



D E S T I N A T I O N

Flatonia

Where All Roads Lead

www.DestinationFlatonia.com



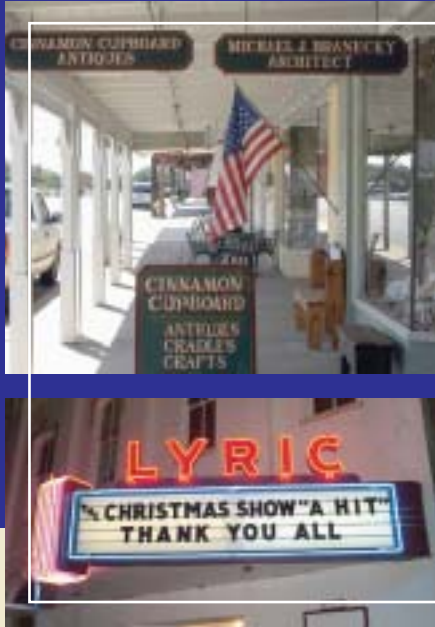
ESCAPE TO
FLATONIA
WHERE THE PAST, PRESENT AND FUTURE RESIDE

Welcome to Flatonia.

The sign says it all. Centrally located between four major Texas cities – Houston, Austin, San Antonio, and Victoria – Flatonia is a haven for tourists visiting the historic railroad switching tower, browsing colorful antique shops and emporiums, and sampling one of the many local restaurants.

But Flatonia is much more than the ideal tourist retreat. The City's relaxed, inviting atmosphere mingles all the benefits of an easy lifestyle with vast economic opportunities, making Flatonia an attractive venue for new businesses looking to capitalize on the city's very low tax rate, affordable land valuation, reasonable utilities and optimum access to major markets via air, rail, or road.

Maintaining a sense of history and hometown values while paving the road to future growth is the City's heritage. It's what the residents and local business owners of Flatonia have long known, and what tourists and entrepreneurs are now discovering: a community where the past, present and future co-exist peacefully, making Flatonia the State of Texas' next shining star for business expansion and relocation.



AMERICAN HISTORY, TEXAS PRIDE

Established in 1873 on the Galveston, Harrisburg, and San Antonio Railway and named for the pioneer merchant F. W. Flato, Flatonia became a melting pot for English, German, Bohemian, Czech and Italian immigrants. Opportunities provided by the expanding railroad and inexpensive real estate brought successive waves of population growth.

Flatonia flourished with an agricultural economy comprised of cotton and cattle. The City became the meeting place of the two main railway lines in Texas in 1887, when the San Antonio and Aransas Pass Railway was built south from Waco. With the new railway came new settlements and new businesses, including the Swift Meat Packing Company; a new creamery – the second largest in Texas; and the only sauerkraut packing plant of its kind in Texas. In 1910 a new electric light plant, ice plant, water works, and cold storage warehouses were established, earmarking Flatonia for future growth.

Today, Flatonia is still a well known and scenic spot for train watchers, boasting one of Texas' longest standing, manually operated railroad switching towers with North-South, East-West cross rails. The tower was still in use until 1997. Train watchers visit because of the quiet and safe environment and because it is one of only three covered platforms in the country. A true piece of Americana, the tower now resides on South Main and can be toured by appointment through the Chamber of Commerce.



TEXAS' NEXT SHINING STAR FOR ECONOMIC GROWTH

A Rich Corporate Community Flatonia's overall business climate is enthusiastic and progressive, with a great spirit of cooperation among city officials, business owners and residents. A close-knit community of business owners work with the City to solve problems that affect business growth and prosperity. Flatonia's business leaders tout the work ethic of the labor force as one of the best advantages of doing business in Flatonia.

Flatonia's background in commercial agriculture and manufacturing make it an ideal place to expand or locate a distribution or specialty manufacturing company.

Employers have access to a large and well-skilled labor pool, with more than 2,000 potential employees within 15 miles of Flatonia, and an additional 15 - 20,000 within a 25-mile radius. Several community colleges within driving distance provide ample opportunities for workforce training. In addition, the school district is willing to work with employers in training the workforce of tomorrow to meet employer needs.

Supporting Growth and Prosperity Just off Interstate 10 in southwestern Fayette County, Flatonia offers an exceptional transportation infrastructure that includes Highways 90 and

95, and the Union Pacific Railroad, with rail freight running both East-West and North-South. Flatonia's strategic location makes it ideal for any industry requiring rapid access to major transportation corridors. It is equidistant from Texas' largest metropolitan areas - Houston, San Antonio and Austin are all approximately 90 miles from Flatonia. The City is, in addition, a short commute from three major international airports. It's no wonder that people say all roads lead to Flatonia.



Real Estate Neighborhoods in Flatonia are strong, community-minded environments that are relaxed, charming, and center on families and a simpler way of life. Affordable housing is still available at well below the national average, with a median home price of \$57,000. Sprinkled throughout the city are beautiful old homes that have been restored to their former glory, and many that are ripe for renovation. The City has one of the lowest tax rates in the region – 2.166¢ per \$100 valuation.

Vacant buildings are available for retail, office and light commercial use. There is abundant commercial and industrial property just outside the city limits, with all utilities available. Land is highly affordable, ranging from \$1,500 - \$2,000 per acre for larger tracts.

Infrastructure The City of Flatonia is dedicated to increasing job availability for its residents, offering creative incentives to entice existing businesses to expand and business prospects to relocate.

The City owns all of its utilities and offers the most competitive utility rates in the region. This allows Flatonia to offer a variety of incentive options that many Texas cities cannot deliver. It has ample electric, water and wastewater capacity to meet business needs and support future business development.

Flatonia also boasts a wireless network that goes far beyond most rural cities of its size, and offers a large fiber trunk line that can support tomorrow's technology. Additionally, the City has several options for shovel-ready business and industrial sites.

Education Flatonia residents understand that excellent education is at the heart of a strong economy and vibrant community. A commitment to education and learning has been one of the hallmarks of Flatonia. The City's public school system offers a quality education and boasts an annual dropout rate well below regional and state averages. More than 93% of students graduate, nearly 10% above the state and regional averages.

Abundant educational opportunities exist beyond high school. Flatonia's close proximity to major metropolitan areas provides residents with access to colleges and universities in Austin, Houston and San Antonio. Several community colleges just a short drive from Flatonia offer a variety of educational opportunities tailored to meet the needs of those pursuing technical careers.



COME CELEBRATE A SIMPLER WAY OF LIFE

The heart and soul of any community is its people. Flatonia has the look and feel of a small town, where neighbors really do talk across the fence and care what happens to each other. People here are friendly and inviting and the spirit of the community can be felt on every street corner. There is great pride in respecting the values of the past, but also a welcoming eye turned toward the future. Newcomers to Flatonia find that they

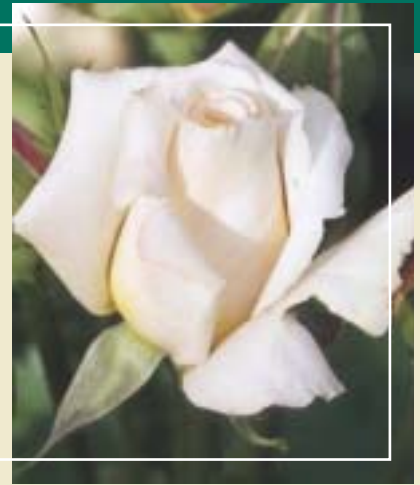
can blend their own traditions and cultures with the area's Southern hospitality and history, adding to a community rich in diversity and opportunity.

One of the true pleasures of calling Flatonia home is its downtown. Here, there are no traffic jams and honking horns. Residents and visitors can enjoy a leisurely stroll down Main Street as they browse antique shops, take in beautiful architecture or watch passing

railcars bound for unknown destinations.

The town's rich cultural history is depicted at the E.A. Arnim Archives and Museum, with its extensive collection of antiques and farm equipment used by the early settlers of Flatonia. Historic landmarks such as St. Mary's Catholic Church and the Southern Pacific Railroad Tower add to the charm.

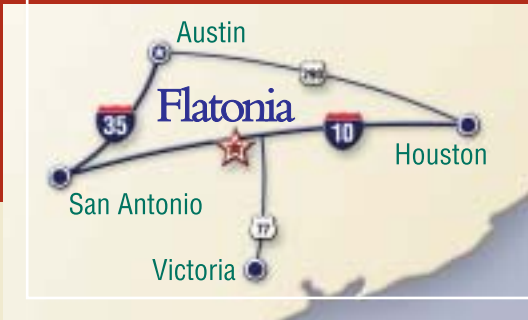
Crime is virtually non-existent in Flatonia – a fraction of what is found in large



metropolitan areas – and recreational activities are abundant, including swimming, softball, and cycling. Golf is a way of life in central Texas, whether with family or business associates. Flatonia has a superb, well-maintained 9-hole golf course where greens fees are low and there is never a wait to tee off. People take school sports seriously and the whole town turns out to support the local teams.

When it comes to festivals, the downtown merchants always have something cooking. Flatonia hosts Czihilispiel, the second largest chili cook-off in Texas, and the Parade of Quilts, a celebration of local craftsmanship. Numerous antique shows are held throughout the year and people come from far and wide to troll for treasures and soak up the atmosphere.

Flatonia has a community health care clinic, pharmacy, and eye clinic, with emergency care facilities in neighboring LaGrange, Weimar and Smithville. The new St. Mark's Medical Center in nearby La Grange is a large facility that is currently undergoing a 65-bed, 94,000 square foot expansion, which will increase its capacity to accommodate Flatonia and other nearby communities.



SEE WHAT FLATONIA
IS ALL ABOUT

DESTINATION
Flatonia
Where All Roads Lead

The combination of a rich heritage, civic pride, and educational and cultural opportunities make Flatonia a great place to work, live and raise a family.

Come join us in Flatonia and celebrate
a simpler way of life.

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