

SHERMAN-DENISON

TEXAS

BUSINESS STARTUP + RELOCATION GUIDE

A publication of

TEXOMABiz.COM
Doing Business in Grayson County



Doing Business in Sherman-Denison

The premiere source for news and resources to help business owners start, grow, and succeed in business. We are committed to help businesses of all sizes thrive by providing them with the information and tools they need.

Helping **Business Owners** **Do Business** in Sherman-Denison

COMING SOON

Sherman-Denison **Newcomer + Relocation** Guide



Inquire for pre-publication advertising opportunities now.
Publisher@TexomaBiz.com

Table of Contents

Gateway to the Future.....	4
Economic Growth Indicators.....	6
Commercial Real Estate Availability.....	7
State Incentive Programs.....	8-12
Denison Incentive Programs.....	13
Sherman Incentive Programs.....	14
State & Local Taxes.....	15
Ad Valorem Property Tax Rates.....	16-17
Industrial Parks.....	18-19
Top Rated Schools.....	20
Local Higher Education.....	21
Business Resource Directory.....	22-25

**Sherman-Denison Texas
Business Startup + Relocation Guide**
is a publication of **TexomaBiz.com**

PO Box 504 | Denison, TX 75021
Publisher@TexomaBiz.com

Advisory Board Members

Eddie Brown - President, Sherman Chamber of Commerce
Donna Dow - Director, Denison Main Street Program
Janet Gott - Mayor, Denison
Tony Kaai - President, DDA

All articles and advertising represent the opinions of the authors and advertisers, and do not necessarily represent the opinions of the publisher. Information provided in this publication should not be construed as a recommendation for any course of action regarding financial, legal, or accounting matters.

©2023 TexomaBiz.com, All rights reserved

On the Cover

Artist's rendering of the new Texas Instruments' semiconductor wafer fabrication plant in south Sherman.

Read more on page 12...

Dear Valued Reader,

I'd like to extend you a warm welcome to the new *Business Startup + Relocation Guide* for the Sherman-Denison Metropolitan Statistical Area (MSA). This guide has been curated to provide invaluable information for business owners contemplating a move to Grayson County, envisioning the establishment of a new venture within our vibrant community, or as a resource for existing businesses to assist in the growth and expansion of their enterprises.

In addition to the guide, I am excited to announce the launch of the **TexomaBiz.com** website. This online platform stands as the premier source for news and resources tailored to aid business owners in initiating, expanding, and achieving success in Grayson County.

Best Regards,



Randy Sedlacek
Publisher
903.815.5852

Texas Business Licenses & Permits Guide

This FREE comprehensive permit guide offers a listing of state permits that may be required for persons desiring to operate a business enterprise in the state.



Download the PDF at...
gov.texas.gov/uploads/files/business/Texas_Licenses_Permits_Guide.pdf

Grayson County Texas - Gateway to the Future



Master planned Progress Park in Sherman, Texas with GlobiTech construction shown in the background.

Imagine a place where your business can thrive, surrounded by wide open spaces and big city amenities. That's Grayson County, Texas.

Located just 40 miles north of the Dallas-Fort Worth Metroplex, the cities of Sherman and Denison offer the best of both worlds. With an abundant water supply, a new clean power generating plant, and excellent transportation links, Sherman-Denison is the perfect place to start and grow your business.

Our region is home to a variety of successful companies. We have a strong manufacturing base, as well as a growing tech sector. And our award-winning schools make Grayson County a great place to raise a family.

If you're looking for a place to start or expand your business, Grayson County is the perfect choice. With our low city tax rates, affordable land, and pro-business environment, we're committed to helping your business succeed.

Here are just a few of the benefits of doing business in Grayson County...

- Abundant water supply
- New clean power generating plant
- Excellent transportation links
- High quality rail service
- Industrial parks with infrastructure in place
- Low city tax rates
- Award-winning schools
- Excellent healthcare facilities
- North Texas Regional Airport (NTRA) with 9000ft runway, Foreign Trade Zone (FTZ), and triple-freeport exemptions

Sherman-Denison is well-served by a variety of transportation networks, including:

- Highways: Interstate 35E, US Highway 75, and US Highway 69
- Railways: BNSF Railway and Union Pacific Railroad
- Airports: North Texas Regional Airport, Dallas/Fort Worth International Airport

The central location and excellent transportation infrastructure of Sherman-Denison offer a number of benefits to businesses, including:

Reduced transportation costs: Businesses in Sherman-Denison can save money on transportation costs by being close to their customers and suppliers.

Faster delivery times: Businesses in Sherman-Denison can deliver their products and services to customers more quickly than businesses that are located further away.

Access to a large labor pool: Sherman-Denison is part of the Dallas-Fort Worth Metroplex, which has a large and diverse labor pool.

Sherman-Denison, Texas is a strategic location in the United States for businesses of all sizes. The county's central location, excellent transportation infrastructure, and business-friendly environment make it a convenient and affordable place to do business.



Aerial photo showing a portion of the Foundation Business Park in Denison, Texas.

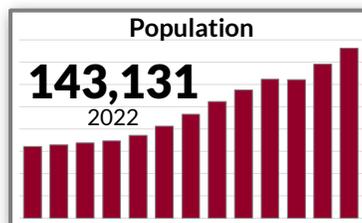
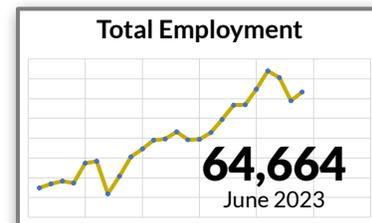
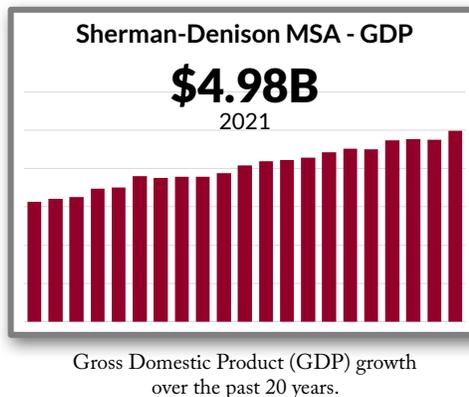
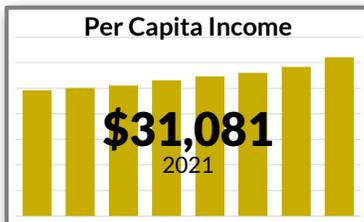
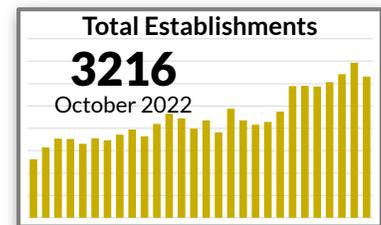
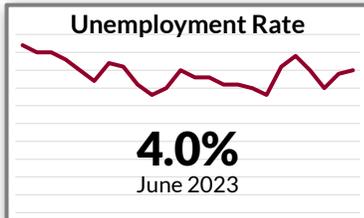


The Sherman-Denison Metropolitan Statistical Area (MSA) is located in the heart of the United States, with easy access to major markets and transportation networks. This makes it a convenient place to do business with customers and suppliers all over the country.

Dallas-Fort Worth Metroplex	40 miles south
Oklahoma City	100 miles north
Tulsa, Oklahoma	120 miles northeast
Wichita, Kansas	150 miles north
Little Rock, Arkansas	200 miles northeast



Grayson County Economic Growth Indicators



12 Reasons Why Grayson County, Texas is a Great Place to Start and Grow a Business

1

Business-Friendly

Grayson County embraces a business-friendly environment, extending a warm welcome to entities ranging from global industries to small enterprises, and from well-established manufacturers to innovative entrepreneurs. Achieving your business objectives is seamlessly attainable within our community.

2

Incentives

Apart from federal and state incentives, numerous local offerings are available, including financial assistance, cash awards, e-commerce grants, destination grants, facade grants, and more.

Commercial Real Estate Availability

Office

Medical

Retail

Industrial

Warehouse



Grayson County, Texas offers a multitude of options for companies looking to operate here. From multi-tenant office buildings to industrial space, companies have discovered that Sherman-Denison is a strategic and affordable location to do business. This gives businesses the flexibility to find the right space for their needs, whether they are a small startup or a large corporation.

- Located at the crossroads of several major highways and railways, making it easy to transport goods and services to and from the county.
- Located near several major metropolitan areas, including Dallas, Fort Worth, and Oklahoma City.
- Home to the North Texas Regional Airport (NTRA) offering a 9000ft runway, Foreign Trade Zone (FTZ), and triple-freeport exemptions which brings even more value to businesses operating here.

For information about available properties in Grayson County contact Randy Sedlacek at Paragon Commercial - 903.815.5852.



3

Low Cost of Living

The cost of living in Grayson County is significantly lower than in major metropolitan areas like Dallas and Austin. This means that businesses can save money on operating costs, such as rent and salaries.

4

High Quality of Life

Grayson County offers a high quality of life, with excellent schools, parks, and recreational activities. This makes it a great place to live and work for both employees and employers.

State Incentive Programs

Texas provides funding and tax exemptions to large and small businesses through a wide range of nonprofit and government programs. Here are a few of those programs.

AD VALOREM / PROPERTY TAX EXEMPTIONS

Freeport Exemption

A community may choose to offer the Freeport exemption for various types of goods that are detained in Texas for a short period of time. Freeport property includes: certain aircraft and aircraft parts, goods, merchandise, ores, and wares. Freeport property qualifies for an exemption from ad valorem taxation only if it has been detained in the state for 175 days or less for the purpose of assembly, storage, manufacturing, processing, or fabricating.

Goods-in-Transit Incentive

House Bill 621 of the 80th Texas Legislature amends the Tax Code and the Government Code to add an exemption from ad valorem taxation for goods-in-transit. To qualify for the exemption, personal property used for assembling, storing, manufacturing, processing, or fabricating purposes would have to be acquired in Texas or imported into Texas and stored at a Texas location in which the owner of the goods does not have a direct or indirect ownership interest. The goods-in-transit would have to be transported to another location in Texas or out of state no later than 175 days after the property was acquired in or imported into the state. Oil and gas and their immediate derivatives, aircraft, and dealer's special inventories would not qualify for the exemption.

Pollution Control Equipment Incentive

A Texas constitutional amendment providing an exemption from property taxation for pollution control was approved in 1993. The intent was to ensure that compliance with environmental mandates, through capital investments, did not result in an increase in a facility's property taxes. A facility must first receive a determination from the Texas Commission on Environment Quality (TCEQ) that property is for pollution control purposes. That positive use determination is then provided to the local appraisal district, which must accept the TCEQ's decision and grant the property an exemption from property taxes. To be eligible for a positive use determination, the property must have been purchased, acquired, constructed, installed, replaced, or reconstructed after January 1, 1994 to meet or exceed federal, state, or local environmental laws, rules, or regulations.

BONDS

Sales Tax Bonds

Sales Tax Bonds do not fall under the volume cap and are eligible to communities that have passed the economic development sales tax. Ineligible projects include for-profit hospitals, multi-family projects, and municipal services.

Exempt-Facility Bonds

Bonds can be issued to finance certain facilities such as:

- Airports
- Certain qualified hazardous waste facilities (including certain training and storage facilities)
- Dock and wharf facilities
- High-speed inter-rail facilities
- Mass commuting facilities

12 Reasons Why Grayson County, Texas is a Great Place to Start and Grow a Business

5

Abundant Workforce

Grayson County has a large and skilled workforce, with a mix of experienced professionals and recent graduates from local colleges and universities.

6

Favorable Tax Climate

Texas has a business-friendly tax climate, with no individual or corporate state income tax and low property taxes. This makes it an attractive place for businesses to locate and grow.

State Incentive Programs

There is no limit on the amount of the issue and these issues do not require a reservation under the volume cap. Although the facility must be governmentally owned, it may be leased or subject to management contracts with the business.

Other types of exempt bonds include:

- Facilities for the local furnishing of electricity or gas
- Local district heating or cooling facilities
- Projects for water
- Sewage and solid waste facilities

These types of exempt-facility issues must reserve a portion of the volume cap. Exempt-facility bonds that are not governmentally owned may reserve up to \$25 million in tax-exempt volume cap allocation each year, however, there is no restriction to project size.

Tax-Exempt Industrial Revenue Bonds

Tax-Exempt Industrial Revenue Bonds are designed to provide tax-exempt financing to finance land and depreciable property for eligible industrial or manufacturing projects. The maximum bond amount is \$20 million (which can include certain capital and administrative costs). These issues must receive a reservation under the State's volume limitation ("volume cap") managed by the Texas Bond Review Board.

The Tax Reform Act of 1986 imposes a volume ceiling on the aggregate principal amount of "private activity bonds" that may be issued with the State during any calendar year. Generally, the reservation of state ceiling issues is allocated by lottery in October each program year.

ECONOMIC DEVELOPMENT AND DIVERSIFICATION

The Economic Development and Diversification In-state Tuition Incentive may be offered to qualified businesses that are in the decision-making process to relocate or expand their operations into Texas. The incentive allows employees and family members of the qualified businesses to pay in-state tuition fees if the individual files with a Texas institution of higher education. Without this incentive designation, a student must reside in Texas for a 12-month period to be entitled to pay the tuition fees of a Texas resident.

DATA CENTER SALES TAX EXEMPTIONS

Qualified facilities of at least 100,000 square feet in Texas that have been, or will be, specifically constructed or refurbished to house servers and related equipment for processing, storing or distributing data are temporarily exempt from the 6.25 percent state sales and use tax.

ECONOMIC DEVELOPMENT REFUND

The Texas Comptroller of Public Accounts offers a refund of State franchise and sales/use taxes paid by companies owning certain abated properties.

7 Central Location in the U.S.

Grayson County is located in the heart of the United States, with easy access to major markets and transportation networks. This makes it a convenient place to do business with customers and suppliers all over the country.

8 Strong Infrastructure

Grayson County has a strong infrastructure, with well-maintained roads, bridges, and utilities. This makes it easy for businesses to operate and grow.

State Incentive Programs

MANUFACTURING SALES TAX EXEMPTIONS

State sales and use tax exemptions are available to taxpayers who manufacture, fabricate or process tangible personal property for sale. Texas sales and use tax exempts tangible personal property that becomes an ingredient or component of an item manufactured for sale, as well as taxable services performed on a manufactured product to make it more marketable. The exemption also applies to tangible personal property that makes a chemical or physical change in the product being manufactured and is necessary and essential in the manufacturing process.

MOVING IMAGE INDUSTRY INCENTIVE PROGRAM

The incentive is available in the form of a production grant equal to 5 percent of in-state spending, including wages paid to Texas residents. Grants are available upon project completion to features, television programs, television commercials and video games. Both live action and animated projects are eligible.

PERMIT ASSISTANCE

TCEQ and the Office of the Governor Economic Development and Tourism division have established a relationship to assist companies which may experience unwarranted delays in their environmental permitting process for projects that could affect job creation or have a high economic impact.

RENEWABLE ENERGY INCENTIVES

Tax Code Section 171.056 extends a franchise tax exemption to manufacturers, sellers, or installers of solar energy devices. The state also permits a corporate deduction from the state's franchise tax for renewable energy sources. Business owners may deduct the cost of the system from the company's taxable capital or deduct 10% from the company's income.

RURAL MUNICIPAL FINANCE PROGRAM

The Rural Municipal Finance Program was created by the Texas Agricultural Finance Authority (TAFA) to stimulate economic activity in rural Texas.

Wind & Solar Energy Tax Exemptions

This loan program is designed for eligible applicants located within rural areas of the state that provide significant benefits for the rural area and provide evidence of ability to repay the commitments. Applicants can include city and county governments; economic development corporations; hospital districts; rail districts; utility districts; special districts; agricultural districts; and private water and wastewater corporations.

SECTION 108

Entitlement communities may access the Section 108 program through HUD. The program allows entitlement communities the ability to borrow funds guaranteed by Section 108 through pledging their current and future Community Development Block Grant (CDBG) allocations (up to the loan amount) as security for the loan.

SKILLS DEVELOPMENT FUND (SDF)

The Skills Development Fund (SDF) is a Texas Workforce Commission grant program that provides customized job training to businesses that need to upgrade their employees' technical skills or train new employees for a relocation or expansion.

12 Reasons Why Grayson County, Texas is a Great Place to Start and Grow a Business

9 Supportive Business Community

Grayson County has a strong and supportive business community. There are a number of organizations that can help businesses with everything from startup assistance to marketing and networking.

10 Access to Major Markets

Grayson County is located just a short drive from major markets like Dallas, Fort Worth, and Oklahoma City. This gives businesses access to a large pool of potential customers.

State Incentive Programs

STATE SALES AND USE TAX EXEMPTIONS

Manufacturing Machinery & Equipment

Leased or purchased machinery, equipment, replacement parts, and accessories that have a useful life of more than six months, and that are used or consumed in the manufacturing, processing, fabricating, or repairing of tangible personal property for ultimate sale, are exempt from state and local sales and use tax. Texas businesses are exempt from paying state sales and use tax on labor for constructing new facilities.

Texas businesses are exempt from paying state sales and use tax on the purchase of machinery exclusively used in processing, packing, or marketing agricultural products by the original producer at a location operated by the original producer.

Natural Gas & Electricity

Texas companies are exempt from paying state sales and use tax on electricity and natural gas used in manufacturing, processing, or fabricating tangible personal property. The company must complete a “predominant use study” that shows that at least 50% of the electricity or natural gas consumed by the business directly causes a physical change to a product.

TEXAS CAPITAL FUND INFRASTRUCTURE PROGRAM

The Texas Capital Fund infrastructure development and Real Estate Development programs are economic development tools designed to provide financial resources to non-entitlement communities.

Funds from the infrastructure program can be utilized for public infrastructure needed to assist a business that commits to creating and/or retaining permanent jobs, primarily for low and moderate-income persons.

Funds from the real estate program must be used for real estate development to assist a business that commits to creating and/or retaining permanent jobs, primarily for low and moderate-income persons. The real estate and/or improvements must be owned by the community and leased to the business.

These programs encourage new business development and expansion.

TEXAS ECONOMIC DEVELOPMENT ACT

The Texas Economic Development Act, encourages large-scale manufacturing, research and development, renewable energy, nuclear and integrated gasification combined cycle electric generation facilities capital investment projects in the State of Texas.

It requires companies to invest a specified amount of money to qualify for a tax credit and an eight-year limitation on the appraised value of a property for the maintenance and operations portion of the school district property tax. The local school district must elect to participate in order for the Company to recognize this benefit.

The qualifying investment amount is determined on a sliding scale that begins at \$100 million for large urban areas and \$30 million for rural areas. The qualifying investment amount is reduced for areas with a lower tax base.

TEXAS ENTERPRISE FUND

The Texas Enterprise Fund (TEF) is one of the nation’s largest “deal closing” funds created to attract businesses and new jobs to Texas. Since the program’s inception, the TEF has awarded approximately \$677 million to companies that have committed to an expansion or relocation in Texas, which has resulted in over \$34 billion in capital investment as of December 31, 2020.

11 Variety of Industries

Grayson County is home to a variety of industries, including manufacturing, technology, healthcare, and retail. This gives businesses the opportunity to network with other businesses in their industry and learn from each other’s successes.

12 Growing Economy

Grayson County has a growing economy, with a number of new businesses opening each year. This is a good sign for businesses that are looking to locate in the area.

State Incentive Programs

TEXAS ENTERPRISE ZONE PROGRAM

State Sales & Use Tax Refunds

Qualifying enterprise projects are eligible for a refund for all state sales and use taxes paid and used at the qualified business site. The total amount of any refund will continue to be predicated on the investment amount and number of jobs created/retained.

The refund can be an amount ranging from a minimum of \$2,500 per job to a maximum of \$7,500 per job.

TEXAS INDUSTRY DEVELOPMENT PROGRAM

The Texas Industry Development Revolving Loan Program provides capital to Texas communities and eligible 501(c) 3 corporations at favorable market rates. The program supports eligible tax-exempt public-purpose projects that stimulate economic development within the community. The loans are available with low-cost, variable-rate long-term financing with the term of the loan not extending beyond the useful life of the assets and up to bond maturity in 2025.

TEXAS LEVERAGE FUND

The Texas Leverage Fund (TLF) is an “economic development bank” offering an added source of financing to communities that have passed the economic development sales tax.

Texas Instruments and GlobiTech Invest \$35 Billion



Texas' Governor Abbott and other officials at the groundbreaking of Texas Instruments newest semiconductor wafer fabrication plant in Sherman.

Texas Instruments is building new 300-millimeter semiconductor wafer fabrication plants in Sherman, Texas that will manufacture millions of analog and embedded processing chips daily that will go into electronics everywhere. Production from the first fab is expected as early as 2025. The potential \$30 billion investment includes plans for four connected fabs that will support TI customers' demand for decades to come. The completed project is expected to employ up to 3000 people.

GlobiTech Inc., a subsidiary of Taiwan-based GlobalWafers Co., is also expanding its facilities in Sherman, Texas with a \$5 billion silicon wafer factory. The new facility will create about 1,500 new jobs and produce 300-millimeter silicon wafers, which are used to make semiconductor chips. Production is expected to begin in 2025.

With the completion of this project our area will see an increased need for a wide variety of support and service businesses.

Denison Incentive Programs

The City of Denison, Denison Development Alliance (DDA), and Denison Development Foundation (DDF) have created several industrial and commercial incentives based on the number of quality jobs, payroll, and capital investment made.

DDA/DDF GRANTS

These incentives usually take the form of cash grants to the company spread over a two to five-year period, depending on the total amount of the grant. In the past, grants have ranged from \$500 to \$5,000 per job, depending on the type of job. A company that qualifies for a cash grant package employing 200 people at \$5,000 per job would receive a total of \$1 million in incentives payable over an agreed-upon term.

Destination Creation Loan to Grant

This Grant provides 15% matching incentive up to \$100,000 for investment to create a winery, brewery, distillery, or destination restaurant in Downtown Denison through the DDF.

E-Commerce Accelerator Incentive

This program encourages Denison businesses to improve their digital presence and ability to meet the increasing demand for online shopping, contact-less transactions/delivery, and enhance digital marketing and promotion. This matching grant for E-commerce marketing and fulfillment will fund up to \$6,000 of an \$8,000 project.

Facade Grant Program

Facade grants assist qualified building owners in improving the appearance of their business. Facade Grant Programs are incentive matching (50/50) grant programs funded by the DDA to improve the appearance of buildings that are in highly visible areas as defined by the Denison Development Alliance and to encourage quality design.

Denison Alley Access Grant Program

This program is a 100% non-matching, reimbursement incentive of up to \$2,500 funded by the DDF to improve business accessibility via alley doors for businesses on Denison's Main Street between Rusk Avenue and Armstrong Avenue.

Denison Fire Suppression Matching Grant Program

This program assists in the installation of new fire suppression systems and fire barriers in Denison's high-density, mixed-use downtown. The DDA provides a 50/50 match of expenditures up to \$100,000. Grant funds may be used toward labor and construction materials only.

INDUSTRIAL AND COMMERCIAL INCENTIVES

These incentive programs are based on the number of quality jobs, payroll, and capital investment.

Cash Grants

Incentives usually take the form of cash grants to the company spread over a two to five-year period, depending on the total amount of the grant. In the past, grants have ranged from \$500 to \$5,000 per job, depending on the type of job. A company that qualifies for a cash grant package employing 200 people at \$5,000 per job would receive a total of \$1 million in incentives payable over an agreed-upon term.

Ad Valorem Property Tax Rebates

The city, county, and college districts have a strong track record of tax abatement or rebate participation on new buildings and equipment. Local Governments can enter into agreements with businesses to rebate local Ad Valorem property taxes on real and personal property for up to ten years.

Freeport Exemption

All taxing entities, the City of Denison, Grayson County, Grayson County College, and the Denison Independent School District offer a Freeport inventory tax exemption which exempts certain personal property from property taxes.

Revolving Loan Program

The Denison Community Investment Corporation has one million dollars available that can be loaned to businesses for the acquisition of property or equipment. Rates can be below national prime and terms can be up to ten years.

Industrial Property

The Denison Development Alliance owns and manages three industrial parks. Sites in the park are available for free or below market rates for qualified businesses.

Infrastructure Improvements

Funds are available for the installation or improvement of water and sewer lines and access roads.

Relocation/Moving Expenses

Denison may pay for a portion of moving costs incurred when a manufacturing business relocates or expands to Denison. Funds are also available to established industries that move new equipment to their Denison location.

Sherman Incentive Programs

The Sherman Economic Development Corporation (SEDCO) cuts the red tape to tailor a comprehensive incentives agreement to support your project's specific business growth goals.

INDUSTRIAL AND COMMERCIAL INCENTIVES

These incentive programs are based on the number of quality jobs, payroll, and capital investment.

Freeport Exemption

The City of Sherman, Grayson County, Grayson College, and the Sherman Independent School District have adopted the Freeport exemption that eliminates property tax on inventory for qualifying goods shipped within and out of state within 175 days.

Industrial/Manufacturing Property

SEDCO offers property discounts to advanced manufacturing and/or semiconductor-related industries that invest \$50M or more (excluding land). Land discounts are available depending on the project's economic impact.

Ad Valorem Property Tax Rebates

The City of Sherman and Grayson County will consider an agreement that exempts all or part of the increase in the value of the property and/or tangible personal property from taxation for a period not to exceed 10 years.

Cash Grants

SEDCO may offer an aggressive cash grant to advanced manufacturing and/or semiconductor-related industries based on capital investment (3% or 5% of capital expenditures, but negotiable). The amount of the grant will depend on the economic impact of the project. Funds may be used for general company operations, relocation assistance, facility needs, equipment purchases, payroll, or other project needs.

SEDCO "Buy Local" Grant

Projects that qualify for a SEDCO cash grant are also eligible for a SEDCO "Buy Local" cash grant, which provides 5% (up to \$50,000) of the total amount paid to local vendors for goods and services purchased within the City of Sherman, Texas.

Main Street Grant Program

Launched in 2018 the programs provides funds up to \$1,000 for events, projects, and organizations dedicated to improving Sherman's historic, growing downtown.

RISE CHALLENGE

The Raising Innovative Sherman Entrepreneurs (RISE) Challenge is a partnership between the Sherman Economic Development Corporation (SEDCO), Austin College, and other local organizations to identify, develop, and fund startups that will be based in Sherman, Texas, and have high potential to expand and impact the local economy. Individual award amounts range from \$25,000 to \$100,000.

State and Local Taxes & Fees

Income Tax

Texas does not collect state or local personal income tax, local occupation tax, local wage tax, or state property tax.

Sales & Use Tax

State Rate	City Rate	4A Rate ¹	Total Rate
6.25%	1.5%	0.5%	8.25%

¹ The 4A Economic Development tax is used to fund primarily manufacturing and industrial development activities overseen by a corresponding Economic Development Corporation (EDC).

Special Purpose District Sales & Use Tax

Residents of the Pilot Point Municipal Development District pay an additional 0.005% in sales & use taxes. This Special Purpose District (SPD) provides infrastructure and essential services such as firefighting, road construction, and water treatment.

Texas Franchise Tax

Texas franchise tax applies to all taxable entities doing business in the state, including corporations, limited liability companies, banks, and partnerships. Entities earning up to \$1.23 million in 2023 are exempt from the tax. Sole proprietorships, general partnerships with individual owners, and certain trusts are also exempt.

Other Assessments & Fees

These are financing tools used in Texas to develop and improve communities.

MUDs (Municipal Utility Districts)

MUDs are political entities that can levy taxes to finance the construction of public infrastructure, such as water and sewer lines, roads, and drainage systems. MUD taxes are deductible property taxes.

PIDs (Public Improvement Districts)

PIDs are similar to MUDs, but they can also be used to finance other improvements, such as sidewalks, landscaping, parks and recreation, and public safety. PID assessments are tax deductible and are fixed once the bonds are sold.

PUDs (Public Utility Districts)

PUDs are community-operated entities that provide electricity, water, sewer, and telecommunications services. PUDs are controlled by the homeowners, but they operate independently from HOAs.

TIRZs (Tax Increment Reinvestment Zones)

TIRZs are an economic development tool that encourage development, redevelopment and the creation of jobs. TIRZs generate TIFs (Tax Increment Financing) which reallocate some or all of the additional ad valorem property taxes in a designated geographic area for infrastructure, facade programs, landscaping, streetscaping, or other public enhancements within the zone. There are currently about a dozen TIRZs in Grayson County.

HOAs (Homeowners Associations)

HOAs are organizations that make and enforce rules for the properties and residents within their jurisdiction. HOAs typically charge an annual fee and are run by a governing board elected by the HOA members.

Ad Valorem Property Tax Rates

Local Property Tax Rates

Taxing Entity	Adopted Tax Rate ¹	M & O Rate ²	Debt Rate ³	No-New Revenue Tax Rate ⁴	No-New Revenue M & O Rate ⁵	Voter -Approval Tax Rate ⁶
Bells, City of	.486813	.426334	.060479	.446283	.411893	.486813
Bells ISD	1.258500	0.942900	0.315600	1.141300	0.919210	1.258500
Choctaw Watershed	0.003981	0.003981	-	0.003660	0.003687	0.003981
Collinsville, City of	1.132900	0.942900	0.190000	0.954715	1.023000	1.140490
Collinsville ISD	1.132900	0.942900	0.190000	0.954715	1.023000	1.140490
Denison, City of	0.652034	0.576537	0.075497	0.563789	0.552796	0.728201
Denison ISD	1.272100	0.942900	0.329200	1.256500	0.905660	1.311200
Grayson College	0.146704	0.124884	0.021820	0.138644	0.117176	0.148370
Grayson County	0.305100	0.296137	0.008963	0.279724	0.277341	0.361029
Grayson County MUD ⁷ 8	1.000000	1.000000	N/A	N/A	N/A	N/A
Gunter, City of	0.483214	0.351417	0.131797	0.547911	0.339533	0.483214
Gunter ISD	1.442900	0.942900	0.500000	1.115400	0.985590	1.428600
Heritage Ranch MUD ⁷ 1	0.500000	0.500000	N/A	N/A	N/A	N/A
Howe, City of	0.540000	0.466086	0.073914	0.431170	0.357682	0.449888
Howe ISD	1.270000	0.931800	0.338200	1.118900	0.901130	1.302000
Knollwood, City of	0.248849	0.248849	-	0.240131	0.240434	0.248849

¹**Adopted Tax Rate** is the tax rate adopted by the governing body of a taxing unit.

²**Maintenance and Operations (M&O) Rate** is the component of the adopted tax rate of a taxing unit that will impose the amount of taxes needed to fund maintenance and operation expenditures of the unit for the following year.

³**Debt Rate** is the component of the adopted tax rate of a taxing unit that will impose the amount of taxes needed to fund the unit's debt service for the following year.

⁴**No New Revenue Rate** (formerly known as the Effective Tax Rate) is the tax rate that would generate the same amount of revenue in the current tax year as was generated by a taxing unit's adopted tax rate in the preceding tax year from property that is taxable in both the current tax year and the preceding tax year.

⁵**No New Revenue Maintenance & Operations Rate** (formerly known as the Effective Maintenance and Operations Rate) is the tax rate that would generate the same amount of revenue for maintenance and operations in the current tax year as was generated by a taxing unit's maintenance and operations rate in the preceding tax year from property that is taxable in both the current tax year and the preceding tax year.

⁶**Voter Approval Tax Rate** (formerly known as the Rollback Tax Rate) is the highest tax rate a taxing unit may adopt before requiring voter approval at an election. In the case of a taxing unit other than a school district the voters by petition may require that a rollback election be held if the unit adopts a tax rate in excess of the unit's rollback tax rate. In the case of a school district, an election will automatically be held if the district wishes to adopt a tax rate in excess of the district's rollback tax rate.

⁷**Municipal Utility District (MUD)** is one of several types of special districts that function as independent, limited governments. The purpose of a MUD is to provide a developer an alternate way to finance infrastructure, such as water, sewer, drainage, and road facilities.

Ad Valorem Property Tax Rates

Local Property Tax Rates (continued)

Taxing Entity	Adopted Tax Rate ¹	M & O Rate ²	Debt Rate ³	No-New Revenue Tax Rate ⁴	No-New Revenue M & O Rate ⁵	Voter -Approval Tax Rate ⁶
Pottsboro, City of	0.544900	0.379945	0.164955	0.447763	0.367095	0.544999
Pottsboro ISD	1.122100	0.854600	0.267500	0.794717	0.974820	1.143511
Sherman, City of	0.469932	0.265356	0.204576	0.416353	0.254785	0.503816
Sherman ISD	1.421900	0.942900	0.479000	1.255520	0.877620	1.453680
Southmayd, City of	0.601480	0.601480	-	0.425272	0.425970	0.440878
S & S CISD	1.225900	0.942900	0.283000	1.055943	1.085930	1.226105
Tioga, City of	0.441222	0.441222	-	0.408338	0.409978	0.441222
Tioga ISD	1.274600	0.914600	0.360000	1.085500	0.914600	2.045300
Tom Bean, City of	0.455000	0.413013	0.041987	0.441749	0.401158	0.457211
Tom Bean ISD	1.131700	0.963000	0.168700	0.970500	0.793000	1.131800
Van Alstyne, City of	0.563713	0.363712	0.200001	0.433990	0.366422	0.576753
Van Alstyne ISD	1.410500	0.910500	0.500000	1.114511	1.020730	1.512201
Van Alstyne MUD ⁷ #1	1.000000	1.000000	N/A	N/A	N/A	N/A
Whitesboro, City of	0.381254	0.381254	-	0.327902	0.328429	0.381254
Whitesboro ISD	1.137900	0.942900	0.195000	0.937092	0.909780	1.276360
Whitewright, City of	0.500782	0.500782	-	0.463222	0.463315	0.500782
Whitewright ISD	1.179900	0.942900	0.237000	0.947942	1.074440	1.201920

¹**Adopted Tax Rate** is the tax rate adopted by the governing body of a taxing unit.

²**Maintenance and Operations (M&O) Rate** is the component of the adopted tax rate of a taxing unit that will impose the amount of taxes needed to fund maintenance and operation expenditures of the unit for the following year.

³**Debt Rate** is the component of the adopted tax rate of a taxing unit that will impose the amount of taxes needed to fund the unit's debt service for the following year.

⁴**No New Revenue Rate** (formerly known as the Effective Tax Rate) is the tax rate that would generate the same amount of revenue in the current tax year as was generated by a taxing unit's adopted tax rate in the preceding tax year from property that is taxable in both the current tax year and the preceding tax year.

⁵**No New Revenue Maintenance & Operations Rate** (formerly known as the Effective Maintenance and Operations Rate) is the tax rate that would generate the same amount of revenue for maintenance and operations in the current tax year as was generated by a taxing unit's maintenance and operations rate in the preceding tax year from property that is taxable in both the current tax year and the preceding tax year.

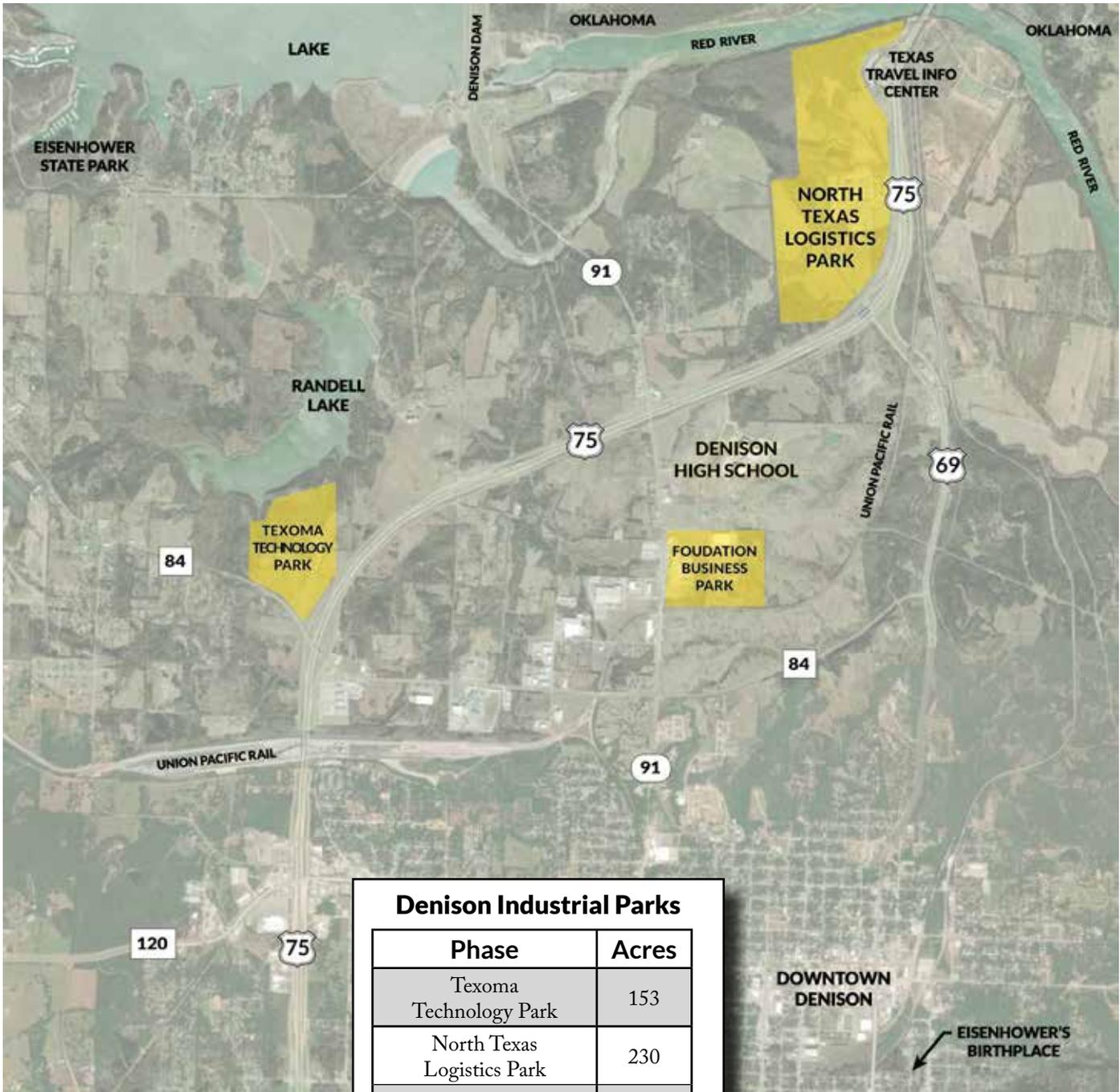
⁶**Voter Approval Tax Rate** (formerly known as the Rollback Tax Rate) is the highest tax rate a taxing unit may adopt before requiring voter approval at an election. In the case of a taxing unit other than a school district the voters by petition may require that a rollback election be held if the unit adopts a tax rate in excess of the unit's rollback tax rate. In the case of a school district, an election will automatically be held if the district wishes to adopt a tax rate in excess of the district's rollback tax rate.

⁷**Municipal Utility District (MUD)** is one of several types of special districts that function as independent, limited governments. The purpose of a MUD is to provide a developer an alternate way to finance infrastructure, such as water, sewer, drainage, and road facilities.

Industrial Parks

Denison Industrial Parks

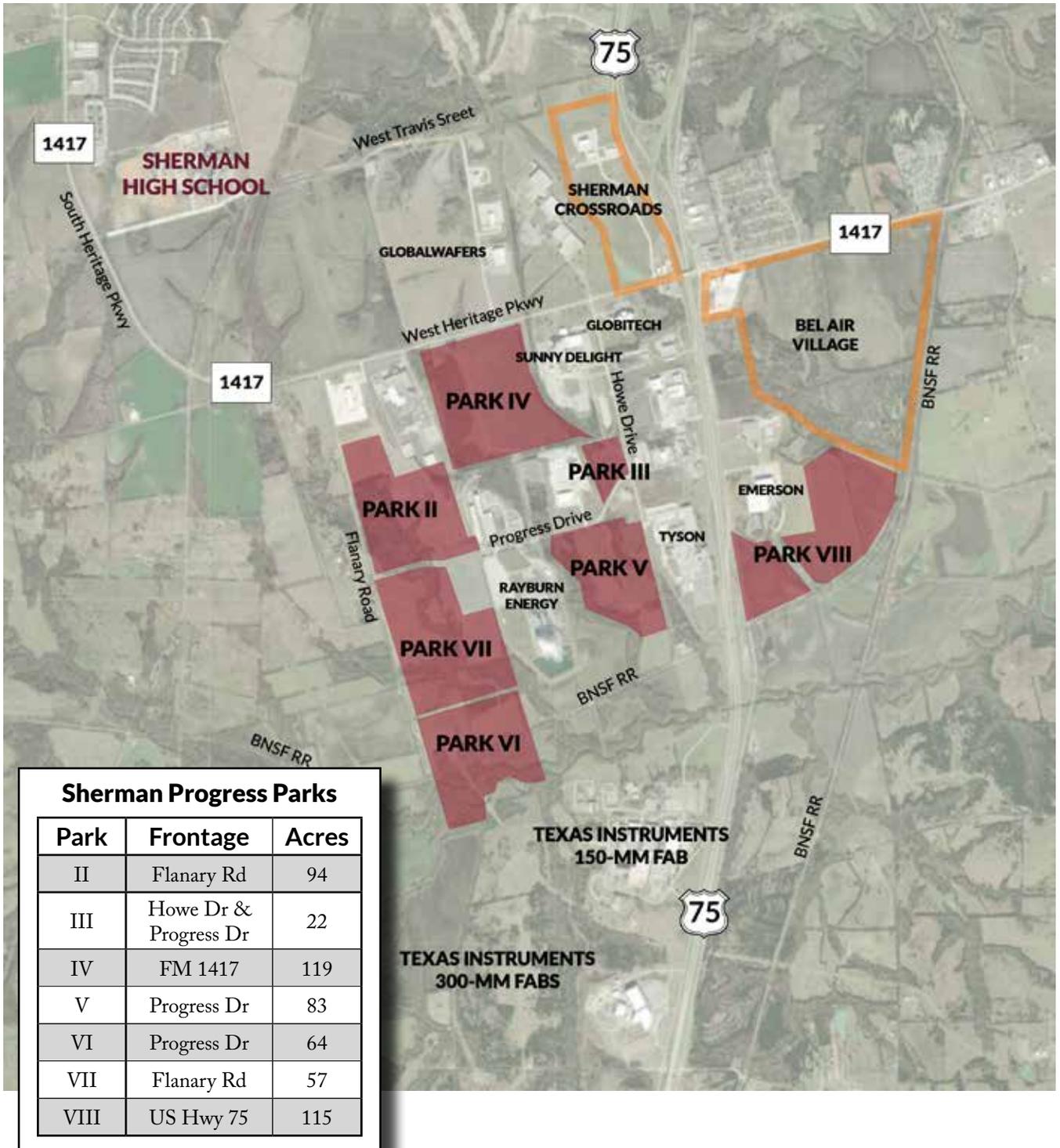
The Denison Development Alliance (DDA), a public non-profit entity organized by the City of Denison, offers qualified businesses free or below-market-rate sites in three industrial parks: North Texas Logistics Park, Foundation Business Park, and Texoma Technology Park. For information about available properties contact Randy Sedlacek at Paragon Commercial at 903.815.5852.



Industrial Parks

Sherman Industrial Parks

The Sherman Development Corporation (SEDCO) offers free or reduced-cost land in master-planned industrial parks with robust infrastructure to support a variety of business operations, including manufacturing, data centers, headquarters, warehousing/distribution, offices, and research and development. For information about available properties contact Randy Sedlacek at Paragon Commercial at 903.815.5852.



Top Rated Schools



U.S. News & World Report Best High Schools

The U.S. News & World Report Best High Schools rankings evaluate nearly 18,000 public schools in 50 states and the District of Columbia based on six factors, including state assessment performance and college readiness. Here is how the high schools in Grayson County ranked.

Public High School Rankings

National Rank	Public High School	Graduation Rate	College Readiness	9-12 Enrolled
1954	Van Alstyne	98%	29.2	569
3966	Bells	100%	26.9	289
4087	Gunter	100%	31	356
4573	Denison	96%	19.4	1286
5881	Howe	100%	19.5	351
6548	Whitesboro	99%	10.7	465
7051	Pottsboro	100%	15.2	454
7088	S&S	97%	13.5	311
7633	Whitewright	91%	10.2	239
8608	Sherman	94%	21.1	2129
8934	Tioga	98%	N/A	202
12,620	Collinsville	100%	N/A	157
13,261+	Tom Bean	96%	N/A	215

Source: U.S. News & World Report

Private School Rankings

Private School	Grade Levels	Total Enrollment	Student-Teacher Ratio
Texoma Christian School	PK-12	241	8:1
Grayson Christian School	PK-12	125	8:1
St. Mary's Catholic School	PK-8	124	16:1
Montessori Academy of North Texas	PK-6	44	9:1
Hope Christian Academy	PK-12	36	5:1
Belden Street Montessori School	NS-K	48	N/A
St. Luke's Parrish Day School	NS-PK	56	N/A

Ranked by enrollment

Source: U.S. News & World Report and various internet sources

Charter School

Charter School	Grade Levels	Total Enrollment	Student-Teacher Ratio
Quest Collegiate Academy, Whitewright	PK-12	132	N/A

Source: Texas Education Agency (TEA)

Local Higher Education

Austin College

Austin College is a private, residential, co-educational college dedicated to educating undergraduate students in the liberal arts and sciences, with selected professional and pre-professional programs. Founded by the Presbyterian Church in 1849, Austin College continues its relationship with the church. It is committed to a heritage that values personal growth, justice, community, and service. An Austin College education emphasizes academic excellence, intellectual and personal integrity, and participation in community life.



Grayson College

Grayson College is in the heart of Grayson County and provides a vital link for higher education. Grayson College's central location makes it easy for high school graduates to obtain an affordable education right here at home, or for adults to begin or continue a college-bound track and/or meet professional licensing requirements.

Grayson offers six focused career pathways to help students achieve their goals: Arts and Humanities, Business and Entrepreneurship, Health Sciences, STEM, Industrial Technologies, and Public Services. The Center for Workplace Learning at Grayson College gives community members convenient access to a wide selection of noncredit courses that can help them launch a new career, build skills, or simply expand their knowledge.

Grayson College's Advanced Manufacturing Program (AMP) is a unique initiative in the Texoma area that prepares students for careers in advanced manufacturing while providing local industries with an abundant workforce. Students learn skills unique to Advanced Manufacturing and gain real-world, hands-on training through industry driven curriculum.

Upon completion of the program, students can go directly into the workforce with the skills and knowledge they need to succeed. AMP also provides students with the opportunity to earn a Nationally Recognized Manufacturing Certification, OSHA certification, and an internship at a local manufacturing industry.

Southeastern Oklahoma State University

Located just 22 miles north of Denison in Durant, Oklahoma is Southeastern Oklahoma State University a public four-year university, offering a wide array of unique programs from Aviation to Occupational Safety.

Business Resource Directory

Whether you're launching your first venture or seeking to expand your existing business, the following list provides essential resources to navigate the exciting journey ahead. Please Note: This list is not exhaustive. Some businesses may require additional licensing or certification requirements based on the specific industry.

STATE LEVEL CONTACTS



Small Business Development Center
903.463.8787
6101 Grayson Dr
Denison, TX 75020
www.graysonsbdc.org

The Grayson Small Business Development Center (SBDC) is a management counseling service for small businesses, funded by the U.S. Small Business Administration, the State of Texas and Grayson College. SBDC services include one-on-one advising as well as training classes and seminars. Advising services and many basic training classes are free of charge.



Texas Commission on Environmental Quality
Region 4 Office
817.588.5800
2309 Gravel Dr
Fort Worth TX 76118-6951
www.tceq.texas.gov

The Texas Commission on Environmental Quality (TCEQ) is the environmental agency for the state, and issues a variety of permits, registrations, and other authorizations.



Texas Alcohol Beverage Commission
Arlington Regional Office
817.652.5912
2225 East Randol Mill Road, Suite 200
Arlington, TX 76011
www.tabc.texas.gov

The Texas Alcoholic Beverage Commission (TABC) regulates all phases of the alcoholic beverage industry in Texas, including sales, taxation, importation, manufacturing, transporting and advertising.



Texas Secretary of State
www.sos.state.tx.us

The Office of the Secretary of State provides a repository for official and business and commercial records required to be filed with the Office which includes business formation documents



Texas Business Permit Office
gov.texas.gov/business/page/business-permits-office

The Business Permit Office assists businesses in navigating Texas' permitting, licensing and regulatory environment. The Office does not issue or administer any licenses or permits.



Texas State Comptrollers Office
comptroller.texas.gov

The Comptroller is the chief steward of the state's finances, acting as tax collector, chief accountant, chief revenue estimator and chief treasurer for all of state government. This is the office where you would apply for a sales tax permit, file and pay sales taxes and any franchise taxes, or other state taxes that your business may be responsible for.

Business Resource Directory

STATE LEVEL CONTACTS - CONTINUED



Texas Workforce Commission
903-463-9997
2415 S Austin Ave Ste 105
Denison, TX 75020
www.workforcesolutionstexoma.com

Workforce Solutions Texoma provides employment related services to employers and job-seekers in Cooke, Fannin and Grayson Counties.

GRAYSON COUNTY LEVEL CONTACTS



Grayson County Development Services
903.813.4524
100 W. Houston, Ste. G-1
Sherman, Texas 75090
www.co.grayson.tx.us/page/dev.home

All commercial and multi-family buildings are required to be inspected by a third-party certified building inspector as registered with Development Services.

FEDERAL LEVEL CONTACTS



U.S. Internal Revenue Service
www.irs.gov/businesses

The IRS website provides tax information, tools, and resources for businesses and self-employed.



Grayson County Fire Marshall
903.813.4200 x2284
100 W. Houston, Suite A-3-2
Sherman, Texas 75090
www.co.grayson.tx.us/page/firemarshal.home

The Fire Marshal's Office requires a building permit for new construction of commercial, public and multifamily buildings in the unincorporated areas of the Grayson County to ensure that they meet the minimum standards and requirements to reduce the risk of loss in property and life and to provide citizens with safe environments to live, work and play.



U.S. Small Business Administration
www.sba.gov

The U.S. Small Business Administration (SBA) is a government agency dedicated to empowering and supporting small businesses across the nation. It serves as a one-stop shop for business owners, providing them with a variety of resources and tools to help them start/grow a business and to provide assistance to help businesses recover from natural disasters and other economic hardships.



Grayson County Health Department
903.893.0131
515 North Walnut St.
Sherman, TX 75090
www.co.grayson.tx.us/page/hlth.online

The Grayson County Health Department can assist food establishments with permitting, signage requirements, and more.



Grayson Central Appraisal District
903-893-9673
512 N. Travis Street
Sherman, TX 75090
graysonappraisal.org

Grayson Central Appraisal District (GCAD) is responsible for appraising all real and business personal property within Grayson County. The district appraises property according to the Texas Property Tax Code and the Uniform Standards of Professional Appraisal Practices (USPAP).

Business Resource Directory

CITY OF SHERMAN



Sherman Chamber of Commerce
903.893.1184
307 W. Washington
Sherman, TX 75090
<https://www.shermanchamber.us/>

The Sherman Chamber of Commerce's mission is to engage, promote and strengthen Texoma businesses and our community.



Sherman Economic Development Corporation
903.868.2566
307 W. Washington St., Suite 102
Sherman, TX 75090
www.sedco.org

The Sherman Economic Development Corporation (SEDCO) mission is to grow and diversify the economy of Sherman and the surrounding area through the addition of new jobs and investment of primary employers. Since 1996, SEDCO has focused on a mission and strategy to grow the primary employment sector — those companies with statewide, national, and global markets.



Sherman Development Services
903.892.7229
220 W Mulberry
Sherman, TX 75090
www.ci.sherman.tx.us/114/Development-Services

The goal of Development Services is to encourage and promote responsible development to meet the opportunities of Sherman's future and to collaboratively work with city leaders, citizens and developers to create a place where people live, work and play in a safe environment.

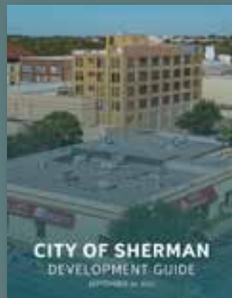


Sherman Main Street Program
903.957.4237
100 N Travis Street, Ste. D
Sherman, TX 75090
www.ci.sherman.tx.us/1030/TourismMain-Street

The goal of the Sherman Main Street Program is to locally leverage the considerable resources of the Texas Main Street Program, including design help, grant access, and downtown planning.

City of Sherman Development Guide

The Development Guide is intended to provide help to applicants as they navigate the development process in Sherman. This guide is a companion to the City of Sherman Zoning and Subdivision Ordinances and provides summarized information of submittal requirements, timelines, application processes, and other topics related to developing in Sherman. This Development Guide is designed to assist you in preparing your application and finding answers to your questions.



Download the PDF at...

www.ci.sherman.tx.us/DocumentCenter/View/12322



Sherman Planning and Zoning
903.892.7229
220 W Mulberry
Sherman, TX 75090
www.ci.sherman.tx.us/120/Planning-Zoning

The department works with developers and property owners to ensure all city Code of Ordinances and state law requirements are met when developing or improving their properties.

Business Resource Directory

CITY OF DENISON



Denison Area Chamber of Commerce
903.465.1551
313 W. Woodard St.
Denison, TX 75020
www.denisontexas.us

The Denison Area Chamber of Commerce is a voluntary organization of almost 600 businesses who are investing their time and money while working together to improve the economic, civic and cultural well-being of the area.



**Denison Development Alliance/
Denison Development Foundation**
903.464.0883
311 W. Woodard Street
Denison, TX 75020
denisontx.org

The Denison Development Alliance (DDA) is a public non-profit entity organized and empowered by the City of Denison to develop and implement a comprehensive economic development program. DDA's mission is to stimulate growth of the local economy by locating, inducing, and assisting businesses in making location decisions.



Denison Main Street Office
903.464.4452
101 E. Main Street Suite 103
Denison, TX 75021
www.cityofdenison.com/main-street

The city's main street director works with the city-appointed Main Street Advisory Board and Denison Main Street Inc. on downtown revitalization. The groups focus on the central business district.



**Denison Planning & Community
Development**
903.465.2720
300 W. Main St
Denison, TX 75020
www.cityofdenison.com/community-development

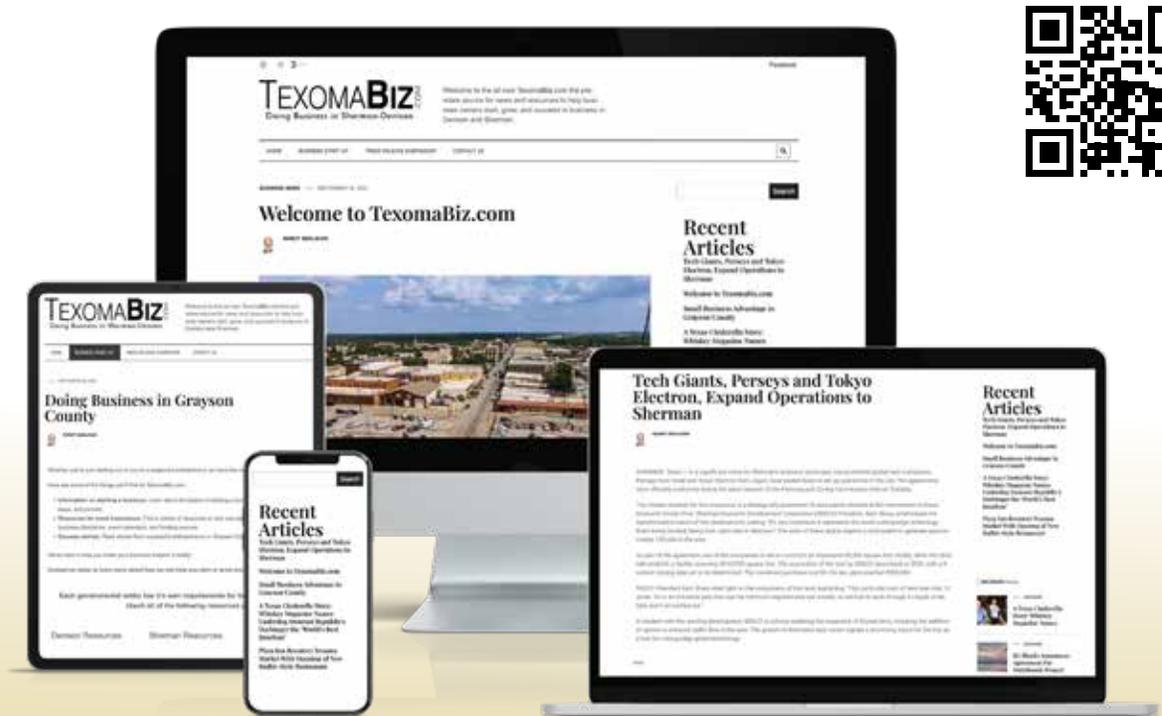
The Planning and Community Development Department is committed to planning, improving, and maintaining the quality of life for current and future residents of Denison. We work towards the goals and vision laid out by the City Council, the City of Denison Comprehensive Plan, and City Ordinance. The Planning and Community Development Department helps cultivate economic development for the good of the entire community, and oversees the several City divisions including but not limited to: building department (permitting & inspections), code compliance, and planning.



Denison Planning and Zoning
903.465.2720
300 W. Main St
Denison, TX 75020
www.cityofdenison.com/bc-pc

The responsibilities of the Planning & Zoning Commission are to carry out the zoning ordinances. The Commission makes recommendations to City Council on zoning, conditional use permits (CUP), and ordinance actions, and has final approval authority for all plats in the city limits and extra-territorial jurisdiction.

Helping **Business Owners** *Do Business* in Sherman-Denison



TEXOMABIZ.COM

Doing Business in Sherman-Denison

The premiere source for news and resources to help business owners start, grow, and succeed in business. We are committed to help businesses of all sizes thrive by providing them with the information and tools they need.