

## **Introduction**

The purpose of the TexAmericas Center (TAC) Qualified Sites Program (QSP) is to recognize the commercial and industrial sites with known development characteristics and available infrastructure in place that allow for the designation of the property as a Qualified Site meaning that the site is Shovel-Ready for vertical development.

When a site is designated as a Qualified Site, it has undergone a rigorous level of scrutiny to confirm that the site is adjacent to utilities typically needed for commercial and/or industrial operations, that site characteristics are conducive to business activities, that any encumbrances that might impact the property are known and that key approvals, documentation, regulations and assessments required for commercial or industrial uses are known and in place.

By having Shovel-Ready sites available, TAC will be able to better accommodate the needs and desires of prospective businesses. Companies that have immediate space and/or time requirements will have access to a greater amount of information potentially decreasing the chances of risks or constraints that could delay or derail a project.

In addition to designating sites as Qualified, the qualification process will also help TAC identify gaps in information and attributes of its property and develop gap closure recommendations that will increase the inventory of Qualified Sites. The QSP will also help elevate recognition of sites that do exist but may not be perceived as meeting the site needs of business prospects that approach TAC for appropriate locations.

The goal of the QSP is to help developers, real estate professionals, both public and private utility companies and state partners understand and utilize the criteria outlined in this program, to recognize TAC as a nationally recognized industrial park with an inventory of attractive, pre-qualified, speculative sites ready for immediate development by end-users and for these groups to refer prospects to TAC for their business endeavors to take advantage of the location attributes.

Positioning a business prospect on a Qualified Site offers the company the ability to perform at a high standard. The coordination of these efforts may result in the ability of portions of TAC to be branded for a specific application or Targeted Industry. Project objectives include:

- Winning more projects
- Filling identified market gaps
- Establishing an expectation of high standards for development
- Creating a high-quality product, a Qualified Site, that does not currently exist in the market
- Creating an inventory of qualified speculative sites ready for immediate development prior to a prospect's inquiry

## **Site Advancement**

It is important to recognize that a principal goal of the program is to identify market gaps in

TAC's portfolio of sites. Identifying the deficiencies in information or the availability of infrastructure will help TAC focus its efforts and attention on gaining this insight and prioritizing the extension of infrastructure to underserved properties. In addition, the recognition of sites that have been previously not perceived as having qualifying attributes will be recognized as a Qualified Site and marketed as such.

Creating an inventory of Qualified, Shovel-Ready Sites, defined as being ready for vertical development before a prospect conducts a site visit will help TAC convert more leads to announcements thus creating jobs, causing more investment and creating more quality commercial and industrial businesses in the region.

## **Notice**

TAC reserves the right to amend or terminate the requirements at any time.

# TexAmericas Center Qualified Sites Program Data Requirements

## **1 Ownership**

### 1.1 Ownership Information:

- Entity Name:
- Contact Information:
  - Point of Contact
  - Job Title
  - Address
  - Phone
  - Fax
  - Email

### 1.2 Property Information:

- Physical Address
  - If no physical address, directions to property
  - Description of property
  - Size of Property (SF & Acreage)
- Legal Description of Property (Survey, Plat, Deed, Tax Map or Tract designation per County Appraisal District)
- Title Policy

## **2 Property**

### 2.1 Property Attributes:

- Aerial Photograph of Site (boundary shown if available or capable)
- Site Plan
- Description of existing improvements on site of other features on property

### 2.2 Property Terrain:

- Site Topography (Topographic Map or description of site slopes)
- Vegetation/Foliage on site
- Is site accessible for vehicle/4-wheel drive vehicle

### 2.3 Geological Information:

- Soil Survey Characteristics
- Geotechnical Reports
- Seismic Risk Factors

### 2.4 Flood Plain:

- FEMA Flood Plain Designation
- Copy of FEMA Map or FEMA Firmette

### **3 Governmental Jurisdiction**

#### 3.1 Local Governance

- Governmental Jurisdiction with oversight or regulation
- Zoning Map/Land Use Designation (subject property & Adjacent properties)
- Deed Restrictions, Encumbrances, Easements, Liens, Rights (Mineral, Pore, etc...)
- Ordinances Affecting Site (Developmental Limitations, Height, FAR, Lot Coverage, signage limits, drainage/detention, runoff limitations, screening requirements, outdoor storage, use limitations)
- FAA Height Limitations
- Police Protection
- Fire Protection (Fire Insurance Classification Rating)

### **4 Environmental & Cultural**

#### 4.1 Environmental Assessments Available (Phase 1, Phase 2, APAR)

#### 4.2 Wetlands:

- Wetland Delineation on Property
  - Jurisdictional Wetlands
  - Mitigation Plans required/in place
- Waters of the US determination

#### 4.3 Endangered/Threatened Species:

- Endangered Species Information for property

#### 4.4 Archaeological/Historical Designations:

- Archaeological Information

#### 4.5 Air Attainment Status

- Determination of federal non-attainment area

### **5 Transportation**

#### 5.1 Road Infrastructure Adjacency

- Classification/Capacity of road(s) adjacent to property
- Classification/Capacity of road(s) adjacent to overall development
- Classification/Capacity of road(s) that serve the area (Distance to roads from site, Designation/Name, Routes, destinations, Trade Corridors, vehicle/traffic counts, traffic study)
- Plans for road improvements to any of the roads identified above (cost, timing)

#### 5.2 Rail Infrastructure Adjacency

- Classification/Capacity of rail adjacent to property (Class, Operator(s), destinations, interchanges, limitations)
- Classification/Capacity of rail adjacent to overall development (Class, Operator(s), destinations, interchanges, limitations)
- Classification/Capacity of rail that serve the area (Class, Operator(s), destinations, interchanges, limitations)
- Rail Extension Required to the site (Operator, Responsibility, Cost, Timing)

- Distance to Transload Facilities
- Distance to Intermodal Facilities
- Distance to/Location of nearest interchange

### 5.3 Air Adjacency

- Nearest Airport(s) (Distance, HUB, # of domestic flights, # of international flights, FBO facilities)

### 5.4 Port Facilities

- Nearest Port Facilities (Distance, type (shallow or deep water))

## 6 Utilities

### 6.1 Water (potable)

- Entity Name:
- Contact Information:
  - Point of Contact
  - Job Title
  - Address
  - Phone
  - Fax
  - Email
- Source Information
  - Source of Supply
  - Distance from Site
  - Capacity of Source
  - Excess Capacity of Distribution Line at Site
- Adjacent Main
  - Water adjacent to site
  - Requirements to extend if not (Plans, Cost, Timing)
  - Size of main
  - Type of main
  - Flow/Capacity information
- Storage tank in proximity (size)

### 6.2 Water (non-potable)

- Entity Name:
- Contact Information:
  - Point of Contact
  - Job Title
  - Address
  - Phone
  - Fax
  - Email
- Source Information
  - Source of Supply
  - Distance from Site
  - Capacity of Source
  - Excess Capacity of Distribution Line at Site
- Adjacent Main

- Water adjacent to site
- Requirements to extend if not (Plans, Cost, Timing)
- Size of main
- Type of main
- Flow/Capacity information
- Storage tank in proximity (size)

### 6.3 Sewer

- Entity Name:
- Contact Information:
  - Point of Contact
  - Job Title
  - Address
  - Phone
  - Fax
  - Email
- Treatment Facility
  - Distance from Site
  - Capacity of Facility
  - Excess Capacity of Facility
  - Expandable (size, timing, cost)
- Adjacent Main
  - Sewer adjacent to site
  - Requirements to extend if not (Plans, Cost, Timing)
  - Size of main
  - Type of main
  - Flow/Capacity information
- Lift Stations Required?

### 6.4 Electricity

- Entity Name:
- Contact Information:
  - Point of Contact
  - Job Title
  - Address
  - Phone
  - Fax
  - Email
- Source Information
  - Source of Supply
  - Distance from Site
  - Capacity of Source
  - Excess Capacity of Distribution Line(s) at Site
- Substations
  - Distance to site
  - Size of line(s) serving substation
  - Capacity of substation
  - Availability at substation
  - Expandable

- Adjacent Main
  - Power adjacent to site
  - Requirements to extend if not (Plans, Cost, Timing)
  - Size of main
  - Type of main
  - Capacity information
- Ability of Dual/Redundant Service

#### 6.5 Natural Gas

- Entity Name:
- Contact Information:
  - Point of Contact
  - Job Title
  - Address
  - Phone
  - Fax
  - Email
- Source Information
  - Source of Supply
  - Distance from Site
  - Capacity of Source
  - Excess Capacity of Distribution Line(s) at Site
- Adjacent Main
  - Gas Main adjacent to site
  - Requirements to extend if not (Plans, Cost, Timing)
  - Size of main
  - Type of main
  - Capacity information

#### 6.5 Telephone

- Entity Name:
- Contact Information:
  - Point of Contact
  - Job Title
  - Address
  - Phone
  - Fax
  - Email
- Source Information
  - Distance from Site
  - Capacity of Source
  - Excess Capacity of Distribution Line(s) at Site
- Substations
  - Distance to site
  - Size of line(s) serving substation
  - Capacity of substation
  - Availability at substation
  - Expandable
- Adjacent Main
  - Telephone facilities adjacent to site

- Requirements to extend if not (Plans, Cost, Timing)
- Size of lines
- Type of lines
- Capacity information

## 6.6 High Speed Fiber

- Entity Name(s):
- Contact Information:
  - Point of Contact
  - Job Title
  - Address
  - Phone
  - Fax
  - Email
- Source Information
  - Source of Supply
  - Distance from Site
  - Capacity of Source
  - Excess Capacity of Distribution Line(s) at Site
- Adjacent Main
  - Fiber line(s) adjacent to site
  - Requirements to extend if not (Plans, Cost, Timing)
  - Size of lines
  - Type of lines
  - Capacity information
- Ability of Dual/Redundant Service

## 7 Incentives

### 7.1 List of Incentives available on Property