East Montgomery County Industrial Park

Access to Everything
Opportunities Galore
Big City Convenience
Located 20 miles northeast of downtown Houston along Interstate 69/U.S. 59, Montgomery County is in the midst of rapid population growth. The East Montgomery County Improvement District (EMCID), a political subdivision of the state of Texas, encompasses 158 square miles. EMCID’s purpose is to initiate, assist and support economic development activities in east Montgomery County. EMCID continually partners with local organizations and federal programs for funding of community and economic development projects benefiting the area.

Montgomery County — the seventh fastest growing county in the U.S. — has tremendous potential for new business growth due to enhanced infrastructure development, the completion of the Grand Parkway, extensive workforce development opportunities, and its proximity to Houston, an undisputed leader in domestic and international business. Houston is projected to replace Chicago as the third largest city in the U.S. in the next seven years, making it even more attractive for business expansion.

The area is located within 15 minutes of George Bush Intercontinental Airport and within 30 minutes of the Port of Houston — both of which provide service worldwide. The area is also about 35 minutes away from William P. Hobby Airport, which began offering limited international service in 2015. With the addition of the Grand Parkway (SH 99), which, when fully completed will be a 180+ mile loop that travels through seven counties intersecting I-69/U.S. 59 in east Montgomery County, travel is easier than ever.

The area has a rich tradition of high 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.

Educational opportunities are boundless with top notch public school districts, access to numerous campuses within the Lone Star College System — the largest institution of higher learning in Texas — and proximity to nationally recognized public and private four-year universities.

The area is rich in pine and hardwood forests, parks, lakes and rivers which provide for outstanding outdoor recreational opportunities that can be enjoyed year round thanks to the region’s mild climate.

**Opportunities** in East Montgomery County are endless!
INDUSTRIAL PARK

The EMCID Industrial Park area contains about 500 acres on several improved tracts of land just three minutes from the Grand Parkway (SH 99). The advances of our Industrial Park include newly constructed roads, power supply, and water and sewer systems. These are expenses already taken care of by EMCID so you can focus more resources on your company’s needs.

Additionally, your business will be locating in a premier environment and will receive extensive exposure due to continued development. Furthermore, you will be located in proximity to internationally recognized, high-quality companies, including Keysteel, Presidential Billiards and the Wal-Mart Distribution Center.

INCENTIVES

The East Montgomery County Improvement District will utilize our 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 our area is operationally and financially beneficial to your company.

We can structure incentive packages which may 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.

• 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
East Montgomery County is just minutes from international transportation hubs, the largest medical center in the world, shopping, arts and culture, and professional sports.

Within 30 minutes:

- Settle in at Minute Maid Park to watch the Houston Astros. Witness the Houston Rockets defy gravity at the Toyota Center. Root for the Houston Texans at NRG Stadium. Or, cheer on the Houston Dynamo for a match at the BBVA Compass Stadium.
- Bring your appetite to any one of the Houston area’s 8,000 dining establishments.
- Get your fill of arts and entertainment at the Houston Grand Opera, the Houston Symphony, Houston Ballet or Broadway at the Hobby Center.
- Cast a rod on Lake Houston or Lake Conroe in search of that elusive trophy fish.

Within 90 minutes:

- Sink your feet into the sand at Galveston Beach, head to the Pleasure Pier or Schlitterbahn Water Park.
- Explore outstanding shopping at the Galleria, Katy Mills Mall, Woodlands Mall, numerous outlet malls, and Outdoor World Bass Pro Shops.
- Experience history at NASA’s Johnson Space Center.

Please email or call for additional information to see how you can make our neighborhood yours!

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