

AT THE
HEART
OF BUSINESS



DESOTO
ECONOMIC DEVELOPMENT CORPORATION
TEXAS



The DeSoto Economic Development Corporation (DeSoto EDC) is a non-profit organization funded by sales tax revenue to foster local prosperity while maintaining an excellent quality of life and minimizing local ad valorem taxation. The DeSoto EDC aims to assist businesses with a seamless relocation assistance process to DeSoto by providing site selection searches, competitive incentives, a skilled workforce and a prime location in the Dallas/Fort Worth metroplex. Whether your company needs a new commercial office building on Interstate 35, a manufacturing facility on a hill overlooking downtown Dallas, a fulfillment warehouse, or a service-oriented facility, DeSoto is the place to build your business, raise your kids, enjoy life and retire in style.

WE OFFER A WIDE
VARIETY OF COMPETITIVE
INCENTIVES TO HELP
BUSINESSES **GROW**
AND **PROSPER.**



56,224

POPULATION



MEDIAN
AGE

38



1 OF 2

HELIPORTS IN S.
DALLAS COUNTY
IS IN DESOTO



90%

HIGH SCHOOL
DEGREE OR
HIGHER



15 MINUTES FROM



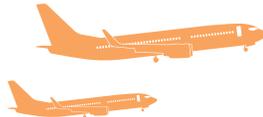
DOWNTOWN DALLAS

AVERAGE
HOUSEHOLD
INCOME



\$81,237

31 MINUTES FROM



THE DFW
INTERNATIONAL
AIRPORT

\$225,900



MEDIAN
HOUSE VALUE

UNEMPLOYMENT
RATE

5%



UNIQUE BENEFITS OF DESOTO

- 15 minutes to International Inland Port of Dallas (IIPOD)
- 15 minutes to the Union Pacific Dallas Intermodal Terminal
- 93% or more of U.S. markets are two days or less by truck from DeSoto
- Award-winning Homeowners Associations and nationally recognized as an All-America City
- State-championship teams



DESOTO CURRENTLY HAS
LOW-COST, BUILDING-READY LAND
WITH AN **EXISTING INVENTORY OF**
AVAILABLE BUILDINGS.

LET'S GET TO

WORK TOGETHER

The "DeSoto difference" is evident around every corner. DeSoto is a growing community nestled between several major transportation thoroughfares just south of downtown Dallas. Companies, both large and small, within the City's Eagle Business and Industrial Park continue to cultivate products that serve as an enhancement to the lives of citizens around the world.

DeSoto has a rich history of businesses that do well - nationally and globally. Its future is even more promising as the City continues to build an even stronger pipeline of highly skilled and highly educated workforce.

DeSoto's private and public schools are exceptional with special emphasis on STEAM curriculum and International Baccalaureate programming.

With budding economic sectors in medical and aviation, coupled with over 400 acres of shovel-ready land, DeSoto, Texas, is ready to break ground with your business today.

**DESOTO HAS MORE
THAN 400+ SHOVEL-READY
ACRES OF LAND AVAILABLE**





LOCATION, LOCATION, LOCATION

DESOTO, TEXAS SITS AT THE CROSSROADS OF SEVERAL MAJOR U.S. THOROUGHFARES.

- Interstate 20 (I-20) spans over 1,500 miles, from South Carolina to Texas
- U.S. Route 67, also covering more than 1,500 miles, runs across the Central United States from Iowa through DeSoto and down to Texas' border with Mexico
- Interstate 35 E (I-35 E) runs from the border of Mexico through DeSoto and into Minnesota
- Interstate 45 (I-45) originates in Dallas and leads south to the Gulf of Mexico past Houston at Galveston

WE GO THE EXTRA MILE FOR YOUR BUSINESS

IN DESOTO, THERE ARE SEVERAL INCENTIVES FOR BUSINESSES

- Site search assistance
- Employee training assistance
- Available labor force
- Building-ready Business Park
- State of Texas incentives and programs
- Triple Freeport tax equivalent
- Infrastructure participation
- Sales tax rebates
- Development agreements
- Expedited permitting





HOME2 SUITES BY HILTON | 70,000 SF

Features 97 suites with value-tech focused, eco-conscious amenities and meeting and event space available for rent.



GLO BEST WESTERN | 42,000 SF

Features 75 rooms, 1,000 square feet of meeting space, communal work areas, a fitness center, and spa amenities.

RETAIL

ECONOMIC DEVELOPMENT

COMING SOON

- Baskin Robbins
- Comfort Suites Hotel
- Dunkin' Donuts
- Fuzzy's Taco Shop
- Holiday Inn & Suites Hotel
- La Quinta Inn & Suites
- Sprint



GROW DESOTO MARKET PLACE | 26,000 SF

The Grow DeSoto Market Place is a 26,000 SF retail building that was repurposed to house a variety of restaurants, retail spaces, and a shared workspace. The market place boasts an open-air, mall environment that attracts a consistent flow of foot traffic for the businesses located inside. These businesses receive reduced rental rates, easy access to I-35 and I-20, and ongoing business training.

LOCATION MAP



DESOTO IS CENTRALLY LOCATED WITH EASY ACCESS TO I-35, I-20, AND I-45.

SUBWAY • BUNNIN' • Sprint • T-Mobile • — AND MANY MORE!

INDUSTRIAL

ECONOMIC DEVELOPMENT

The Eagle Business and Industrial Park is home to national and international corporations such as Kohl's E-Fulfillment Center, Solar Turbines – A Caterpillar Company, Kohler Co., and Sam's/Wal-Mart Distribution.

WHAT SETS US APART?

- Low-cost, building-ready land
- Existing space inventory
- Development plans that aid in our partners success
- Skilled workforce



TRYBUS GROUP | 145,106 SF

The headquarters and distribution center includes more than eight miles of custom-designed racking and rail systems on three levels.



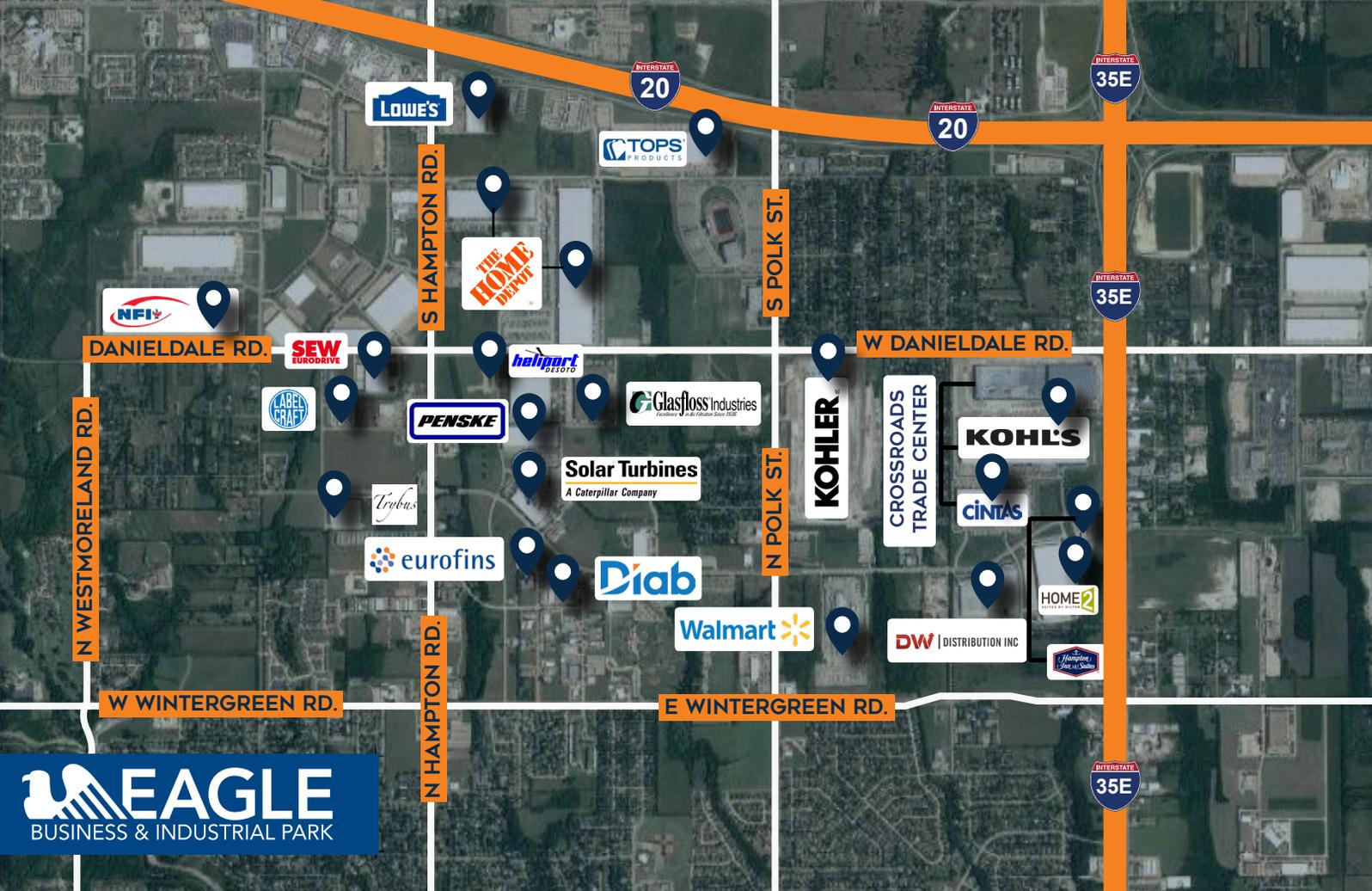
KOHLER CO. | 1,300,000 SF

This location is the largest distribution facility in the company's portfolio and was the largest industrial project in Dallas/Fort Worth in 2017.



CROSSROADS TRADE CENTER | 948,000 SF

Buildings 1 and 2 are both leased; and building 3 was completed January 2018.



LOWE'S

INTERSTATE 20

INTERSTATE 35E

TOPS PRODUCTS

S HAMPTON RD.

S POLK ST.

THE HOME DEPOT

INTERSTATE 20

NFI

SEW EURODRIVE

helipart BESOFO

W DANIELDALE RD.

INTERSTATE 35E

DANIELDALE RD.

LABEL CRAFT

PENSKE

Glasfloss Industries

N POLK ST.

KOHLER

CROSSROADS TRADE CENTER

KOHL'S

Solar Turbines
A Caterpillar Company

Verbus

CINTAS

euofins

Diab

HOME 2

N WESTMORELAND RD.

W WINTERGREEN RD.

N HAMPTON RD.

E WINTERGREEN RD.

Walmart

DW | DISTRIBUTION INC

Hampton Drive & Sales

INTERSTATE 35E

 **EAGLE**
BUSINESS & INDUSTRIAL PARK



DESOTO
ECONOMIC DEVELOPMENT CORPORATION
— TEXAS —

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