

— TEXAS —

ROCKDALE

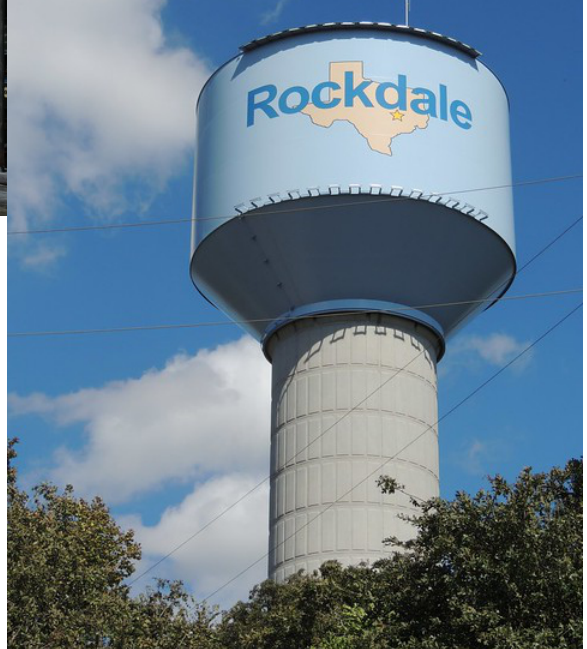
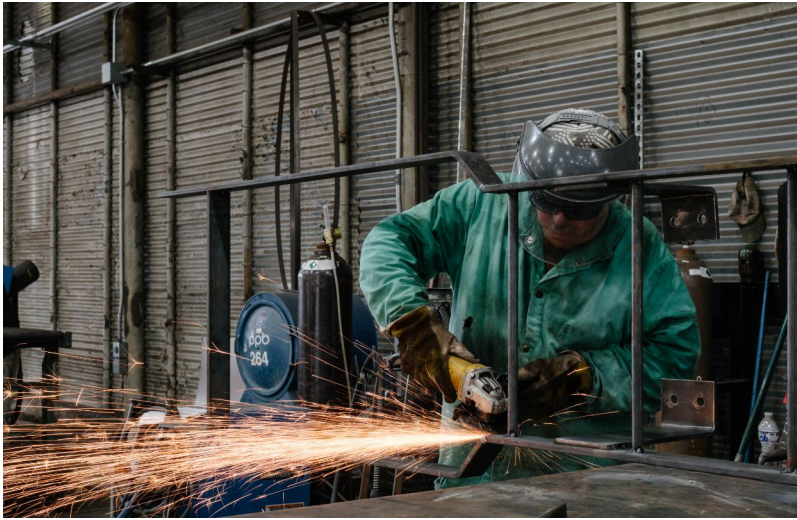
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MUNICIPAL DEVELOPMENT DISTRICT

Located inside the Texas Golden Triangle, Rockdale is a Stone's Throw Away from the growing Austin market, with abundant water and utilities, available sites, and a talented workforce



Downtown Rockdale
July 2024



— TEXAS —

ROCKDALE

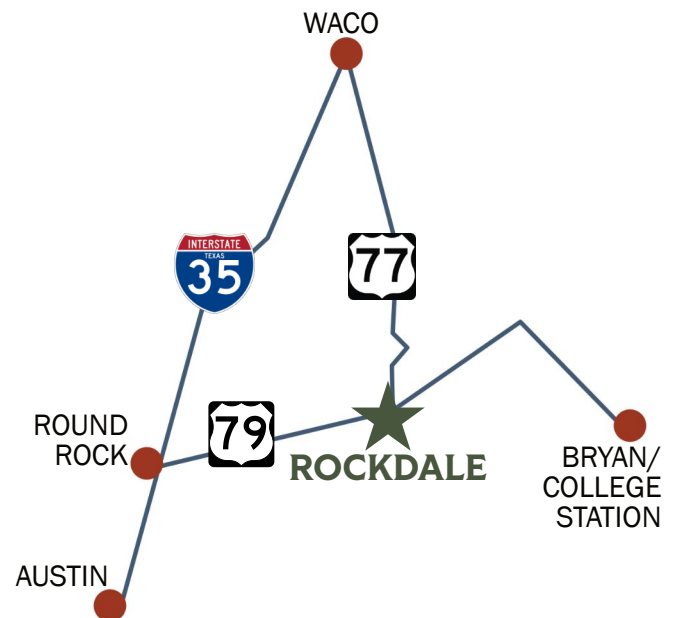
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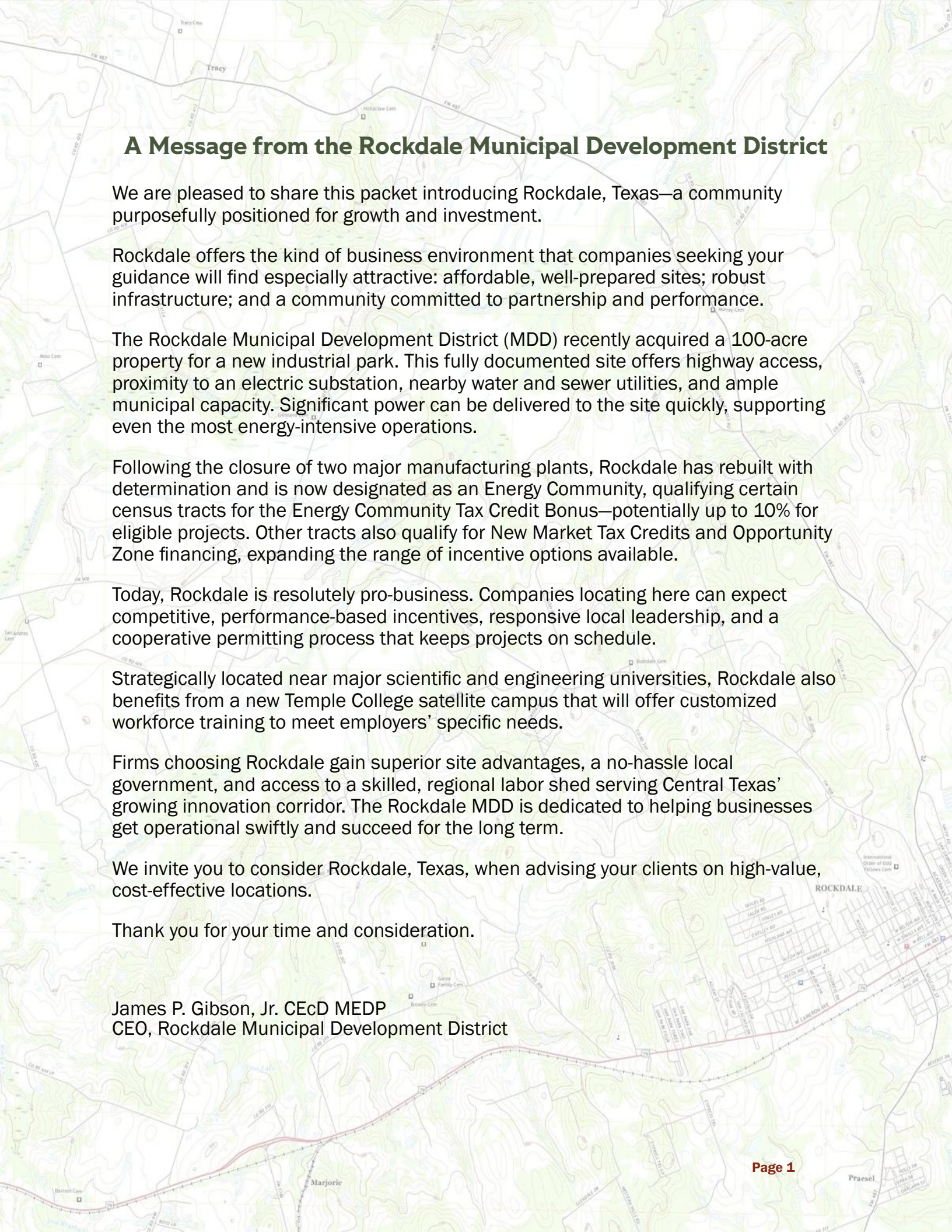
MUNICIPAL DEVELOPMENT DISTRICT

INDUSTRIAL BROCHURE

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A Message from the Rockdale Municipal Development District

We are pleased to share this packet introducing Rockdale, Texas—a community purposefully positioned for growth and investment.

Rockdale offers the kind of business environment that companies seeking your guidance will find especially attractive: affordable, well-prepared sites; robust infrastructure; and a community committed to partnership and performance.

The Rockdale Municipal Development District (MDD) recently acquired a 100-acre property for a new industrial park. This fully documented site offers highway access, proximity to an electric substation, nearby water and sewer utilities, and ample municipal capacity. Significant power can be delivered to the site quickly, supporting even the most energy-intensive operations.

Following the closure of two major manufacturing plants, Rockdale has rebuilt with determination and is now designated as an Energy Community, qualifying certain census tracts for the Energy Community Tax Credit Bonus—potentially up to 10% for eligible projects. Other tracts also qualify for New Market Tax Credits and Opportunity Zone financing, expanding the range of incentive options available.

Today, Rockdale is resolutely pro-business. Companies locating here can expect competitive, performance-based incentives, responsive local leadership, and a cooperative permitting process that keeps projects on schedule.

Strategically located near major scientific and engineering universities, Rockdale also benefits from a new Temple College satellite campus that will offer customized workforce training to meet employers' specific needs.

Firms choosing Rockdale gain superior site advantages, a no-hassle local government, and access to a skilled, regional labor shed serving Central Texas' growing innovation corridor. The Rockdale MDD is dedicated to helping businesses get operational swiftly and succeed for the long term.

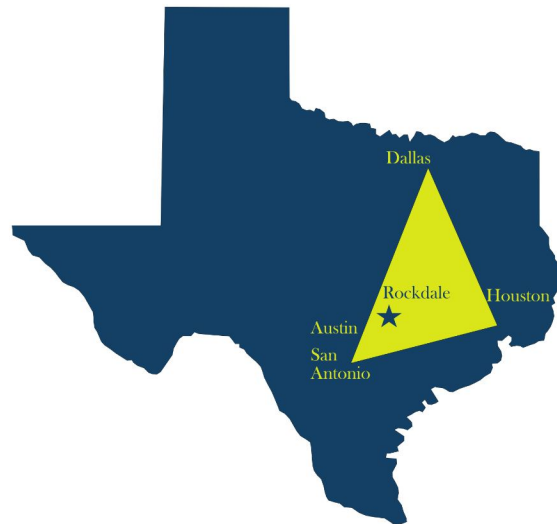
We invite you to consider Rockdale, Texas, when advising your clients on high-value, cost-effective locations.

Thank you for your time and consideration.

James P. Gibson, Jr. CEcD MEDP
CEO, Rockdale Municipal Development District

STRATEGIC OFFERING

Located in High Growth Texas Region



New Industrial Park

100-acre documented site

**Access to Talent -
Located Near Three
Tier One Research
Universities**



TEXAS
The University of Texas at Austin



TEXAS A&M
UNIVERSITY®



BAYLOR
UNIVERSITY

**Local Workforce
Training and Large
Labor Shed**

- New Rockdale College and Career Academy
- New Temple College-Rockdale satellite campus
- 900,000+ regional labor shed

Available Utilities

- 750,000 gallon daily water capacity
- 800,000 gallon daily wastewater treatment capacity
- Up to 25 MW power available

Transportation Infrastructure

- Two US Highways (77 and 79)
- International Airport (Austin Bergstrom - 1 hour drive)
- Austin Executive Airport - 50 minute drive
- Union Pacific railroad Class I line
- Deep water and shallow water port facilities (3 hour drive)

Environmental

- Air quality attainment area
- Low seismic activity area
- Few severe weather events

Growing Population

Rockdale's population is projected to grow by 140% in 20 years

The City of Rockdale and the Rockdale MDD are ready to assist your business with growth, expansion, and/or relocation needs - a concierge business service.

Together we can achieve great things!

ABOUT ROCKDALE

Rockdale's story is one of resilience and transformation, rooted in a proud heritage of industry and commerce.

In the late 19th Century, the region's abundant lignite coal deposits gave rise to its first non-agricultural industry. This natural resource paved the way in the 1950's for ALCOA to establish an aluminum smelting facility near Rockdale. The facility leveraged local coal resources and created a thriving industrial ecosystem, employing nearly 3,000 people at its peak.

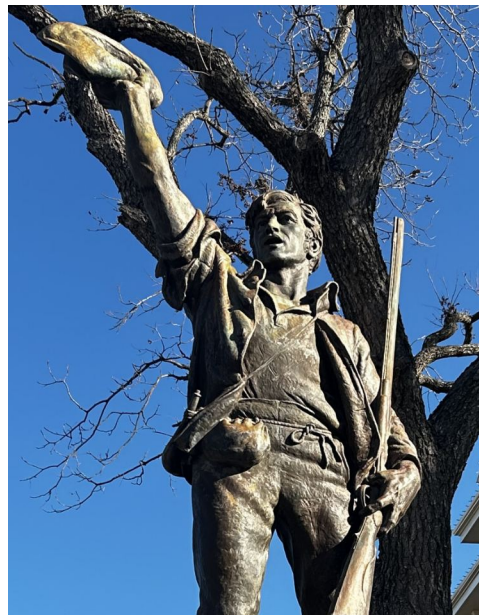
Adjacent to ALCOA, two coal-fired power plants operated by Luminant further bolstered the local economy, making Rockdale a beacon of rural prosperity. At the height of this industrial activity, nearly 5,000 people were employed in these facilities, contributing to the community's growth and success.

Although ALCOA and Luminant ceased operations in the 2000's, their legacy endures in the community's robust infrastructure, skilled workforce, and spirit of hard work. The experience gained and

resources left behind have positioned Rockdale to attract new industries and foster economic diversification.

Today, Rockdale remained a community of opportunity, strategically located and well-equipped to support the industries of tomorrow. With a history of resilience and grit, Rockdale is ready to build its next chapter of success.

Statue of Texas Revolution hero Ben Milam on the Milam County Courthouse grounds



How will companies know they will engage with a pro-business local government?

The local governments know they need to grow and diversify the local economy. The City of Rockdale recently adopted a new Comprehensive Plan and Economic Development Strategic Plan.

HIGH-GROWTH TEXAS REGION

Rockdale, Texas, is uniquely positioned as a center of influence in the growing Central Texas region with proximity to large advanced manufacturing operations.



Eight county Central Texas region consisting of adjacent counties.

Current Regional Economic Growth

If this eight county region were its' own state, the combined Gross Domestic Product (GDP) would be **larger than seven U.S. States.**

2022 Real GDP to 2017 dollars

State	2022 GDP
Vermont	34,609,400
Wyoming	37,294,200
Alaska	50,315,100
Montana	53,983,400
North Dakota	54,798,700
South Dakota	54,959,300
Rhode Island	62,190,900

County	2017 GDP (1,000)	2022 GDP (1,000)
Bell	16,198,711	17,980,355
Brazos	9,584,824	11,495,568
Burleson	872,415	827,068
Falls	354,966	383,430
Lee	842,846	801,574
Milam	900,706	612,757
Robertson	2,004,381	2,202,531
Williamson	20,846,495	29,305,284
Total	51,605,344	63,608,567
23.3% Real GDP Growth		

Projects Near Rockdale Driving Future Growth



- 1,200-acre Taylor Samsung Chip Fab Plant (25 miles from Rockdale)
- \$25 billion
- 2,000+ jobs



- 3,300-acre Advanced Manufacturing and Logistics Center - The Switch
- Adjacent to Rockdale
- 30 million SF under roof



T1 Energy

- First announced project in The Switch - March 2025
- \$850 million; 1 million sf
- 1,800 jobs

Current Regional Population Growth

If this eight county region were its' own state, the combined population would be **larger than ten U.S. States.**

Source: US Census Bureau

2023 Population	
Wyoming	584,057
Vermont	647,464
Alaska	733,406
North Dakota	783,926
South Dakota	919,318
Delaware	1,031,890
Rhode Island	1,095,962
Montana	1,132,812
Maine	1,395,722
New Hampshire	1,402,054

2023 Population	
Bell	393,193
Brazos	244,703
Burleson	19,475
Falls	17,286
Lee	18,240
Milam	25,951
Robertson	17,267
Williamson	697,191
Total	1,433,306

The counties of Bell, Brazos, and Williamson are rapidly growing. Williamson County had the 9th largest percent growth change in the 2020 census. See the tables below:

The result is a regional population that is adding potential new employees to the regional labor shed.

Regional Population Growth			
	2010	2023	Growth
Bell	312,886	393,193	25.7%
Brazos	195,671	244,703	25.0%
Burleson	17,238	19,475	13.0%
Falls	17,895	17,286	(3.4%)
Lee	16,594	18,240	10.0%
Milam	24,683	25,951	5.1%
Robertson	16,551	17,267	4.3%
Williamson	426,568	697,191	63.4%
Total	1,028,086	1,433,306	39.4%

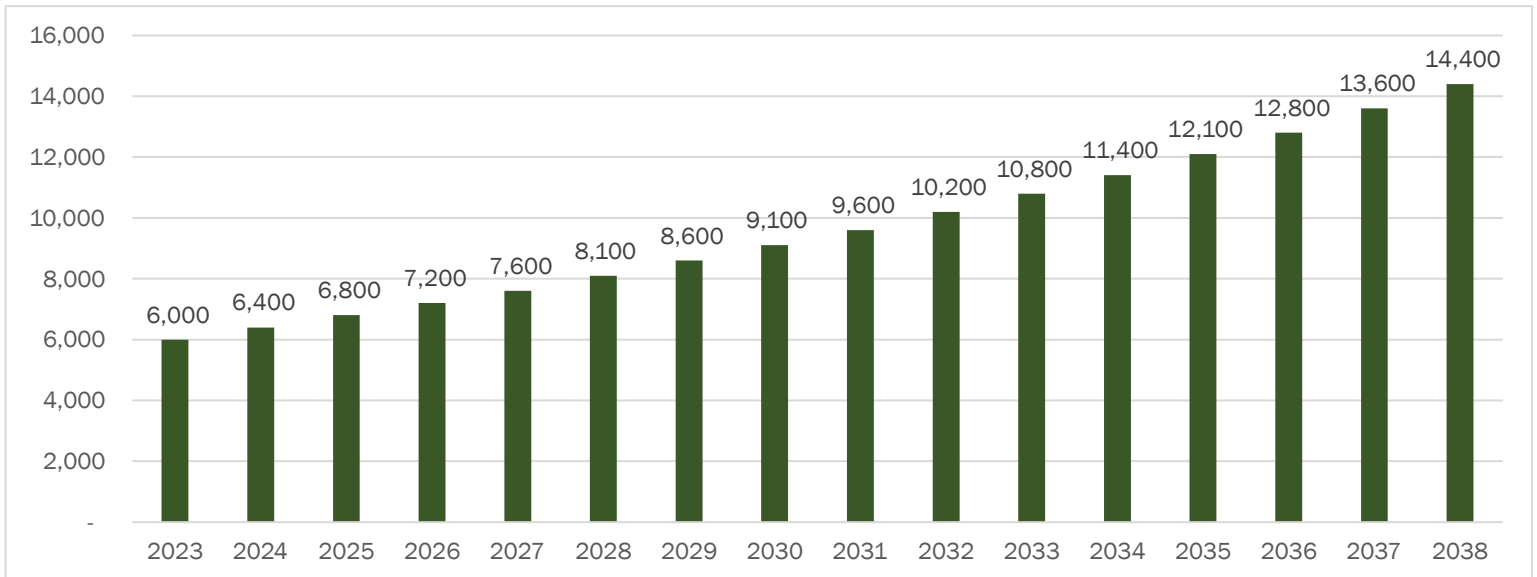
Top 10 Counties in Percentage Growth, 2010 to 2019					
Rank	State	County	April 1, 2010	July 1, 2019	Percent Growth
1	North Dakota	Williams	22,399	37,589	67.8%
2	Texas	Hays	157,103	230,191	46.5%
3	Utah	Wasatch	23,525	34,091	44.9%
4	Texas	Comal	108,520	156,209	43.9%
5	Texas	Kendall	33,384	47,431	42.1%
6	Florida	Sumter	93,420	132,420	41.7%
7	Iowa	Dallas	66,139	93,453	41.3%
8	Florida	Osceola	268,685	375,751	39.8%
9	Texas	Williamson	422,504	590,551	39.8%
10	Florida	St. Johns	190,038	264,672	39.3%

Source: <https://www.census.gov/newsroom/press-releases/2020/pop-estimates-county-metro.html>

GROWING ROCKDALE POPULATION

15 YEAR POPULATION PROJECTION

Regional economic activity is spilling over in Rockdale, resulting in the development of a new attainable housing subdivision and projected population increase.



6%

**Average Compounded
Growth Rate Over 15
Years**



New Subdivision Groundbreaking



14,400

**Buildout
Population**



New Home Construction in Rockdale



CURRENT ROCKDALE DEMOGRAPHICS

23%



**Management or
Professional Occupations**



11.7%



**Education Attainment
Bachelor degree or greater**



35.6



Average Age



\$76,959



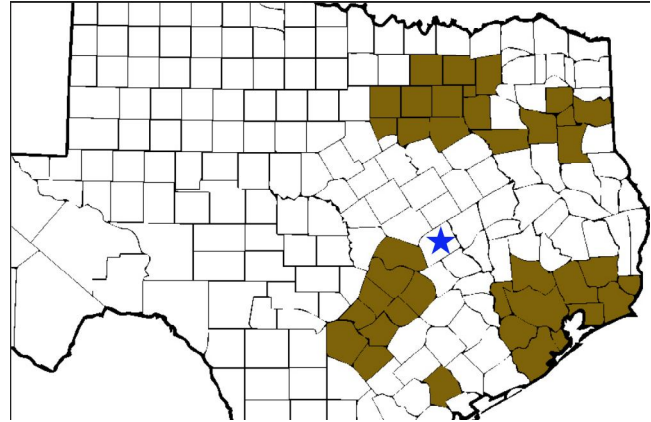
Average Household Income



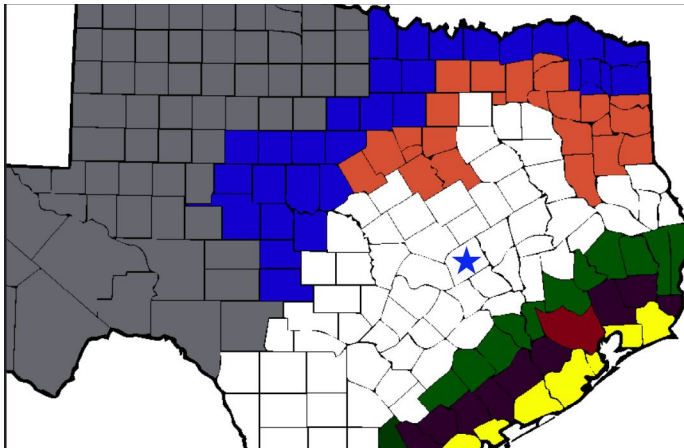
ENVIRONMENTAL

Rockdale Is Located in an Air Quality Attainment Area

Rockdale/Milam County is located in an air quality attainment zone. Companies will be required to comply with fewer and less stringent State and Federal environmental regulations.



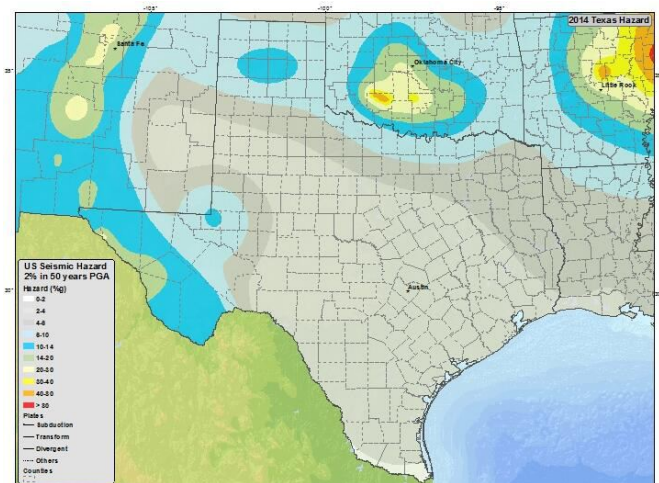
Rockdale Experiences Few Extreme Weather Events



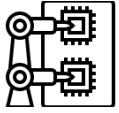
Rockdale/Milam County is located in insurance zone 'C', the portion of Texas in white. This means that Rockdale is far enough inland that the area is not effected by tropical storms from the Gulf of Mexico. Rockdale is also far enough south that it rarely experiences the effects of major winter storms or severe weather events such as tornadoes.

Rockdale Is Located in a Low-Seismic Hazard Area

Rockdale is located in hazard zone 2-4 according to the United States Geologic Service (USGS) and has a low probability of seismic activity.



TARGET INDUSTRIES



**Instrumentation/
Electronic Products
Manufacturing**



**Medical Device
Manufacturing**



**Metal Products
Manufacturing**



**Transportation
Equipment
Manufacturing**



**Distribution and
Logistics**



Data Centers



**Machinery
Manufacturing**

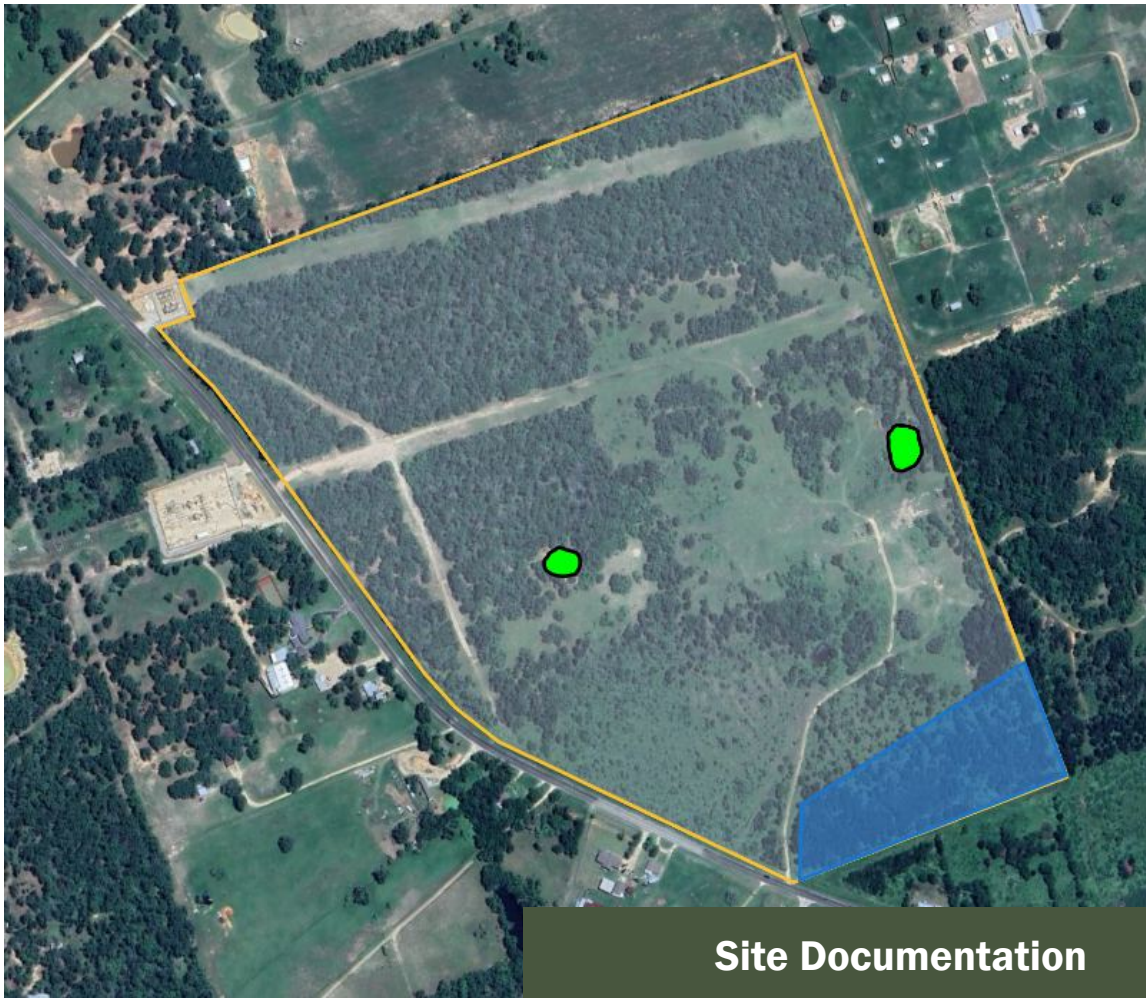


Food Processing



100-ACRE SUPERIOR SITE

NEW INDUSTRIAL PARK



Virtual spec buildings



Site Documentation

- Phase I ESA
- Archaeological/cultural resources assessment
- Endangered species analysis
- Wetlands/floodplain delineation
- Topographical survey
- Utility assessment
- Water runoff and mitigation analysis - one 6-acre detention/retention facility
- Two small identified wetland areas

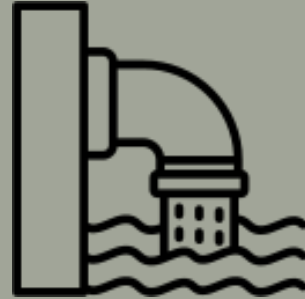
UTILITIES

Rockdale offers sufficient utility capacity to meet most prospect's needs.



City of Rockdale Daily
Water Capacity

750,000
gallons



City of Rockdale Daily Waste
Water Treatment Capacity

800,000
gallons



Electricity Capacity

Up to **25 MW**

Power delivered by:



Fiber Availability

Multiple providers can deliver
fiber service

AT&T fiber

NEXTLINK
INTERNET & PHONE

ACCESS TO TALENT

Companies access trained talent for their skilled and production positions through the regional population and a network of institutions in the Rockdale region.

- Well Educated Regional Population
- Proximity to Multiple Universities
- Exiting Military Personnel
- Local and Regional Workforce Training Providers

Well Educated Regional Population Labor Shed Demographics - 8 County Region

**2023 Labor Shed
Population - 25+**

921,859

**Civilian Workforce -
May 2024**

721,900

**Education
Attainment**

38%

**Bachelor Degree
and higher**

9%

Associates Degree

Nearby Science and Engineering Universities

Instead of being near a single university, Rockdale companies gain access to a diverse talent pool by being near three.

Rockdale and Milam County are near The University of Texas at Austin, Texas A&M University in College Station, and Baylor University in Waco.

Institution	City	Distance from Rockdale	Total 2022 Enrollment	Carnegie Classification
Texas A&M University	College Station	52	74,289	R1
University of Texas	Austin	57	52,384	R1
Baylor University	Waco	69	20,626	R1

Each of these institutions are ranked R1 by the Carnegie Classification of Institutions as Doctoral Universities - Very High Research Activity.



Exiting Military Personnel Provides Workforce Funnel

Fort Cavazos, in Killeen, Texas, (approximately 70 miles from Rockdale) is the largest military facility in the United States. Thousands of military personnel exit from their service each year. According to surveys, many of them have expressed a desire to remain in the region if offered job opportunities.

Exiting Military Personnel from Ft. Cavazos - 2023

6,000

Source: Review and Analysis of the State of Transitioning Soldiers. April 8, 2024

Local and Regional Workforce Training Providers

Rockdale is located in the Temple College service area. Temple College has the ability to create a custom training program to meet any identified workforce needs.

Temple College is also partnering with Rockdale ISD to create a new satellite campus, the College and Career Academy offering specialized vocational and technical training.



ROCKDALE ISD WAS RECENTLY AWARDED A \$5.3 MILLION ECONOMIC DEVELOPMENT ADMINISTRATION GRANT TO COMPLETE PHASE I CONSTRUCTION OF THE NEW COLLEGE & CAREER ACADEMY.



Rendering of the new College and Career Academy

TRANSPORTATION

Goods can easily be moved from Rockdale via 4-lane US Highway 79 (east-west) and US Highway 77 (north-south).

A Union Pacific Class I main line runs through Rockdale, creating opportunities for rail served sites.

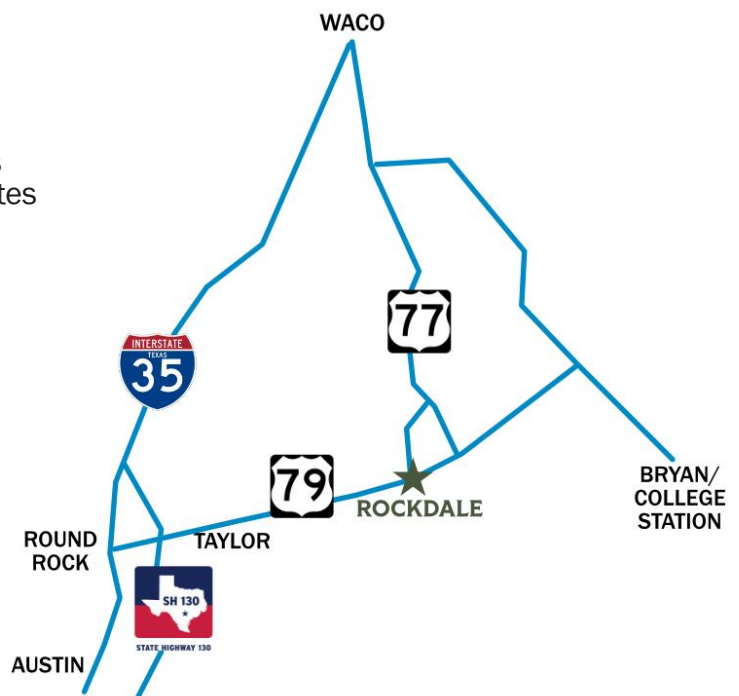
Port service is also within a three hour drive of Rockdale, from both deep water and shallow draft port facilities.

Commercial air service is provided at Austin-Bergstrom International Airport, approximately one hour from Rockdale

Austin Executive Airport is approximately 55 minutes away

Highway Transportation Infrastructure

This graphic demonstrates how Rockdale's position allows it to touch multiple Interstates and US Highways



Interstate 14 will be a critical corridor will pass through Milam County and will increase connectivity.

Potential Rail Served Sites



A Class I main rail line runs through Rockdale, opening numerous properties for rail served development opportunities.

Port Service

There are multiple deep water port facility options with easy truck access to and from Rockdale.

The two closest are listed below.



142 Miles via US 290



160 miles via US 77 South

Commercial Air Service

Commercial air service is accessed through Austin Bergstrom International Airport, 65 miles from Rockdale.



Austin-Bergstrom International Airport



A graphic of direct flights from Austin-Bergstrom International Airport

INCENTIVES

The different local governments are ready to offer generous incentive packages to new and expanding businesses.

City of Rockdale

- No Impact Fees
- Opportunity Zone/New Market Tax Credit eligible census tract
- Rapid Development Process
- Property Tax Abatement/Rebate
- Sales Tax Rebate
- Fee Reductions/Rebates
- Special Financing Districts (Tax Increment Reinvestment, Public Improvement District)
- State/Federal Grant Assistance

Rockdale Municipal Development District

- Grant for Job Creation
- Infrastructure Extensions
- Sales Tax Rebate
- Forgivable Loan
- Training Grant

Milam County

- Property Tax Abatement
- Industrial Revenue Bonds

Rockdale Independent School District

Chapter 403 Taxable Value Limitation Agreement

Available Federal Programs

- Economic Development Administration (EDA) Infrastructure Grant
- 10% Energy Community Tax Credit Bonus
- USDA Programs

Available State Programs

- Texas Enterprise Fund
- Texas Enterprise Zone
- Skills Development Fund

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MUNICIPAL DEVELOPMENT DISTRICT



Meet the Team!



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Ward Roddam
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Milam County Judge



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