

San Angelo

400 Acre Multi-Use
Business & Industrial
Center

Light Industrial Zoning ■ All Utilities Available
Incentives ■ 104,000 Friendly Texans

Owned by
City of San Angelo Development Corp.



Quicksand
Golf Course

Loop 306 to
U.S. 87 South

To Downtown

Johnson &
Johnson
(ETHICON)

Houston Harte Expressway
Connects to: U.S. 87 North
U.S. 277 South & U.S. 67 South

TX.Hwy. 380

U.S. 277 North
U.S. 67 North

Taylor Publishing Co.

West Texas
Training Center

Angelo Archives
Security Co.

- Site Boundry - 400 Acres
- Planned Streets - PHASE II
- Additional 338 Acres
for Single-Tenant Buyer



San Angelo Business & Industrial Center

San Angelo

TEXAS

Business & Industrial Center

Utilities are provided to the site by the City of San Angelo Development Corporation. City water and sewer services are provided through 12" and 10" trunk lines respectively. **ATMOS Energy** provides natural gas service. **AEP** provides electrical line service to the site. Multiple energy providers are available. Fiber optic POP, LMDS and wireless are also available. **Verizon** provides local phone service.

Clean Air Clear Skies



wildflowers growing on-site

- **400 Acre Multi-Use Park**
- **All Utilities available**
- **Light Industrial Zoning**
- **Incentives available**
- **104,000 Metro Population**

Good Neighbors

The **Business & Industrial Center** puts your company in proximity to the **West Texas Training Center** (customized training and dedicated training space), one of the most challenging new golf courses in Texas (there is a reason it's called **Quicksand**), one of San Angelo's premier employers (**Johnson & Johnson's Ethicon, Inc.**), and a highway network that lets employees access the entire city within 15 minutes, and allows your business traffic to avoid city traffic.

Fall 2005

Centrally Located

between Interstate Highways 10 and 20, the **San Angelo Business & Industrial Center** is 218 miles northwest of San Antonio, 220 miles southwest of Fort Worth and 210 miles northwest of Austin. As part of the "Texas Trunk System", construction of a divided 4-lane highway connecting I-10 & I-20 is underway. Highways serving the Business and Industrial Center include US Highways 67, 87, and 277. San Angelo is 155 miles north of a Mexico border crossing at Del Rio, Texas / Ciudad Acuna, Coahuila.

Incentives for new and expanding companies in San Angelo include tax abatements, cash incentives for job creation, and 100% inventory tax exemptions. The San Angelo Business & Industrial Center is in a Texas Enterprise Zone, which provides for state tax incentives.

Transportation by rail in San Angelo is provided by Texas Pacific Transportation Company, connecting the Mexico rail systems to major U.S. railroads in Fort Worth. Although the site is not served by rail, the main railroad yard is located in San Angelo. Five trucking companies serve the city, and American Eagle and Continental Airlines provide direct service to Dallas/Ft. Worth and Houston.

The site is owned and operated by:
City of San Angelo Development Corporation.
Contact: Ms. Kathy Keane, Business Liaison
325-653-7197 or kathy.keane@sanangelotexas.us.

For community information:
Contact Patrick Malloy of San Angelo Chamber of Commerce. 877-655-4136 or pjm@sanangelo.org
Web Site: www.sanangelo.org

