



## **Center Economic Development Corporation**

*FOR IMMEDIATE RELEASE*

### **LIGHT INDUSTRIAL PROPERTIES AVAILABLE IN CENTER, TEXAS Economic Development Incentives Available for Qualifying Businesses**

CENTER, Texas (November 3, 2016) – Mathews Real Estate is pleased to announce the availability of five industrial/light manufacturing buildings in Center, Texas, ranging in size from 5,000 to 10,000 square feet in the Center Industrial Park. The buildings are conveniently located at the intersection of Loop 500 and Hwy 7 E. The buildings were constructed between 2011 and 2012 and all have office and warehouse/shop space. All buildings have multiple roll-up doors 14 feet in height. All properties are oversized lots to accommodate future growth or product storage.

Center, Texas, has a business friendly environment where any tenant would enjoy 3 hour access to the major markets of Houston, Dallas, Tyler, and Longview, Texas and Shreveport, Louisiana. These areas are accessed by the regional transportation system consisting of US 96, US 59 (the future I-69 corridor), I-20, I-30, I-49, and the future I-14.

A tenant engaged in manufacturing will find a favorable workforce environment to rapidly begin operations. The non-union workforce comes at a premium compared to other labor markets. Shelby County's manufacturing location quotient is 3.2. Any required training can be customized by Panola College and provided at the Shelby Regional Training Center located in the City.

A tenant's ROI can be maximized with business assistance opportunities that have been successful in Center:

- New Markets Tax Credits
- Texas Capital Fund
- Texas Enterprise Zone
- Texas Skills Development Fund

The Center Economic Development Corporation has a number of incentive programs that a tenant can take advantage of based on investment and job creation:

- The EMERGE Small Business Development program (virtual business incubator)
- Sales tax rebate on qualified sales
- Property tax abatement on new values

For more information on these properties contact Mathews Real Estate at 936/598-7800 or visit [www.mathewsrealty.com](http://www.mathewsrealty.com). For more information on Center and the Center Economic Development Corporation visit [www.TexasSizedOpportunities.com](http://www.TexasSizedOpportunities.com).

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