



EL CAMPO
TEXAS

979-543-6727
www.elcampoeco.org

IDEAL BUSINESS LOCATION

“El Campo has proven to be a great location to build and operate our business. This is due largely to the strong work ethics of the population and the great community environment that makes living in El Campo attractive.”

Richard Young, Greenleaf Nursery Company

ACCESSIBILITY LOWERS YOUR COST OF DOING BUSINESS

Texas is nationally recognized as a top location for business with easy access to air and sea shipping, rail, and with an expansive roadway system and direct access to Mexico and Latin America. El Campo is strategically located mid-way along the Texas coast in the newly termed “Texaplex”, the triangular region in Texas that incorporates all the major cities in the state and is forecasted to experience exponential growth in the coming years.

INTERSTATE MARKETS

El Campo is very accessible to major roadways.

Interstate/Hwy	Distance
Interstate 10	38 miles
Interstate 45	73 miles
Proposed Interstate 69	<1 mile
US Hwy 59	<1 mile
US Hwy 90A	30 miles
State Hwy 71	<1 mile
State Hwy 60	14 miles
State Hwy 35	25 miles
State Hwy 36	45 miles

*Texas has
301,700
miles of public roads;
more than any
other state.*

DRIVE TIME TO MAJOR CITIES: CITY DRIVING TIME FROM EL CAMPO

Houston	1 Hour
Austin	2 Hours
San Antonio	2 Hours
Corpus Christi	2 Hours
Dallas	5 Hours
El Paso	12 Hours
Albuquerque	14 Hours
Oklahoma City	8 Hours
Little Rock	8 Hours
Memphis	10 Hours
New Orleans	7 Hours
Mexico	5 Hours

AIR TRAVEL:

Wharton Municipal Airport is only 13 miles away and offers a 5000 ft. runway with landing lights and a GPS instrument approach. George Bush Intercontinental Airport and Houston Hobby Airport are conveniently located about 75 miles away and offer commercial, domestic, and international flights.

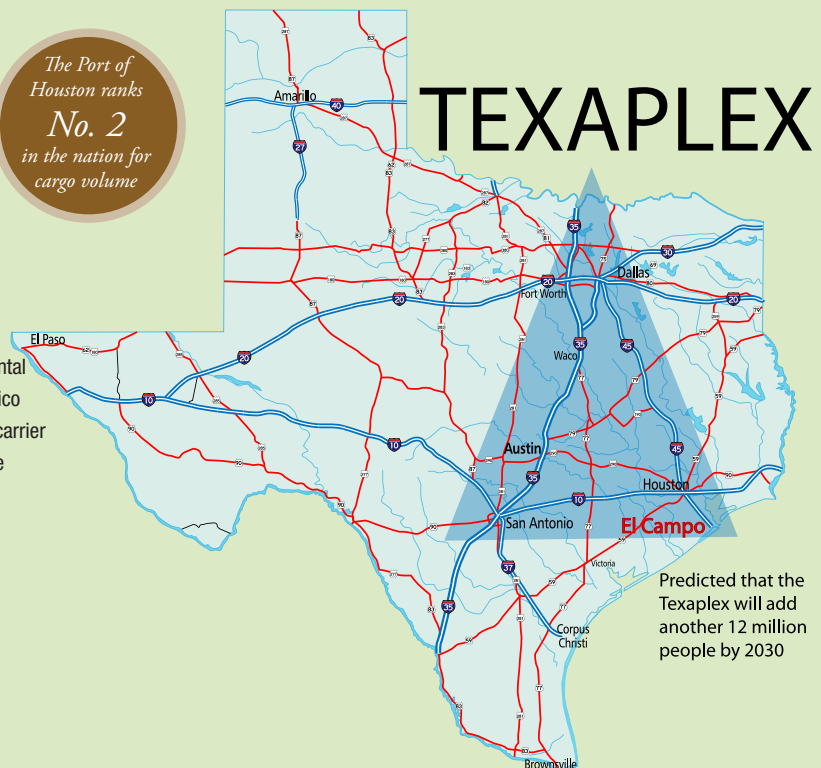
SEA:

El Campo is only 50 miles from deepwater ports in Port Lavaca and Houston, with channel depths of 40 ft. and barge services available. The nearest water access is the Victoria Barge Canal, only 52 miles away with a water depth of 9 ft.

RAIL:

Rail service returned to the area in 2009. Kansas City Southern runs from Rosenberg to Victoria and offers switchyard service in Kendleton, only 25 miles away. From the Kansas City Southern web site: The Kansas City Southern Railway Company's “renewed operation restores rail service to communities along the line and brings needed rail capacity to south Texas to reduce highway congestion and the number of trucks on Texas highways. As an important part of a transcontinental main line that connects the heartland of the United States with the heartland of Mexico and as an important part of a rail network that connects with every other major rail carrier in North America, the restoration of the line will also make this part of the state more economically competitive, leading to future economic opportunity and jobs.”

*The Port of
Houston ranks
No. 2
in the nation for
cargo volume*



Predicted that the Texaplex will add another 12 million people by 2030



WORKFORCE AND TRAINING



UNIVERSITY OF HOUSTON SMALL BUSINESS DEVELOPMENT CENTER

The University of Houston Small Business Development Center (UHSBDC) provides business consulting and training to entrepreneurs of small and emerging companies. Start-up and growing businesses meet with professional consultants to evaluate financing alternatives, develop loan packages, review and update business plans and strategies and access financial check ups and recommendations. See <http://www.coastalplains.sbdcnetwork.net> for more information.

NORTHSIDE EDUCATION CENTER

The Northside Education Center is a non-profit, state of the art facility providing educational resources to El Campo and the surrounding communities. The Northside Center offers college credit courses, continuing education courses, workforce development training, and tutoring assistance. Additionally, the 9000 square foot Northside Center provides room rentals of fully equipped classrooms, meeting rooms, and a conference room.

LOCAL COLLEGES

- WHARTON COUNTY JUNIOR COLLEGE - 15 minute drive
- UNIVERSITY OF HOUSTON - VICTORIA - 55 minute drive
- UNIVERSITY OF HOUSTON - SUGAR LAND - 45 minute drive
- RICE - Hour drive
- HOUSTON BAPTIST UNIVERSITY - Hour drive
- UNIVERSITY OF HOUSTON - MAIN CAMPUS - Hour drive

ANNOUNCING CITY DEVELOPMENT CORPORATION OF EL CAMPO JOB BANK



- Post job openings
- Receive resumes directly from site
- Find qualified applicants in the community

Learn more and sign up at www.elcampoeco.org



“A place of opportunity”





BUSINESS SOLUTIONS & INCENTIVES

Our community recognizes the importance of local industry by providing services and programs that foster the health and growth of existing business. The City of El Campo completed a comprehensive plan in 1999, which strategically directs future growth and development of the community, and updated the plan again in 2007.

COMMUNITY BUSINESS RESOURCES

- University of Houston/Coastal Plains Small Business Development Center
- City Development Corporation Business Retention & Expansion Services
- Northside Education and Training Center
- El Campo Chamber of Commerce and Agriculture
- Workforce Solutions

THE TOP 10 FUNDING METHODS FOR BUSINESSES IN TEXAS

1. Capital Access Fund
2. Texas Leverage Fund
3. Texas Capital Fund, Infrastructure Development Program
4. Texas Capital Fund, Main Street Improvements Grant
5. Tax Increment Financing
6. Economic Development Sales Tax
7. Texas Enterprise Zone Program
8. Texas YES! Program
9. Small Business Administration Loans
10. Planning and Capacity Building Fund

FOR MORE DETAILS ON THESE FUNDING OPTIONS, PLEASE GO TO:

www.elcampoeco.org/pdf/10fundingmethods.pdf

INCENTIVES

Federal and state financing programs such as the Texas Capital Fund are available to qualifying companies. The Texas Capital Fund encourages business development, retention, or expansion by providing funds to eligible applicants. Funds may be used for the acquisition, construction, and rehabilitation of real estate to support the creation or retention of jobs in rural Texas. El Campo has successfully completed a number of Texas Capital Fund projects.

In our efforts to partner in the growth of existing and incoming businesses, City Development Corporation of El Campo offers a variety of incentives for qualifying concerns.

- Tax Abatement
- Texas Capital Fund
- Enterprise Zone Benefits
- Strategic Investments
- Job Creation Incentives
- Foreign Trade Zone
- Tax Increment Financing Zones
- Job Training Assistance and Grants
- Land Incentives





INDUSTRIES

AGRICULTURE

Agriculture production has long been a staple of the economy in El Campo and Wharton County. The early days of settlement in the area saw many cattle raisers taking advantage of the vast prairie land. Then rice as a commercial crop began to flourish in the area, with Wharton County soon becoming the largest producer of rice in the state of Texas. In addition to cattle and rice, the area produces other crops such as cotton, corn, grain sorghum, soybeans, and wheat.

Agriculture Statistics of Wharton County¹

Average size of farm: 415 acres

Average value of agricultural products sold per farm: \$159,493

2011 Agricultural Valuation of Wharton County²

Commodity	Acres	Yield/Acre	Value (\$1000's)
Rice (cwt)	43448	77	50,182
Corn (bu)	52925	60	19,053
Sorghum (bu)	24100	62.5	8,465
Cotton (lbs)	54050	660	31,392
Cottonseed (tons)		.478	8,268
Soybeans (bu)	10200	23	2,815
Wheat (bu)	6131	15	597
Hay (tons)	8500	1	1,360
Turf (yds)	7000	1500	12,075
Beef Cattle			20,970
Other Livestock & Horses			100
Eggs			68,775
Nursery			49,000
Aquaculture			7,100
Vegetable & Melons			40
Total Ag Value			\$280.192

¹ 2007 Census of Agriculture

² Peter McGill, Wharton County Extension Agent - Ag Increment Report

³ <http://www.window.state.tx.us/specialrpt/tif/gulf/energy.php#46>



OIL AND GAS

Since the first active oil production site was established in nearby Iago in the 1930s, oil and gas production has become a wealth generator and economic driver, promoting the establishment of many oil and gas related companies. The state of Texas ranks among the nations of the world in oil production. Crude oil and natural gas production in Texas tops all the 50 states. In 2008, Wharton County led the Gulf Coast region in natural gas production with 47.9 billion cubic feet.³



MANUFACTURING

The area's ample affordable real estate and a healthy labor force has helped propel this segment into an important source of economic diversity for the region.



AQUACULTURE

Although a relative newcomer to the economic scene for the area, aquaculture is fast becoming a critical piece to the economic engine of Wharton County. Local companies harvest catfish, crawfish and striped bass. The area's natural resources contribute to the rising influence of this industry.





POTENTIAL SITES



MEISEL INDUSTRIAL COMPLEX

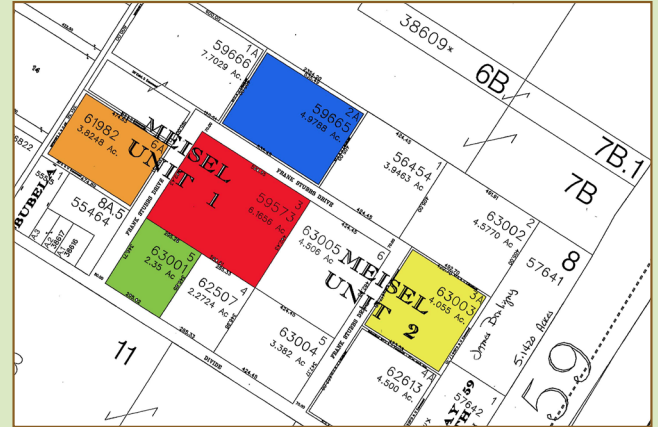
Our newest park, completed in 1999, the 64-acre Meisel Industrial Complex has complete industrial infrastructure and is available immediately for build-to-suit projects. The Complex offers prime access to US Highway 59 and favorable land incentives.

Free or below-market value land in Meisel Industrial Complex may be offered to companies with qualified projects meeting board approval.

MEISEL INDUSTRIAL COMPLEX	
Zoning	Manufacturing Enterprise Zone – Foreign Trade Zone
Water/Sewer	City of El Campo 12" lines
Electric	Wharton County Electric Cooperative
Natural Gas	Reliant Energy
Telephone	AT&T
Services Provided	Digital, Fiber, Internet, ISDN, T1, T3

MEISEL PLAT

The colored areas are available properties in the Meisel Industrial Complex.



BLUE CREEK INDUSTRIAL PARK

Sites up to 10 acres may be obtained in Blue Creek Industrial Park, currently at 75% occupancy. Blue Creek offers easy access to US Highway 59, and land incentives.

OTHER COMMERCIAL PROPERTIES

To view other available commercial properties, go to <http://elcampoeco.org/commerciallisting.php>





HISTORY OF EL CAMPO

A TOWN WAS BORN

In 1882, a railroad camp called Prairie Switch was situated where El Campo now stands and served as a switching point on New York, Texas, and Mexican railways. Cowboys called the camp “Pearl of the Prairies.” Located in the midst of cattle country, the camp was used by Mexican cowboys who changed the name to El Campo in 1890.

At that time, ranching was the chief industry, and thousands of cattle were shipped yearly to San Antonio. Four large ranches surrounded the settlement: the Texas Land and Cattle Company (KO Ranch) to the south, the Pierce Ranch to the east, the Herder Ranch to the west, and the Brown Ranch to the north.

A TOWN WAS BUILT

For several years El Campo had no permanent structures except the section house and a switch serving the cattle-loading chute. In 1889 a general store was built. A post office opened in 1890. In 1892 the community had an estimated population of twenty-five, a general store, a mill and gin, and a justice of the peace. Settlers began moving into the area and planted rice, cotton, and corn. Hay soon became one of the chief products, and in the early 1900s the town was the second largest hay-shipping center in the United States. The Farmers Union Warehouse Company was established in El Campo. A one-room schoolhouse was built in 1891, and in 1895 an independent school district was established. By 1901 177 students were enrolled. Between 1890 and 1898 Swedish Lutheran, Baptist, Methodist, Presbyterian, Catholic, German Lutheran, and Swedish Methodist churches were organized.

In 1896 a fire destroyed the principal business section. By 1900, 130 businesses had been rebuilt. In 1901 another fire destroyed a large part of the town, and this time the residents built brick buildings. El Campo Brick and Tile Company provided building materials for many of the permanent structures. In 1901 a library was organized. The first bank was established in 1902.

*“Pearl of
the Prairie”*



INCORPORATION OF EL CAMPO

On June 19, 1905, El Campo was incorporated. The El Campo Ice and Water Company was established in 1907, which lighted businesses, streets, and homes, and made enough ice to supply the city.

The El Campo Rice Milling Company was established in 1903. By 1904 seventy rice farms and 126 pumping stations were in operation around El Campo. Broussard Rice Mills was established, and in 1914 the two rice mills consolidated under the name El Campo Rice Milling Company, now known as E.L.C.O. At one time, rice hulls were compressed into bricks used as an experimental building material.

The first doctor in El Campo arrived in 1890. By 1906 two funeral homes had been established. There were 1,778 residents in 1910. The first hospital was established in 1912. The first newspaper was published in 1894. The El Campo News began in 1928 and has survived to the present as El Campo Leader-News. In 1931 a Czech-language paper, Svoboda, was published. It was later purchased by Culp Krueger and merged with the main newspaper.

INDUSTRY DEVELOPS

In the mid-1930s gas and oil were discovered in Wharton County and spawned the local petroleum and oil-service industries. The Texas Company (now Texaco, Inc.) established a branch office in El Campo. In 1930 the town had a population of 2,034 and 160 businesses. In 1941 the town had 3,906 residents and 22 businesses. The population was 6,216 in 1952, 7,700 in 1961, and 9,995 in 1970. The current population is estimated at 11,000.



Bibliography

- * El Campo Citizen, March 30, 1950.
- * El Campo Leader-News, 75th Anniversary Edition, August 20, 1980.
- * J.O. Graham, The Book of Wharton County, Texas (Wharton: Philip Rich, 1926).
- * Vertical Files, Barker Texas History Center, University of Texas at Austin.
- * Annie Lee Williams, A History of Wharton County (Austin: Von Boeckmann-Jones, 1964).
- Written by Karen H. Meinardus and Arliss Treybig



PERFECT LIFESTYLE

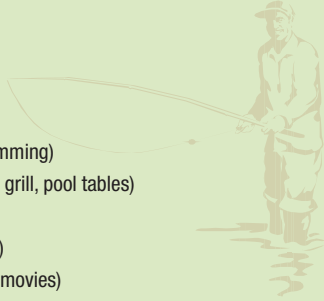
EL CAMPO IS CLOSE ENOUGH AWAY

El Campo has all the advantages of small-town living, with excellent resources: education, health care, recreation, and the benefit of big-city conveniences less than an hour away.

ENJOY THE RECREATION

El Campo is a Sportsman's paradise. It is home to some of the best hunting and nearby fishing in the country. Not limited to hunting and fishing alone, El Campo also offers other extraordinary recreational activities.

- Hunting (dove, deer, duck, goose, etc.)
- Fishing (bay or lake)
- 56 acres city parks (5 parks)
- El Campo Country Club (9 hole golf & swimming)
- El Campo Bowling Center (16 lanes, bar & grill, pool tables)
- El Campo Aquatic Center (3 indoor pools)
- Boys & Girls Club (programs for kids 6-18)
- Showplace 3 Cinema (3 screens, first run movies)
- Silver Wings (skating)
- El Campo Little League
- El Campo Wine Club



ENJOY THE CULTURE

Cultural experiences are plentiful in El Campo.

- El Campo Museum of Natural History
- El Campo Heritage Center (Senior Center)
- African American Museum
- Wharton Plaza Theatre
- Mural tour
- Annual Wharton County Youth Fair
- Ricebird Athletics
- El Campo Civic Center

*Low Cost
of Living*
Dec. 2009 cost of living index
76.3
(avg. 100)

ENJOY THE LIVE ENTERTAINMENT

Live music venues and acts are plentiful in El Campo. Various styles of music, including country, jazz, pop, rap, and everything in between, can be heard at a variety of venues.



EXCELLENT EDUCATION

If you are seeking excellence in education for your family or employees, El Campo has what you need.

EL CAMPO INDEPENDENT SCHOOL DISTRICT

- 2 of 5 schools "Recognized" status
- District-wide Academically Acceptable rating
- Gifted and Talented program
- Dual Enrollment program
- Average graduating class of 250
- 290 teachers
- Total student enrollment of 3,472
- Average SAT score 953
- Average ACT score 18



ST. PHILIP CATHOLIC SCHOOL

- Private preschool - 8th grade
- Accredited by the Texas Catholic Conference Education Department
- Recognized by the Texas Education Agency.

HIGHER EDUCATION

- Wharton County Junior College
- University of Houston - Victoria
- University of Houston - Sugar Land

NORTHSIDE EDUCATION CENTER

- Continuing education
- Workforce development training
- Tutoring assistance
- Distance learning
- Undergraduate programs



SUPERB HEALTH CARE

- Two major medical clinics
- El Campo Memorial Hospital
 - Full service health care
 - Emergency services
 - X-ray
 - Blood work labs
 - Sleep lab
- El Campo Dialysis and Kidney Center



RELOCATE TO EL CAMPO

GREAT NEIGHBORHOODS

Whether buying a home or renting, El Campo offers fantastic living opportunities. The city of El Campo has several new communities as well as neighborhoods with charming historic homes. Additionally, some neighborhoods offer deed restricted communities. Several local real estate offices are available to assist you in your home search.

APARTMENT LIVING

El Campo offers several apartment communities including some government subsidized housing. The city is also home to senior retirement housing communities.

PUBLIC TRANSPORTATION

Colorado Valley Transit is a full service bus company that provides transportation throughout the city and to neighboring communities.

CITY SERVICES

The City of El Campo provides public utilities to city residents, including garbage pickup. El Campo also offers recycling at a designated location in town.

AREA CHURCHES

Assemblies of God

Latin American Assembly of God Church - 979.543.7389
 New Life Assembly of God - 979.543.3959

Baptist

Bethel Baptist Mission - 979.543.4449
 First Baptist Church - 979.543.2793
 Memorial Baptist Church - 979.543.4280
 Mount Olive Baptist Church - 979.543.4557
 Mount Sinai Baptist Church - 979.543.8563
 Pilgrim Rest Baptist Church - 979.543.3588
 Progressive Baptist Church - 979.543.3627

Catholic

St. Philip Catholic Church - 979.543.3770
 St. Robert Catholic Church - 979.543.4298

Christian

First Christian Church - 979.543.4790
 Covenant Love Christian Ministries - 979.543.3924

Church of Christ

Church of Christ - 979.543.4279

Church of God

First Church of God - 979.543.2433

Jehovah's Witnesses

Kingdom Hall of Jehovah's Witness - 979.543.7225

Lutheran

Christ Lutheran Church - 979.543.5450
 Faith Lutheran - 979.534.1842
 First Lutheran Church - 979.543.5847

Mennonite

El Campo Mennonite Church - 979.543.1855

Methodist

Allen Chapel AME Church - 979.541.5180
 First United Methodist Church - 979.543.6426
 St. Paul United Methodist Church - 979.543.4520

Wesley United Methodist - 979.543.7594

Non Denominational

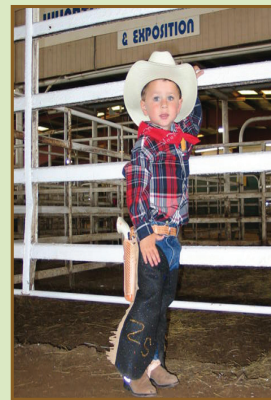
Bible Truth - 979.543.2331
 Living Word Ministries
 The Mound Rock Church - 979.543.7773

Pentecostal

El Bethel - 979.543.7057

Presbyterian

First Presbyterian Church - 979.543.3658



CIVIC ORGANIZATIONS

100 Club of Wharton County
 AARP
 Academic Booster Club
 Alpha Phi Master
 American Legion
 American Red Cross
 Association for Retarded Citizens
 Bee's
 Beta Theta Omega
 Bluebonnet Homemakers
 Boy Scout Troop # 1251
 Boy Scout Troop # 33
 Boy Scout Troop # 368
 Boys & Girls Club
 CCA Matagorda Bays Chapter
 Catholic Youth Organization
 Christian Women Fellowship
 Coin Club
 Cotton Squares Dancing
 Crimestoppers
 Cub Scout Pack #196
 Czech Heritage Society
 Dance Pizzazz
 Danish Heritage Society
 Derby Doll Booster Club
 Derby Dolls
 Delta Gamma
 Ducks Unlimited Ricebelt Chapter
 El Campo Art Association
 El Campo Community Theater
 El Campo Economic Development Corporation
 El Campo Elks Lodge #1749
 El Campo Garden Club
 El Campo Little League
 El Campo Volunteer Fire Dept.
 Explorer Post # 887
 First Lutheran Church Women
 Full Force Tumble & Cheer
 Hispanic Education Project
 Hospice Support, Inc.

FOR MORE INFORMATION

City of El Campo
 315 E. Jackson St.
 El Campo, TX 77437
 979.541.5000
www.cityofelcampo.org

El Campo Chamber of Commerce
 201 E. Jackson St.
 El Campo, TX 77437
 979.543.2713
www.elcampochamber.com





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