



East Montgomery County Industrial Park

Greater Houston Area TX USA

a foreign direct investment qualified community



Shovel-ready Sites • Office/Warehouse Space • Light Manufacturing • Financial Incentives

Unlimited Potential

ABOUT US

The East Montgomery County Improvement District (EMCID), located 25 minutes northeast of downtown Houston, TX, is a political subdivision of the state of Texas responsible for initiating, assisting and supporting economic development activities within its 158 sq. miles. EMCID recruits businesses that want to expand or relocate into the eastern area of Montgomery County, and offers financial incentives to companies that will create local jobs.

One of the fastest growing areas in the U.S., East Montgomery County has tremendous potential for new business growth due to enhanced infrastructure development, extensive workforce development opportunities, a low cost of living, and its proximity to Houston, an undisputed leader in domestic and international business.

The area has a rich tradition of family values, moral standards, and a stable and dependable workforce. The Houston MSA, which is the most diverse in the nation, is continually recognized for its ability to provide new companies with qualified blue and white collar employees.

INCENTIVES

The East Montgomery County Improvement District will utilize its internal funding sources as well as partner with external funding sources, including private, county, state and federal programs, to help ensure your business transition to the area is operationally and financially beneficial to your company.

Incentive packages can be structured to include all or part of the following:

Cash

EMCID can provide direct cash incentives to companies that locate or expand within the boundaries of the District. Funds can be structured for training, building improvements, furniture, equipment and other business needs.

EB-5 Financing

EB-5 capital is a resource for financing to facilitate construction or other financial needs.

Employee Training

Lone Star College - Kingwood will help train employees and will assist with obtaining job training dollars from the state of Texas Smart Jobs program.

Freeport Exemption

Under the Freeport Exemption Program, Freeport property qualifies for an exemption from ad valorem taxation so long as it has been detained in the state for 175 days or less for the purpose of assembly, storage, manufacturing, processing or fabricating.

Other Incentives

- » Low Interest Loans through the East Montgomery County Economic Development Corporation
- » Lease - Purchase Options
- » Tax Abatements
- » Land Donation
- » Subordinate Debt Financing
- » Equity Participation
- » Professional Construction & Site Development Assistance
- » Assistance in Utility Infrastructure Development and Financing
- » Assistance in Bonding Capability
- » Small Business Administration (SBA) 504 and 7(a) Programs
- » Smart Jobs Fund
- » The Texas Capital Fund Infrastructure Program
- » The Texas Capital Fund Real Estate Development Program
- » USDA Business and Industry Loans

INDUSTRIAL PARK

The East Montgomery County Industrial Park contains nearly 800 acres — with expansion plans for additional acreage — situated on several improved tracts of land that include roads, power supply, water and sewer systems, detention, and fiber connectivity. This is at no cost to the businesses.

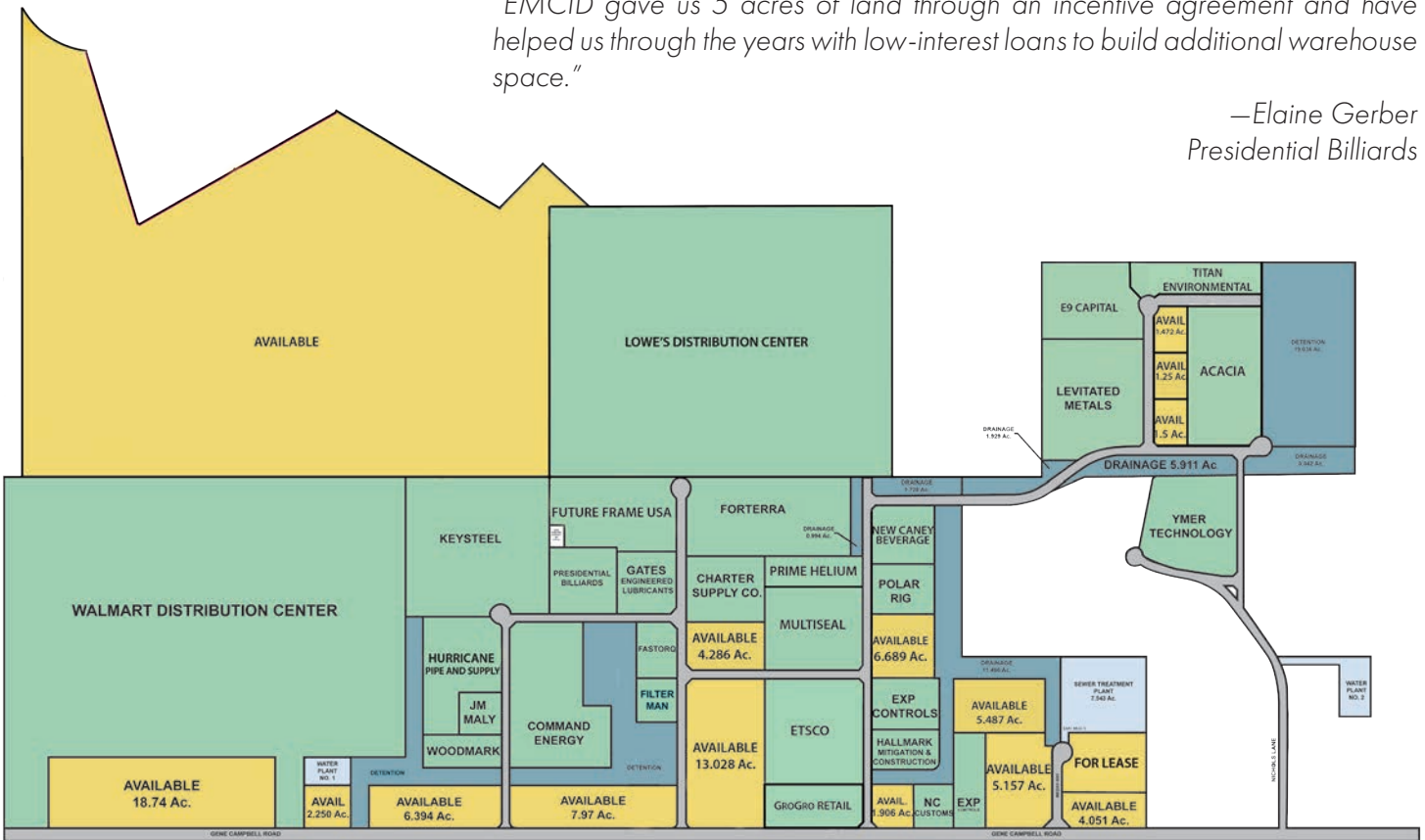
Located between Interstates 45 and 69 and 3 minutes from the Grand Parkway (SH 99), businesses find the Industrial Park to be a convenient logistical location with easy access to highways, a 15 minute drive to Bush Intercontinental Airport, and 35 minutes to the Port of Houston.

The park features internationally recognized, high-quality companies like Gates Engineered Lubricants, Keystone, Lowe's, Presidential Billiards, Wal-Mart Distribution Center, and Ymer Technology.



"EMCID gave us 5 acres of land through an incentive agreement and have helped us through the years with low-interest loans to build additional warehouse space."

—Elaine Gerber
Presidential Billiards



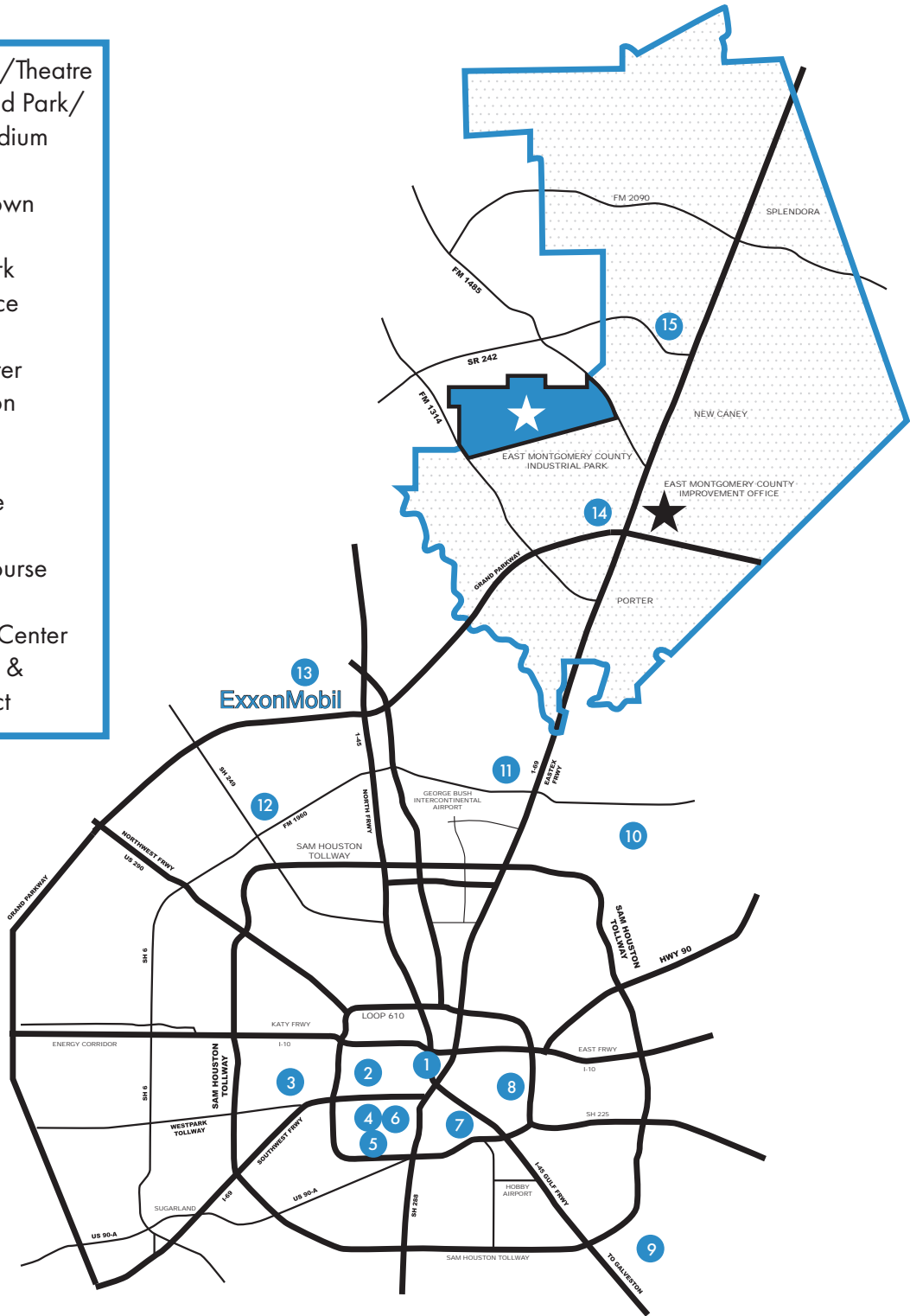
"Among the main variables considered for the selection was the location of customers and potential suppliers, labor availability, and all the logistics items related to our business. New Caney was the perfect location."

—Pablo Ramirez
Keystone



EASY ACCESS

1. Downtown Houston/Theatre District/Minute Maid Park/BBVA Compass Stadium
2. Toyota Center
3. Galleria Mall/Uptown Houston
4. NRG Stadium & Park
5. Museum District/Rice University
6. Texas Medical Center
7. University of Houston
8. Port of Houston
9. NASA
10. Tour 18 Golf Course
11. Deerbrook Mall
12. Champions Golf Course
13. ExxonMobil
14. Valley Ranch Town Center
15. Grand Texas Sports & Entertainment District



Greater Houston

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