



KERRVILLE, KERR COUNTY, TX

Great things happen here!



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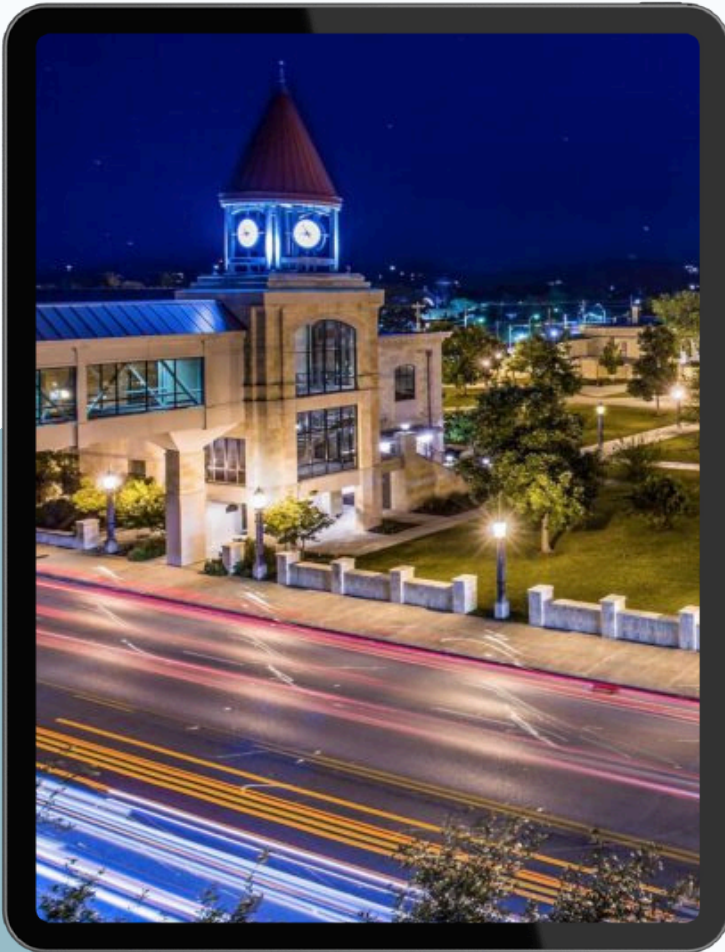
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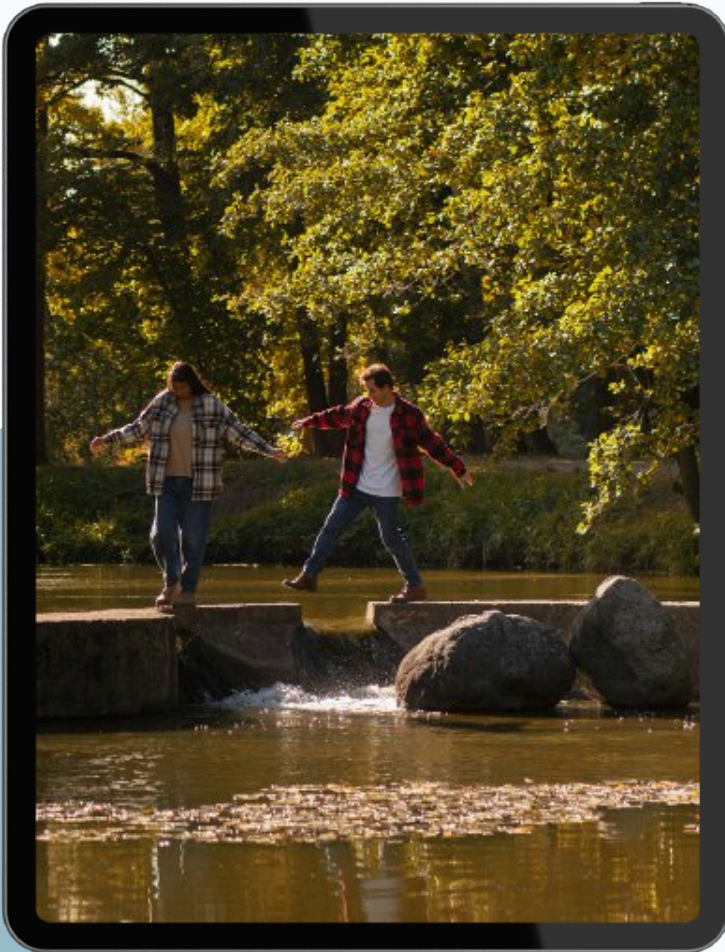
Regional Overview



Kerr County, located in the heart of the Texas Hill Country, has a rich economic history characterized by resilience, adaptability, and progress. Established in 1856, the county's early economy centered on ranching, farming, and wool production, later boosted by the arrival of the railroad. The early 20th century saw the rise of tourism, spurred by the area's natural beauty and the development of resorts. Mid-century, the discovery of oil and gas brought an energy boom, diversifying the local economy. The establishment of Kerrville State Hospital and Schreiner University further bolstered healthcare and education sectors. Today, Kerr County embraces sustainable agriculture, agri-tourism, aviation & aerospace, manufacturing and new technologies, attracting residents seeking a balance of urban and rural lifestyles and fostering continued economic growth.



Quality of Place



If you're seeking rest and relaxation away from bustling city life, you'll find a welcoming retreat in Kerrville, your Texas Hill Country destination for outdoor adventures and good times. Kerrville is located just over an hour's drive northwest of San Antonio and about two hours west of Austin.

In Kerrville, you will find many ways to explore the lush, hilly environment unique to this region of the state. City parks and other public venues situated along the Guadalupe River offer recreational activities galore. From hiking, kayaking, and paddle boarding to canoeing, camping and bird-watching, here are the ways you can enjoy the outdoors year-round.

You won't believe your eyes—or your ears. A treat for the senses, the “Capital of Texas Hill Country” is a renowned arts and culture destination. From live music to fine art, and from outdoor sculpture to handmade jewelry, there's no shortage of sights and sounds to excite the mind and stir the soul. Art is one of life's great escapes, and there is no better place to soak it in than Kerrville.



TARGET INDUSTRIES

AVIATION & AEROSPACE
MANUFACTURING



Kerrville Airport

Kerrville is a growing center for aerospace industry and recreational aviation. With the Kerrville Airport located at Louis Schreiner Field is a mere 10 miles from downtown. Louis Schreiner Municipal Field is a public-use general aviation facility with hangars, storage facilities, and long term parking.

Located at the airport is Mooney International Corporation, Dugosh Aviation (aircraft maintenance), the Hill Country Aviation Flight School, Aeromax USA (aircraft appraisal), and Air Evac EMS.

Aviation & Aerospace



AVIATION & AEROSPACE



KMM announced its expansion into Kerrville in August 2020. Killdeer Mountain Manufacturing has grown into a business that employs almost 300 people in Killdeer, Dickinson, Regent and Hettinger, and supplies gear to Boeing, Raytheon, Lockheed Martin, and other prominent aerospace companies. Their Kerrville location across from the Kerrville Municipal Airport will employ 400 over the course of the next 20 years. They will continue to supply their existing companies with Fiber Optic Bundles, Circuit Card Assembly, and Commercial & Military Cables.



After a year-long site selection process, the **Gulf Avionics** chose Kerrville for their full-service avionics maintenance and repair operations in March 2021 and has moved into 7,000 square feet of space at one of the airport's hangars. Gulf Avionics, an official dealer for manufacturers including Garmin, Honeywell, Trans-Cal, and PS Engineering, will be offering inspection and general maintenance assistance to hundreds of aircraft owners and operators as it grows its presence in Kerrville and throughout the Austin-San Antonio corridor, home to 4.5 million people.



Mooney Aircraft is well known throughout the Hill Country and aviation community for their quality, handcrafted single-piston aircrafts, made right in the United States. Their Texan-crafted airplanes are popular in niche aviation communities, resulting in a loyal fan following. Their fleet has accumulated over 40 million flight hours, a testament to the company that has been around for more than 70 years. Throughout their history, Mooney Aircraft has been known as a leader in aviation innovation. Their recent change in ownership has provided Mooney International the opportunity to cater to existing Mooney Aircraft owners to assist with parts, service, and upgrades.



Kerrville, a Pro-Business Environment

Kerrville, TX, is home to a diverse array of manufacturing companies, each contributing to the area's robust industrial sector. Notable manufacturers include Mooney International Corporation, renowned for its high-performance aircraft; Killdeer Mountain Manufacturing, specializing in advanced machining and manufacturing solutions; and All-Plastics, a leader in precision plastic injection molding. Additionally, MegaCrete offers innovative construction materials, while James Avery Artisan Jewelry is famous for its handcrafted jewelry. Companies like Prime Building Components, Texas Railing Systems, and Fox Tank Company further showcase the region's manufacturing capabilities, producing high-quality building components, custom railings, and steel tanks, respectively. Kerrville's pro-business environment is marked by a strategic location, excellent infrastructure, and a supportive economic development framework.

Manufacturing



MANUFACTURING



The founder of **James Avery** first started making jewelry in Kerrville, TX in 1954. This legacy continues today with the design and production of more than 90% of their pieces being crafted in their State-of-the-Art Craftsman Center in Kerrville, TX.

*jamesavery.com



In a groundbreaking partnership, the Zambrano Gamez and Herb families, with their respective companies Litecrete SA de CV and Aercon LLC, proudly announce the formation of **Megaacrete**. This joint venture aims to redefine North America's Autoclaved Aerated Concrete (AAC) industry.

Megaacrete will produce AAC thin panels, ranging from 4' to 10' in length and available in 2, 3, and 4-inch thicknesses, offering versatility and high-performance solutions. The first Megaacrete facility will commence operations in 2025 in Kerrville, TX.

Spanning approximately 120,000 square feet with three autoclaves, the facility is expected to employ 40 team members initially.

*www.megaacrete.com



All-Plastics, is a cutting-edge leader in advanced manufacturing and project management and utilizes scientific injection molding technology and techniques. **All-Plastics** pairs proven quality and efficiencies with an expert team of engineers and sales leaders to bring an accomplished, dependable experience to each customer transaction in the pharmaceuticals, medical, industrial, packaging and consumer markets.

*all-plastics.com



KERR COUNTY, TX DEMOGRAPHICS

Kerr County, Texas has 1,103.3 square miles of land area and is the 48th largest county in Texas by total area. It is characterized by a diverse and dynamic population. With a total population of approximately 52,500 residents, the county boasts a mix of age groups and a median age of 48.2 years, reflecting a mature and stable community.

The area is predominantly white, with Hispanic or Latino individuals making up a significant portion of the population. The educational attainment is notable, with a high percentage of residents holding high school diplomas and higher education degrees.

Kerr County's median household income is around \$66,700, and the local economy is supported by a mix of industries, including healthcare, education, manufacturing, agriculture, agri-tourism, healthcare, and retail trade.

This demographic profile, combined with Kerrville's commitment to workforce development and quality of life, positions the county as a thriving region for both residents and businesses.





Total Population

52,598

*2020 Decennial Census



Total Households

22,024

*2022 ACS 5-Year Estimates



Median Household
Income

\$66,713

*2022 ACS 5-Year Estimates



Bachelor's Degree or
Higher

29.8%

*2022 ACS 5-Year Estimates



Employment
Rate

53.4%

*2022 ACS 5-Year Estimates





5,259.80

Veterans make up 10.1 % of the Kerr County population

*US Census Bureau 2020



1,403,525

Labor Pool within a 70 mile radius of Kerr County

*US Census Bureau 2020



176,836

Students within 80 miles of Kerr County

*US Department of Education, IPEDS 2022-2023

Talent in Kerrville: A Vibrant & Diverse Workforce

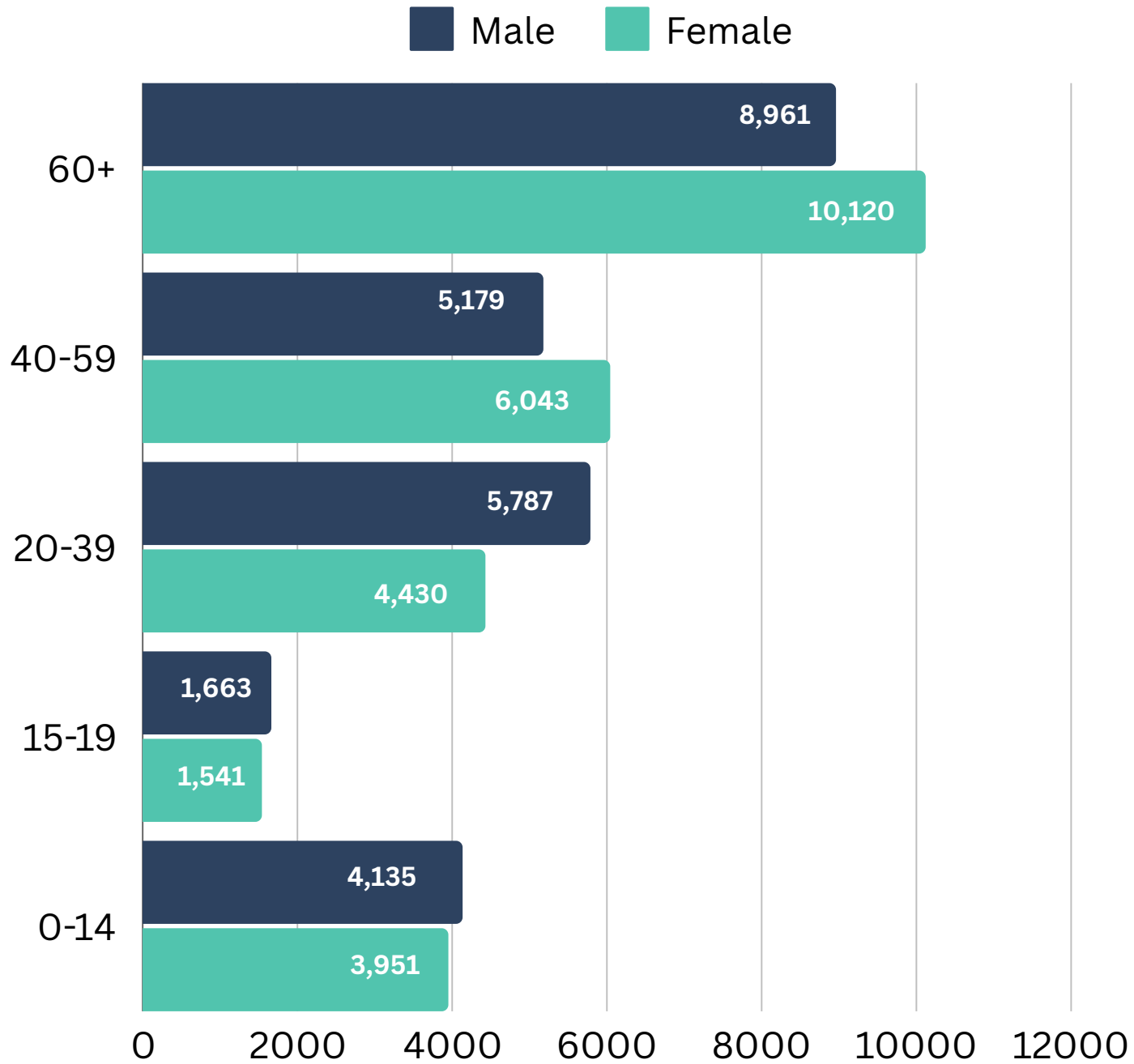
Kerrville, Texas, boasts a robust and dynamic talent pool that reflects the region's commitment to fostering growth and development. The community's workforce is characterized by a blend of skilled professionals, tradespeople, and emerging talent, driven by the area's unique demographic and economic landscape.

Rich Talent Pool & Demographics

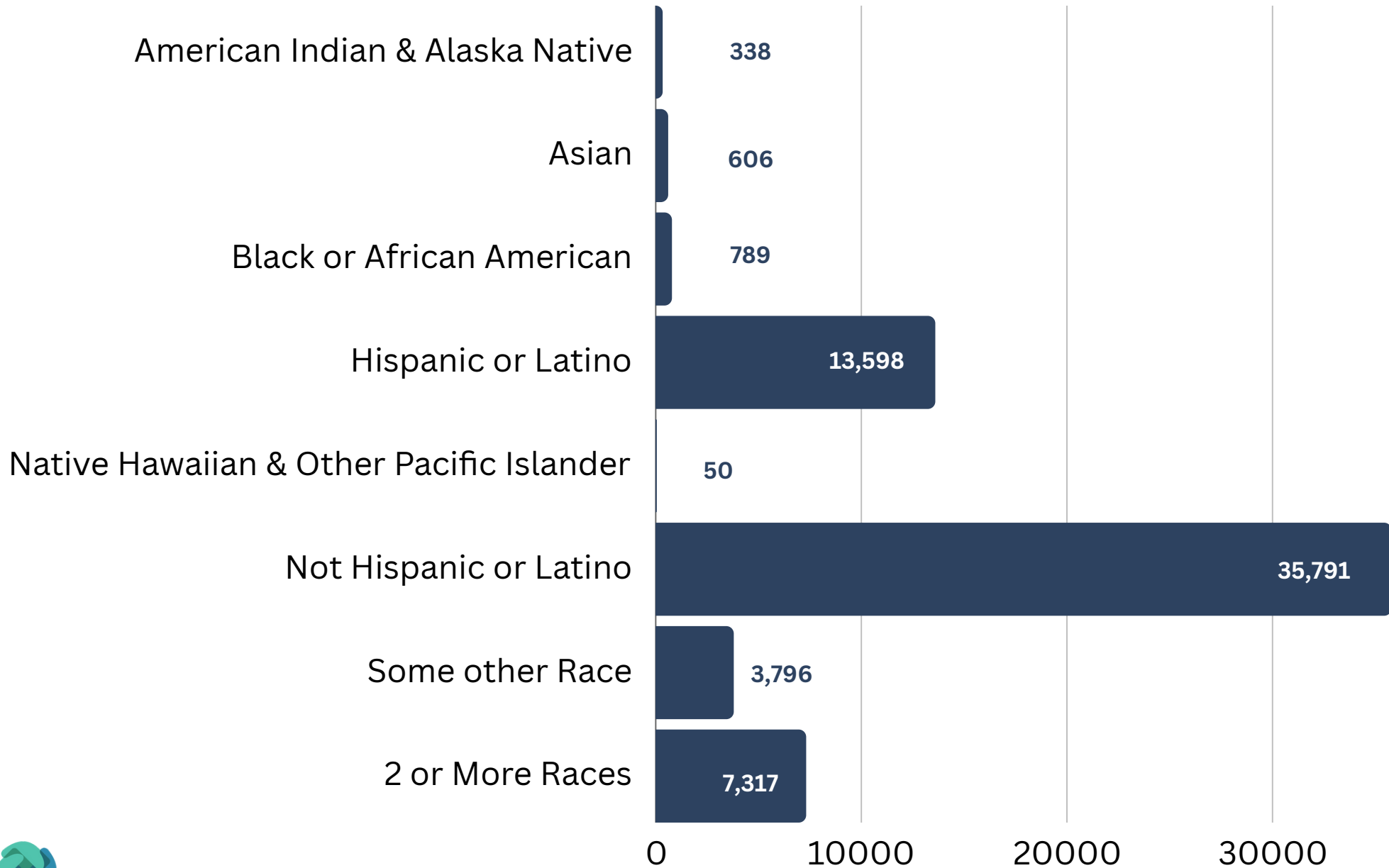
Kerrville's labor force is bolstered by a diverse demographic composition, combining a mix of age groups, educational backgrounds, and professional experiences. This diversity is a key asset, providing a wide range of skills and perspectives that are essential for the region's economic vitality. The community is proactive in addressing demographic challenges, ensuring a sustainable and resilient workforce for the future.



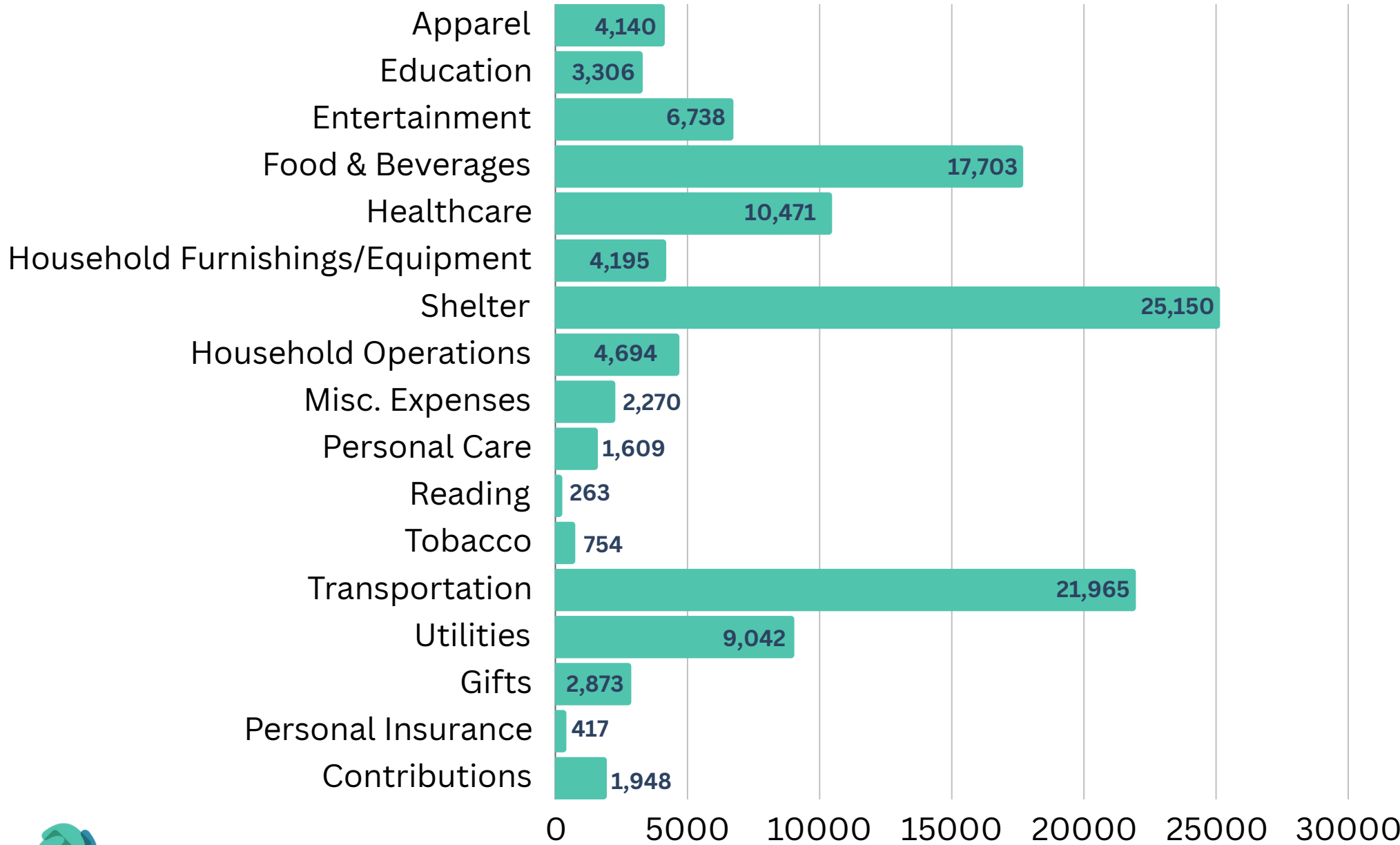
KERR COUNTY POPULATION BY AGE AND SEX



KERR COUNTY POPULATION BY RACE & ETHNICITY



KERR COUNTY CONSUMER EXPENDITURES



INCENTIVES

In addition to the natural beauty of the area and access to one of the nation's largest workforce pools, Kerrville has an array of competitive incentive programs. The KerrEDC works to ensure the client or prospect has the best possible incentive package, which can be paired up with local, state and other programs as a whole. The KerrEDC team is your point of contact for financial assistance and/or incentive proposals. Our programs are designed for local companies and enterprises, especially when they're in the process of ramping up efforts, outgrowing their existing facilities or needing to add workforce. The primary incentives in our toolbox, in addition to state programs, include*:

Primary Job Creation Incentive Funds:

The purpose of the Primary Job Creation Incentive Fund is to provide funding, either grants and/or loans, in accordance with Type B requirements of the Texas Development Corporation Act for the expansion or retention of companies, in turn, the creation of primary jobs.

Public Private Partnerships (P3s):

P3s are welcome and encouraged to leverage public funds with private funds to promote economic development and share the risks associated with building or expanding sustainable and reliable infrastructure to build capacity to serve the development of desired projects, promote investment in human capital, and achieve increase in quality of life. Typically public and private partners work collaboratively to leverage funding, talents, technologies, expertise, etc. to meet the needs of development on both sides. For instance, in many cases the public entity will retain ownership of the underlying property, while the private partner will handle some combination of the construction, maintenance, funding and operation of the infrastructure or facility.

Tax Abatement/Rebate Programs (Chapter 380/381 Agreements):

Both the City of Kerrville and Kerr County offer economic development incentives in accordance with Chapter 380/381 of the Texas Local Government Code. Grants and loans can be provided to eligible prospects by the City Council and Commissioners Court, respectively, to promote development and diversification of the economy of the state, elimination of unemployment or underemployment in the state, and development and expansion of commerce in the state. The KEDC staff can assist in navigating through the application process for one or both of these incentives.

INCENTIVES CONTINUED

Qualified Opportunity Zone Investment:

The Opportunity Zone Program was created to revitalize economically distressed communities using private investments rather than taxpayer dollars. To stimulate private participation in the Opportunity Zone program, taxpayers who invest in Qualified Opportunity Zones are eligible to benefit from capital gains tax incentives available exclusively through the program. Opportunity Zones are census tracts generally composed of economically distressed communities that qualify for the Opportunity Zone program, according to criteria outlined in 2017's Tax Cuts and Jobs Act. There are two Qualified Opportunity Zones located within Kerr County, one within the City of Kerrville at the southwest quadrant of IH 10 and State Hwy 27 (aka Sidney Baker St) and another located in the southeast corner of Kerr County, which includes the unincorporated area known as Center Point.

Freeport Exemption:

A business personal property tax exemption on inventory that is at your manufacturing facility in Texas for a short period of time, less than 175 days, and which will be transported outside the state line. The exemption applies to inventory including finished goods, supplies, raw materials and work in process, which are for assembling/manufacturing.

Skills Development Fund:

The Skills Development Fund is Texas' premier job-training program providing training opportunities for Texas businesses and workers. Funding for the program is administered by the Texas Workforce Commission. Success is achieved through collaboration among businesses, public community and technical colleges, Workforce Development Boards and economic development partners. The Skills Development Fund program assists businesses and trade unions by financing the design and implementation of customized job-training projects. This fund successfully merges business needs and local customized training opportunities into a winning formula to increase the skills levels and wages of the Texas workforce.

<https://www.twc.texas.gov/businesses/skills-development-fund-employers#skillsDevelopmentFundCovid1SpecialTrainingInitiative>

Texas Enterprise Fund:

The Texas Enterprise Fund (TEF) awards "deal closing" grants to companies considering a new project for which one Texas site is competing with other out-of-state sites. The fund serves as a financial incentive for those companies whose projects would contribute significant capital investment and new employment opportunities to the state's economy.

<https://gov.texas.gov/business/page/texas-enterprise-fund>



KATIE MILTON JORDAN

Interim Executive Director
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Mission:

To retain existing jobs and create new job opportunities in Kerrville and Kerr County, which helps benefit the Hill Country quality of life we all enjoy.

“The Kerr Economic Development Corporation is committed to creating meaningful partnerships that drive economic growth by attracting innovative industries, supporting the expansion of local businesses, and nurturing a skilled workforce. Our goal is to align these efforts with the unique character and values of Kerrville, ensuring sustainable prosperity while preserving the spirit of the Texas Hill Country.”

**— Katie Milton Jordan, Interim Executive Director,
KerrEDC**



Kerr ECONOMIC
DEVELOPMENT
CORPORATION
Meet the Team