

# Coffee Roasting, Packaging, and Distribution Plant Location Project Case Study

Austin Services  
Community and Property  
Selection  
Due Diligence  
Incentives Negotiation

<b>Project Investment:</b>	<b>\$20 Million</b>
<b>Labor Requirement:</b>	225 unskilled and semi-skilled workers
<b>Site Size:</b>	15 – 20 Usable Acres
<b>Building Size:</b>	150,000 Square Feet
<b>Search Area:</b>	Central and Western US
<b>Outcome:</b>	Selected site in Fort Worth, TX

## Major Location Factors:

- Access to ports for inbound raw material shipments
- Convenient access to service Central and Western US customers
- Productive and trainable local workforce at competitive cost
- Reliable supply of high quality municipal water
- Reliable and redundant supply of electric power
- High quality of life for attraction and retention of workers
- Pro-business state and community for potential assistance programs

