

COMMUNITY PROFILE

OVERVIEW

Stephenville has a strong, diversified economic basis. Agriculture is the leading industry, contributing approximately \$200 million to the economy. The dairy industry accounts for approximately \$140 million. The manufacturing industry has increased steadily in importance over the past few years. Six major manufacturing firms (three Fortune 500 companies) now employ more than 1,400 people. Stephenville is the retail trade and medical center for the area population within a 30 mile radius, serving approximately 80,000. Gross sales have increased steadily over the past ten years. Tarleton State University also has a strong influence on the economy of the area. The University has a student enrollment of approximately 6,400 and employs a full time faculty and staff of 715. In March 1992, the Texas State Comptroller released a state report which ranked Erath County as the fifth best county among 205 rural counties in the state for economic development for the previous five years. In 1993, Stephenville was listed as one of the 100 best small towns in America in a book compiled by Norman Crampton and published by Prentice Hall.

For Development in Stephenville Contact:

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POPULATION

| | <u>1960</u> | <u>1970</u> | <u>1980</u> | <u>1990</u> | <u>2000</u> |
|--------|-------------|-------------|-------------|-------------|-------------|
| City | 7,359 | 9,227 | 11,881 | 13,502 | 14,921 |
| County | 16,236 | 18,141 | 22,560 | 28,300 | 30,843 |

TRANSPORTATION

Highways

East-West: U.S. Hwy. 377 and 67 - FM 8 and 2157
North-South: U.S. Hwy. 281, State Hwy. 108, FM 914
Nearest Interstate: I-20 21 miles to the north

Freight Carriers

Central Freight Lines
Federal Express
Huey Van Lines
Merchants
Morgan Express
Purolator Courier
United Parcel Service

Bus Service

Greyhound and Kerrville Bus Lines

Rail Service Provider

Fort Worth & Western RR

Airports

Clark Field, located in Stephenville, has one main 4,200 foot asphalt surface runway with precision approach path indicator (PAPI) lighting. Fuel and service are available. Dallas-Fort Worth International Airport is located 85 miles from Stephenville.

UTILITIES

Electric Power

| | |
|-------------------------|--|
| Providers: | TXU Electric and United Cooperative Services |
| Reliability: | .999765 |
| Total Capacity: | 22,808,000 KW |
| Reserve at System Peak: | 15.1% |
| Transmission Voltage: | 69 KV, 138 KV, 345 KV |
| Service Voltage: | 120/208, 120/240, 240/480, 277/480 |

Natural Gas

| | |
|------------------------------|---------|
| Provider: | TXU Gas |
| BTU Contents Per Cubic Foot: | 1,050 |

Telephone

| | |
|------------------------------|--------------------------------------|
| Provider: | Sprint/United Telephone |
| Digital: | Yes |
| Analog: | Yes |
| Electromechanical: | No |
| Make and Model: | ATT 5ESS |
| Software Level: | 5E14 |
| Fiber Optics: | Yes |
| Switched 56 KBPS: | Yes |
| High Capacity Digital (T-1): | Yes |
| Digital Data Service: | Yes |
| 911: | Yes |
| Other Network Services: | ISDN capabilities, fiber optics, SS7 |

Water Supplier

| | |
|-------------------------------|---|
| Source: | City of Stephenville; 26 water wells |
| Max. System Capacity (Daily): | 5,000,000 gallons |
| Max. Daily Use to Date: | 4,900,000 gallons |
| Pressure on Mains: | 40-90 PSI |
| Storage Capacity: | 4,750,000 gallons |
| Size of Mains: | 4" - 24" |
| System Looped: | Yes |
| Projects Under Construction: | Addition of 3 water wells and ground storage. |

Sewer System:

Type Treatment Plant: Activated Sludge
Maximum Capacity: 9,000,000 gallons
Max. Daily Use To Date: 3,000,000 gallons
Projects Under Construction: Addition of belt press for sludge removal and phosphorus removal equipment.

Solid Waste Disposal:

Provider: I.E.S.I.
Residential Service: Twice a week pickup
Commercial Service: Available daily upon request
Recycling: Drop Center at 1291 N. Bates St.

WORKFORCE

Radius of Labor Drawing Area: 40 mile
Estimated Unemployment Rate: 2.8%

MAJOR AREA EMPLOYERS

Employer

Product

| | |
|-----------------------------|----------------------------------|
| Bruner Motors | Automobiles |
| City of Stephenville | Government |
| Dairy Farmers of America | Milk Transport |
| Emerson Electric (Appleton) | Metal Processing-Electrical |
| Erath County | Government |
| Fibergrate | Fibergrate |
| FMC | Fluid Control Valves/Pipe Unions |
| HEB Grocery | Groceries |
| Harris Methodist Hospital | Medical |
| Raskas Foods | Cream Cheese |
| Rayloc (Genaut) | Refurbishing Auto Parts |
| Saint Gobain (Norton Co.) | Coated Abrasives |
| Stephenville ISD | Education |
| Stephenville Medical Clinic | Medical |
| Tarleton State University | Education |
| TXU | Utilities |
| United Cooperative Services | Utilities |
| Wal-Mart | Retail |

EDUCATION

Stephenville ISD

Public School Budget: \$19,701,915

| | <u>Schools</u> | <u>Enrollment</u> |
|---------------------|----------------|-------------------|
| Elementary(K-4): | 3 | 1,351 |
| Intermediate(5-6): | 1 | 549 |
| Middle/Jr. High: | 1 | 531 |
| High Schools: | 1 | 1,035 |
| Private(K-12): | 2 | 76 |
| Special/Head Start: | 1 | 92 |

Annual High School Graduates: 200

Student Per Teacher Ratio:

Elementary: 15 to 1 Secondary: 14 to 1

ACT 2000: 20.3

SAT 2000 (Verbal & Math Combined): 1,000

Area Universities/Colleges:

Tarleton State University, Stephenville 6,549
(member of Texas A&M University System)

State Industrial Job Training: Yes

Vocational Program: Yes

FINANCIAL

City Current Moody Bond Rating: A3

City Current Standard & Poors Bond Rating: A

Estimated Total Bank Deposits: \$340 million

Financial Institutions

Bank of America

First American Bank

First Convenience-Branch

Members Trust Credit Union

Stephenville Bank & Trust

Texas Bank

Town & County Bank

TAXATION & LOCAL INCENTIVES

Taxation

Property Tax Rate (Per \$100 Assessed Value)

Erath County: \$.4785

Stephenville, City: .4800

Stephenville ISD: 1.6900

Special Districts: (Hospital, College, etc.) 0

TOTAL: **\$2.6485**

City Sales Tax: 1.50%

State Sales Tax: 6.25%

County Sales Tax: 0.50%

Other Sales Taxes: Econ. Dev. 0.0%

TOTAL: **8.25%**

City Motel Occupancy Tax: 7%

State Motel Occupancy Tax: 6%

TOTAL: **13%**

Incentives

Tax Abatement: Yes, City and County

Enterprise Zone: No

Industrial Foundation: Yes

Foreign Trade Zone: No

Reinvestment Zone: No

Freeport Exemption: Yes, City and School

Other: Tarleton State University Small Business Development Center; Community Reinvestment Program.

Support Services Available

R&D Facility: No

Sterilization Laboratory: No

Customized Worker Training: No

Manufacturing Assistance:

(ISO9000, Technology Applications): No

Alternative Fuels Service: No

Business Incubator: No

Recycling Center: No

COMMUNITY INFORMATION

Real Estate

| | |
|---|-------------|
| Single Family Residential -Avg. Appraised Value: | \$ 54,664 |
| New Residential Construction Permits in 1998: - 250 | 1,525,500 |
| New Residential Construction Permits in 1999: - 107 | 2,258,760 |
| New Residential Construction Permits in 2000: - 95 | 2,243,510 |
| New Commercial Construction Permits in 1998: - 75 | 11,733,595 |
| New Commercial Construction Permits in 1999: -131 | 8,034,851 |
| New Commercial Construction Permits in 2000: -147 | 12,473,479 |
| Occupancy Rate for Multi-Family Housing Units: | 95% |
| Avg. Rental Rate for 2-Bedroom 2-Bath Apartment: | \$490/month |

Hotels & Motels

| | |
|---|-----|
| Total Number of Rooms Available in Community: | 363 |
| Total Number of Facilities Available in Community with Meeting Space: | 3 |

Climatic Information

| | |
|---|--------|
| Elevation: | 1,238' |
| Annual Average Temperature: | 64° |
| Mo. Average High Temperature: | 83° |
| Mo. Average Low Temperature: | 44° |
| Annual Average Precipitation: | 30.9" |
| Average Number of Days over 90°: | 94 |
| Average Days between killing frosts: | 236 |
| Average Number of Days of Sunshine: | |
| Average High/Low Temperature for July: | |
| Average High/Low Temperature for January: | |

Health Care

| | |
|----------------------------------|----|
| Total Hospital Beds in City: | 98 |
| Total Doctors (medical) in City: | 32 |

Media

| | |
|---|--------------|
| Papers: Stephenville Empire Tribune | 1-daily |
| Cross-Timbers Trading Post | 1-weekly |
| Radio Stations: KSTV (FM 93.1), (AM 1510) | 3 |
| KCUB (FM 98.3) | |
| KCLE (FM 92.1) | |
| TV Stations/TV Cable: | Local/Yes |
| TV Stations w/out Cable: | 15 |
| Cable Television: | 48 Channels |
| Satellite Service: | 210 Channels |

Churches

Assembly of God, Baptist, Catholic, Christian, Church of Christ, Church of God, Church of Latter Day Saints, Episcopal, Jehovah's Witness, Lutheran, Methodist, Nazarene, Pentecostal, Presbyterian, Seventh Day Adventist.

Recreation

| | |
|---|-----|
| Parks: | 2 |
| Area Lakes: | 3 |
| Country Clubs: | 1 |
| Health Centers: | 1 |
| Public Golf Courses: | 2 |
| Theaters: | 6 |
| Tennis Courts: | 8 |
| Bed & Breakfast Facilities: | 1 |
| Hotel/Motel Rooms: | 363 |
| Libraries: | 2 |
| Other: Indoor rodeo arena, variety of sports and recreational facilities located at Tarleton State University | |

Area Attractions:

- Cowboy Capital Walk of Fame-Downtown Plaza
- Planetarium-Tarleton State University
- Oldest Dr.Pepper Bottling Plant-Dublin

GOVERNMENT, CITY

Stephenville

| | |
|---------------------|----------------------|
| City Budget: | \$12,750,248 |
| Type: | Home Rule |
| Number on Council: | 9 |
| Municipal Police: | 40 |
| Paid Firemen: | 26 |
| Volunteer Firemen: | 28 |
| City Zoning Body: | Yes |
| Master Plan: | Yes |
| Insurance Key Rate: | 0.30 with 10% credit |