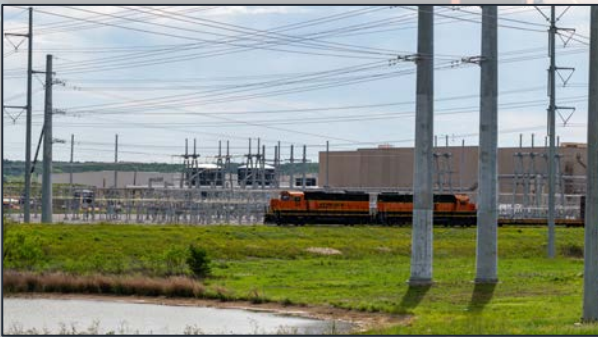


Midlothian, TX Workforce Report

June 2020





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EDUCATION

Midlothian excels in education because of our long-term commitment to public schools, trade schools, and traditional higher education.

ABOUT MIDLOTHIAN

Midlothian, Texas (est. population 35,014) is a community that celebrates its “*Small Town*” culture of fellowship, education, and quality of life. Our community has experienced rapid growth, nearly doubling our population since 2010. Midlothian is located in **Ellis County** approximately 35 minutes south of both Dallas and Fort Worth.

Incorporated in 1888, our community has evolved from cotton and cattle fields to sustained growth and economic success thanks to its long-established cement plants, as well as its steel, manufacturing, oil/gas, and distribution companies.

We have a long history of attracting industry while attaining a population growth driven by a high-quality education system. Less congestion, semi-rural living and accessibility to desired amenities have been a success factor for **Midlothian's growth (+44% since 2010) and higher median household income (\$86,898)**.

As our community continues to grow, we welcome you and invite you to “**Make Great Things With Us!**” while helping to preserve our “*Small Town*” culture that has made our community so special.

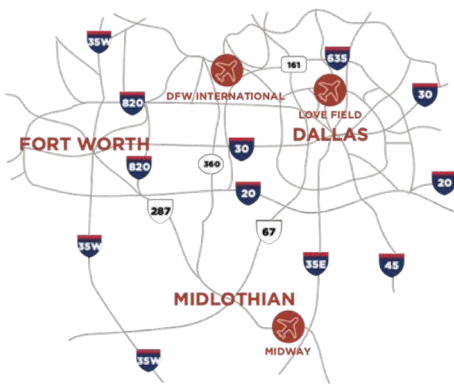


WHY MIDLOTHIAN, TEXAS?



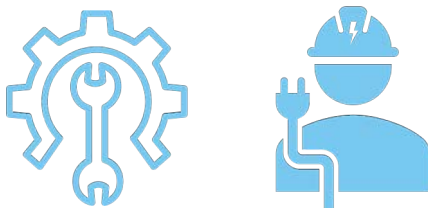
AVAILABLE WORKFORCE

- ▶ 565,928 workers within a 30-minute drive
- ▶ Opportunities for higher education and career advancement at the Midlothian Higher Education Center
- ▶ Employer workforce grants for customized training



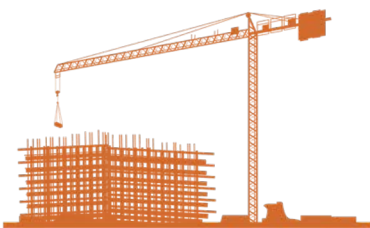
EASY ACCESS TO ROAD, AIR, & RAIL

- ▶ Direct access to U.S. Highway 67, located 3-miles southwest of U.S. Highway 287, 20-miles southwest of Interstate 20, and 10-miles northeast of Interstate 35E
- ▶ 35-minutes from DFW Airport and 40-minutes from Dallas Love Field Airport
- ▶ Dual-served rail from BNSF and UP



INDUSTRIAL GRADE UTILITIES

- ▶ Located adjacent to Oncor switch and substations
- ▶ Oversized public water & wastewater lines



CORPORATE NEIGHBORS

- ▶ Google is currently building a 900,000 square foot data center
- ▶ Target has a 1.35 million square foot distribution facility
- ▶ Other companies in the area include Gerda, Malouf, QuikTrip, Martin Marietta, Applied LNG, and others

Major Employers

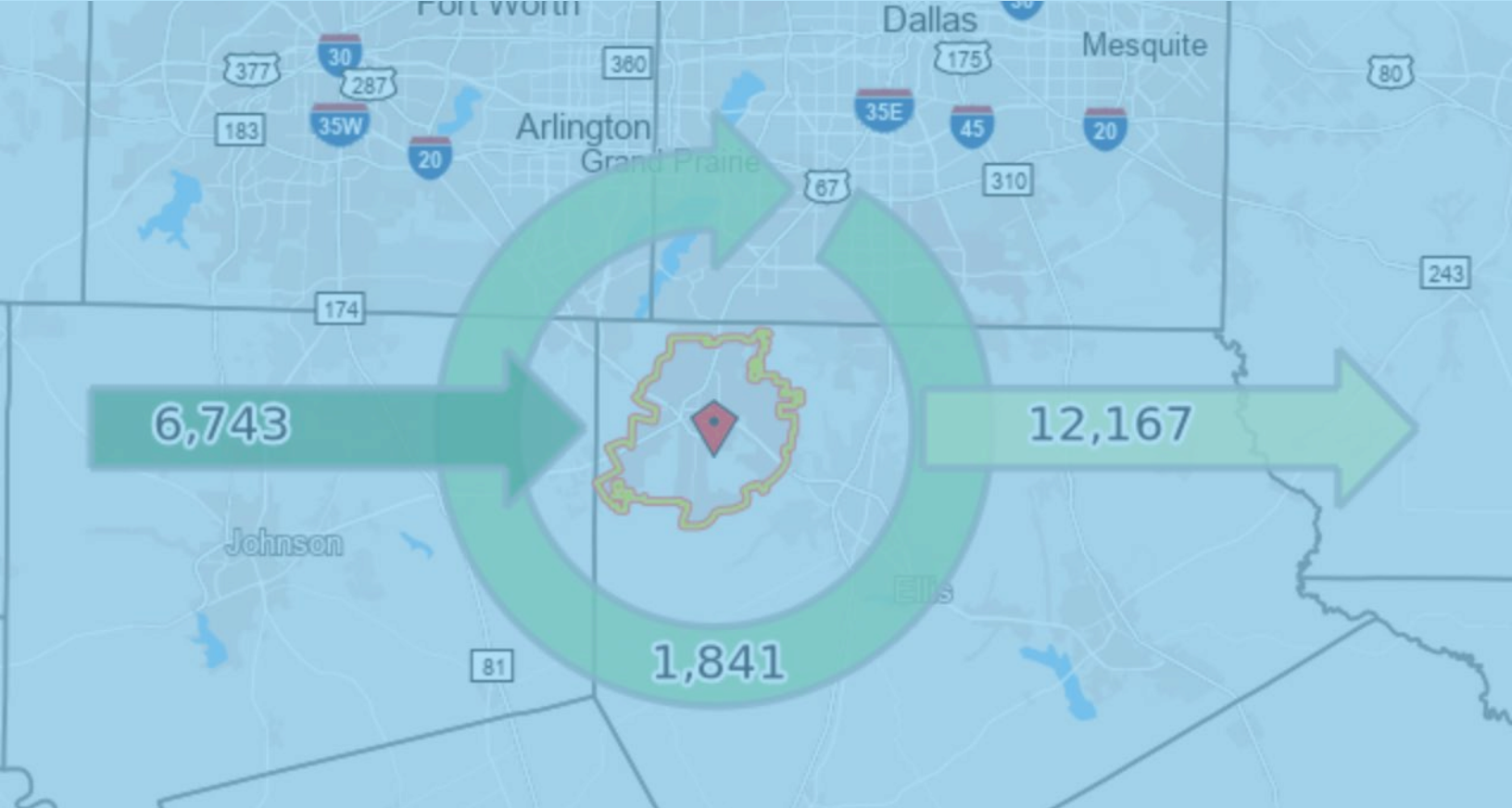


Largest Employers	Employee Count	Industry
Gerdau	1,000-1,250	Manufacturing
Target	500-750	Wholesale Trade
Methodist Hospital	300-500	Medical
Martin Marietta	150-250	Manufacturing
Ash Grove	150-250	Manufacturing
Lafarge-Holcim	150-250	Manufacturing
Malouf	150-250	Wholesale Trade
QuikTrip Distribution	150-250	Transportation & Warehousing
Ennis, Inc.	50-100	Headquarters
MidTexas International Center	50-100	Transportation & Warehousing
Luminant	50-100	Manufacturing
Chemtrade	50-100	Manufacturing

8,585

Workers Employed In Midlothian (2017)





WORKFORCE

Inflow – Outflow

The City of Midlothian, and its associated ETJ, (indicated in the yellow boundary above) consist of approximately 64.25 square miles. The 2019 population is 33,807, which has grown at an annual rate of 3.77% people. The Median Household Income of \$86,898, which has grown at an annual rate of 1.8%.

In 2017, the US Census reported approximately 14,008 jobs that were filled by residents of the City of Midlothian and 8,585 jobs within the City of Midlothian. The mixture of jobs produces a net outflow of 5,424 jobs. 87% of Midlothian residents leave the community for employment, while only 13% remain with the City for employment. Over 57% of the people leaving Midlothian for work earn an average wage in excess of the County average wage of \$44,954 per year.

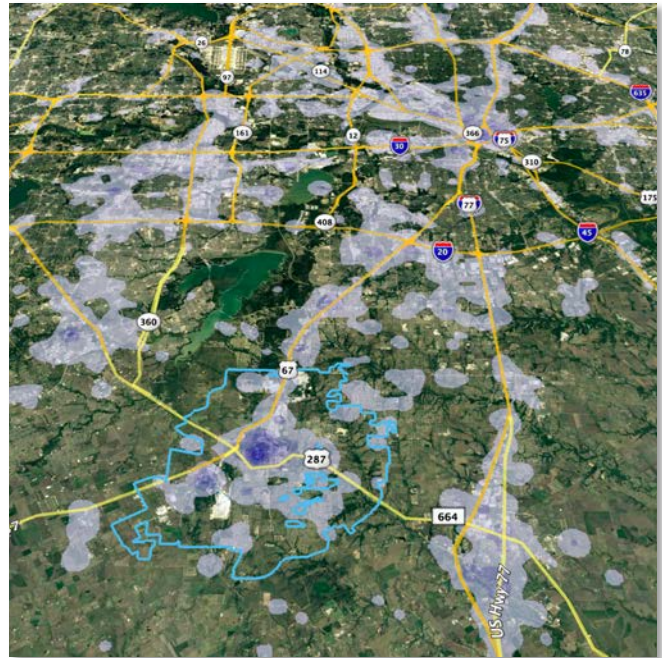


Midlothian Residents

The image to the right shows the major concentrations of where Midlothian residents work. Of the 14,008 jobs accounted for in 2017, 40.3% commuted between 10 and 24 miles.

22.1% of the jobs were located within the City of Dallas, 12.3% within Midlothian, 6.5% within Arlington, 5% within Waxahachie.

Of the 14,009 jobs, 13.4% were in educational services, 11% are in health care, 10.3 are in retail trade, and 9.6% are for manufacturing,

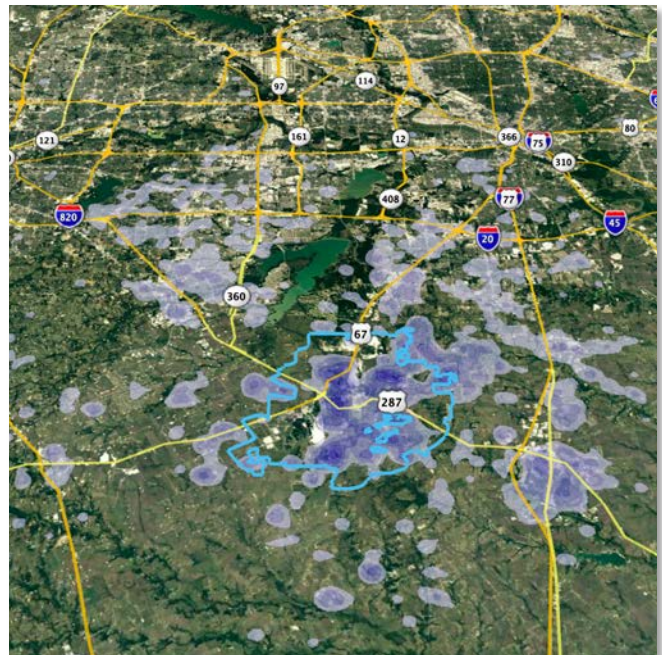


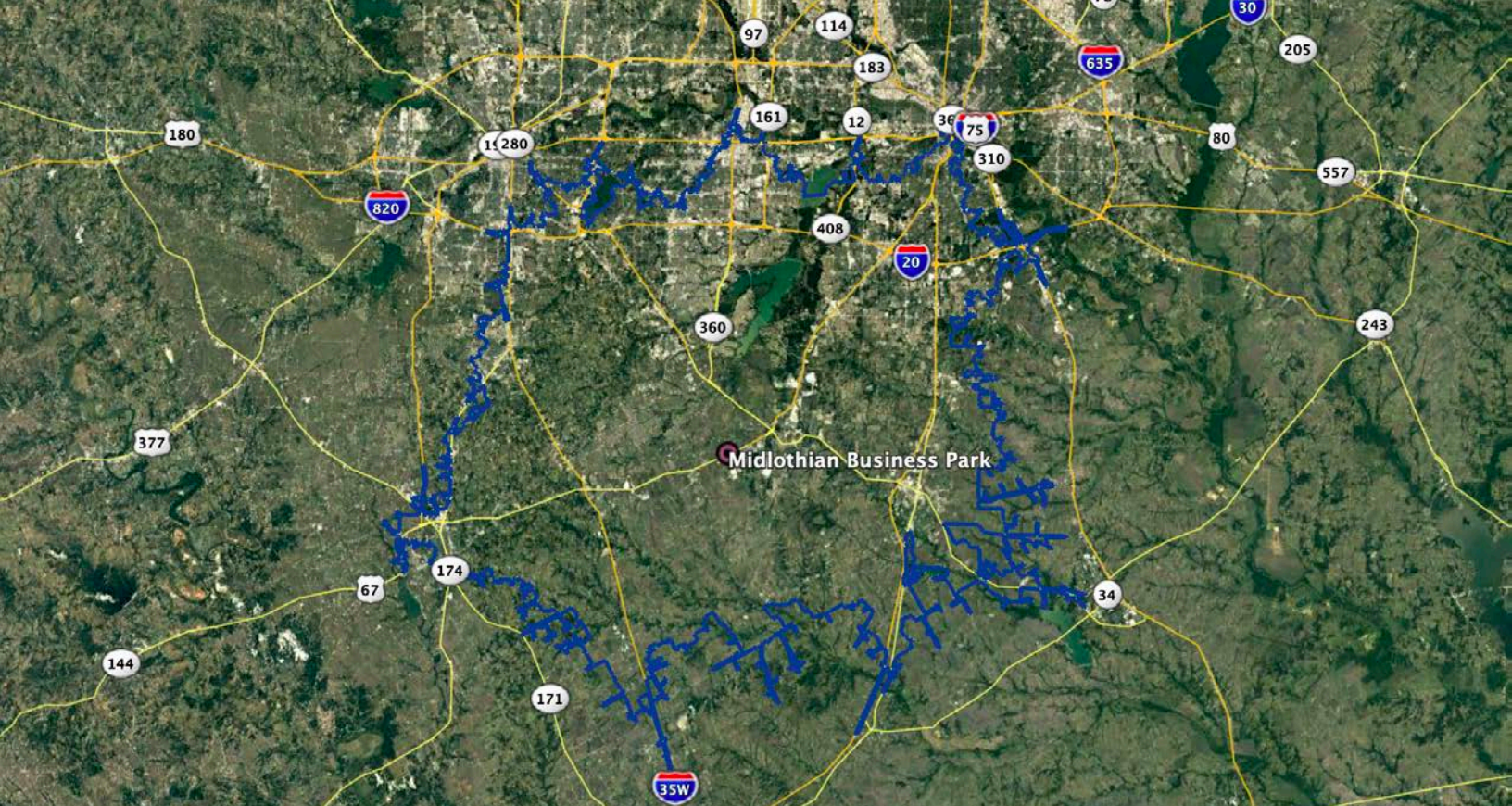
Midlothian Workers

The image to the right shows the major concentrations of where Midlothian workers live. Of the 8,585 jobs accounted for in 2017, 69.7% commuted less than 24 miles to their job. Midlothian's workforce pulls evenly from all directions on US Highways 67 and 287.

The largest percentage (17.6%) of workers come from the City of Midlothian while 5.1% are from Waxahachie, 4.6% from Dallas, 4.6 from Arlington, 3.3% from Fort Worth, 2.8% from Mansfield, and 2.6% from Cedar Hill.

Of the 8,584 jobs reported in 2017, 18.4% were in manufacturing, 17% are in educational services, 11.5% are in Transportation, and 10% are in retail trade.





Labor Availability

It is common in Texas for employees to commute, without public transportation, 30-minutes to their jobs. This statement is true for the employees working for Midlothian employers. Over 70% of people employed in Midlothian commute within 30-minutes each day.

Using a 30-minute drive time from the **Midlothian Business Park** and RailPort Business Park, there are approximately 1.3 million people and **565,928 workers**. The parks provide easy access for worker traveling along US Highway 67 and 287. In May 2018, Texas Toll Road 360 was extended unimpeded access from Arlington to Midlothian.

The following pages compare Midlothian's (*Miller Rd, Ellis County*) labor pool (30-minute drive time from site) to other industrial areas including: Burleson (*Vantage Dr, Johnson County*), Cedar Hill (*Edgefield St., Dallas County*), Denton (*Airport Rd, Denton County*), Forney (*Gateway Blvd, Kaufman County*), Hutchings/Wilmer (*Pleasant Run Rd, Dallas County*), Mansfield (*FM 917, Tarrant County*), and Waxahachie (*IH35E, Ellis County*).



Regional Comparison

Average Weekly Wages (QCEW)

AREA	4Q 2019	3Q 2019	2Q 2019	1Q 2019
Ellis County (Midlothian)	\$925	\$868	\$868	\$866
Dallas	\$1,398	\$1,302	\$1,303	\$1,465
Tarrant	\$1,141	\$1,078	\$1,078	\$1,149
Johnson	\$933	\$902	\$906	\$863
DFW MSA	\$1,264	\$1,187	\$1,184	\$1,296
Texas	\$1,187	\$1,108	\$1,101	\$1,204

Source: Texas Labor Market June 2020

Average Weekly Wages By Industry (QCEW)

AREA	Manufacturing	Wholesale Trade	Transportation & Warehousing
Ellis County (Midlothian)	\$1,152	\$1,442	\$1,002
Dallas	\$1,525	\$1,809	\$1,043
Tarrant	\$1,570	\$1,480	\$1,322
Johnson	\$1,144	\$1,112	\$1,061
DFW MSA	\$1,557	\$1,707	\$1,136
Texas	\$1,545	\$1,730	\$1,174

Source: Texas Labor Market June 2020
 Data: 4Q 2019 Manufacturing industry reflects NAICS Codes 31-33.
 Wholesale Trade industry reflects NAICS Code 42. Transportation & Warehousing reflects NAICS Codes 48-49.



Workforce

AREA	POPULATION	WORKERS	% BLUE COLLAR	# OF BUSINESSES
Midlothian (Ellis)	1,290,946	565,928	26%	33,055
Burleson (Johnson)	1,120,207	484,147	25%	36,249
Cedar Hill (Dallas)	1,566,592	684,112	26%	52,422
Denton (Denton)	818,969	383,631	16%	23,502
Forney (Kaufman)	853,412	360,324	29%	21,838
Hutchings/Wilmer (Dallas)	1,855,748	806,577	24%	64,105
Mansfield (Tarrant - Johnson)	1,613,494	720,870	25%	52,215
Waxahachie (Ellis)	779,968	337,519	26%	19,614

Areas: Reflect a 30-minute drive time from the specified location

Demographic Growth

AREA	GROWTH RATE (10 MILES)	GROWTH RATE (30 MILES)	MHH	AAW
Midlothian (Ellis)	2.9%	1.5%	\$61,510	\$45,396
Burleson (Johnson)	2.0%	1.6%	\$62,980	\$46,228
Cedar Hill (Dallas)	1.3%	1.6%	\$58,145	\$70,512
Denton (Denton)	1.8%	2.8%	\$85,145	\$50,960
Forney (Kaufman)	4.4%	1.3%	\$53,633	\$44,148
Hutchings/Wilmer (Dallas)	1.2%	1.2%	\$55,777	\$70,512
Mansfield (Tarrant - Johnson)	2.9%	1.5%	\$59,823	\$57,356
Waxahachie (Ellis)	2.7%	1.7%	\$60,357	\$45,396

MHH: Median Household Income for the 30-minute drive time from the specified location; AAW means the Annualized Average Wage is reported for the county where the site is located.



EDUCATION

The Midlothian community is focused on providing **quality education** for both current and future employment opportunities. Our public-school district is recognized as a leader through the region. Our residents have immediate access to technical education from TSTC-North Texas and Navarro College.

In 2011, the **Midlothian Higher Education Center** was created which approved a multi-institutional teaching center. Through this center, a partnership has been created between Texas A&M University – Commerce, Tarleton State University, the University of North Texas at Dallas, and Navarro College to teach local courses in Midlothian.

Courses available within the Midlothian community include:

- Business Administration
- Computer Aided Design & Design Technology
- Computer Networking & Systems Administration
- Cybersecurity
- Diesel Equipment Technology
- Education
- Electrical Power & Controls
- Healthcare
- HVAC Technology
- Industrial Systems-Electrical Specialization
- Precision Machining Technology
- Welding

