Market Overview

City of Texas City
Major Employers

• Marathon Petroleum (Refinery) - 2,200
  • Currently undergoing expansion, 4K-6K additional contractors on site for 2-3 yrs
• Mainland Medical Center - 782
• Valero (Refinery) – 500
• Dow – Union Carbide (Chemical Plant) - 300
• Ashland – ISP (Chemical Plant) – 240
• Eastman Chemical (Chemical Plant) - 127
• NuStar (Petroleum/Chemical Storage) - 60
• OilTanking (Petroleum/Chemical Storage) - 50
• Tanger Outlet Mall (Retail)
2015 TxDOT Traffic Counts

Texas City Dike
500K+ Vehicles
Annually
Rapid Housing Growth

- Rain Song
- Marlow Lakes
- Lago Mar
- Lone Trail
- Pearlbrook
- Grand Cay Harbour
- Heron's Landing
# Rapid Housing Growth

<table>
<thead>
<tr>
<th>Year</th>
<th>New Residential Permits Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>362</td>
</tr>
<tr>
<td>2015</td>
<td>151</td>
</tr>
<tr>
<td>2016</td>
<td>182</td>
</tr>
<tr>
<td>2017 Jan–Mar</td>
<td>95</td>
</tr>
</tbody>
</table>
Rapid Housing Growth

Lago Mar (Land Tejas)
- Master-Planned Community
- 7,000 new homes
- Phase one of 350 new homes currently underway
- Catalon at Lago Mar (Class A Luxury Apartments) near completion of 250 units
- Tanger Outlet Mall
- Buc-ee’s
# TABC Sales (2016)

<table>
<thead>
<tr>
<th>Business Name</th>
<th>2016 TABC Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gringo’s Mexican Kitchen</td>
<td>$1,096,680</td>
</tr>
<tr>
<td>Diamond Jim’s Country Saloon</td>
<td>$710,343</td>
</tr>
<tr>
<td>Stuttgarden Tavern</td>
<td>$349,120* (*opened March 2016)</td>
</tr>
<tr>
<td>Shenanigans</td>
<td>$322,641</td>
</tr>
<tr>
<td>Terraza</td>
<td>$298,166</td>
</tr>
<tr>
<td>Luna’s Mexican Restaurant</td>
<td>$288,000</td>
</tr>
<tr>
<td>HT’s Lounge</td>
<td>$268,429</td>
</tr>
<tr>
<td>Olive Garden</td>
<td>$234,605</td>
</tr>
<tr>
<td>Los Azteca’s Bar &amp; Grill</td>
<td>$210,395</td>
</tr>
<tr>
<td>Gus’ Restaurant</td>
<td>$203,167</td>
</tr>
</tbody>
</table>
Top Restaurant Sales

- Top performing restaurant in Texas City had $5M in sales in 2016.
- Top three Restaurants averaged more than $3M in sales.
- The closest Sports Bar business to Texas City is in League City.
Contact Information

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