



# TEXAS TRIANGLE PARK

INLAND PORT





## Connectivity throughout the State of Texas

- Strategically located in the most dynamic U.S. market - the Texas Triangle that is Dallas, Fort Worth, Houston and San Antonio - boasting connectivity to over 70% of the entire population of Texas within a 3-hour drive.
- With direct access to the Port of Houston, multi-class rail and transportation network, Texas Triangle Park Inland Port serves as an inland gateway to North America's Southwest region.



**AUSTIN**



**DALLAS / FORT WORTH**



**HOUSTON**



**SAN ANTONIO**



**BRYAN + COLLEGE STATION**

*At the Center of the*  
**TEXAS TRIANGLE**



# Infrastructure DATA

*Foreign Trade Zone  
Inland Port Designation  
Opportunity Zone*

## Acreage

- Originally 924 acres, developed and owned by the City of Bryan and Brazos County Economic Development Foundation, Inc.
- 557 acres remaining, 449 acres on the south side of the UP Railroad, 106 acres on the north side.

## Electric

- High voltage power provided by Bryan Texas Utilities, 138 KV transmission line and substation on adjoining site. Less than ½ mile from BTU's Dansby Power Plant, natural gas fueled.

## Water

- City of Bryan. 12" distribution lines on site.

## Sewer

- City of Bryan. 8" and 12" lines on site, with 24" main leaving the park.

## Natural Gas

- Atmos Energy. 8" 800 psig on site.

## Rail

- North side spur and switch borders 57 acres.
- South side, UPRR has approved preliminary design to service this 449 acres.



BTU Dansby  
Power Plant



49  
ACRE TRACT

57  
ACRE TRACT

FedEx  
Ground  
60 Acre  
Tract Sold

Axis  
Pipe & Tube

449  
ACRE TRACT



ROAD

RAIL



# WORKFORCE



BLINN COLLEGE - Bryan, Texas

[80,000]

students attending Texas A&M University and Blinn College – 71,000 Texas A&M alone.

[20,000]

Engineering students at Texas A&M University with goal to have 25,000 students in 2025.

LOCATION	2016 POPULATION	2021 POPULATION	5 YEAR GROWTH RATE
College Station - Bryan MSA	249,266	266,693	7.0%
60-miles	1,525,881	1,682,106	10.2%
90-miles	6,690,113	7,492,428	12.0%

TEXAS A&M UNIVERSITY - College Station, Texas



# GLOBAL *Reach*

With timely access to four different international airports that provide non-stop, direct flights to destinations across the world, Bryan is perfectly located to serve your travel needs.

## International Airports

### Austin-Bergstrom International Airport (AUS)

Austin, TX  
Distance: 97 miles  
Drive Time: 1 hr 40 m

### George Bush-Intercontinental/Houston Airport (IAH)

Houston, TX  
Distance: 105 miles  
Drive Time: 1 hr 39 m

### San Antonio International Airport (SAT)

San Antonio, TX  
Distance: 160 miles  
Drive Time: 2 hr 41 m

### Dallas-Fort Worth Airport (DFW)

Dallas, TX  
Distance: 191 miles  
Drive Time: 2 hr 53 m

## Regional Airports

**Easterwood Airport**, owned by Texas A&M University, offers global air service access to visitors as well as citizens of the Brazos Valley.

### Easterwood Airport

College Station, TX  
Distance to Texas A&M University: 4.4 miles  
Distance to Blinn College-Bryan Campus: 6.3 miles  
Distance to RELLIS Campus: 7.8 miles

**Coulter Field**, owned and operated by the City of Bryan, provides 100LL and Jet A fuel, private hangar access, and other full service amenities for general and corporate aviation.

### Coulter Field

Bryan, TX  
Distance to Texas A&M University: 9.7 miles  
Distance to Blinn College-Bryan Campus: 5.1 miles  
Distance to RELLIS Campus: 10.9 miles



# AVAILABLE *Incentives & Programs*

## Freeport Exemption

Brazos County and the cities of Bryan and College Station offer the Freeport exemption for various types of goods that are detained in Texas for a short period of time. Freeport property includes goods, wares, merchandise, ores, and certain aircraft and aircraft parts. Freeport qualifies for an exemption from ad valorem taxation only if it has been detained in the state for 175 days or less for the purpose of assembly, storage, manufacturing, processing, or fabricating.

## School District Value Limitation (Chapter 313)

A Chapter 313 agreement provides for an appraised value limitation by the Bryan Independent School District or College Station Independent School District with the taxpayer (project). In order for the project to be eligible for a value limitation, new property and new jobs must be created. *For more information on Chapter 313, click [here](#).*

## Property Tax Rebate Program Chapter 380 & 381 Agreements

Chapter 380 of the Local Government Code provides legislative authority to the Cities of Bryan and College Station for property and sales tax rebates, grants or loans of city funds or services to promote economic development. Chapter 381 Agreements are utilized by Brazos County, Texas for the same purpose. Chapter 380 and 381 agreements can be used in tandem for the same project.

## Foreign Trade Zone 84 - Site 26

Texas Triangle Park - Inland Port is designated through Port Houston as Foreign Trade Zone (FTZ) 84 - Site 26. Goods and unfinished products shipped directly to a FTZ are exempt from duty payments.

## Opportunity Zone

Within a census tract eligible for the Opportunity Zone Program which provides significant potential tax benefits including deferral of capital gains taxes and permanent exclusion of taxable income on new gains. More information available [here](#).

## New Market Tax Credit

Within a designated census tract eligible for the New Market Tax Credit (NMTC) Program which provides possible tax credits against federal income tax in exchange for making equity investments in specialized financial intermediaries called Community Development Entities (CDEs). More information available [here](#).

## Texas Enterprise Fund

The Texas Enterprise Fund (TEF) offers a special incentive to choose Texas. The TEF might help you make your decision. The fund is a cash grant used as a financial incentive tool for projects that offer significant projected job creation and capital investment and where a single Texas site is competing with another viable out-of-state option. *For more information, click [here](#).*

## The Texas Enterprise Zone Program

This economic development tool allows local communities to partner with the state of Texas to encourage job creation and capital investment in economically distressed areas. Local communities can nominate a new or expanding business as an "enterprise project." Approved projects are eligible to apply for state sales and use tax refunds on qualified expenditures. The level and amount of refund depends on the capital investment and jobs created at the qualified business site. *For more information click [here](#).*

## Texas Skills Development Fund

The Skills Development Fund is Texas' premier job-training program providing local customized training opportunities for Texas businesses and workers to increase skill levels and wages of the Texas workforce. The Texas Workforce

Commission administers funding for the program. Success is achieved through collaboration among businesses, public community and technical colleges, Workforce Development Boards and economic development partners. *For more information, click [here](#).*

## Texas R&D Tax Credit

Texas House Bill 800 created tax incentives aimed at encouraging companies to conduct research and development activities in Texas. The bill is effective from January 1, 2014 to December 31, 2026. Key differentiator when company contracts with Texas A&M University (TAMU) is that the taxpayer receives the franchise tax credit at the higher rate AND the state and local sales tax exemption on purchases.

## EPA Full Air Quality Attainment

Brazos County is a full air quality attainment area between the non-attainment areas of Houston and Dallas, minimizing additional restrictions and regulations that non-attainment areas are subject to.





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INLAND PORT



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