

### **Wharton's Benefits and Incentives include:**

- ❑ Sites with [New Market Tax Credit](#) opportunities
- ❑ [Enterprise Zone](#) for establishing tax abatements
- ❑ Intermodal Corridor activity and service company site possibilities
- ❑ Attainment community for environmental permitting ease
- ❑ County [Freeport Exemptions](#)
- ❑ [Wharton County Junior College](#) Training
- ❑ Located on Major Hwy 59 and the future I-69
- ❑ [Kansas City Southern Railroad](#) access
- ❑ [Texas Capital Fund](#)

### **Wharton is one of the best keep secrets in the Southwest Houston Region with:**

Close proximity to Sugarland and Bay Area and 56 miles from downtown Houston

Shovel ready land availability for Developers

Future industrial, residential and retail growth opportunities

Gulf Coast Medical Hospital and South Texas Medical Center serving a six county region

Great Schools within the Wharton Independent School District

Logistical advantages to North America and Mexico

Tranquil Lifestyle