

# METROCREST BUSINESS PARK

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# *Terrell, Texas.*

## **For All The Right Reasons!**



### ***The Right Location:***

Strategic East-West access, 25 minutes East of Dallas at the junction of I-20 and Hwy 80. The Union-Pacific Railroad provides freight service to major Texas terminal points and U.S. Motor freight service is provided by all of the largest carriers. The Terrell Municipal Airport provides fuel, repairs, hanger space and radio facilities.



### ***The Right Type of Workforce:***

Terrell has a young population, with a median age of 32.8. Almost half of the population of 16,700 is in the prime age group of 20-54 and the unemployment rate is only 4.4%. The top five employers average less than 1% turnover per year. Companies can draw on a dependable, non-unionized workforce of over 400,000 in a 20-mile radius.



### ***The Right Address to Call Home:***

Terrell is home to over 5,000 manufacturing and distribution jobs and 3,000 non-industrial positions plus six Fortune 500 company divisions: Goodyear Tire & Rubber Distribution Center, AutoZone Distribution Center, ITW-Paslode, Nucor, Vistawall Group – A division of Old Castle Glass and Wal-Mart Distribution Center.



### ***The Right Leadership:***

Economic Development benefits from a creative and focused business climate where community leadership embraces development without the big-city red tape that can choke the energy out of any enterprise. Terrell is taking all of the necessary steps to ensure that it is prepared for the future retail, industrial and housing growth.



### ***The Right Size Business Parks:***

Shovel-ready 5 to 40-acre sites are available at the 750-acre Metrocrest Business Park, a fully developed park with four-lane streets and all utilities as well as the 385-acre Airport Business Park. The infrastructure backbone is rock-solid with providers that include TXU, AT&T, Sprint, MCI and Trinity Valley Electric.



### ***The Right Residential/Retail Developments:***

Terrell has major residential/retail developments on the drawing boards. Mixed-use communities like The Traditions at Brushy Creek, Trails of Terrell and Whitt Ranch and retail developments by Oakridge Investments and Oakmont Capital Group teamed with Tanger Outlet Center and Home Depot position Terrell to become a East Texas retail hub.



### ***The Right Incentives:***

Aggressive incentives for new industries seeking to start up, relocate, or expand include Urban Development Action Grants, Industrial Revenue Bonds, Texas Capital Fund, Triple Freeport Exemption, Enterprise Zone and Job Training. The "Work in Terrell" program provide residents the opportunity to work and live in the same city.

Terrell has everything your company needs to grow and prosper. Our shovel ready business parks, economic development incentives, non-union labor force and pro-business leadership are right for companies with an eye toward expansion or relocation. For more information contact Danny Booth at 972.524.5704, [danny@terrelltexas.com](mailto:danny@terrelltexas.com) or visit [www.terrelltexas.com](http://www.terrelltexas.com)

