

Prospect Tera Firma

Marlin TX

Sites Proposal

February 12, 2021

Authorized Marlin, TX EDO Contact:

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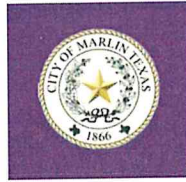


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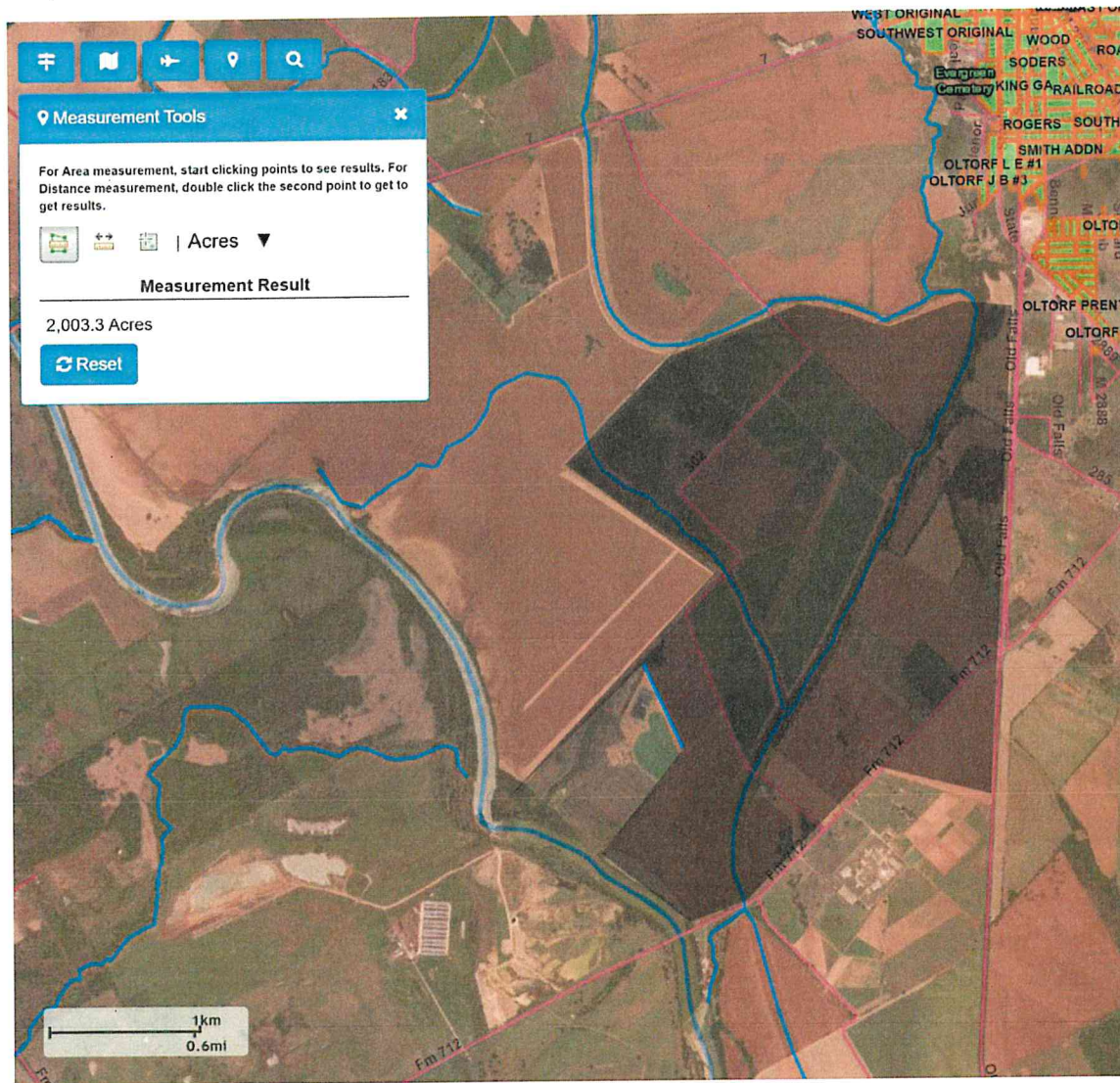
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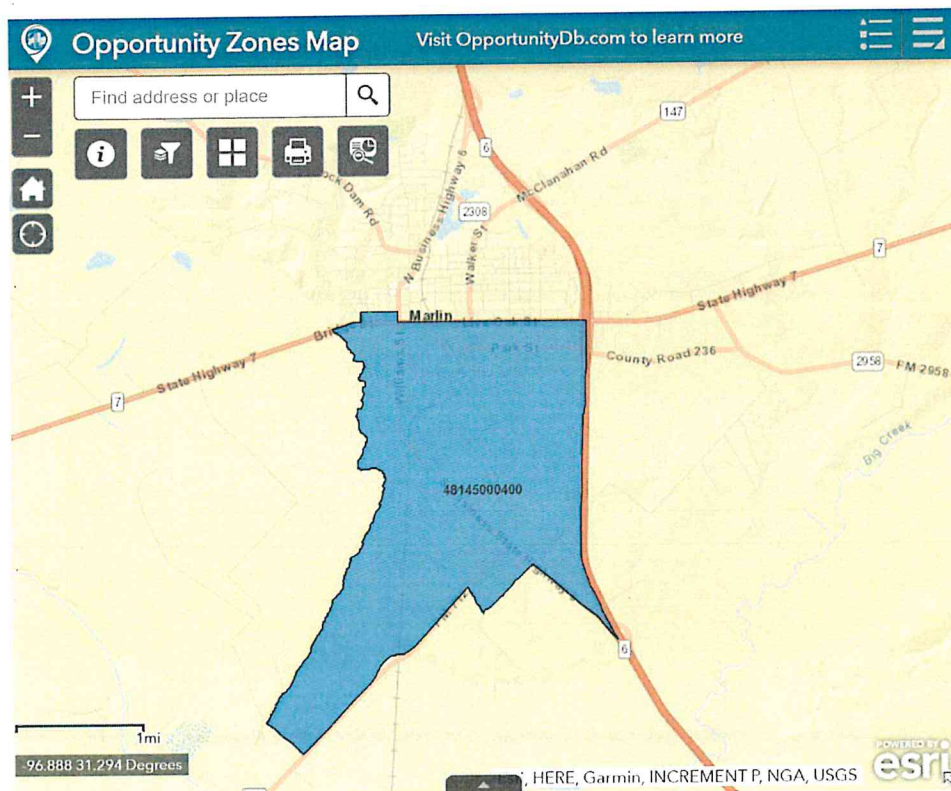
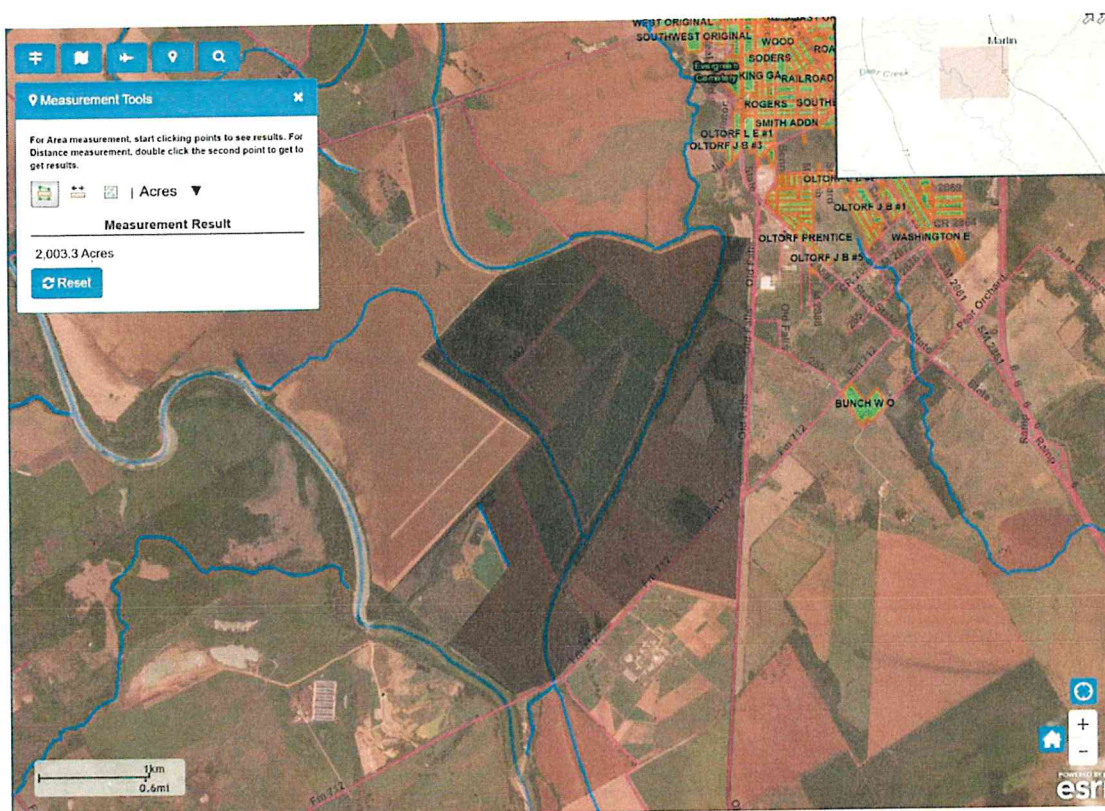
Prospect Tera Firma, Name: Marlin South Opportunity Zone. Site Location: Marlin TX, Falls County



Site Name: Marlin South

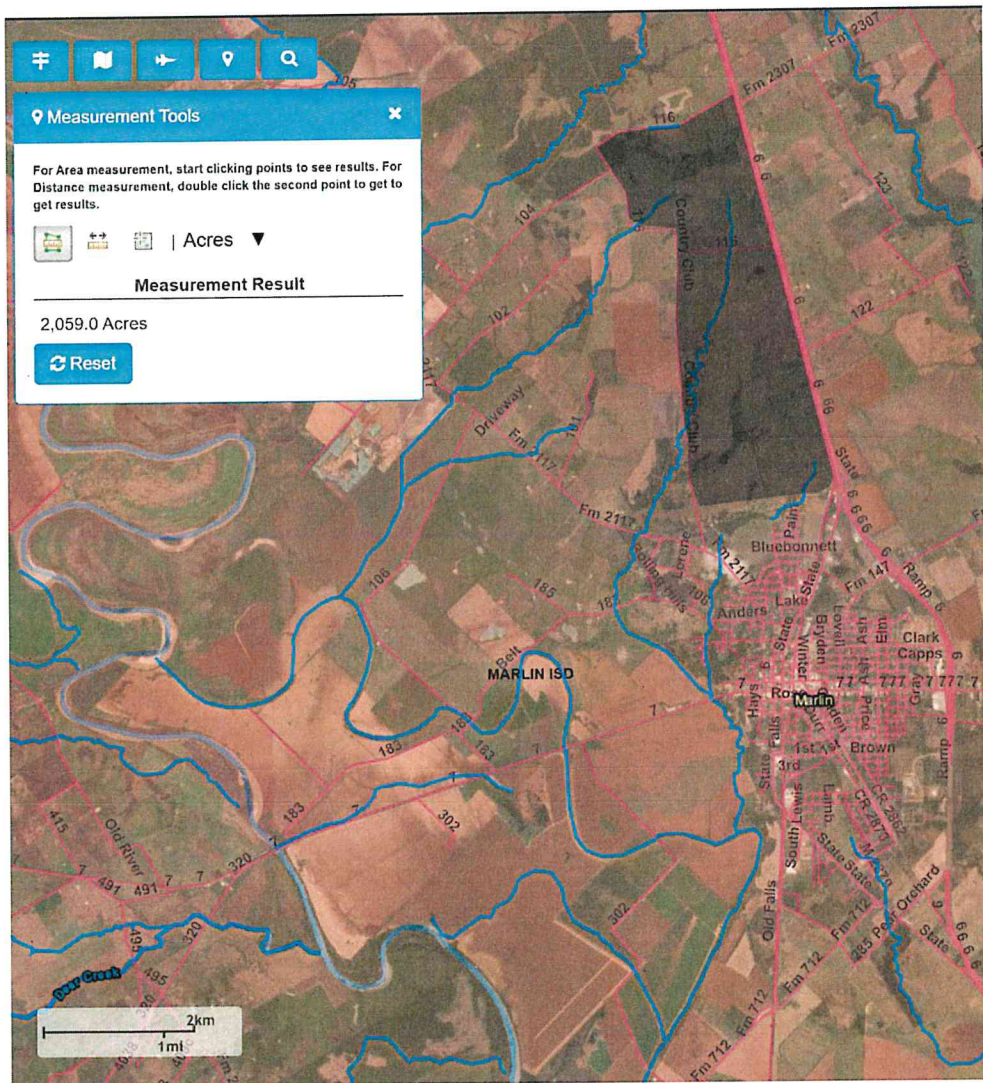
Size: 2,000 acres, with additional 2,000 acres available for expansion or site boundary adjustment; Rail Access: 1.5 miles of UP side rail frontage on eastern side of site along Old Falls Rd.; **Located in Opportunity Zone**; Skilled Technical Workforce from nearby Texas State Technical College, Baylor U, and former Ft. Hood military personnel; nearby S.H. 6 and S.H. 7; 1 hr. from DFW International Airport; adjacent utilities. 3 miles from Marlin Airport.

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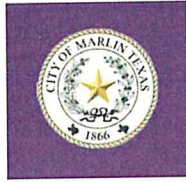
Prospect Tera Firma, Site Name: Marlin North. Site Location: Marlin TX, Falls County



Site Name: Marlin North

Size: 2,060 acres, with additional 2,000 acres available to west for expansion; Rail Access: 2 miles of UP rail frontage on eastern side of site along Hwy 6. Skilled Technical Workforce from nearby Texas State Technical College, Baylor U, and former Ft. Hood military personnel; nearby S.H. 6 and S.H. 7; 1 hr. from DFW International Airport; adjacent utilities; 3 miles from Marlin Airport; 2 hours from Port of Houston

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Section 2.3 Evaluation Criteria

- **Incentives**

The Marlin South Site is located in Opportunity Zone 481450004000. Significant tax savings are available through the Opportunity Zone program. In addition, both Marlin sites qualify to utilize the full range of State of Texas, as appropriate, including: Texas Enterprise Fund, Texas Enterprise Zone, Skills Development Fund, Self Sufficiency Fund, State Sales and Use Tax, Chapter 380/381 Development Agreements, Research & Development Tax Credit, Texas Economic Development Act, Ad Valorem / Property Tax, and Renewable Energy Incentives.

- **Logistics, Infrastructure, & Access**

Highway: Both Marlin sites are adjacent to State Hwy 6 and State Hwy 7 which are near Interstate Highway 35. **Airport:** Both Marlin sites are 1 hour from Dallas-Ft. Worth International Airport as well as Austin-Bergstrom International Airport. Also available for use, the City of Marlin owns Marlin Airport (FAA LID: T15), a public municipal airport with a 3,000 ft (921 m) asphalt runway, located 3 miles northeast of Marlin adjacent to Lake Marlin. **Railroad:** Union Pacific Rail runs along the east side of both Marlin sites. The Marlin South Site has 1.5 miles of UP side rail frontage on the eastern side of the site along Old Falls Rd. and the Marlin North Site has 2 miles of UP railroad along the eastern side of the site along State Highway 6. **Port:** Both Marlin sites are 2 hours from the Port of Houston.

- **Site Opportunities**

Please see the Marlin South Opportunity Zone site and Marlin North site sheets included in this proposal.

- **Labor Force and Quality of Life**

A Skilled Technical Workforce is available from nearby Texas State Technical College, Baylor University, McLennan Community College, Mary-Hardin Baylor University, former Ft. Hood military personnel, and former SpaceX personnel in nearby McGregor. The Central Texas/Waco Area where Marlin is located displays the warmhearted family friendly Quality of Life as communicated on the international hit tv show Fixer Upper with Chip and Joanna Gaines and the forthcoming Magnolia Network on Discovery Plus. In addition, there is no state income tax in Texas.

- **EV Friendliness**

The State of Texas is enthusiastic about Electric Vehicles and will without a doubt be a leader in Electric Vehicle sales, leading the way for the nation, with 25 million available customers within a 4 hour radius.

I'd be happy to answer any questions you may have to assist in welcoming you to both Marlin and Texas.

For Consideration,



Jason C. Mundo P.E., CEC



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City of Marlin Economic Development Representative