



“TEXAS... A perfect storm of opportunity and growth” -David Winans



SIDEBAR LEFT HEADLINE

The combination of Texas’ economic conditions, geographical location, natural resources, infrastructure, political conditions and even the weather have created a perfect storm of opportunity and growth that is greatly outpacing the rest of the nation. Even in a time of national recession Texas holds strong and continues to be the fastest growing state in the nation. Because of such stability and growth businesses and individuals are flocking to Texas. Of the 24 million people living in Texas 4 out of 5 live within a the triangular region made up of Dallas/Fort Worth, Houston, San Antonio and Austin... we call it the Texaplex. By the year 2030 forecasts show that we will add an additional 14 million people to the Texaplex. That’s the equivalent of adding another Dallas / Fort Worth, Houston, and Austin... all within the Texaplex!



Texas is big.

It's the largest state in the continental United States and covers of 268,000 square miles, making up 7.4% of the nation. Texas alone is bigger than all of New England, New York, Pennsylvania, Ohio and Illinois... combined. Even the DFW airport is larger than Manhattan.

Where Is Your Horse?!

While most people are aware that Texas is physically a large place many have a false perception of the state. Contrary to popular belief, Texas is not just an open range full of cowboys and horses. In fact much of Texas is a budding and modern, urban metropolis. Texas is home to 24 million people, 82.5% of whom live in metropolitan areas and of the Top 10 most populated cities in the U.S., three are in Texas: Houston, Dallas and San Antonio! The Dallas / Fort Worth metroplex has more residents than the entire state of Arizona AND 31 other states! If Texas were its own country it would be the 10th largest in the world. It would have the 12th largest economy, based on gross domestic product, ahead of Mexico, Russia & India. It would be the 5th largest oil and gas producing country in the world and more Fortune 500 companies call Texas home than any other state.

It's Getting Even Bigger

As big as Texas is, believe it or not it's getting even bigger. Texas has the largest population growth rate of any state in the US and is growing by over 1,000 people a day. The Dallas / Fort Worth metroplex is the #1 fastest growing metro areas in the nation. In fact, the term "Metroplex" was originally coined and is uniquely used, to describe the Dallas Fort Worth area. It's aptly names DFW's sprawling metropolitan area that contains several cities and their suburbs. Texas dominated the list of the nation's fastest growing cities with San Antonio, Fort Worth, Houston, Austin and Dallas all landing in the Top 10.

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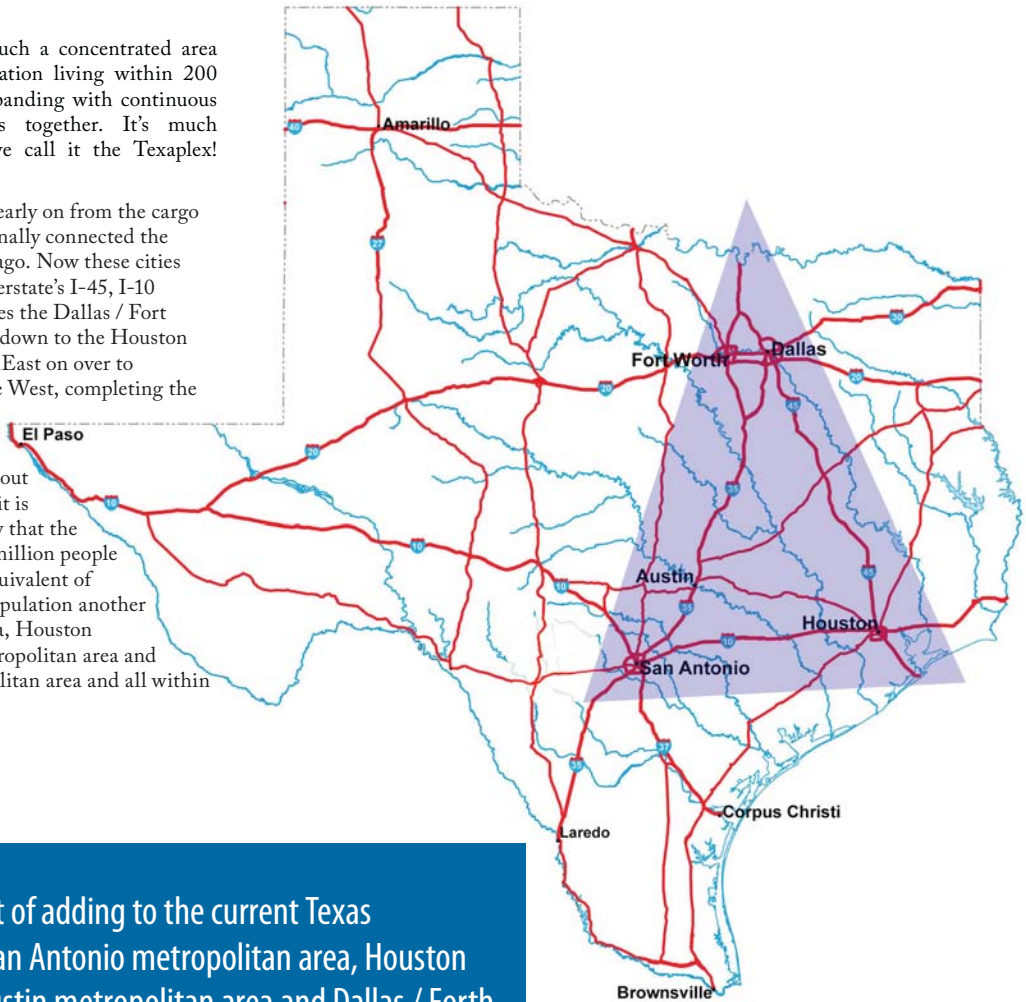
The Dallas / Fort Worth metroplex is the #1 fastest growing metro areas in the nation.

What is interesting about the population growth in Texas is the concentrated, triangular area where it is occurring. It's much more than a Metroplex... we call it the Texaplex!

With this much growth in such a concentrated area and 70% of the states population living within 200 miles of Austin, cities are expanding with continuous urban areas blending cities together. It's much more than a Metroplex... we call it the Texaplex!

The Texaplex got a jump start early on from the cargo and passenger trains that originally connected the Texaplex cities over 130 years ago. Now these cities are connected by the major interstate's I-45, I-10 and I-35. The Texaplex includes the Dallas / Fort Worth metroplex in the north down to the Houston metropolitan area in the SouthEast on over to Austin and San Antonio in the West, completing the Texaplex.

Of the 24 million Texans four out offive live in the Texaplex and it is growing... fast! Forecasts show that the Texaplex will add another 12 million people by the year 2030. That is the equivalent of adding to the current Texas population another San Antonio metropolitan area, Houston metropolitan area, Austin metropolitan area and Dallas / Fort Worth metropolitan area and all within the Texaplex.



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THE PERFECT BALANCE

The unique dynamics and complimentary characteristics of each Texaplex city have further encouraged growth and stability by allowing each city to flourish without direct competition of each other.

The Texaplex cities work together providing a synchronized balance of industry and each city offers it own distinct personality.

Houston features the second largest port in the United States and dominates the Oil and Natural Gas industry. It is home to NASA's Johnson Space Center, and the first word spoken from the moon... "Houston".

Dallas - Fort Worth serves as the states banking and financial center and is home to the 5th busiest airport in the world, DFW. It is a major wholesale and distribution center by both air and land. Additionally high-tech industries such as telecommunications have contributed to a great amount of growth in the Dallas-Fort Worth Metroplex.

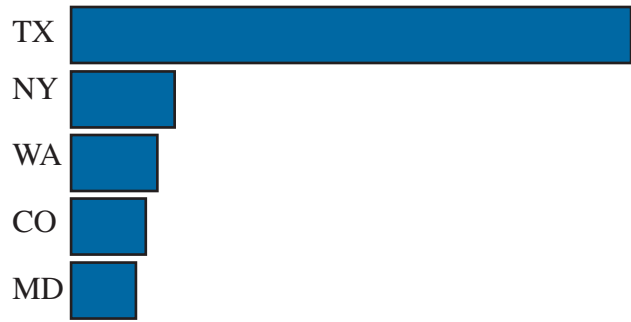
Austin is the state capital, and known world wide as the "Live Music Capitol of the World". It has a very large student population and is home to the University of Texas. It plays a major role in computer technology and is home to one of the largest computer companies in the world, Dell. In recent years Austin has been at the forefront sustainable green energy systems.

San Antonio has strong historical significance in Texas in that it is home to the Alamo. The Alamo, as well as the Riverwalk, Fiesta Texas and Sea World make tourism a major industry in driving San Antonio's economy. Additionally, San Antonio is home to a large military presence which provides the main source of employment for the city. Each Texaplex city has its own distinct personality and provides goods and services and for the rest of the Texaplex cities.





Half of all new jobs created in the US were in Texas



What is it that has so many businesses, families and individuals flocking to Texas?

1. Great Place to live
Texas is a great place to live. The weather is good and free from the harsh winters of the north. There is plenty of entertainment; Austin is considered the live music capitol of the world, there is tons of great shopping, restaurants and art museums. Texas is home to several professional sports teams including the Dallas Cowboys, Dallas Mavericks, Dallas Stars, Texas Rangers, Houston Astros, Houston Texans, Houston Rockets and San Antonio Spurs and some of the best Universities and Business Schools in the nation: UT, SMU, TCU, A&M, Baylor & Rice.

2. Great place to work
Secondly it's a great place for business. In fact it's the best place for business as . CNBC just named Texas the #1 state for doing business and in the past 5 years, Texas has created 1.2 million new jobs. In 2007 half of all jobs created in the US were in Texas. There is no state income tax, no tax on goods in transit and its central time zone makes it ideal for working with companies on either coast and the office of current governor Rick Perry, has ensured pro growth and pro business legislation are at the forefront of their agenda.

3. Great investment
And finally Texas has a low cost of living. Forbes magazine recently published an article "Best Cities to Buy a Home" which featured all 4 Texaplex cities in the Top 10! Austin and San Antonio lead Forbes' list of "Best Bang for the buck cities" and Houston and Dallas also land in the Top 10! [Show typical new home in maybe McKinney \$300,000 range.....it is 4000 sq ft...5 bedroom, 4 baths, granite, custom , etc. Compare to what that would cost in other cities.

“TEXAS IS THE #1 STATE FOR DOING BUSINESS” -CNBC



For those living in Texas or on their way this is all great news. And with national economy and home values dropping across the nation we can all use some good news. Texas has and will remain strong. It's a great time to own Texas Real Estate and it's going to be a Lone Star Boom!

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Real Estate

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