

Community Profile



Sealy Economic
Development Corporation

Located at the crossroads of Interstate 10 and Highway 36 in beautiful Austin County with easy access to major markets and the Katy-Houston energy corridor.



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City of Sealy
415 Main Street
P. O. Box 517
Sealy, Texas 77474
(979) 885-3511
www.ci.sealy.tx.us

Sealy Economic Development
Corporation
113 Main Street
(979) 627-6121
www.sealyedc.com

Introduction

Sealy, Texas ... is the largest city located in Austin County, Texas. The City of Sealy has a land area of 10.8 square miles and an estimated population of over 6,600. We are conveniently located 50 miles west of Downtown Houston and just 20 minutes from Katy on Interstate 10. This makes it an ideal location and prime environment for economic development.

The City of Sealy not only maintains a rural atmosphere but also has ready access to major metropolitan areas, ports, and the energy corridor. We are proud to call Sealy our home and look forward to your visit whether it is for work, play or to make Sealy your home.

The City of Sealy is committed to the promotion of quality development in all parts of the City and to improving the quality of life for its citizens. In order to help with these goals, the City will consider providing incentives to stimulate economic development within the City. The City is under no obligation to provide economic incentives to any applicant. All applicants shall be considered on a case-by-case basis.

Our Mission:

The City of Sealy will strive to assure the highest quality of life for those who choose to live, work and play here while protecting the City's economic well-being for current and future generations.

Our Vision:

The City of Sealy is dedicated to preserving our history of excellence while continually investing in our future of progress.

On May 3, 1997, the City's voters elected to adopt an additional sales tax under Section 4B of the Development Corporation Act of 1979. The City created the Sealy Economic Development Corporation (SEDC) and appointed a board of directors to administer the Section 4B sales tax revenues. Under the direction of the City Council, the Sealy Economic Development Corporation developed an incentive package as a means to assist new businesses in their decision to locate or relocate to the Sealy area.

Mission Statement:

The Sealy Economic Development Corporation will strive to encourage business growth and to create and retain employment opportunities and to improve the quality of life in Sealy.



We've changed

Come see what Sealy has to offer you.



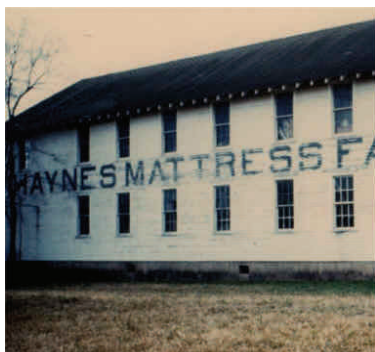
History

Sealy is located in the first county to be settled in the state of Texas. Years before Sealy was founded, the area settled by Stephen F. Austin was prominent as a center of political activity in Texas.

Like many Texas towns of the late nineteenth century, Sealy owes its existence to the railroads born of America's Golden Age of Capitalism. In 1877, a Galveston businessman named George Sealy created an organization to work for the ex-



tension of the Gulf, Colorado, and Santa Fe railroad line further into Texas. He reached an agreement in 1878 with the San Felipe de Austin Town Corporation whereby the town corporation would sell him a parcel of land on which to establish a new town through which the railroad line could pass. On January 23, 1880, the town of Sealy, named for its founder was officially dedicated.



Sealy's position at the turn of the century was partly one of readjustment due to the moving of the railroad division point to Bellville. But it was a time of booming business and economic growth. Sealy was blessed with a diverse economic base which owed as much to agriculture and entrepreneurship as it did the railroad industry.

The Haynes Mattress Factory, which operated in Sealy under various owners until 1975, is particularly interesting because its connection with the nationally known Sealy Mattress Company. Other businesses which have operated over the years in Sealy include grist mills, an ice plant, a livery stable with horses and buggies and several saddle shops.

— Source: Sealy, Texas - A Century of Success.

Historical markers located in Sealy:

- **Citizens State Bank**
222 Main Street—Marker #17494
- **Dr. James Bostick House**
319 Hardeman—Marker #469
- **Haynes-Felcman House**
305 Hardeman—Marker #11701
- **Haynes Mattress**
109 N. Hardeman—Marker #2411
- **Liedertafel Hall**
116 Lux—Marker #11967
- **Paul and Mahala Hackbarth House**
325 6th Street—Marker #2326
- **Preibisch Building**
207 Main Street—Marker #12526
- **St. John's Episcopal Church**
311 6th Street—Marker #4451
- **Sealy (City)**
415 Main Street—Marker #4623
- **Sealy Cemetery**
Main Street—Marker #4624
- **Trinity Lutheran Church**
402 Atchison Street—Marker #17605

Source: <http://atlas.thc.state.tx.us>

Sealy Data

Fire

Type: Combination Department
 Paid Duty Crew: 2-3 paid staff on duty crew 24/7
 Active Volunteers: 15

Equipment

Pumpers: 3 Tankers: 1
 Grass Units: 2 Rescue: 1
 First Responder: 1
 ISO Rating: 4/9
www.sealyfire.com 979-885-2222

Health Care

Hospital

Bellville St. Joseph Health Center
 44 N. Cummings Bellville, Texas 77418
 979-413-7400

14 mi. from Sealy

www.bellvillehospital.com

Licensed acute care facility with 32 beds

- 24 hour emergency care
 - Swing Bed
- Full-service laboratory

Emergency & Local Medical Clinics

Sealy Family Practice Clinic
 Sealy Urgent Care Center & Medical Clinic
 Local EMS

24-Hour Sealy ER—fully staffed and equipped
 emergency center located at 1036 N. Circle Drive
 979-877-0022

Utilities

Water:

Provider: City of Sealy
 Source: Wells

Sewer:

Provider: City of Sealy
 Type: Activated Sludge
 Solid Waste Disposal: On contract

Natural Gas:

Provider: City of Sealy

Electricity

Electricity is a deregulated utility in the State of Texas. The consumer may shop for competitive rates from a variety of electric providers. Contact: 1-866-797-4839 or visit www.powertochoose.org

Tax Structure

Retail Sales Tax Rate : 8.25%

2015 Ad Valorem Tax Rates

Per \$100 assessed valuation

City	\$ 0.45000
County	0.54430
School	1.260000
Austin Co. ESD #2	<u>0.100000</u>
Total	\$ 2.35430

Local Sales Tax Rate

Austin County: .005000

City of Sealy: .010000

Sealy Economic Development: .005000

Total Sales Tax Rate: .082500
 (includes state rate of .062500)

Local Hotel/Motel Tax

Hotel/Motel Occupancy Tax: 7%

Education

Public

Sealy Independent School District

www.sealyisd.com

<u>Schools :</u>	<u>Enrollment</u>
Elementary - PreK — 3	972
Intermediate - 4 - 5	377
Junior High - 6 - 8	640
High School - 9 - 12	856
Total Enrollment ('15-'16)	2, 845
Annual Budget ('15-'16)	27 million
Avg. Student/Teacher Ratio ('13)	13.7
Attendance Rate ('12-'13)	96.2
Avg. SAT Total Score ('13)	1,358
Avg. ACT Composite Score ('13)	20.0
<small>(enrollment as of October 2015)</small>	

Local: Blinn College—Sealy Campus

3701 Outlet Center Drive, Ste. 250
 979-627-7997 www.blinn.edu/sealy



Proven.

Sealy Data

Local Library

Gordon Memorial Library
917 North Circle Drive
979-885-7469

www.vjgordonmemoriallibrary.org

Communications

Local Newspaper
The Sealy News : Published Weekly
www.sealynews.com

Austin County News Online
www.austincountynews.com

Sealy Tiger Sports Network
www.sealysports.com

Phone

Provider: At & t
DSL/Broadband Available: Yes

Cable TV and Internet

Provider: NewWave Communications
1-888-242-1314

Helpful Links

Local

Sealy Chamber of Commerce
www.sealychamber.com

Austin County, Texas
www.austincounty.com

Colorado Valley Transit
www.gotransit.org

Austin County Appraisal District
www.austincad.org

Workforce Solutions in Sealy
www.wrksolutions.com

State

State of Texas
www.state.tx.us

Texas Comptroller of Public Accounts
www.window.state.tx.us

Major Area Employers

Wal-Mart Distribution Center
Distribution Center
Employees: 800

Sealy I.S.D.
Education
Employees: 342

Wal-Mart Super Center
General Merchandise
Employees: 229

International Paper Company
Paper & Packaging Products
Employees : 102

ACME Brick Company
Brick Manufacturer
Employees: 97

Gulf States Toyota
Parts Distribution Center
Employees: 95

approximate employment numbers at time of update , may include FT and PT employees

Sealy Data

Pop-Facts: Population Quick Facts 2015 Report
Source: Nielsen Solutions Center

Description	Total <i>Place</i>	%
Population		
2020 Projection	6,796	
2015 Estimate	6,622	
2010 Census	6,019	
2000 Census	5,206	
Growth 2000 - 2010	15.62%	
Growth 2010 - 2015	10.02%	
Growth 2015 - 2020	2.63%	
Households		
2020 Projection	2,476	
2015 Estimate	2,404	
2010 Census	2,172	
2000 Census	1,895	
Growth 2000 - 2010	14.62%	
Growth 2010 - 2015	10.68%	
Growth 2015 - 2020	3.00%	
2015 Est. Population by Single-Classification Race		
White Alone	4,954	74.81
Black or African American Alone	590	8.91
American Indian and Alaska Native Alone	23	0.35
Asian Alone	44	0.66
Native Hawaiian and Other Pacific Islander Alone	0	0.00
Some Other Race Alone	818	12.35
Two or More Races	193	2.91
2015 Est. Population by Ethnicity (Hispanic or Latino)		
Hispanic or Latino	2,549	38.49
Not Hispanic or Latino	4,073	61.51
2015 Occupied Housing Units by Tenure		
Owner-Occupied	1,734	72.13
Renter-Occupied	670	27.87
2015 Average Household Size		
	2.75	

Sealy Data

Pop-Facts: Quick Facts 2015 Report
Source: Nielsen Solutions Center

Description	Total <i>Place</i>	%
2015 Est. Households by Household Income	2,404	
Income < \$15,000	289	12.02
Income \$15,000 - \$24,999	207	8.61
Income \$25,000 - \$34,999	249	10.36
Income \$35,000 - \$49,999	326	13.56
Income \$50,000 - \$74,999	400	16.64
Income \$75,000 - \$99,999	309	12.85
Income \$100,000 - \$124,999	327	13.60
Income \$125,000 - \$149,999	163	6.78
Income \$150,000 - \$199,999	69	2.87
Income \$200,000 - \$249,999	27	1.12
Income \$250,000 - \$499,999	32	1.33
Income \$500,000+	6	0.25
2015 Est. Average Household Income	\$70,680	
2015 Est. Median Household Income	\$58,188	
2015 Median HH Inc. by Single-Classification Race		
White Alone	68,567	
Black or African American Alone	24,821	
American Indian and Alaska Native Alone	31,250	
Asian Alone	42,500	
Native Hawaiian and Other Pacific Islander Alone	0	
Some Other Race Alone	38,084	
Two or More Races	64,063	
Hispanic or Latino	50,262	
Not Hispanic or Latino	62,597	

Labor Market Info.



Austin County

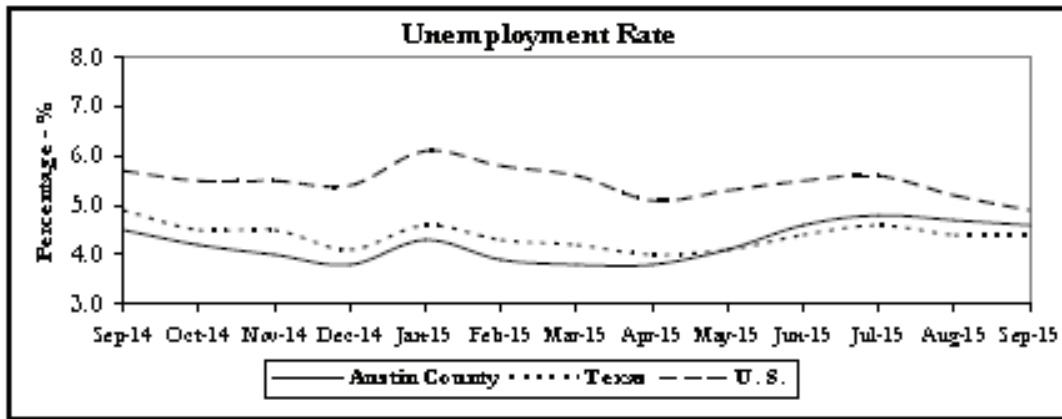
Labor Market Information

Visit the website at <http://www.wrksolutions.com>

1st Quarter 2015 Data

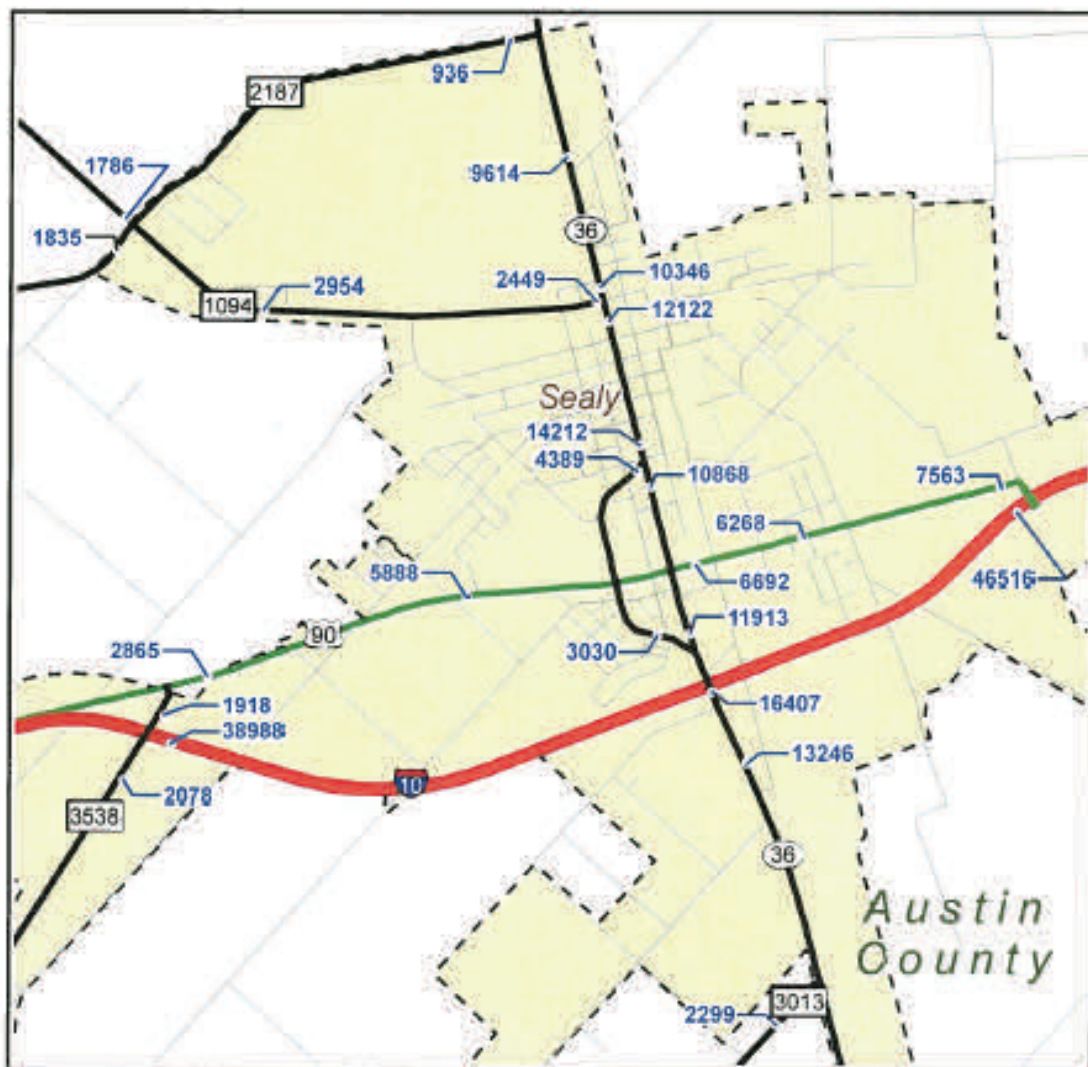
The rate of unemployment in Austin County dropped one-tenth of a percentage point to 4.6 percent in September. The current rate of unemployment in the county is slightly higher than the state's 4.4 percent rate but lower than the nation's 4.9 percent rate. Total covered employment in the county was down 217 jobs or 2.1 percent over first quarter 2015. Most of the decline was concentrated in Construction, down 124 jobs, and Professional & Business Services, down 127 jobs, with additional declines found in Manufacturing, Financial Activities, and Leisure & Hospitality. The county managed a net gain of 162 jobs over the year, up 1.7 percent. Most of the job growth was in Trade Transportation & Utilities, up 190 jobs or 7.2 percent, and Education & Health Services, up 96 jobs or 11.6 percent. Job gains were offset by losses in Manufacturing, down 81 jobs or 5.7 percent, and Local Government, down 74 jobs or 5.2 percent.

	SEP 2015	AUG 2015	SEP 2014
Civilian Labor Force	14,320	14,311	14,532
Total Employment	13,658	13,638	13,879
Unemployed	662	673	653
Unemployment Rate	4.6%	4.7%	4.5%
Comparative Actual Rates			
Texas	4.4%	4.4%	4.9%
U.S.	4.9%	5.2%	5.7%



Estimates reflect actual (not seasonal adjusted) data. Civilian Labor Force includes wage and salary workers, self-employed, unpaid family, domestics in private households, agricultural workers, workers involved in labor disputes and the unemployed, all by place of residence. Source: Texas Workforce Commission in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics. All data is subject to revision.

Traffic Counts



2014 Annual Average Daily Traffic Map Sealy, Texas

*Source: 2014 Yoakum District Traffic Map
Prepared by: Texas Department of Transportation*

District traffic maps show the annual average daily traffic (AADT) counts on TxDOT-maintained roads. Twenty-four hour counts, with truck and seasonal factors, are applied.



Put your sites on Sealy, Texas

Visit us at the intersection of IH-10 and Hwy. 36
Easy access and Great visibility!

For additional information please contact:
Sealy Economic Development Corporation
113 Main Street
Sealy, Texas 77474
Direct: (979) 627-6121
www.sealyedc.com

The information provided in this brochure was gathered from sources considered reliable and is subject to errors and omissions. However, the accuracy of all information cannot be guaranteed and is subject to change without notice.