

Community Profile

Location:

50 miles west of Houston in beautiful Austin County.

Conveniently located at the crossroads of Interstate 10 and Hwy. 36



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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
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 6,019 (US Census). We are conveniently located 50 miles west of Houston 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

In the late 1870's, the town of San Felipe, desperate for a railroad to run through its town, offered the Gulf Coast & Santa Fe Railroad (GC & SFR) the purchase of 11,000 acres for fifty cents an acre.

The railroad agreed to build a train depot within three miles of San Felipe's commerce square and give the depot San Felipe's name. However, George Sealy, the president of the newly reorganized railroad, used his name instead.



Around 1880, the southern half of San Felipe became known as Sealy's subdivision of San Felipe and eventually became a separate town.



Sealy had no industries in those days, except the Haynes Mattress factory, established in 1885.

The city grew slowly like most small towns of that era. As farmers settled the black land, the

town gradually became home to cattlemen and railroad workers.

A period of mergers between many short rail lines into complete systems began in the 1880's, filled Sealy's citizens with despair. The Gulf Coast and Santa Fe Railroad became a part of another railroad. The rail line roundhouse was moved to Bellville, with much protest from Sealy's businessmen.

In September 1900, a disastrous storm wrecked some of the oldest landmarks in Sealy, discouraging its people again. In 1901 most of the business houses were on Front Street paralleling the Santa Fe tracks. Some people left the little town with pleasant memories, and others stayed with the hope for better days.

In a 1939 election, the residents of Sealy voted to incorporate the small town as Austin County's newest city. The story of Sealy became brighter as it entered a new era.

— Courtesy of Austin County website, San Felipe de Austin: A Colonial Texas Scrapbook and a 1939 edition of the Sealy News.

Historical markers in Sealy:

- Bostick Home—1895
- Haynes-Felcman House—1901
- Haynes Mattress Factory - 1909
- Liedertafel Hall—1914
- Paul and Mahala Hackbarth home—1911
- Preibisch Building—1887
- St. John's Episcopal Church—1910

Information from the following site:
<http://www.texas-settlement.org/markers/austin/>

Sealy Data

Demographic Population

1980 3,862 2000 5,248
1990 4,835 2010 6,019
(U.S. Census Bureau & Tx. State Data Center)

Population by Race:

White: 2,873 Hispanic: 2,319
Black: 712 Other: 115

Median age : 34.3

No. of Housing Units: 2,495

Household Income

Est. Average: \$79,792

Est. Median: \$52,251

Est. Per Capita: \$27,453

(Source: U.S. Census Bureau/Experian/Applied Geographic Solutions)

Geography

Elevation: 190 ft.

Area: 10.8 sq. miles

Climate

Average Temperature : 68

Average High Temperature: 79

Average Low Temperature: 58

Average Days of Sunshine : 208

Government

Type: Home Rule w/ Council-Manager

Zoning : No

Planning Commission : Yes

Mobile Home Ordinance: Yes

Economic Development Corp.: Yes

Number of City Council members: 7
(including Mayor)

Local Government Meetings

Location: City Hall Council Chambers



City Council - 2nd and 4th Tuesday of each month at 6:00 p.m.

Sealy Economic Development Corporation - 3rd Tuesday of each month at 6:00 p.m.

Parks Board - quarterly (as needed)

Planning Commission - 1st Tuesday of each month at 6:00 p.m.

Agendas are posted in the publication notices area at City Hall and on the City of Sealy website.

Parks & Recreation

The City of Sealy maintains the following parks and recreational facilities for use by the general public.

Parks

Sealy Business & Professional Women's (B & PW) Park

Abe & Irene Levine Family Park

Joe Scranton, Jr. Park

Mark Frederick Park

Recreational Facilities

W.E. Hill Community Center

Liedertafel Hall

Sealy B&PW Park Pavilion

Levine Family Park Pavilion

Accommodations

Americas Best Value Inn - 66 rooms
979-885-3707

www.americasbestvalueinn.com

Countryside Inn - 50 rooms
979-885-7407

www.countrysideinnsealy.webs.com

Holiday Inn Express - 71 rooms
979-877-0700

www.HIExpress.com

Super 8 Motel - 50 rooms
979-885-2121

www.super8.com

Financial

Capital One Bank

Citizens State Bank

Wells Fargo Bank

Woodforest National Bank

Public Safety

Police



Type: Municipal
Full-Time Officers: 19
Patrol Cars: 8

Sealy Data

Fire

Type: Volunteer/Paid Day Crew
 Paid Day Crew: 2/day (total of 10)
 Active Volunteers: 20

Equipment

Pumpers: 2 Tankers: 1
 Grass Units: 2 Rescue: 1

First Responder: 1
 ISO Rating: 4/9

www.sealyfire.com
 979-885-2222

Health Care

Hospital

Bellville General Hospital : 14 mi. from Sealy
www.bellvillehospital.com

Licensed acute care facility with 32 beds

- 24 hour emergency room
 - Swing Bed
- Full-service laboratory
- ACR certified mammography

Local Medical Clinics

Sealy Family Practice Clinic
 Sealy Urgent Care Center & Medical Clinic

- Local EMS

Utilities

Water:

Provider: City of Sealy
 Source: Wells
 Capacity (MGPD): 3.3
 Current Peak Load (MGPD): 2.2

Sewer:

Provider: City of Sealy
 Type: Activated Sludge
 Capacity (MGPD): 1.0
 Current Peak Load (MGPD): .55
 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%
2011 Ad Valorem Tax Rates
 Per \$100 assessed valuation

City	\$ 0.35613
County	0.5379
School	1.2600
Austin Co. ESD #2	<u>0.0700</u>
Total	\$ 2.22403

Local Sales Tax

Austin County: .50%
 City of Sealy: 1%
 Sealy Economic Development: .50%

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	843
Intermediate - 4 - 5	387
Junior High - 6 - 8	631
High School - 9 - 12	784
Total Enrollment ('11-'12)	2, 645
Annual Budget ('11-'12)	25.3 million
Avg. Student/Teacher Ratio	13.10
Attendance Rate ('08-'09)	96.0%
Avg. SAT Total Score ('09)	987
Avg. ACT Composite Score ('09)	20.6
<small>(enrollment as of 08/30/ 2011)</small>	

Local: Blinn College—Sealy Campus

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



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

Sealy Tiger Sports Network
www.sealysports.com

Phone

Provider: At & t
Local Dial-up internet: Yes
DSL/Broadband Available: Yes

Cable TV

Provider: CMA Communications
1-800-272-0038

Helpful Links

Local

Sealy Chamber of Commerce
www.sealychamber.com

Austin County, Texas
www.austincounty.com

Sealy Community Foundation
www.sealycommunityfoundation.org

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

BAE Systems
Global Defense
Employees: 750

Wal-Mart Distribution Center
Distribution Center
Employees: 630

Sealy I.S.D.
Education
Employees: 343

Wal-Mart Super Center
General Merchandise
Employees: 236

Blencor, LLC
Frozen Food Packaging & Blending
Employees: 100

International Paper Company
Paper & Packaging Products
Employees : 96

Gulf States Toyota
Parts Distribution Center
Employees: 85

ACME Brick Company
Brick Manufacturer
Employees: 83

** approximate employment numbers at time of update

Sealy Data

DP-1: Profile of General Population

Sealy, Texas

2010 Demographic Profile Data

Subject	Number
SEX AND AGE	
Total population	6,019
Under 5 years	531
5 to 9 years	457
10 to 14 years	446
15 to 19 years	418
20 to 24 years	392
25 to 29 years	418
30 to 34 years	391
35 to 39 years	370
40 to 44 years	350
45 to 49 years	404
50 to 54 years	411
55 to 59 years	351
60 to 64 years	289
65 to 69 years	229
70 to 74 years	156
75 to 79 years	137
80 to 84 years	141
85 years and over	128
Median population age (years)	34.2
Male population	2,916
Median male age (years)	32.3
Female population	3,103
Median female age (years)	36.5

Source: U.S. Census Bureau, 2010 Census.

Sealy Data

RACE	Number
Total population	6,019
One Race	5,851
White	4,286
Black or African American	731
American Indian and Alaska Native	20
Asian	44
Some Other Race	770
Two or More Races	168
Race alone or in combination with one or more other races:	
White	4,435
Black or African American	787
American Indian and Alaska Native	64
Asian	51
Native Hawaiian and Other Pacific Islander	2
Some Other Race	863
HISPANIC OR LATINO	
Total population	6,019
Hispanic or Latino (of any race)	2,319
RELATIONSHIP	
Total population	6,019
In households	5,964
Householder	2,207
Spouse	1,063
Child	1,931
Own child under 18 years	1,470
Other relatives	475
Under 18 years	210
65 years and over	56
Nonrelatives	288
Under 18 years	14
65 years and over	14
Unmarried partner	161
In group quarters	55
Institutionalized population	55
Male	14
Female	41
Noninstitutionalized population	0
Male	0
Female	0

Source: U.S. Census Bureau, 2010 Census.

Sealy Data

HOUSEHOLDS BY TYPE	Number
Total households	2,207
Family households (families)	1,534
With own children under 18 years	753
Husband-wife family	1,063
With own children under 18 years	486
Male householder, no wife present	134
With own children under 18 years	70
Female householder, no husband present	337
With own children under 18 years	197
Nonfamily households	673
Householder living alone	572
Male	236
65 years and over	55
Female	336
65 years and over	196
Households with individuals under 18 years	849
Households with individuals 65 years and over	583
Average household size	2.70
Average family size	3.26
HOUSING OCCUPANCY	
Total housing units	2,495
Occupied housing units	2,207
Vacant housing units	288
For rent	134
Rented, not occupied	2
For sale only	40
Sold, not occupied	0
For seasonal, recreational, or occasional use	49
All other vacants	63
Homeowner vacancy rate (percent)	2.9
Rental vacancy rate (percent)	13.4

Source: U.S. Census Bureau, 2010 Census.

Sealy Data

HOUSING TENURE	Number
Occupied housing units	2,207
Owner-occupied housing units	1,341
Population in owner-occupied housing units	3,692
Average household size of owner-occupied units	2.75
Renter-occupied housing units	866
Population in renter-occupied housing units	2,272
Average household size of renter-occupied units	2.62

Source: U.S. Census Bureau, 2010 Census.

**For more information and
definitions of subjects visit:
American FactFinder 2
<http://factfinder2.census.gov>**

Austin County Data

DP-1: Profile of General Population

Austin County, Texas

2010 Demographic Profile Data

Subject	Number
SEX AND AGE	
Total population	28,417
Under 5 years	1,850
5 to 9 years	1,897
10 to 14 years	2,064
15 to 19 years	2,004
20 to 24 years	1,411
25 to 29 years	1,483
30 to 34 years	1,569
35 to 39 years	1,671
40 to 44 years	1,763
45 to 49 years	2,089
50 to 54 years	2,316
55 to 59 years	2,101
60 to 64 years	1,775
65 to 69 years	1,512
70 to 74 years	964
75 to 79 years	781
80 to 84 years	603
85 years and over	564
Median population age (years)	40.7
Male population	14,073
Median male age (years)	39.7
Female population	14,344
Median female age (years)	41.8

Austin County Data

RACE	Number
Total population	28,417
One Race	27,793
White	22,379
Black or African American	2,668
American Indian and Alaska Native	138
Asian	118
Native Hawaiian and Other Pacific Is- lander	1
Some Other Race	2,489
Two or More Races	624
HISPANIC OR LATINO	
Total population	28,417
Hispanic or Latino (of any race)	6,641
Not Hispanic or Latino	21,776
HISPANIC OR LATINO AND RACE	
Total population	28,417
RELATIONSHIP	
Total population	28,417
In households	28,205
Householder	10,837
Spouse [6]	6,194
Child	8,221
Own child under 18 years	6,181
Other relatives	1,788
Under 18 years	808
65 years and over	236
Nonrelatives	1,165
Under 18 years	114
65 years and over	70
Unmarried partner	589
In group quarters	212
Institutionalized population	199
Male	81
Female	118
Noninstitutionalized population	13
Male	9
Female	4

Austin County Data

HOUSEHOLDS BY TYPE	Number
Total households	10,837
Family households (families)	7,866
With own children under 18 years	3,266
Husband-wife family	6,194
With own children under 18 years	2,374
Male householder, no wife present	539
With own children under 18 years	283
Female householder, no husband present	1,133
With own children under 18 years	609
Nonfamily households	2,971
Householder living alone	2,536
Male	1,158
65 years and over	310
Female	1,378
65 years and over	811
Households with individuals under 18 years	3,704
Households with individuals 65 years and over	3,147
Average household size	2.60
Average family size	3.06
HOUSING OCCUPANCY	
Total housing units	12,926
Occupied housing units	10,837
Vacant housing units	2,089
For rent	295
Rented, not occupied	20
For sale only	200
Sold, not occupied	19
For seasonal, recreational, or occasional use	830
All other vacants	725
Homeowner vacancy rate (percent)	2.4
Rental vacancy rate (percent)]	10.0

Austin County Data

HOUSING TENURE	Number
Occupied housing units	10,837
Owner-occupied housing units	8,192
Population in owner-occupied housing units	21,440
Average household size of owner-occupied units	2.62
Renter-occupied housing units	2,645
Population in renter-occupied housing units	6,765
Average household size of renter-occupied units	2.56

Source: U.S. Census Bureau, 2010 Census.

**For more information and
definitions of subjects visit:
American FactFinder 2
<http://factfinder2.census.gov>**

Labor Market Info.

Labor Market Information

Austin County

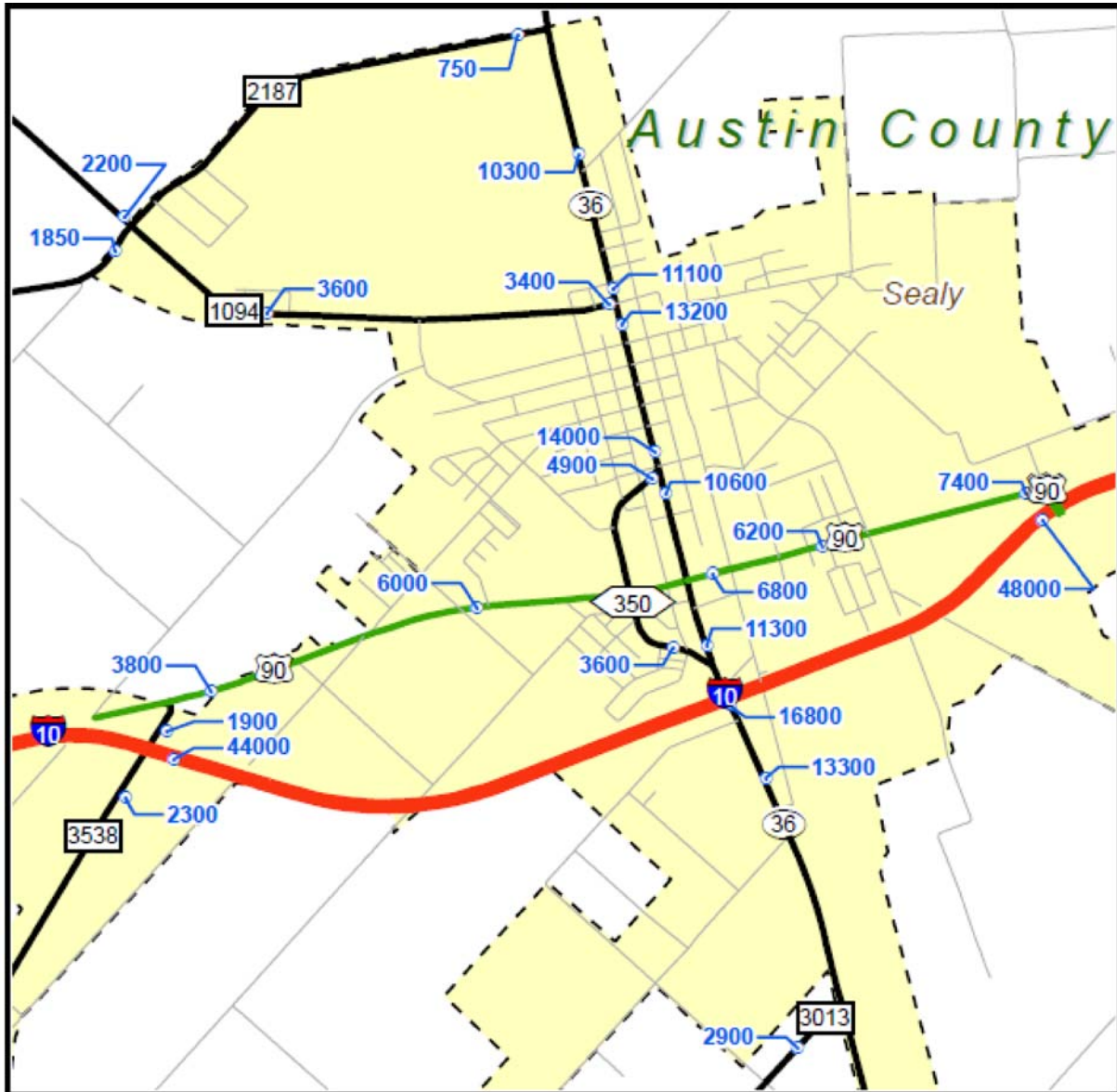
Visit the website at <http://www.wrksolutions.com>

2nd Quarter 2011 Data

Unemployment in Austin County peaked at 9.6 percent in July 2011 and has since fallen to 7.4 percent in December. The current rate is down six-tenths of a percentage point from one year earlier. The county's unemployment rate is higher than the state's 7.2 percent rate but lower than the nation's 8.3 percent rate. Total covered employment in the county was up 219 jobs over second quarter 2011, 2.1 percent, with job gains found across most industries within the private sector. Total covered employment in the county was down 1,926 jobs or 15.3 percent from second quarter 2010. The decrease was largely due to a loss of 896 jobs in Federal Government from what was a one-time jump in employment for second quarter 2010. Second quarter 2010's increase in Federal Government was disproportional to increases in other counties in the region. If the data was correct it was likely temporary staffing to complete the 2010 Census. Covered employment is based on employer's quarterly reports which sometimes reflect errors and are subject to revision. Disregarding the loss in Federal Government the county was still down 9.0 percent over the year for a loss of 1,075 jobs. Manufacturing was responsible for the majority of the loss, down 653 jobs or 20.7 percent, due to the winding down of federal contracts at BAE Systems. Construction, Professional & Business Services, Education & Health Services, and Local Government also suffered declines. See page 2 for additional data on covered employment changes.

	DEC 2011	NOV 2011	DEC 2010
Civilian Labor Force	13,934	13,967	13,562
Total Employment	12,905	12,868	12,480
Unemployed	1,029	1,099	1,082
Unemployment Rate	7.4%	7.9%	8.0%
Comparative Actual Rates			
Texas	7.2%	7.5%	8.0%
U.S.	8.3%	8.2%	9.1%

Traffic Counts



**2010 Annual Average Daily Traffic Map
Sealy, Texas**

*Source: 2010 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.



For additional information please contact:

Sealy Economic Development Corporation
Kim Meloneck, Executive Director
415 Main Street
P. O. Box 517
Sealy, Texas 77474
(979) 885-3511, extension 121
kmeloneck@ci.sealy.tx.us
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.