

Discover Your Home Town BURNET, TEXAS

Inside:

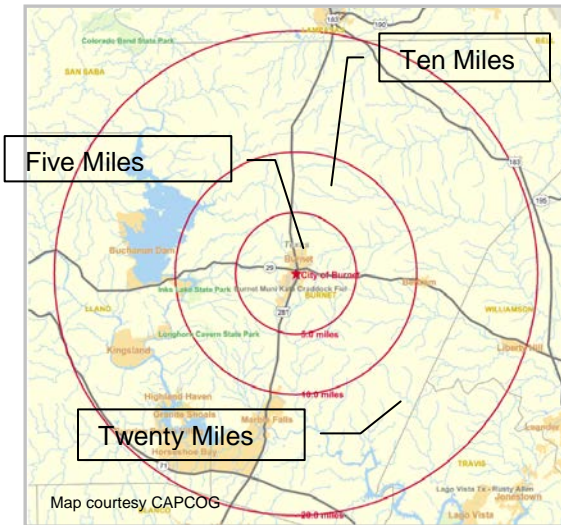
- ★ Community Profile
- ★ Demographics
- ★ Traffic Counts
- ★ Sales Data
- ★ And more ...



**ECONOMIC DEVELOPMENT AND
DEMOGRAPHIC INFORMATION**

At a glance

This page will provide you with a glance of the detailed information that follows on the subsequent pages. Much of the data is based on a five, ten and twenty mile radius with the junction of Highways 281 and 29 as the center point. Footnotes are included to reference the source of the data. **IF YOU DON'T READ ANYTHING ELSE, READ THE SUCCESS STORIES SECTION ON PAGE 26.**



REFERENCED AREA



CITY OF BURNET

2010 Census population	5,987
Estimated population in 2015.....	6,138
Burnet County Population (2015 Census Est.)	44,943
Est. annual population growth 2000-2010	2.37%
% of individuals age 25-44	26.4%
Median age (2013 Census Estimate).....	35.1
Median household income 2015	\$ 46,007
Est. income growth 2000-2010	6.9%
Average homestead value 2015	\$ 131,900
Average building permit val. Residential 2013..	\$192,107
Owner occupied homes	54%
2014 Combined property tax rate.....	2.3126 / \$100 val.
Taxable property tax valuation 2014.....	\$ _____
Non-union workforce	
County unemployment rate (2015)	3.4%
Average daily traffic south on 281 (2013)	19,650
Average daily traffic east on 29 (2013)	16,870
Airport runway length	5,000 ft.
18-Hole Championship Municipal Golf Course	
The Y at the Highland Lakes recreation center	
Over 150 acres of parkland within the city limits	

COVER: The cover is designed to be separated from the publication and used as a comprehensive tool for your site selection files.

Cover Photo: Toward the south from the Eagle's Nest Subdivision, Highway 29 West, Pecos Land Development.



RE: Welcome to Burnet!

We're glad you're here, and we appreciate your interest.

Enclosed, you will find demographic information that will be helpful as you investigate all the possibilities that Burnet has to offer.

Long known as a great place to live, Burnet has also become a great place to invest as evidenced by Money Magazine® who listed Burnet County as one of "Five Rural Hot Spots" for investment. When reviewing the enclosed information, immediately you will notice that Burnet has experienced **remarkable growth** in the decade between 2003 and 2013.

Something that we have known for quite some time has now become apparent to others. The Business friendly atmosphere combined with the natural beauty of our lakes and hills and an excellent quality of life with good old fashion family values has begun to attract people to our community **from all over the country** and we are excited about that!

Our goal is to achieve aggressive, sustainable growth that will be mutually beneficial for all of the citizens of Burnet. We hope you have the same goals in mind.

I am sure you will have questions and need additional information, so please do not hesitate to call on us. Again, we are glad you're here and we hope that while you are in Burnet you will see **the unlimited business possibilities** for potential growth within our community.

Welcome to Burnet, Texas, a place where you can **discover your new home town.**

Sincere thanks,

The Burnet Economic Development Team
P.O. Box 1369
1001 Buchanan Drive, Suite 4
Burnet, Texas 78611
512-756-6093
512-756-8560 (Fax)
www.cityofburnet.com

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Community Profile

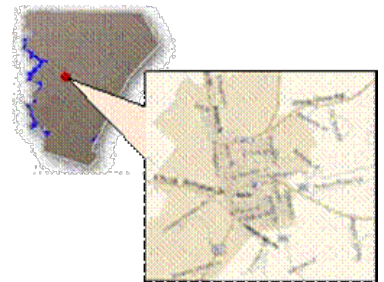


The City of Burnet was originally established as a frontier fort in 1849 and was incorporated as a city in 1883.

Burnet is the **County Seat** of Burnet County, located at the intersection of US Highway 281 (running North and South) and State Highway 29 (running East and West). Burnet is approximately 45 miles northwest of Austin, 35 miles west of Georgetown, and 85 miles north of San Antonio.

The numerous lakes in the area, including Lake Buchanan, Inks Lake, and Lake LBJ provide recreational facilities and activities to accommodate outdoor enthusiasts interested in camping, fishing, boating, canoeing, water sports, river cruises, hiking and bike trails. Inks Lake features one of the **most beautiful and most visited parks in the Texas State Park System** with Inks Lake State Park. Lake Buchanan boasts it's very own LCRA Canyon of the Eagles Park, which includes a restaurant, convention center, lodges, RV spaces, tent campsites, and the launch site for the Vanishing Texas River Cruise Ship, all surrounded by 940 acres of Texas wilderness and wildflowers.

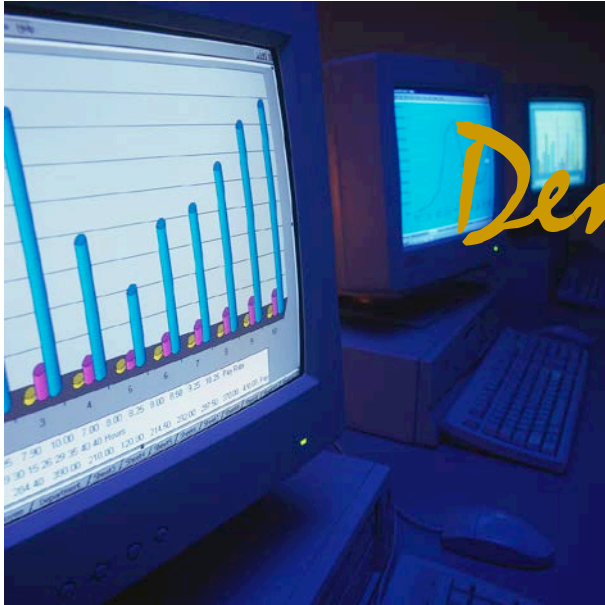
Burnet, with its lakes, hills, hunting, fishing and camping, not only offers residents and visitors **year-round outdoor activities**, but also plays host to the annual Bluebonnet Festival¹ which attracts **20,000 – 30,000** visitors during the second weekend of April when the bluebonnets and wildflowers are in full bloom. Also offered are living history days at Fort Croghan² Museum and Grounds, and a live representation of the City of Bethlehem at Main Street Bethlehem.³



¹ www.burnetchamber.org

² www.fortcroghan.org

³ <http://www.fbcburnet.org>



Demographics

Population

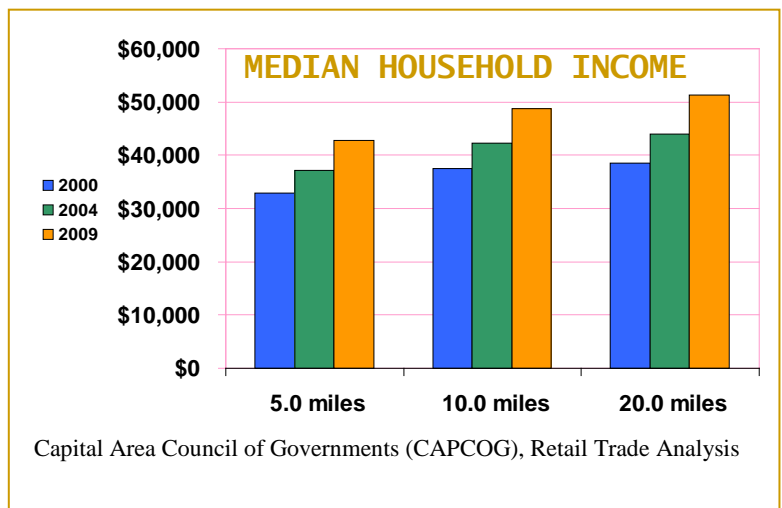
After many years of modest growth, between 2000 and 2010 the City of Burnet experienced a 26% increase in population growth and Burnet County experienced a 25% increase. A study completed by CAPCOG⁴

reported the population in a five mile circle that is centered on the City of Burnet as having just over 7,000 people, the 10-mile circle as over 11,000 and the 20-mile circle as over 50,000.

According to the most recent projections, **by 2020** Burnet County **total population is expected to reach 52,456⁵**, a 23% increase from 2010.

Income

The **median household income** for Burnet is \$46,007⁴ as compared to \$32,964 in 2000. Trends **show an increase of 13% between 2011 and 2016⁶**.



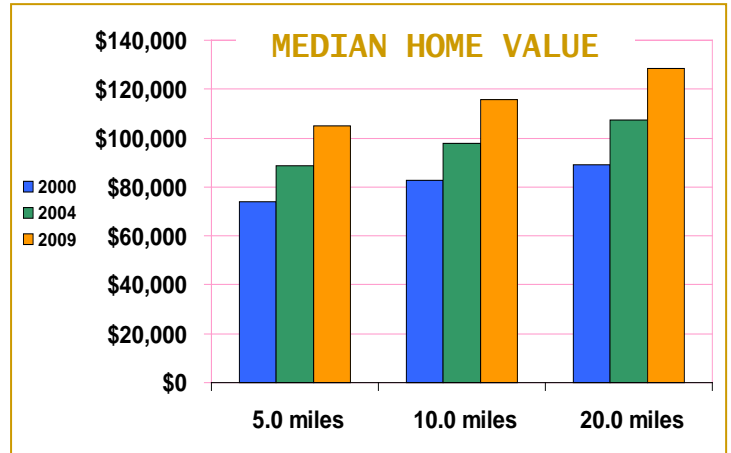
⁴ 2015 Census Estimate

⁵ "Texas Department of State Health Services"

⁶ www.capcog.org/data-maps-and-reports/central-texas-regional-data/#ProjectedPopulationGrowth

Housing

The total number of **housing units in 2010** was **2,277** of which 54% were owner occupied. Of those, the largest percentage (**22%**) were in the **\$100,000 to \$149,999** home value range as compared to 2000 when the largest percentage was in the \$60,000 to \$69,000 range. Residential building permits from 2010 to 2014 averaged \$226,711 with the high at \$490,000 and the low at \$120,000.



Capital Area Council of Governments (CAPCOG), Retail Trade Analysis, February 2, 2005

Development Underway

(As of December 2014)

Housing developments in a wide range of amenities and price ranges are currently **underway on every side of the city.**

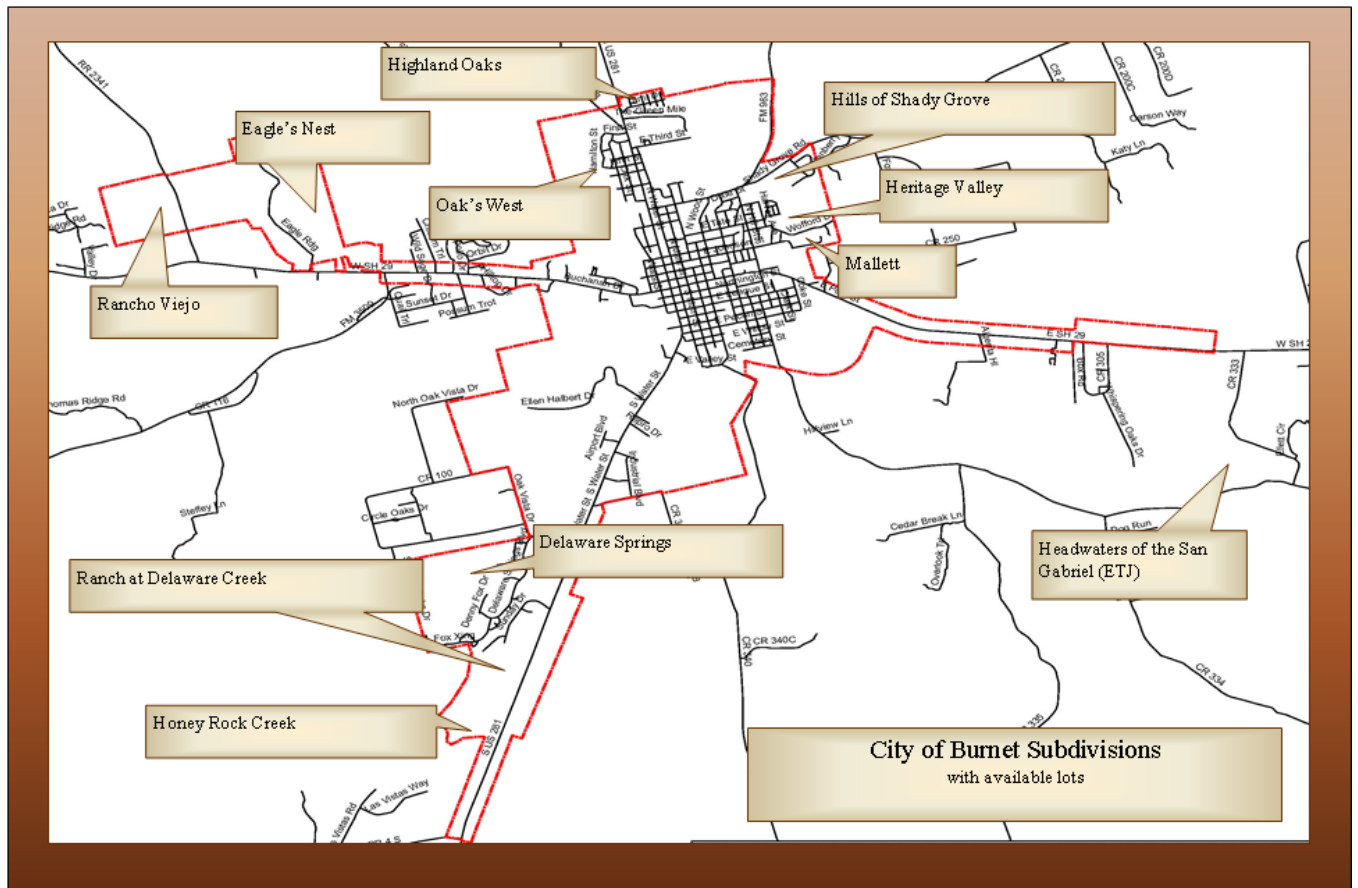
The following chart shows lot sales information for properties developed and sold over the past several years within the city limits of the City of Burnet.



<i>Subdivision</i>	<i>Lot Prices</i>	<i>Average Size Lots (sq ft)</i>	<i># Proposed Lots</i>	<i>Available Lots</i>
Eagles Nest	\$69,900 – \$280,000	43,560	113	84
Hills of Shady Grove	\$25,000 - \$39,500	19,000	128	91
Ranch at Delaware Creek	\$35,000 and up	12,500	371	337
Delaware Springs	\$45,000 - \$65,000	15,000	449	297
Highland Oaks	\$27,500 - \$30,000	6,000	154	73
Oaks West	\$24,500 - \$29,000	23,000	22	10
Rancho Viejo	\$48,000 – 75,000	65,000	33	30
Heritage Valley		14,500	38	13
Lot Totals			1,308	935

Building Permits

FISCAL YEAR						
Type of Permit	2011-2012 Valuation	2011-2012 # Permits	2012-2013 Valuation	2012-2013 # Permits	2013-2014 Valuation	2013-2014 # Permits
New Res.	\$2,882,789	11	\$2,455,500	14	5,678,340	32
Res. Remodel	209,182	20	680,697	70	794,315	49
New Comm.	691,532	3	2,997,500	11	550,000	1
Comm. Remodel	886,025	14	1,363,889	27	941,610	12
Governmental	14,000,000	1	2,857,950	3	0	0
Other	769,491	184	223,276	109	366,959	106
Totals	19,439,019	233	10,578,812	234	8,331,224	200

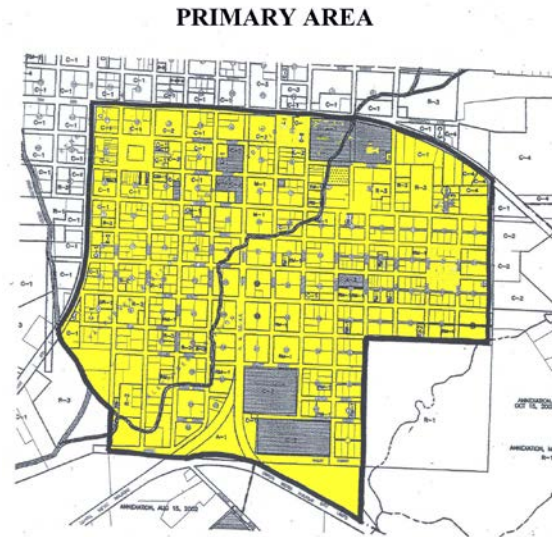


Existing or proposed subdivisions

Housing Programs⁷

To encourage the development of housing options to residents of Burnet by encouraging the development and utilization of existing residential lots in older portions of the city, the City and the Economic Development Corporation developed and adopted two housing programs.

The **Hometown Housing Program** is designed to assist in the reduction of home construction costs by **rebating 100% of the water, sewer, and electric tap fees; building, plumbing, and electrical permit fees**; HVAC unit fees; and plan review fees for qualifying lots in the targeted area. The target income range is between 80% and 120% of the Area Median Income (AMI) as defined by the Federal Housing Administration, to be adjusted on January 1, of each year.

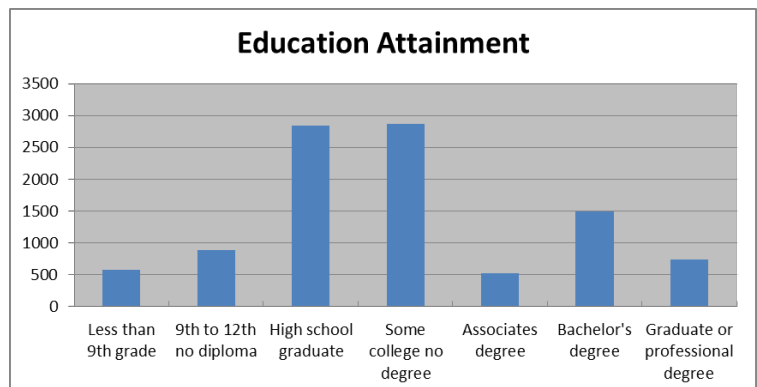


The City of Burnet and the Burnet Economic Development Corporation have partnered to develop the **MyTown Housing Initiative**, which is an umbrella initiative that encompasses multiple programs to encourage job creation through residential development city-wide by maximizing existing infra-structure, reducing the costs of building homes in Burnet and enhancing quality of life through property beautification. The program is designed to increase opportunities for home ownership by waiving of certain fees and reduction of available lots. These homes are not subject to the FHA income rules. To date, eleven single family homes have been built under the auspices of the program.

Contact the Economic Development Director for more information or go to the web site at www.cityofburnet.com and click on Economic Development.

Workforce

Burnet offers a **non-union**, varied, **affordable, workforce** from which to draw. The workforce is stable and **non-transient**. **Unemployment is**



⁷ The City of Burnet is an RDA designated Champion Community and was selected for recognition in 2003 for “**Excellence in Best Practices**” by the U.S.D.A. for the Burnet Hometown Housing Program.

below both the state and national average at 5.7% In 2010, **85.4% of the working population** had a **high school diploma or higher education** and over 22% had a bachelors degree or higher.⁸

Industry

The top five industries are education and health care, retail trade, construction, professional, scientific and administrative, and recreation and entertainment. These are **all significant indicators of growth.**

Because of the lack of traffic congestion, ease of movement and **proximity to metropolitan areas**, employers have a **large area from which to draw.**

Key industries:

Education/Healthcare	16.9%
Retail Trade	13.0%
Construction.....	11.5%
Professional/Scientific/Mgmt.	10.3%
Entertainment/Recreation.....	7.8%
Finance/Insurance/Real Estate	7.7%
Manufacturing	7.00%
Public Administration	6.3%

⁸ U.S. Census, 2010

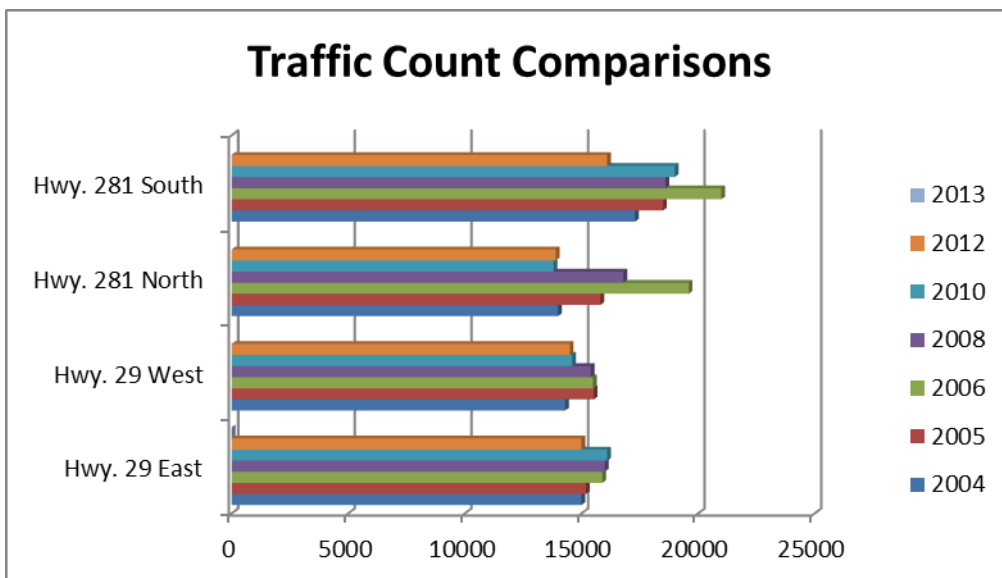


Traffic Count

The City of Burnet is centered by the junction of State Highway 29 and U.S. Highway 281 (Lat: 30.76107, Lon: 98.22978).

In Texas, U.S. Highway 281 stretches the entire length of the state from Wichita Falls to McAllen but the most picturesque portion is right here in Burnet County. The “**281 corridor**”⁹ is fast becoming the **preferred alternative to Interstate Highway 35**. Austin-Bergstrom International Airport (via Highway 71 to 281) is convenient and easy to access with a one-hour drive time. It is also an easy 90 minutes from San Antonio International Airport north to Burnet. Highway 281 incorporates both the Heart of Texas Wildlife Trail East and most recently the Texas Hill Country Trail, strong tourism draws for the Heritage and Nature Tourism traveler.

State Highway 29 intersects **Interstate Highway 35** in **Georgetown**, **only 35 miles from Burnet**. The combination of these two roadways makes Burnet the perfect setting for **business transportation** as well as commuting.



⁹ U.S. Highway 281 Corridor Coalition, Mineral Wells, Texas

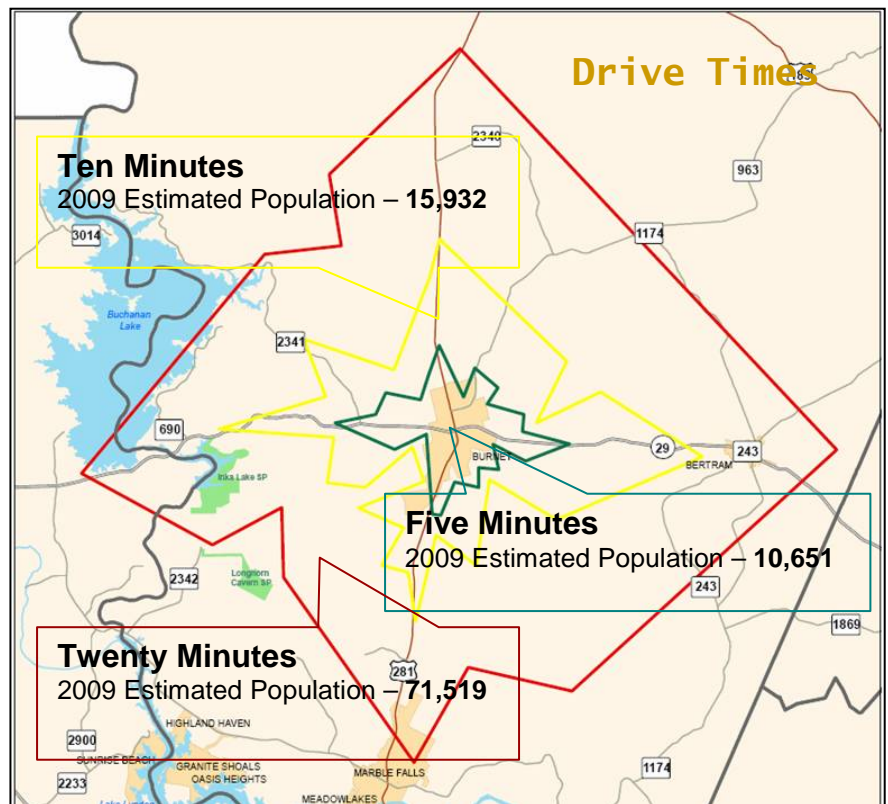
Daily Traffic Counts for State Highway 29 and U.S. Highway 281.¹⁰

Roadway	Intersection	One-Mile	10-Miles
Hwy. 29 East	16,870	12,749	9,476
Hwy. 29 West	15,986	11,268	4,923
Hwy. 281 North	14,521	11,073	4,958
Hwy. 281 South	19,650	20,287	19,475

Trade Area

The Trade Area for the area includes the cities of Burnet, Marble Falls, Horseshoe Bay, Kingsland, Lampasas, Llano, Lake Buchanan, Bertram, and **numerous lakeside, resort and hunting areas** in the counties of Burnet, Llano, Lampasas and Bell. The City of Burnet is the gateway to the Highland Lakes.

Burnet is also the hub of governmental and law enforcement entities including the county courthouse, two courthouse annexes, the county sheriff's office and law enforcement center, the 33rd Judicial District Court, a Texas Department of Public Safety office, and a Texas Department of Transportation complex. The location of these important entities brings a steady stream of visitors and shoppers to the city.



Capital Area Council of Governments (CAPCOG),
Retail Trade Analysis, February 2, 2005

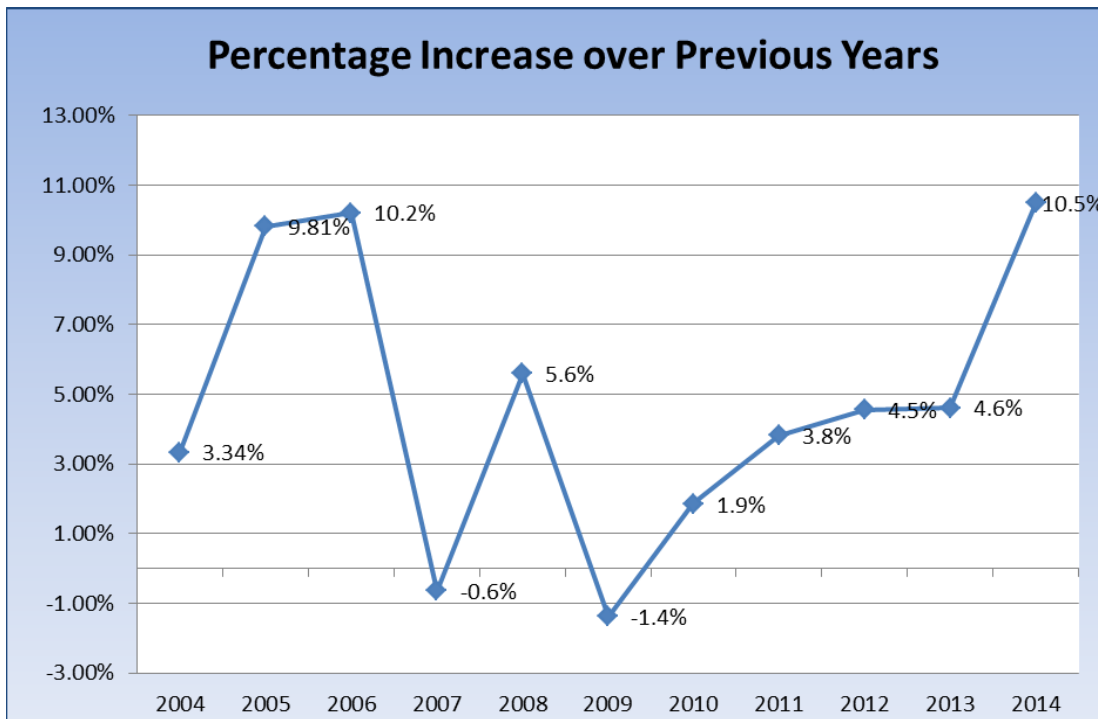
¹⁰ Texas Department of Transportation Planning and Programming Division Log, 2013 Traffic Log



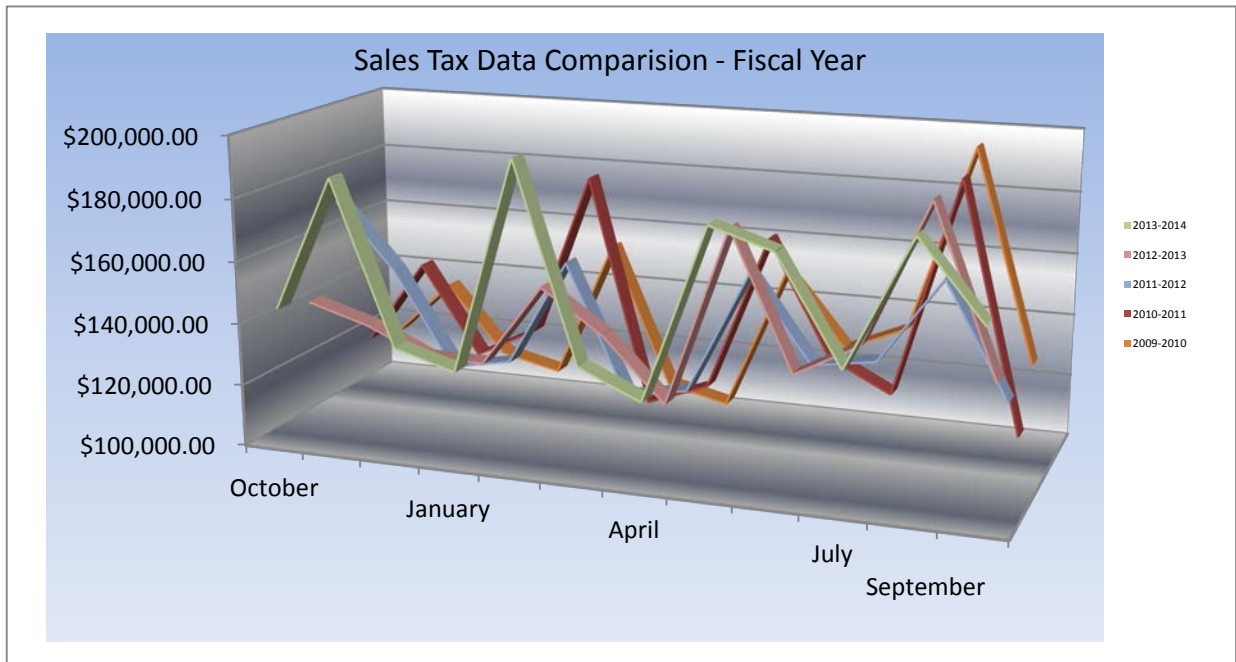
Sales Data

The City's total sales tax rate is 8.25% which includes a state sales tax of 6.25%, a city tax of 1%, an economic development tax of .5% and a property tax relief tax of .5%.

Burnet has experienced exciting sales tax growth over the past ten years increasing a total of 53% over the period. Fiscal Year 2013-2014 resulted in \$1.9m in sales taxes paid to the City. Ten years earlier, in 2004, they were \$1.2m. Just ten years prior to that, they were \$468,117. (See also SUCCESS STORIES page 26, this document).



Sales Tax Data Comparison Fiscal Year --October 1 – September 30



Retail Markets Demand

- Automobile Dealers
- Grocery Stores
- General Merchandise Stores
- Limited-Service Eating Places
- Gasoline Stations
- Building Material and Supplies Dealers
- Full-Service Restaurants
- Other Motor Vehicle Dealers



Economic Development

Industrial-Technical Parks

The Burnet Industrial Foundation owns a tract of land on the south side of the City on US Highway 281 and directly across from Burnet's Municipal Airport. **Rail access** is available in the Industrial Park via AUSTIN AREA TERMINAL RAILROAD (TransGlobal Solutions, Inc. DBA Austin Area Terminal Railroad). Approximately eight acres of land remain available at this location. Special features of the Industrial Park are:

- City utilities are in place
- City and County offer tax abatement to qualifying businesses
- City utility incentives are available for qualifying businesses
- Building permits are fast tracked
- Location within the City limits assures fast response time from Police, Fire, and E.M.S. services.
- Has a strong financial backing by local banks.



This property is available for large manufacturers, distributors and warehousing companies needing **room to grow.**

Also available and in close proximity to the previously defined site is a second site. As of December 2013, approximately 20 acres is still available for development in this area.



A.T.M.I.



Incentive Program

The City of Burnet offers an attractive incentive program for companies locating in the reinvestment zones and meeting the criteria as defined by the Incentive Program. It is the intent of the City to offer tax abatement and other economic development incentives on an individual basis so that the total package of incentives may be designed specifically for each project which is proposed. This approach will allow the City the flexibility necessary to satisfy the unique needs and concerns of each applicant and the needs and concerns of the City and its citizens. Incentives may include **tax abatements, utility incentives** and **infrastructure assistance**. For a complete copy of the incentive program contact the Economic Development office at the City of Burnet.



Stealth Products, Inc.
Industrial Park



Cecil Atkission Motors
Industrial Park





Burnet Municipal Airport **(KBMQ)**

Burnet Municipal Airport at Kate Craddock Field, is located approximately one mile south of Texas Highway 29 on U.S. Highway 281. It has a **5,000 foot lighted runway** with a full length taxiway, which can accommodate aircraft with up to **32,000 pounds per wheel**. Also available are **two instrument approaches, Avgas and jet fuel**. There is no landing fee, parking fee or short term tie down fee. Space is available for 56 tie downs on paved parking.

The FBO provides **major aircraft maintenance services** and flight instructions. Call (512) 756-6655 for current conditions and airport information.

Kate Craddock Field is the home of the Highland Lakes Squadron of the Commemorative Air Force. The museum features military memorabilia and planes. The CAF Highland Lakes Squadron holds the CAF Air Show in April and fly-ins throughout the year.



Railroad Access - Rail access is available in the Industrial Park via AUSTIN AREA

TERMINAL RAILROAD (TransGlobal Solutions, Inc. DBA Austin Area Terminal Railroad)

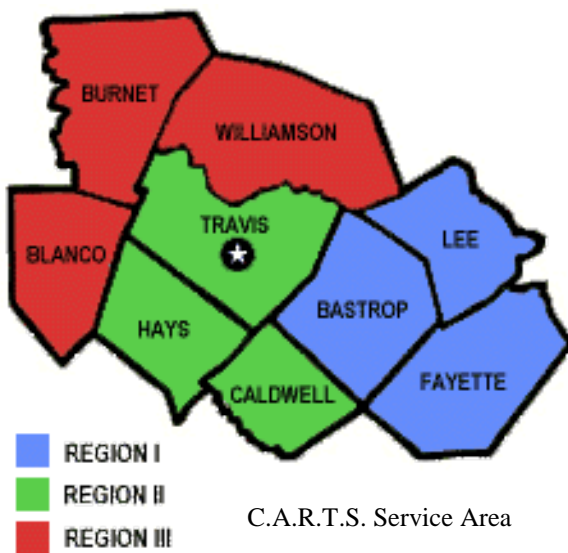
231 E. Main Street
Suite # 130
Round Rock, Texas 78664
Phone: 512/733-5909 FAX: 512/733-5099

Truck Transport

Truck Transport is provided by Central Freight, UPS, FedEx, DHL, Texpac, Southern Pacific Transport, Yellow Freight, and Acme Fast Freight.

Local Public Transportation

The Capital Area Rural Transportation System, (CARTS), delivers transportation tailored specifically for each of the one-hundred and twenty-three communities it serves. Service frequency in the various locales ranges from several times a day to once a month. Four inter-modal transit facilities combine a variety of transportation options including fixed route, commuter vans, inter-city, inter-stat motor coach passenger freight service, carpool, taxi and intra-county, inter-city and local paratransit services. The City of Burnet has an agreement with CARTS for providing services in the Burnet area.



C.A.R.T.S. Service Area

Serving the Counties of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Travis & Williamson with Community-Based Regional Transportation Services.

Using a sophisticated radio & data communications network and computer-assisted scheduling, CARTS provides advance reservation, shared ride van service with its Community Transit system to thousands of Central Texas customers. Sixty mini-buses and vans operate this flexible general public/elderly & disabled paratransit service throughout the region.



Quality of Life

The City of Burnet offers high standards for quality of life for both residential and business environments. The natural beauty of the "Hill Country",¹¹ **close proximity to the Highland Lakes**, and a dedication by City fathers to provide an atmosphere conducive to aggressive growth, results in a **highly desirable Location** for home town living as well as business development.

Medical Facilities

Seton Highland Lakes Hospital is a 42-bed acute care hospital located within the city limits on south Highway 281. The hospital offers **24-hour emergency**, plus **comprehensive diagnostic and treatment services** for residents in the surrounding area. JCAHO-accredited, Seton Highland Lakes also offers home health and hospice services. Multiple family and specialty care



clinics are located adjacent to

the hospital. Seton Highland Lakes sponsors the Seton Care-A-Van which provides **mobile care for area children** by bringing the care to the child.

As part of the largest healthcare network in Burnet County, SHLH is committed to ensuring that the area residents continue to have conveniently located quality health care.

The Edwards Plateau and Llano Uplift region is the "Hill Country" of Texas-the land of limestone, granite, and numerous springs and caves. It is south of the High and Lower Plains and east of the Trans-Pecos, and it is bounded on the south and east by the Balcones Escarpment, which separates it from the South Texas Brushlands and the Blackland Prairies, respectively (see footnote 12).

¹¹ Raymond C. Telfair II (1998). *Texas Wildlife Resources and Land Uses*. Austin, Texas: UTPress

To meet the needs of a growing community, SHLH broke ground in October of 2002 for a renovation of their Burnet hospital. The cost for the expansion came in at \$2.8 million. The expansion effectively doubled ER capacity and increased surgical and other services adding 8,000 sq. ft to the facility.

Burnet also offers a number of extended living and full nursing care facilities for the elderly as well as outreach services including meals-on-wheels and home healthcare services.

School District

The Burnet Consolidated Independent School District (BCISD) encompasses 689.37 square miles and **serves over 3,000 students**. The cities of Burnet and Bertram, and several unincorporated communities are served. Burnet CISD has been on the forefront of educational technology in Texas for several years. This includes increased teacher training to empower students with effective learning skills. The district has an extremely robust communications infrastructure and provides access to the information highway to virtually every classroom. Administrators and teachers work to create a dynamic, instructionally driven

School Facilities

- Burnet Elementary-Early Childhood through 3rd Grade.
- Bertram Elementary-Kindergarten through 5th Grade.
- Shady Grove Elementary-4th & 5th Grade.
- Burnet Middle School-6th Grade campus
- R. J. Richey Campus-7th & 8th Grade
- Burnet High School-9th through 12th Grade.
- Quest High School-Alternative 9th through 12th Grade.
- Highland Lakes Achievement Center-Alternative Learning/Alternative Behavior 6th through 12th Grade.
- BCISD Special Education Dept.-Special needs, all levels



environment in which **technology is an integral component** of each school day and every curriculum area, enabling all students to develop the skills needed to be productive in the future endeavors. Elementary school class sizes average 19 students and secondary class sizes average 20 students. Construction was completed on a \$37M state-of-the-art high school in 2005.

Higher Education

Central Texas College (CTC), Texas Tech University at Highland Lakes (TTU), and Angelo State **host collaborative college campuses** in Marble Falls and Burnet leading to bachelor's and master's degrees in selected fields. CTC offers basic first- and second-year community college coursework, and TTU offers third- and fourth-year coursework leading to a bachelor's degree at the Marble Falls campus. TTU also offers graduate courses in education in graduate level certifications. TTU-Highland Lake in Marble Falls is part of the Texas Hill Country University Consortium that offers degrees through several universities at facilities in selected Hill Country Communities.

As a member of the Texas Tech University System, the College of Graduate Studies of Angelo State University is proud to have joined the Fickett Educational Center in its higher education endeavors. ASU offers a wide range of high demand degrees and certifications to help individuals in our community grow professionally.

Nearby in Austin, The University of Texas offers complete course offerings in numerous disciplines and, in San Antonio, The University of San Antonio is also available for higher education requirements in addition to other junior colleges and trade schools.

Utilities

The City of Burnet provides electric, water and sewer services to the citizens of the City of Burnet. Sanitation service is contracted to a local provider. Gas is provided by ATMOS Energy and phone service is provided by Verizon. Citizens have **multiple options for television and internet including broadband and fiber optics** services.

Planning and Zoning

The Planning and Zoning Department of the City includes the the Building Official's office, the planners office, the GIS office and code enforcement. The Planner is responsible for the overall planning and development of the City. The Building Official is responsible for the administration of the planning and zoning programs for the City including building permits, certificates of occupancy, annexations, requests for property changes, code enforcement and inspections.

The Planning and Zoning Commission is an appointed board charged with the duties of planning for the future growth of the City.

Public Safety

The City offers police, fire, EMS, animal control and emergency management services for the City.

The Burnet Police Department is responsible for a coverage area through the City's Extra Territorial Jurisdiction (one mile outside the current city limit). The City also maintains Mutual Aid Agreements with County, State and other local law enforcement agencies.

The Burnet Fire and EMS departments cover the central and northern sections of the county.



EMS Coverage Area

Tapestry Profiles¹²

The five and ten mile community tapestry segments for the City of Burnet are fairly homogeneous with the top two categories capturing over 50% of both areas. Heartland Communities and Rural Resort Dwellers both tend to be home centered and civic minded. In the 20-mile circle, the two largest segments are Silver and Gold and the Midland Crowd. The Silver and Gold segment is a strong target for retailers, with a median home value of over \$275,000. The Midland Crowd is the archetypical American family household.

Heartland Communities are preferred by more than 6.5 million people.

More than 75% of homes are single-family dwellings with a median home value of \$70,900. The median age of the population is 41 years. Rural Resort Dwellers follow the scenic route. Favoring milder climates and pastoral settings, they live in rural non-farm areas. The median age is 46. Rooted Rural is predominantly families in rural areas. Approximately one-third of these households already draw Social Security. Midlife Junction lies between the child rearing years and the retirement segment. Most of the workforce is still employed but approaching retirement. Rural Bypasses are small towns and rural areas primarily in the south, and reflect either single-family homes or mobile homes with median home values of \$55,500. Senior Sun Seekers have relocated permanently from colder winter climates. Most are retired or are anticipating retirement.



<u>5-Mile</u>	<u>10-Mile</u>	<u>20-Mile</u>
Heartland Communities	Rural Resort Dwellers	Silver and Gold
Rural Resort Dwellers	Heartland Communities	Midland Crowd
Rooted Rural	Rooted Rural	Rural Resort Dwellers
Rural Bypasses	Silver and Gold	Rooted Rural
Midlife Junction	Rural Bypasses	Senior Sun seekers
97.0%	83.8%	79.8%

¹² ERSI Business Analyst™. Supplied by CAPCOG, Retail Trade Analysis.

Parks and Recreation

The City currently encompasses over one hundred fifty (150) total acres of parkland including the Y of the Highland Lakes at Galloway-Hammond recreation center, Delaware Springs Golf Course, Hamilton Creek Park and Haley Nelson Park.

The YMCA (Y) of the Highland Lakes at Galloway Hammond is a **full-service recreation facility** featuring

UIL regulation basketball courts, volleyball courts, 3-lane-- 1/10 mile indoor track, weight/aerobics workout equipment, indoor heated 10-lane UIL regulation lap pool, recreational pool, seven ball fields, covered pavilion, covered shade structures, 2,700 square foot meeting area and concession, restrooms, covered playgrounds and washer pits, disc golf course, walking track, RV park and a spray/splash park.



Delaware Springs Golf Course is an **18-hole championship golf course** located in the heart of the beautiful Texas Hill Country. The course offers a pro shop, driving range, putting green, snack bar and dining room overlooking the number eighteen green. Picturesque and challenging, this **6,829 yard** back tees, **Par 72** course has earned its place as a Hill Country favorite. The course was voted four stars out

of five by Golf Digest's "Best Places To Play." Delaware Springs Golf Course was one of only a few municipal courses listed in Jeff Barr's **"1001 Golf Holes**

You Must Play Before You Die". Golf.com states, "...it's the best bargain in all of American public golf if you enjoy low prices, a lovely setting and classically styled architecture with a few original touches thrown in."

Hamilton Creek Park is located in the heart of the City and boasts lighted walk ways on either side of the creek, an arched bridge spanning the creek, picnic areas, pavilion, gazebo, children's playscape and fountains along the creek. Parking is



accessed from State Highway 29 one block west of U.S. Highway 281. The creek is within walking distance of the Historic Downtown Square and the train depot.



Haley Nelson Park is a **51-acre park** featuring regulation sized soccer fields, an amphitheater, walking trails, disc golf, a pavilion, restrooms, picnic grounds and washer pits.

Historic District

The City Council approved the designation of an historic district which encompasses the downtown district from the railroad depot westward to Highway 281 and from Highway 29 southward to League Street. The historic downtown square recently underwent a \$2M renovation to include infrastructure improvements, ADA accessibility, decorative lamp posts and other amenities. Many buildings on the square date to the 1880's. The courthouse, built in 1936, is listed on the National Register of Historic Places. It is built of pink granite from nearby quarries. The Historic Board oversees the preservation and renovation of historic structures in the city. Numerous buildings and homes have been designated as historic structures.



The "History Plaza" is located on the south side of the courthouse and features a town clock and a brick pathway marking significant events in Burnet County history.

Tourism

The City of Burnet is nestled in the heart of the Texas Hill Country surrounded by rolling hills, lakes, beautiful geological formations and historical sites.

Among the many attractions in the Burnet area are the Highland Lakes, Longhorn Cavern and State Park, the Historic Burnet Square, the Highland Lakes Air Museum, Fort Croghan Museum and Grounds, the Vanishing Texas River Cruise, Canyon of the Eagles Park, the Texas Wine Trail, the Texas Wildlife Trail East and the Texas Hill Country Trail.

There are many more attractions and events. For a complete list, contact the Burnet Chamber of Commerce. (www.burnetchamber.org)



Events



The Hill Country Flyer rolls into Burnet every Saturday and Sunday during season. The Hill Country Flyer is one of several steam powered excursion trains run by the Austin Steam Train Association. Board the train in Cedar Park, enjoy a leisurely ride to Burnet and a layover perfect for shopping and enjoying Burnet's amenities.

Burnet Gunfighters perform against a backdrop of Old West Town, every Saturday and Sunday whenever the Hill Country Flyer runs, with a few exceptions. This rip-roaring wild west show is a must-see for visitors to Burnet. All performers are volunteers and the group is non-profit. Admission is free, donations are accepted. Old West Town is located adjacent to the Rail Road Depot.



The Bluebonnet Festival is a three day event held the second weekend in April. Approximately 30,000 people enjoy the festivities each year. The Commemorative Air Force Air Show is held in conjunction with the Bluebonnet Festival and is sponsored by the Highland Lakes Air Museum which houses vintage aircraft and static displays of military equipment. The museum also houses a collection of WWII memorabilia.

Burnet is the hub for the Northern Hill Country wine trail. Follow the trail south from Fredericksburg through Burnet north to San Saba for the full experience. Go to <http://texaswinetrail.com> for more information.



Fort Croghan Grounds and Museum marks the location of the Fort Croghan, one of the four forts established in 1849 to protect settlers from hostiles. The grounds include a blacksmith's shop, a one room school house, a powder house, a stage coach stop, frontier homes and several outbuildings. Special events include Fort Croghan Day (second Saturday in October), a re-enactment of life on the frontier, and Christmas at Old Fort Croghan (the second Saturday in December) when the fort comes to life with the sights and sounds of Christmas on the frontier.

Main Street Bethlehem is held the first and second full weekends in December from 6 p.m. until 9 p.m. Main Street Bethlehem fills one-half of a city block where you can wind your way through this permanent structure alive with peasants, royal guards, shepherds and of course, wise men, all on the trek to see the baby Jesus. A must-see for the holiday season. Thousands of visitors attend this event every year.





As a part of the Hill Country Trail of Lights, the City is lit with thousands of Christmas lights from the railroad depot through the Historic Square all the way to Hamilton Creek. Begins the day after Thanksgiving.

Natural and Geological Interests

Highland Lakes – Inks Lake, Lake Buchanan and Lake L.B.J. are located just a short drive from the City of Burnet. Inks Lake State Park is 1,201 acres of recreational facilities adjacent to Inks Lake on the Colorado River. Lake Buchanan is the second largest of the Highland Lakes in central Texas with a length of 30 miles, a width at the widest point of just under five miles and a shoreline of 124 miles. Lake LBJ (named for President Lyndon B. Johnson) is normally a constant level lake and is just over 21 miles long with a maximum width of 10,800 feet.



Longhorn Caverns - Longhorn Cavern State Park, is 645.62 acres classified as a scenic park in the rugged Hill Country.



White Bluff -This tall limestone cliff of travertine flowstone was caused by centuries of water flowing over the cliff.

Fall Creek Falls -This spectacular waterfall tumbles about 50 feet before it hits the water of Lake Buchanan.

Packsaddle Mountain -Of interest to both historians and geologists alike, this area landmark was the site of the last great Indian battle in 1873 between eight white settlers and 17 Indians.



Post Oak Falls -Post Oak Falls is the tallest waterfall in the area, close to 100 feet tall. Accessible only by boat.

Granite Mountain and Stone Mountain –Granite Mountain is a huge dome of high quality granite which is prized worldwide for its beauty and strength. Stone Mountain's impressive mountain of granite has been an area landmark for at least a century.



Success Stories

Not convinced? It would be hard to imagine that you are not as excited about making Burnet your home town as we are, but just in case, here are some **real life success stories that challenged the numbers and believed in the community. Look what they have done!**

Cecil Atkission Motors



Groundbreaking ceremony for Cecil Atkission Motors.

Several years ago, when two auto manufacturers told their local dealerships that they had to move to a town with more rooftops and higher traffic counts, **Cecil Atkission Motors**, a Dodge, Jeep and Chrysler dealership, argued. They wanted to stay and with a great deal of negotiating were able to convince DaimlerChrysler that it was the right move. They then invested \$ 1.5M in a new 22,000 square foot facility on Highway 281 South. It was definitely the right move!



Walgreens

Walgreens opened their doors in Burnet in January of 2010 to enthusiastic crowds. They report excellent sales and the sales tax reports from the Comptroller attest to their success.

Bealls Department Store

Demographics indicated that there were not enough “numbers” in the City of Burnet to bring a major department store like Bealls to this small community. Nonetheless, through the support of local business people and the City of Burnet, Bealls located an 11,950 square foot facility in Burnet. The store continues outstanding sales records compared to Bealls department stores across the State of Texas, setting sales records since it’s opening. Current year sales exceed the company’s plans for the store which include increases over last year’s numbers. This is an example of how a community can overcome the practice of just using “the numbers” to determine how successful a business can be.



Retail growth



In the past two years, Burnet has experienced growth in all areas of retail establishments with others either under construction or on the planning board.

ATMI, Inc.

In 2002, ATMI, Inc. celebrated the grand opening of their newest facility. Today, the nearly 30 million-dollar facility offers state-of-the-art processes for the manufacture and sale of specialty materials and services to the worldwide semiconductor industry. (NADSAQ – ATMI)

The City of Burnet was an ideal location for an expansion for a variety of reasons including access to major shipping lanes, a workforce from which to draw and attractive incentive packages. The beautiful Texas Hill Country and mild climate add to the appeal of the area.

Because the City provides most major utility services, we are able to offer new and expanding companies very competitive rates. City officials work closely with the Burnet Industrial Foundation to provide the most economically attractive incentive package for prospective businesses.



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ABBREVIATED SITE SELECTION DATA

2015

For a complete set of Site Selection Data Standards contact the Economic Development Department at the City of Burnet.

GENERAL:

City: Burnet, Texas **County:** Burnet **County Seat:** Yes

City Population: 6,138 **County Population:** 44,943

Trade Area 5-mile 10,651; 10-mile 15,932; 20-mile 71,519

Location: Junction U.S. Highway 281 (North and South); State Highway 29 (East and West); Lat: 30.76107, Lon: 98.22978.

Distance from Regional Trade Areas: 50 miles to Austin from the east or the south; 90 miles south to San Antonio; 35 miles east to Georgetown; 15 miles south to Marble Falls; 21 miles north to Lampasas; 15 miles west to Lake Buchanan / Inks Lake; 30 miles west to Llano; 52 miles north to Fort Hood / Killeen;

RETAIL and INDUSTRY:

Grocery Stores: HEB Grocery Store, 26,000 sq. ft.,
Miller's Food & Grocery, 15,000 sq. ft.

Car Dealerships: Cecil Atkission – Dodge, Chrysler, Jeep
Several small independent used car dealers

Major Retailers

Walgreens	National chain
Bealls	Subsidiary of Stage Stores. Clothes, shoes, accessories.
Valero	Valero Corporation convenience store chain
Stripes	Stripes convenience store chain
Family Dollar Store	Regional chain variety store (DDR)
Dollar General Store	Regional chain variety store (DDR)
Hoover Building Supply	True Value Hardware, Locally owned building, lumber & hardware supplies
NAPA Auto Parts	National auto parts chain
O'Reilly Auto Parts	National auto parts chain

Major Industries

A.T.M.I. Inc.	International company, Manufacturer of specialty materials for the superconductor industry.
Stealth Products, Inc.	Manufacturer of wheelchair aftermarket components including headrests, power-chair joysticks, tilt systems and switches for the wheelchair industry
Austin American Technology	International company that engineers and manufacturers high performance cleaning systems for semi-conductor, medical, military and aerospace industries.
Sure Cast	Manufacturer of cast metal components

Hospital

Seton - Highland Lakes, 42-bed acute care hospital. Hospital offers 24-hour emergency, plus comprehensive diagnostic and treatment services.

Motels

Comfort Inn – 75 guest rooms, 27 suites
Best Western – Post Oak Inn, 45 guest rooms
A variety of locally owned motels are located in the city
Bed & Breakfasts – The city offers a variety of B&B's from historic structures to guest ranches featuring exotic animals for a total of approximately 185 rooms.

Major Employers:

Burnet Consolidated Independent School District - 285 employees
Burnet County - 140 employees
Seton Highland Lakes - 120 employees
City of Burnet - 120 employees
Texas Department of Corrections - 120 employees
ATMI, Inc. - 100 employees
HEB Grocery – 100 employees



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