

**PROJECT INFO**

<b>NAICS</b>	322121 Paper (except Newsprint) Mills
<b>SPACE</b>	250,000 SF Manufacturing
<b>FACILITY</b>	Lease space - build to suit
<b>LEASE TERM</b>	10 Years
<b>BREAK GROUND</b>	March 2021
<b>BEGIN OPERATIONS</b>	March 2022

**EMPLOYMENT**

 **315**

250 New Jobs  
65 Retained Jobs

**CAPITAL INVESTMENT**

 **\$45.0M**

\$30.0M Buildings & Improvements  
\$15.0M Furniture, Fixtures, & Equipment

**PAYROLL**



**\$45,000**

New Avg Annual Salary  
\$60,000 Avg Annual Salary  
for Retained

**\$15.8M\*** Total Annual Payroll

\$11.7M New Annual Payroll  
\$4.1M Retained Annual Payroll

\*At Full Ops in Year 3

**DESCRIPTION**

Project D-M represents an existing business seeking to co-locate its manufacturing facility with its existing sales/distribution office. The company currently employs 65 workers in the city at an annual salary of \$60,000. The company would invest \$45.0M in the new facility which will be leased and hire 250 new workers making \$45,000 per year on average.

**COMMUNITY FIT**

Project D-M will advance our ED strategy by expanding our Advanced Manufacturing sector. The company's largest supplier is located within the region which will help magnify the company's impact. In the 12 years since the company's first office opened in the community, the company has proved to be an excellent corporate citizen through leading volunteerism and financial donations to the United Way. More than 200 of the new positions to be hired will be accessible to our local available workforce.

**RECOMMENDATIONS**

ED Corporation recommends granting a 100% property tax abatement on the company's taxable inventories for the next 10 years and a 5-year property tax abatement on FF&E property phasing down from 100% to 20% in 20% increments. Additionally, we recommend a \$1.0M grant to help pay for necessary infrastructure improvements.

**ADVANCED MANUFACTURING**  
Industry



**ADDRESS**

2122 W Park Row Dr, Arlington, TX 76013, USA

**SITE NOTES**

Highway Access and Loading Areas

**COMPANY INFO**

<b>Company Name</b>	Confidential
<b>Year Established</b>	1949
<b>State of Formation</b>	New York
<b>Business Structure</b>	C Corp
<b>Ownership</b>	Public

**CURRENT OPERATIONS**

<b>NAICS</b>	561499
<b>Space</b>	150,000 SF
<b>Facility</b>	Lease
<b>Market Value of Property</b>	\$7.5M

**COMPANY NOTES**

The company is in a strong financial position and cash reserves will fund the expansion. The company's CEO and CFO have been in place for more than 5 years and have passed our background check.