

Killeen EDC Update August, 2024



Killeen Economic Development Corporation

KEDC Mission: to promote the development of commercial, industrial and manufacturing enterprises to promote and encourage employment and the public welfare



GKCC

Greater Killeen Chamber of Commerce

where freedom
grows



Killeen Economic Development Corporation

E-Center Relocation

- **Event center, 809 N. Gray (former HEB grocery, 8,000 sf), Downtown Killeen**
- **Company requested assistance to offset facility renovation costs**
- **Key considerations-** Project Investment \$268,000
Strategic location - important element for downtown redevelopment
Ongoing business with active sales and scheduled events
Facility receives permanent improvements
- **\$25,000 after renovations and two completed events**

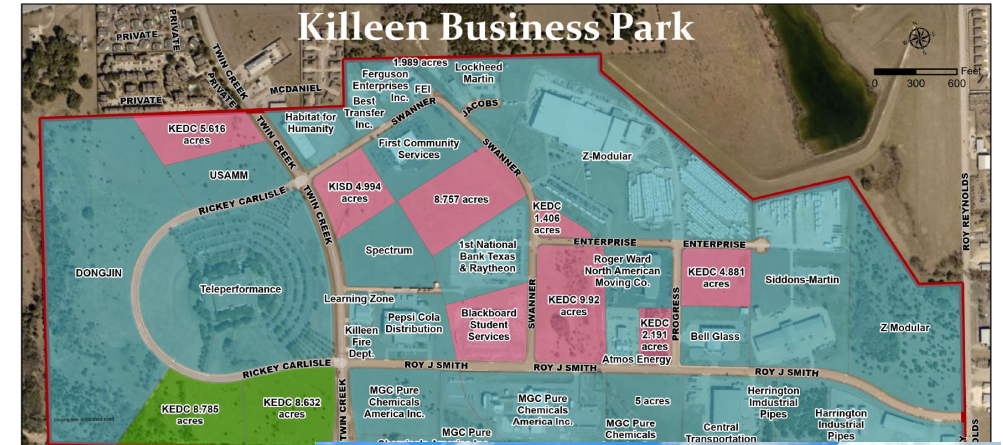




Killeen Economic Development Corporation

Blue Acre Development

- Williamson County commercial facility developer
- Sale of 8.7 acre site on Rickey Carlisle Drive
- \$517,290. Closing 1st qtr 2025. Option for adjacent site.
- Commits to construct a 50,000 square foot industrial facility for lease.
- Contract signed July. Site design underway.



Property Update

Wolf Technology Park – 94.66 Acres

Texas Hwy 195 and Stagecoach. Across from TAMU-CT (east).

KEDC closed on purchase in May.

Staff working with engineers on planned uses and sites. Met with City staff to plan strategy for uses and process for zoning updates.

Target uses: Office, limited retail, hospitality, light manufacturing. Software, data center, electronics, life sciences, etc.



Other Real Estate Updates



902 North Twin Creek Drive

30,000 square foot industrial facility

*Emerson Group acquired facility 1st quarter
Immediately began renovations.*

*New roof, removed interior walls, painted exterior,
re-paved and striped parking area, new truck
doors*

*Emerson actively marketing space. KEDC clients
considering space.*



Project Updates

➤ USAMM

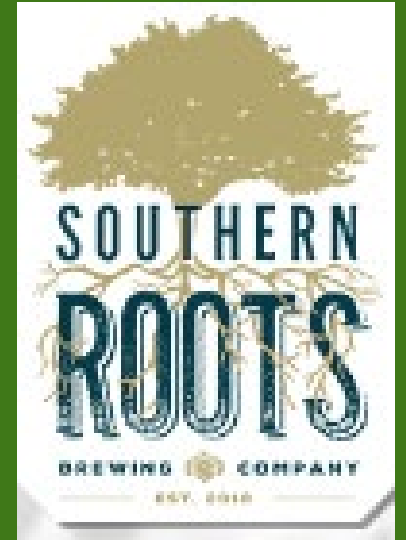
- Produces uniform accessories, ribbons, awards, racks, gift, promotional items
- Acquired 5+ acres from KEDC in 2022
- 25,000 square feet
- Groundbreaking May 2



Project Updates

➤ Southern Roots Brewery

- KEDC entered into incentive agreement to assist building renovations
- Interior has been cleared, engineering designs (mechanical, electrical, plumbing) underway, roof repairs to commence soon.
- Production equipment is being ordered.



Project Updates

- **MGC Pure Chemicals, Inc.**
 - **Produces materials for semiconductor industry**
 - **\$130 million investment, 10 jobs**
 - **Active construction underway**



Project Updates



Workspace USA

Property Sales Contract and Performance Agreement with Ken VanHoozer for expansion on adjacent 4.96 acres in the Killeen Business Park for additional space and new buildings

Partner with Workspace USA to build small industrial buildings. Business park in a business park

Detailed site engineering underway.
Begin construction in 3rd qtr 2024



Project Updates

➤ Dongjin Semichem Texas Status

- Completing construction, \$70 million
- Began testing operations 1st qtr 2024, 17 employees hired.
- Ramp up operations through 2nd qtr 2024
- \$70 million investment

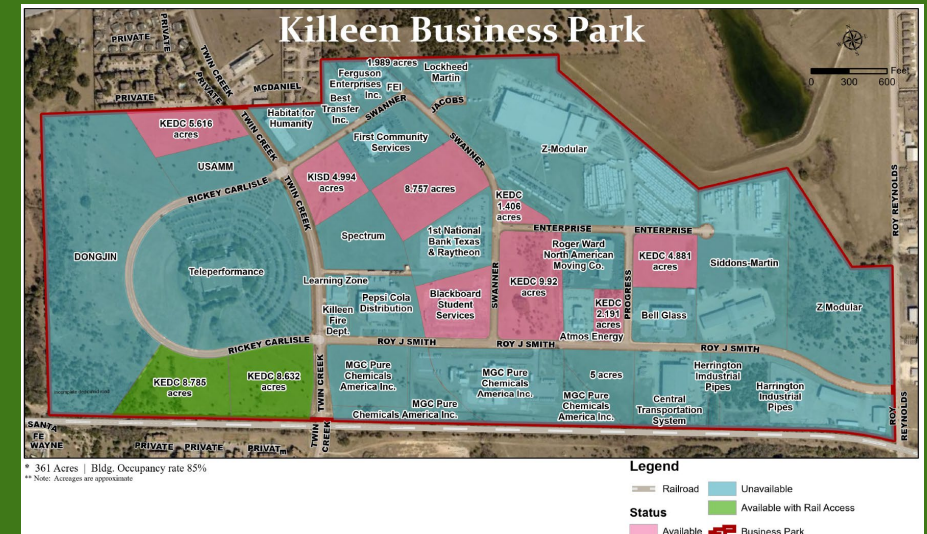


Marketing Activity Updates

May 2024 – August 2024

Project Development

- New Killeen Business Park map with updated property boundaries
- Submitted proposals (various levels of follow up) to 18 companies
- Three site visits to tour real estate options.
- Twelve active clients



Marketing Activity Updates

May 2024 - August 2024

Marketing

- March 25-28 – Select USA with TeamTexas and Governor’s Office of Eco Dev
Program of US Department of Commerce
Attract foreign direct investment projects to USA.
5,000 attendees from 96 countries
Twelve Killeen one-on-one meetings with companies
Texas trade show booth – 250 leads





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