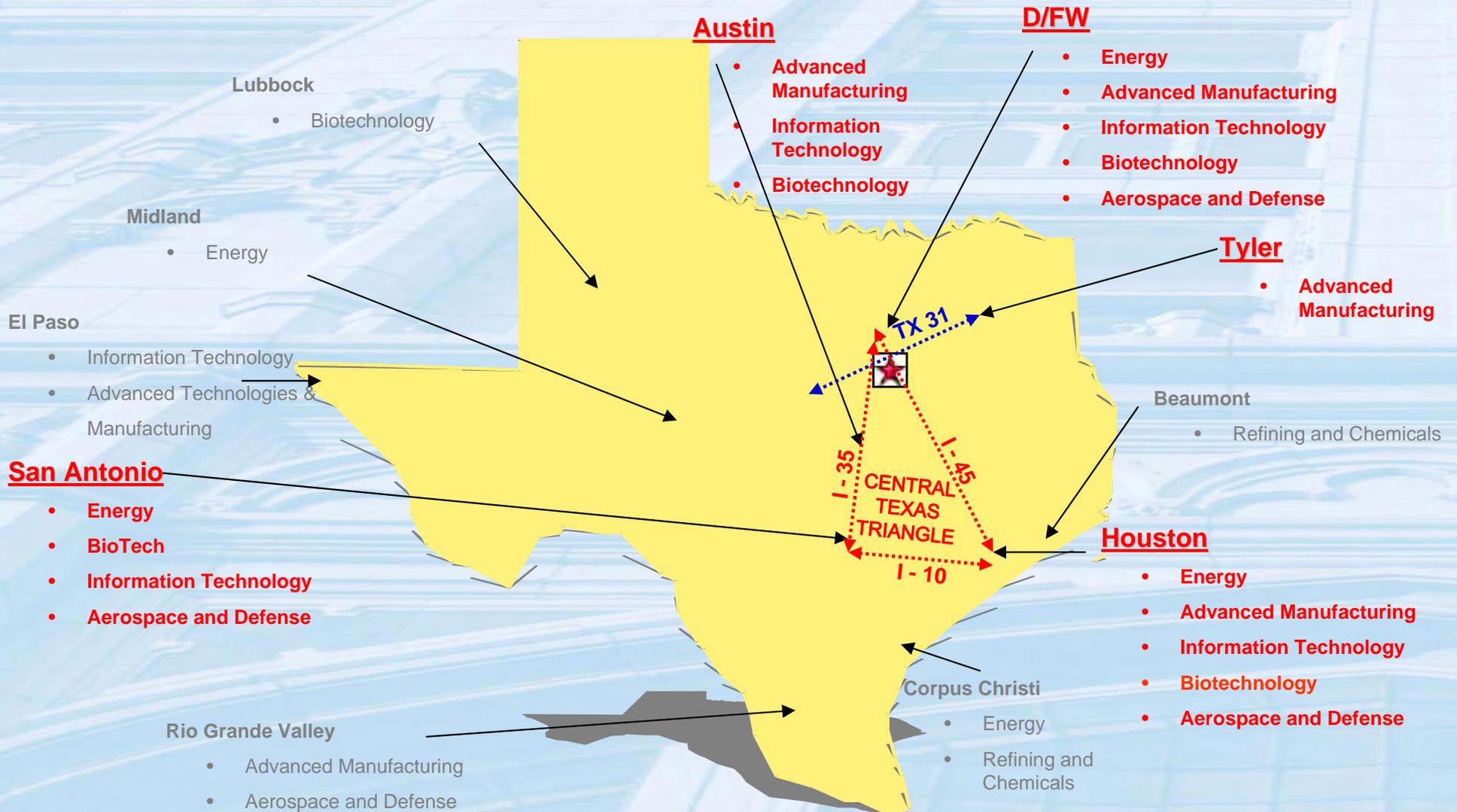
- **Biotechnology and Life Sciences**



(Source : Governor's Industry Cluster Initiative
Statewide Workforce Board Briefing – October 2005)

11 INDUSTRIAL CLUSTER REGIONS

STATE OF TEXAS



(Source : Governor's Industry Cluster Initiative Statewide Workforce Board Briefing – October 2005)

TEXAS: # 1

CHIEF EXECUTIVE MAGAZINE

JANUARY 2010

"Our research shows that the more tax incentives and less regulation you have, and the less likely businesses are to get sued, the more likely it is they'll want to come and prosper in your state." - Brooke Rollins, President, Texas Public Policy Foundation.

(Source: The Atlantic. "How Texas Is Dominating the Recession." Derek Thompson. July 31, 2010)



TEXAS: SUPREME FOR BUSINESS!

In *Chief Executive* magazine's annual survey of CEOs for their opinions of the best and worst states for business for 2010, *Texas reigned supreme* for the fifth consecutive year.

More than 600 CEOs rated states on a wide range of criteria from taxation and regulation to workforce quality and living environment, in our sixth annual special report.

(Source: *Chief Executive* magazine's annual survey of CEOs. January 2010)

"There's something about Texas that makes it the most popular place for business to do its business, as CEO Magazine and CNBC both found the last year.

(Source: *The Atlantic*. "How Texas Is Dominating the Recession." Derek Thompson. July 31, 2010)





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LABOR

NEW INDUSTRIAL JOBS & NEW CAPITAL INVESTMENT

1997 - 2010

806

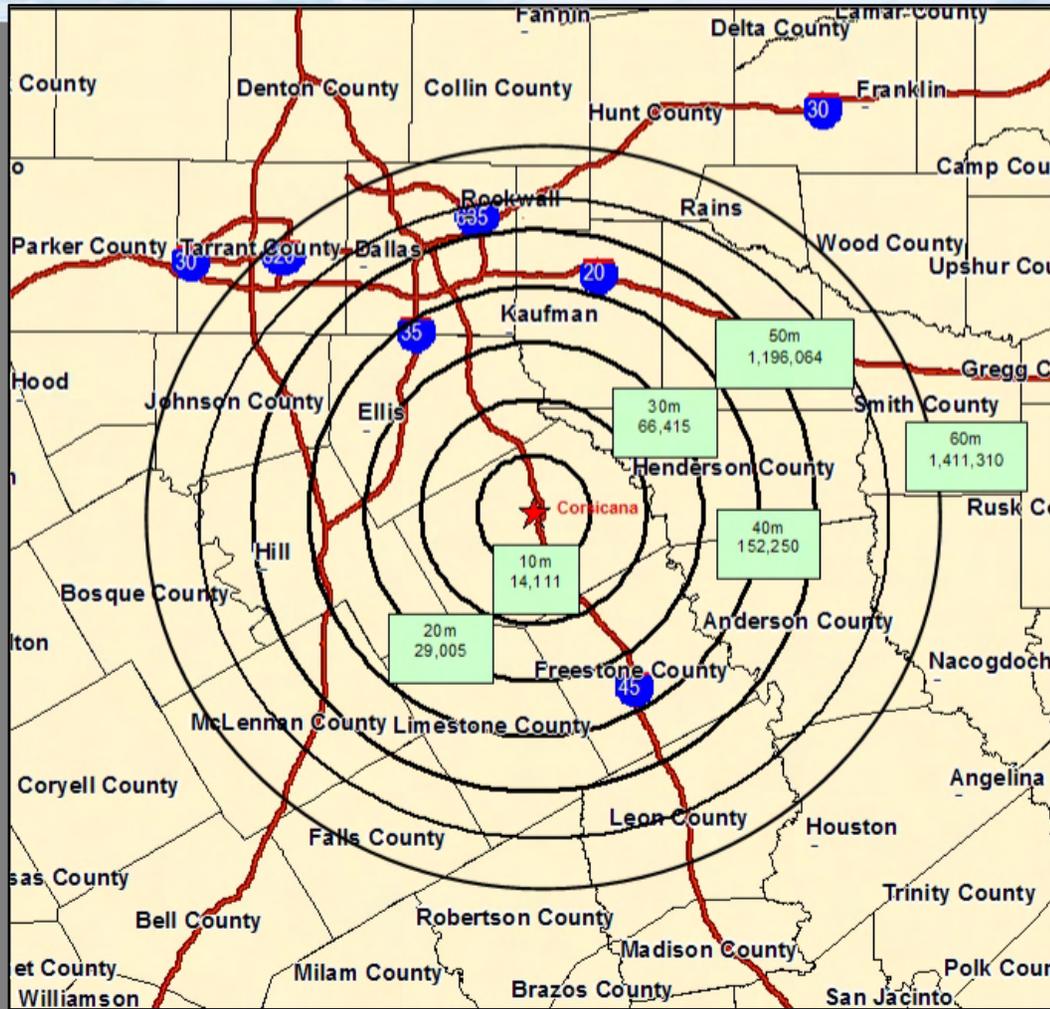
New Industrial Jobs Created (Net)

\$183,952,203

New Capital Investment



WORKFORCE AVAILABILITY CORSICANA, TEXAS



VAST LABORFORCE

- 10 MILES: 14,111
- 20 MILES: 29,005
- 30 MILES: 66,415
- 40 MILES: 152,250
- 50 MILES: 1,196,064
- 60 MILES: 1,411,310

1.4+ MILLION WORKERS WITHIN 60 MILES



INDUSTRIAL PARTNERS

CORSICANA, TEXAS



Oil City Iron Works, Inc.



MAJOR EMPLOYERS

Company Name	Nature of Business	Number of Employees
Corsicana Independent School District	Government/ Education	811
Russell Stover Candies	Candy Manufacturing	*680
Navarro Regional Hospital	Hospital	354
Navarro College	Education	321
Guardian Industries	Glass Manufacturing	318
Texas Youth Commission	Government/ State Home	299
Navarro County	Government/ County	284
City of Corsicana	Government/ City	284
Corsicana Bedding	Bedding	257
Heritage Oaks / Heritage Oaks West	Assisted Living Centers	236
Kohl's Call Center	Call Center/ Retail	216
Kohl's Distribution Center	Warehousing/ Retail	200
Oil City Iron Works	Castings	172
Collin Street Bakery	Food	*150
Tru-Serve/ True Value Distribution Center	Distribution/ Hardware	149
Lance Mfg, LLC	Manufacturing/ Snack Foods	148
Home Depot Distribution Center	Building Materials	145
Community National Bank & Trust	Financial	114
Corsicana Technologies, Inc.	Alkyl Nitrogen Based Chemistry	98
EXXON/Mobil Pipeline	Pipeline	55
Northrop Grumman Information Technology	Information Technology	50
Firestone Building Products	Roofing Materials	23

*Employee number may vary in accordance with seasonal employment.



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RECENT DEVELOPMENTS

INDUSTRIAL EXPANSION PROJECTS

- ~~Northrop Grumman Information Technology (50+ FTE's)~~
- Kohl's Call Center (225+ FTEs)
- Lance Mfg, LLC – (\$7.5 MM; 50 FTE's)
- Guardian Industries – Fall 2009 (\$19.2 MM; 209 Jobs Retained)
- Oil City Iron Works – 13th Avenue Expansion Project
- Industrial Pipe Fittings & Supply – (50+ FTE's)
- Able Technologies, Inc. - (10 FTE's)
- HKI Terminal, Inc. - (\$3.2 MM; 50 FTE's)
- Effective Environmental - (\$8 MM - \$12 MM; 20 – 30 FTE's)
- Pactiv Corporation - (\$3.175 MM; 20 FTE's)
- Russell Stover Candies, Inc – (\$2.25 MM; 55 FTE's)
- Corsicana Bedding, Inc – (National Envelope Property & Adams Brand Hats Property)



COMMERCIAL & RETAIL DEVELOPMENTS

- La Quinta Motel (Texas Highway 31 & I-45: Regal Drive) - 50 Rooms
- The Hampton Inn & Suites (I-45/US Highway 287 on Bryan's Way) - 79 Rooms
- Collin Street Bakery (I-45/US Highway 287) - Open: November 2009
- Office Depot Retail Store (I-45/US Highway 287) - Open: December 2008
- Atwood's Home & Ranch Supply (College Park Mall) - Open: March 2009
- Denny's Restaurant (I-45/US Highway 287) - Open: September 2009
- Subway (I-45/US Highway 287 - Behind Taco Bell) – Open: June 2010
- Cinergy Cinema (I-45/US Highway 287) - Open: September 23, 2010
- Rainbow Plaza: Arby's/Shell (1950 E. Hwy 31) – Open: November 2010
- Applebee's Restaurant: (Mountain Dr. & Corsicana Crossing Dr.) – Open: November 2011



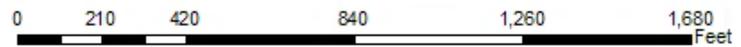


**MOVIES, GO KARTS, MINI-GOLF, ARCADE,
PARTIES, FOOD, DRINKS, & MORE!**

Corsicana, TX



Cinergy Cinema Location
Corsicana, Texas



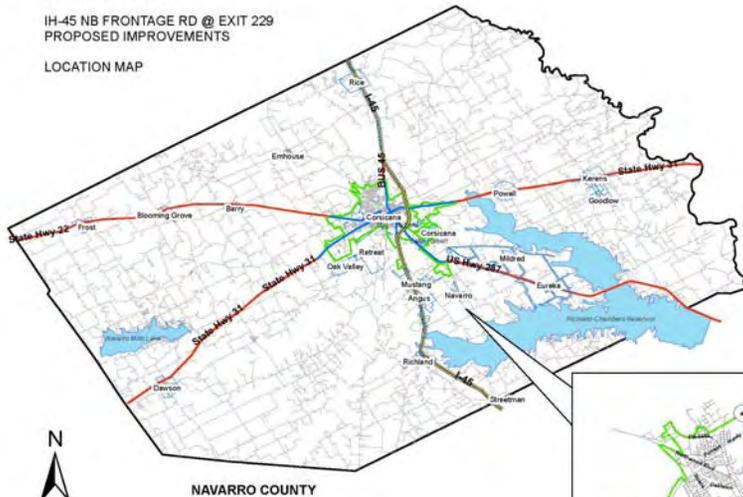
Eat, Drink & be Musical!

EXIT 229: RAMP REVERSAL

CITY OF CORSICANA

IH-45 NB FRONTAGE RD @ EXIT 229
PROPOSED IMPROVEMENTS

LOCATION MAP



NAVARRO COUNTY



CORSICANA

RECONFIGURATION

EXIT # 229

(NB I-45)

- EXIT RAMP (EXISTING)
- RECONFIGURATION TO:
ENTRY RAMP
- ENTRY RAMP (EXISTING)
- RECONFIGURATION TO:
EXIT RAMP

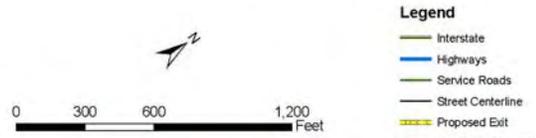
RECONFIGURATION: EXIT # 229 (NB I-45)

PROJECT COMPLETED!



EXIT 229: RAMP REVERSAL

CITY OF CORSICANA
IH-45 NB FRONTAGE RD @ EXIT 229
EXISTING & PROPOSED IMPROVEMENTS



EXISTING EXIT / ENTRANCE



EXISTING ENTRY & EXIT RAMPS



PLANNED RECONFIGURATION: EXIT & ENTRY RAMP

RECONFIGURATION

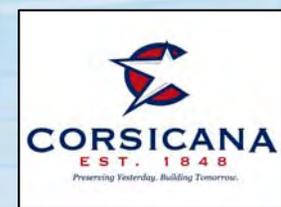
EXIT # 229

(NB I-45)

- ENTRY RAMP (EXISTING)
- RECONFIGURATION TO EXIT RAMP
- EXIT RAMP (EXISTING)
- RECONFIGURATION TO ENTRY RAMP

RECONFIGURATION: EXIT # 229 (NB I-45)

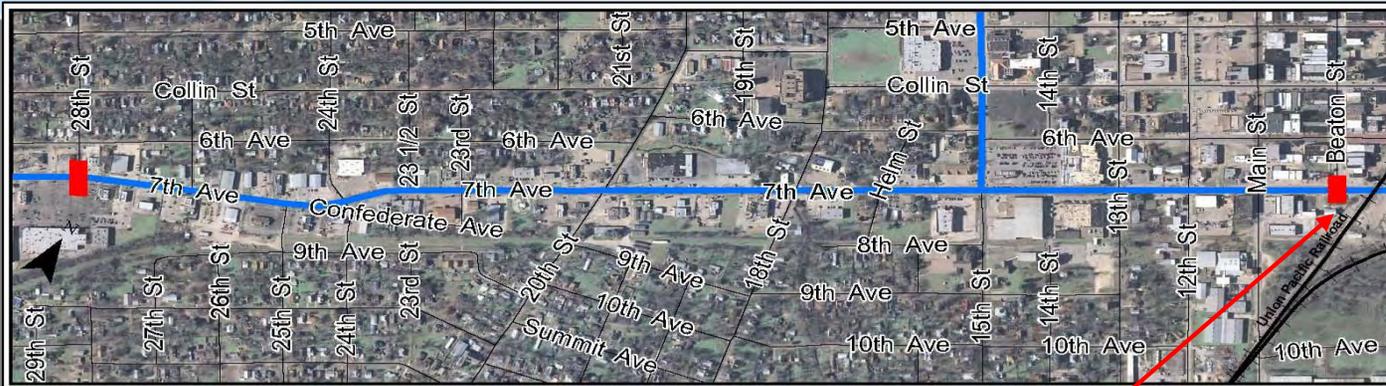
PROJECT COMPLETED!



7TH AVE. DRAINAGE PROJECT



COMMENCE WORK AT 28TH STREET



FOUR BLOCK INCREMENTS TO BEATON STREET

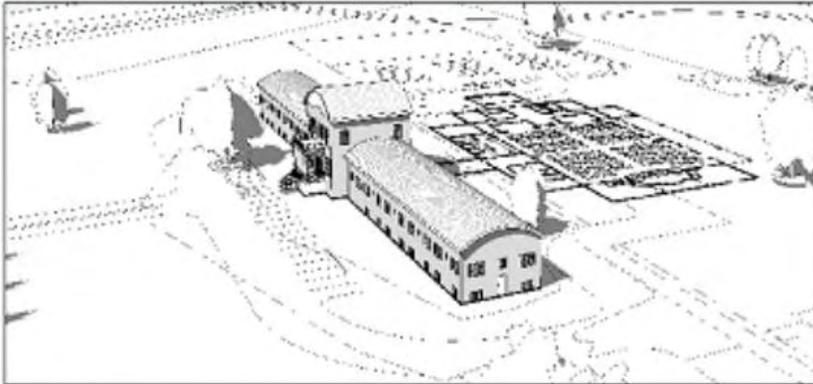
BEATON STREET TO 28TH STREET

- CITY OF CORSICANA
 - ✓ WATER LINES: 12"
 - ✓ SEWER LINES: 8"
- PRIVATE UTILITIES
 - ✓ ELECTRICAL
 - ✓ NATURAL GAS
 - ✓ CABLE
 - ✓ TELEPHONE
- TXDOT PROJECT
 - ✓ ROADWAY
 - ✓ STORM SEWER

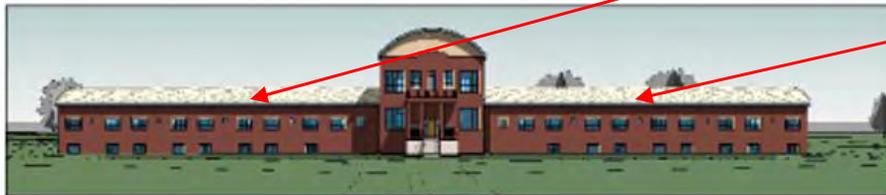
INDEPENDENT ORDER OF ODD FELLOWS (I.O.O.F.)



SW View Administration Building



SE Aerial View



S View Administration Building

ADMINISTRATION BUILDING

(PHASE I - ONE YEAR)

3400 West 2nd Avenue

- GRAND LODGE OFFICES (WEST END)
- MEETING ROOMS & STORAGE (EAST END)

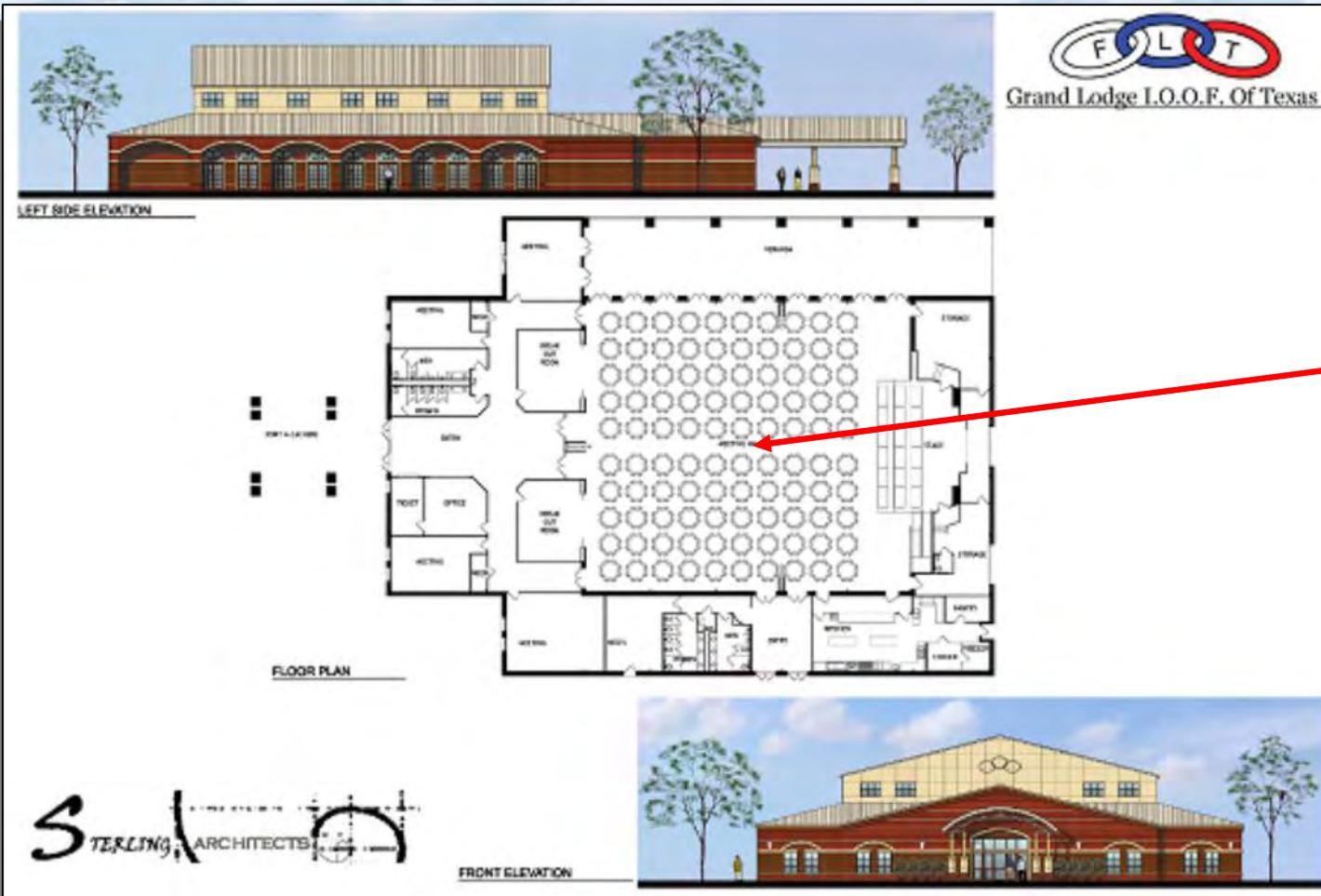


2017/2018 BUILDRAMA

GRAND OPENING: SEPTEMBER 2011



INDEPENDENT ORDER OF ODD FELLOWS (I.O.O.F.)



EVENT CENTER

(PHASE II)

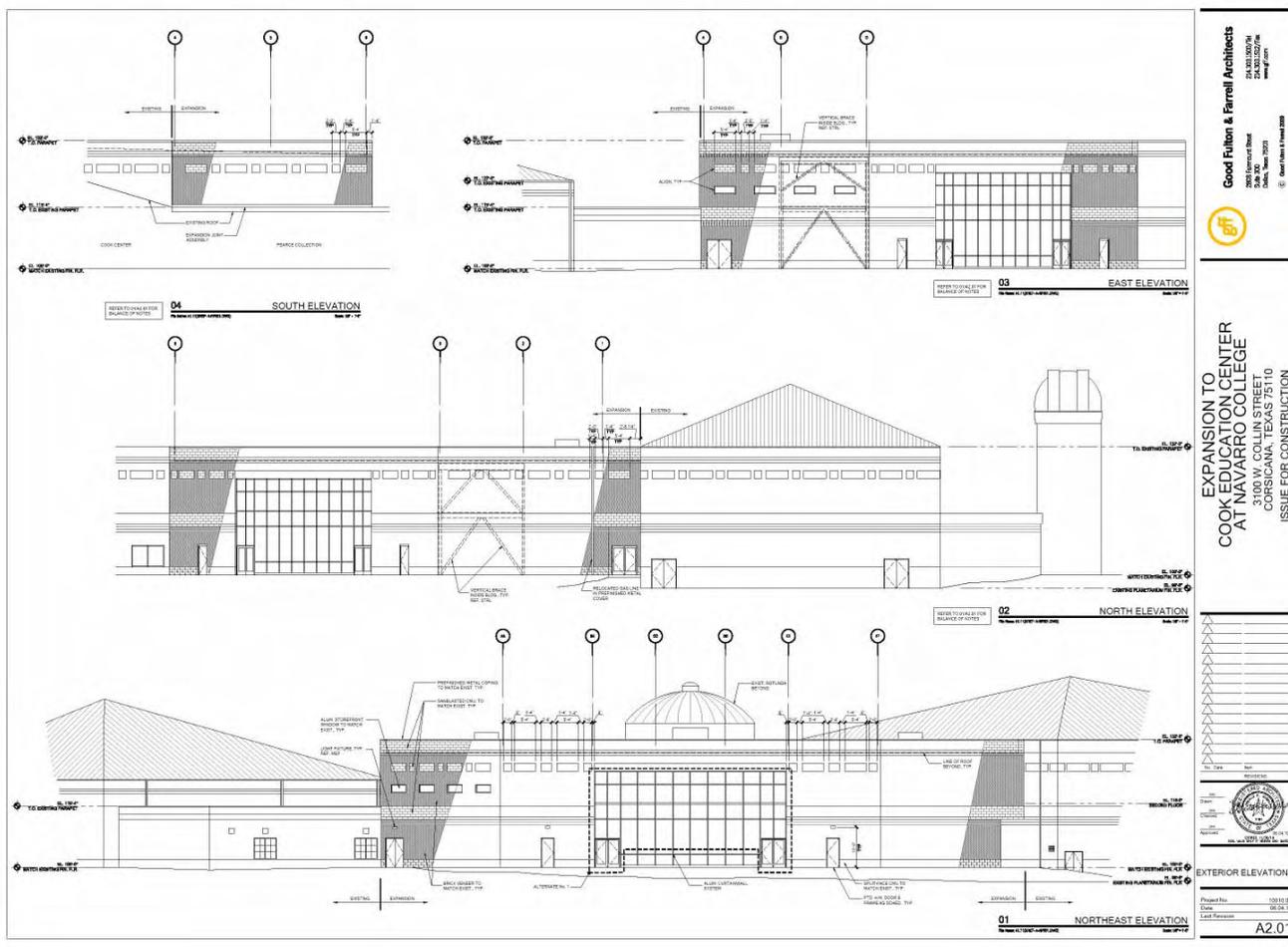
- 750 SEATS
- LARGE CENTRAL AREA:
 - ✓ CONVENTIONS
 - ✓ BANQUETS
 - ✓ EVENTS
- LARGE AREA DIVIDERS
- LARGE STAGE

GRAND OPENING: SEPTEMBER 2011



COOK CENTER

NAVARRO COLLEGE



COOK CENTER

- ~ 9,000 SF EXPANSION
- \$1.1 MILLION
- ATRIUM: DOUBLE IN SIZE
- ✓ 500+ SEATS (NEW CAPACITY)
- ✓ ARROWHEAD COLLECTION
- ✓ SPECIAL EXHIBITS SECTION

GRAND OPENING: FALL 2011



MEDICAL & HEALTH FACILITIES

- ~~Navarro Regional Hospital – Phase I – Opened: 2007~~
 - Professional Offices
 - 41,000 Sq. Ft.
 - 2 Stories in Height
- Navarro Regional Hospital - Phase II – Opened: Summer 2010
 - Emergency Department Expansion
 - 9,000+ Square Feet
 - 14 Treatment Rooms
- TRISUN Skilled Nursing Facility – 3210 W. Highway 22
- Opened: July 2011
 - 100+ Beds
 - 43,000 Sq. Ft.
 - \$3.2+ Million

RESIDENTIAL DEVELOPMENTS

NAVARRO COUNTY, TEXAS

- Navarro County

- 4,000 Single Family (SF) Lots – Planning and/or Development
(3,000 SF Lots of those 4,000 SF Lots in the Richland Chambers Vicinity)

- The Shores on Richland Chambers Lake

- 618 out of 618 Lots – *Sold Out!*
- 500+ SF Lots Completely Developed
- \$23+ Million in Sales Closed in 2009

- Northshore Harbor Condominiums

- 288 Units - Total
- Prices Starting in the \$150's
- 2 and 3 Bedroom Condominiums
- Clubhouse, Pool, Fitness Room, Business Center, and Marina



NORTHSHORE HARBOR CONDOMINIUMS

Area Map

Northshore Harbor Condominiums
9900 Northshore Blvd. • Corsicana, TX 75109
www.NorthshoreHarbor.com

Directions from Dallas:

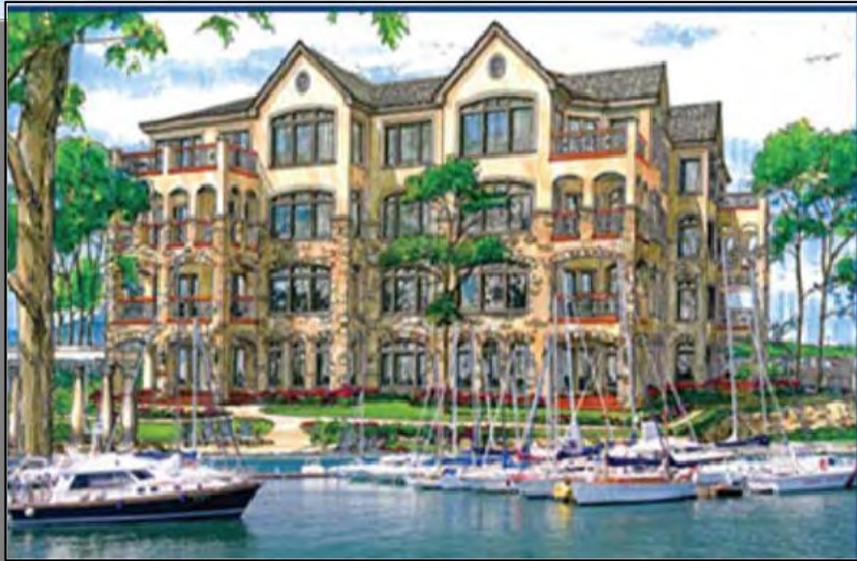
- South on I-405 to Exit #129 (Ogby 287)
- Take Hwy 287 (1.4 Miles)
- Turn Right on Spur 294

For information, call or email at:
903-874-0020
info@northshoreharbor.com

Northshore Harbor Condominiums

Due to the environmental change in our design development process, there may be variations in floor elevations, area (pools), and window and door locations. We reserve the right to determine exactness of conceptual plans. The mapping of these plans within the express intent remains of Pace Development Company is illegal. Some sites are approximate and not final. Please contact us for more information. Drawings may show general areas not included in the plan. 01.17.16

NORTHSHORE HARBOR CONDOMINIUMS



RICHLAND CHAMBERS RESERVOIR

- US 287 – SOUTH – 14 MILES
- 3RD LARGEST LAKE IN TEXAS
- 45,000 ACRES - SURFACE AREA
- 330 MILES OF SHORELINE
- PREFERRED RESIDENTIAL LOCATION

PLANNED CONDOMINIUMS

- \$150's PRICING
- 2 - 3 BEDROOMS
- WATERFRONT HOMES
- RESORT STYLE AMENITIES
- CLUBHOUSE, SWIMMING POOLS



THE SHORES



RICHLAND CHAMBERS RESERVOIR

- US 287 – SOUTH – 14 MILES
- 3RD LARGEST LAKE IN TEXAS
- 45,000 ACRES - SURFACE AREA
- 330 MILES OF SHORELINE
- PREFERRED RESIDENTIAL LOCATION

PRIVATE COMMUNITY

- \$29's - \$300's PRICING
- ½ ACRE TO 5 ACRE LOTS
- 8 MILES OF PRIVATE SHORELINE
- PROTECTIVE COVENANTS
- CONSERVATION AREAS



RESIDENTIAL DEVELOPMENTS

CITY OF CORSICANA, TEXAS

- **City of Corsicana – Single Family (SF)**
 1. The Links – 34 Single Family Lots
 2. Dobbins Crossing – 17 Lots
 3. Stonegate – 100 Lots
 4. Fairway Acres – 200+ Lots
 5. Park Place – 15 Lots
 6. Magnolia Village – 97 Lots
 7. Wilson’s Ridge – 41 Lots

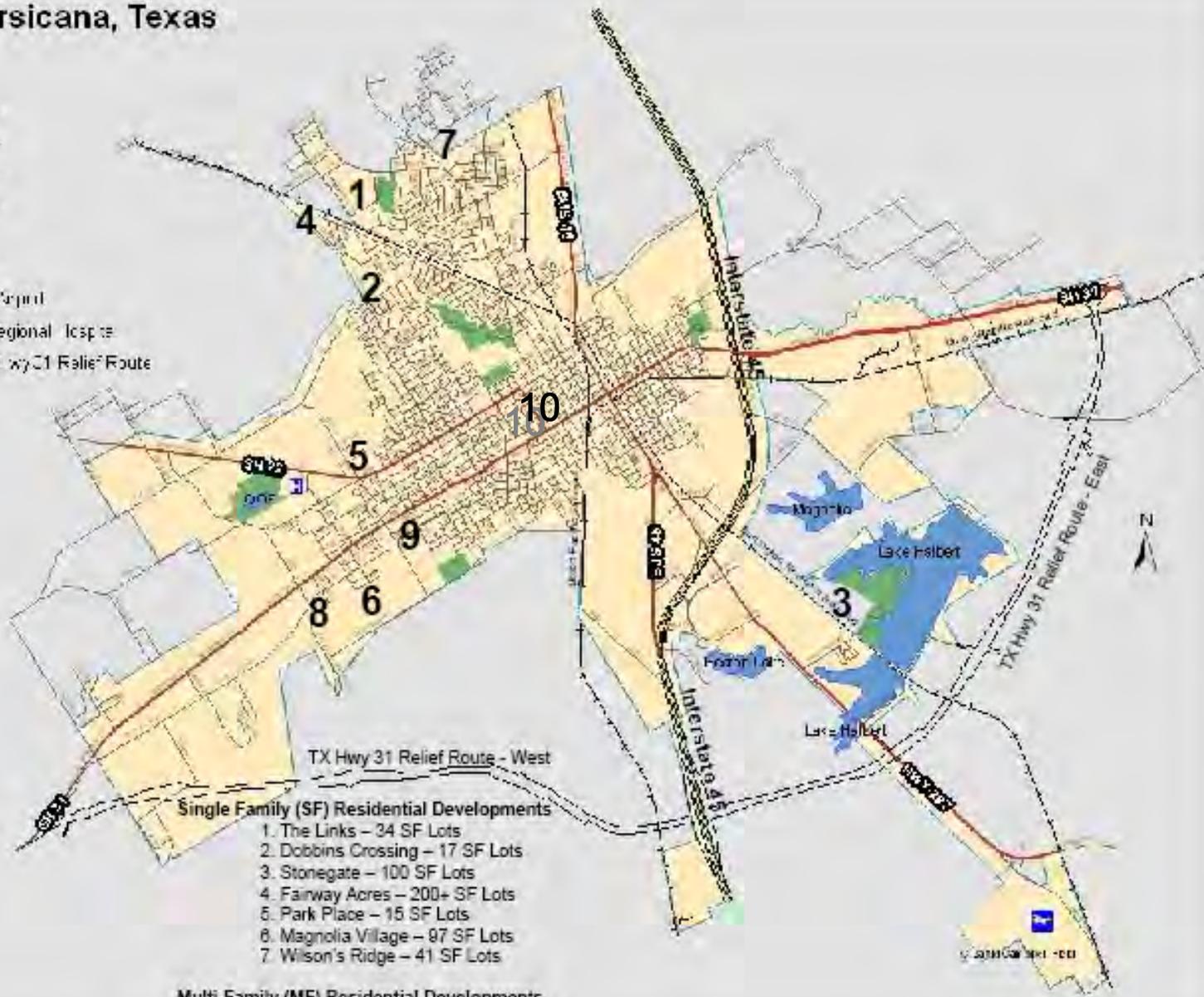
- **City of Corsicana – Multi-Family (MF)**
 8. Winvale Apartments – 77 Units
 9. The Villas – 105 Units
 10. Cambridge Crossing – Retirement Village – 60 Units



City of Corsicana, Texas

Legend

-  City Parks
-  City Limits
-  Interstate
-  Highways
-  Streets
-  Railroad
-  Municipal Airport
-  Navarro Regional Hospital
-  Proposed Hwy 31 Relief Route



Single Family (SF) Residential Developments

1. The Links – 34 SF Lots
2. Dobbins Crossing – 17 SF Lots
3. Stonegate – 100 SF Lots
4. Fairway Acres – 200+ SF Lots
5. Park Place – 15 SF Lots
6. Magnolia Village – 87 SF Lots
7. Wilson's Ridge – 41 SF Lots

Multi-Family (MF) Residential Developments

8. Winvale Apartments – 77 MF Units
9. The Villas – 105 MF Units
10. Cambridge Crossing – 60 MF Units

© 2010 City of Corsicana, Texas



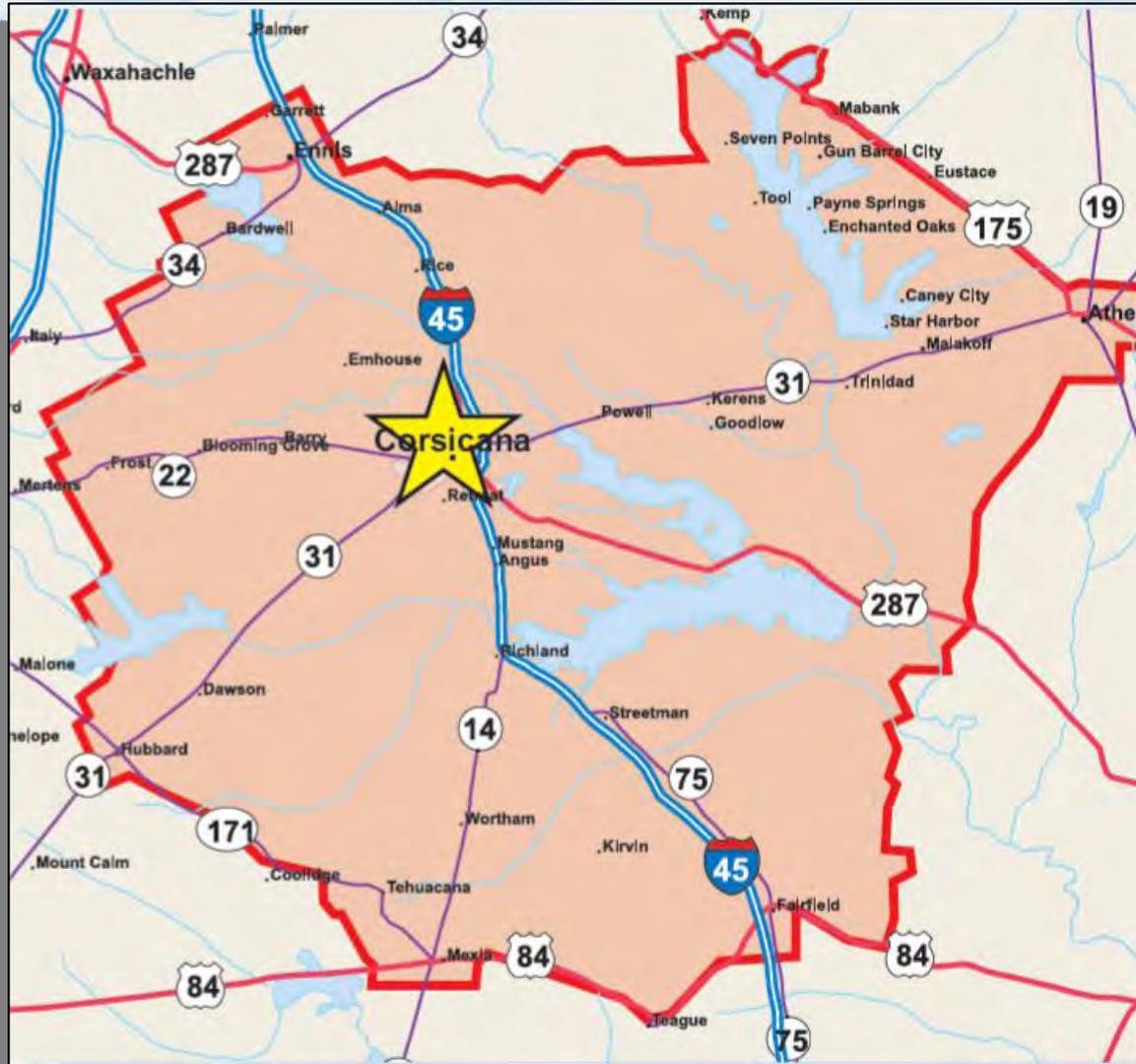
CORSICANA

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RETAIL TRADE INFORMATION

RETAIL TRADE AREA (RTA)



RTA DEMOGRAPHICS

POPULATION	160,204
AVERAGE HOUSEHOLD INCOME	\$52,590
PER CAPITA INCOME	\$19,523
POPULATION BY RACE/ETHNICITY	
WHITE	73.25%
BLACK/ AFRICAN AMERICAN	12.51%
HISPANIC ORIGIN	20.92%
MEDIAN AGE	35.91

(SOURCES: THE RETAIL COACH, LLC. US CENSUS BUREAU. CLARITAS 2009, 2010)

\$1.05 BILLION ANNUAL RETAIL SALES LEAKAGE





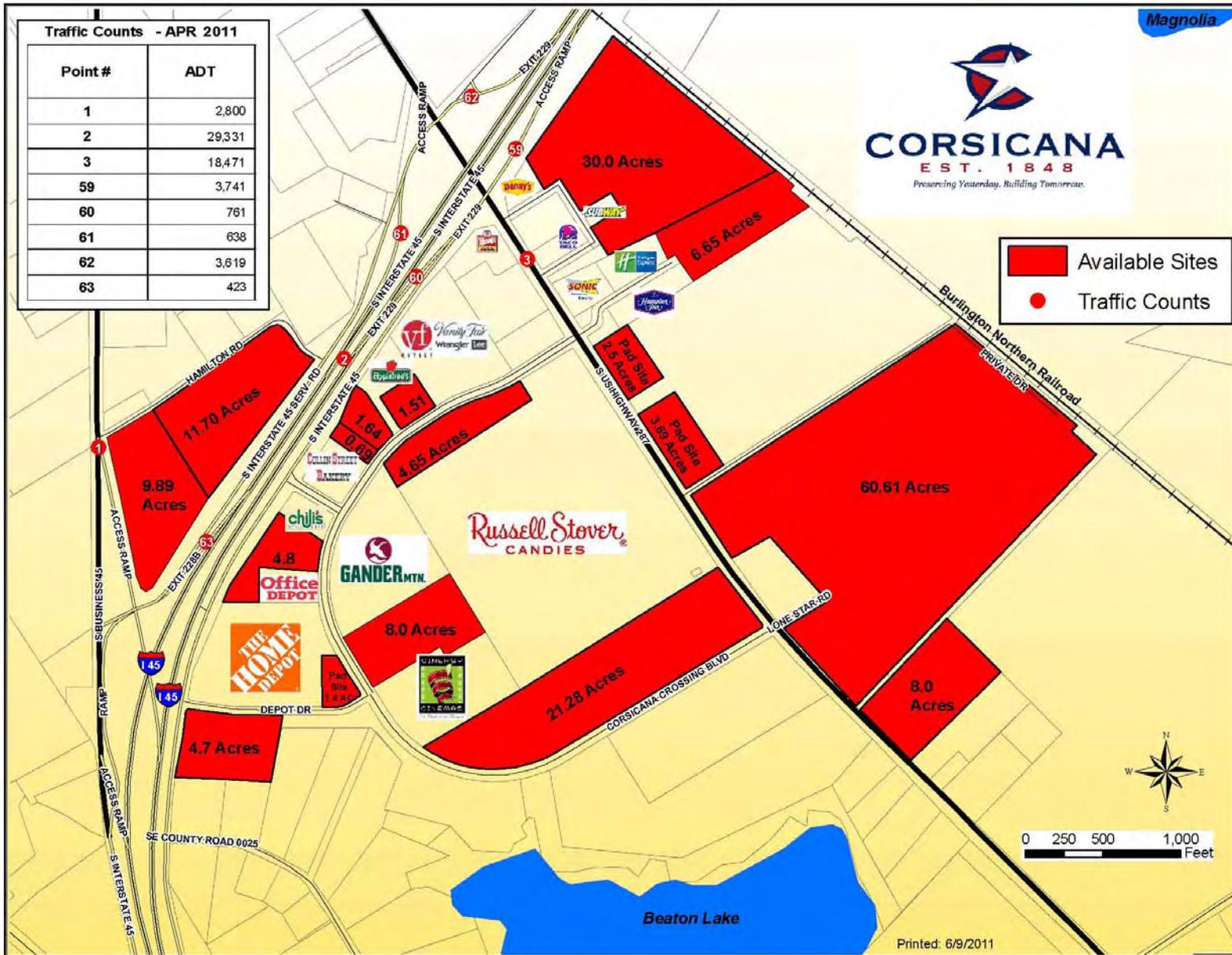
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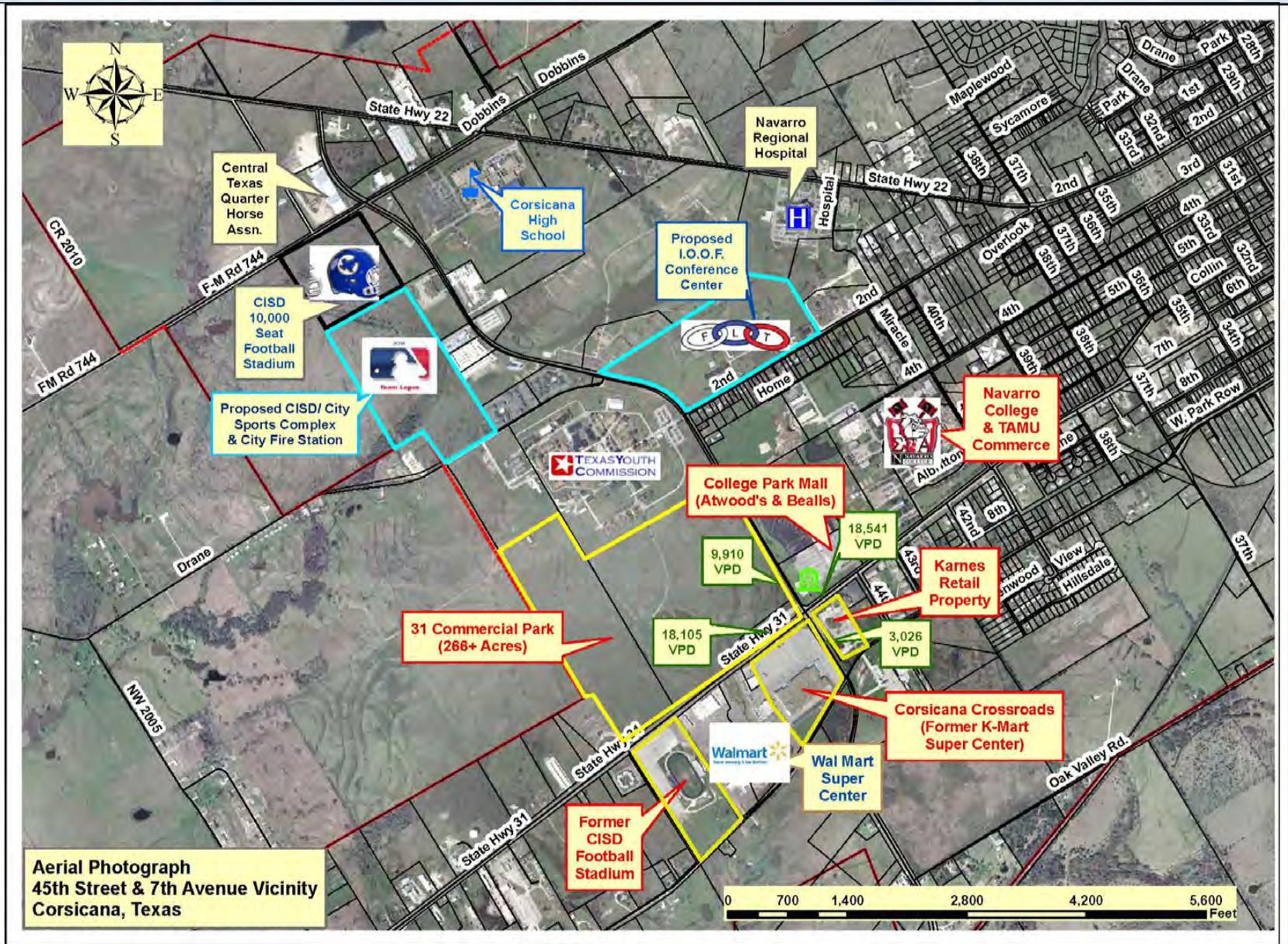
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SELECTED RETAIL LOCATIONS

INTERSTATE 45 & US 287



7TH AVENUE & 45TH STREET



Aerial Photograph
45th Street & 7th Avenue Vicinity
Corsicana, Texas