

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.



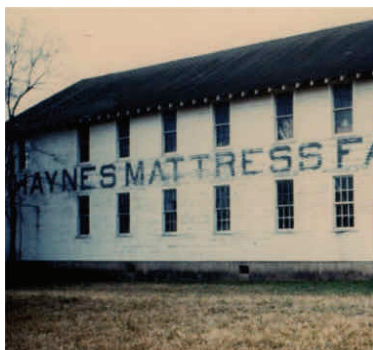
History

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

Demographic Population

1980 3,862 2000 5,248
1990 4,835 2010 6,019
2016 6,846

(U.S. Census Bureau & The Nielsen Co.)

Population by Race:

White: 2,418 Hispanic/Latino: 2,704
Black: 599 Other: 1,125
2016 Est. Average age : 38.1
2016 Est. Avg. Hhld Income: \$74,748
2015 Est. Median Hhld Income: \$60,047

(Source: U.S. Census Bureau/ The Nielsen Co.)

Geography

Elevation: 190 ft.
Area: 13.11 sq. miles

Climate

Annual Avg. Temperature : 68
Annual Avg. High Temperature: 79
Annual Avg. Low Temperature: 58

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
415 Main Street

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

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

Parks Board - As needed

Sealy Economic Development Corporation - 3rd
Tuesday of each month at 6:00 p.m. Meetings are
held at 113 Main Street.

Agendas are posted in the publication notices area
at City Hall, City of Sealy and Sealy EDC 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
Jacqueline A. Cryan Memorial 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
Jacqueline A. Cryan Memorial Park

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: 20
Animal Control Officer: 1
Patrol Vehicles: 7

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
 Foam Truck: 1 Command Vehicle: 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

2016 Ad Valorem Tax Rates Per \$100 assessed valuation

City	\$ 0.437370
County	0.543500
School	1.340000
Austin Co. ESD #2	<u>0.100000</u>
Total	\$ 2.420870

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	942
Intermediate - 4 - 5	407
Junior High - 6 - 8	619
High School - 9 - 12	862
Total Enrollment ('16-'17)	2, 830
Annual Budget ('16-'17)	29 million
Avg. Student/Teacher Ratio ('14)	14.1
Attendance Rate ('13-'14)	95.9
Avg. SAT Total Score ('14)	1,411
Avg. ACT Composite Score ('14)	20.7
<small>(enrollment as of October 2016)</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: 346

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 2016 Report
 Source: The Nielsen Company

Population		
2021 Projection	7,108	
2016 Estimate	6,846	
2010 Census	6,019	
2000 Census	5,206	
Growth 2016 - 2021		3.84%
Growth 2010 - 2016		13.74%
Growth 2000 - 2010		15.62%

Households		
2021 Projection	2,602	
2016 Estimate	2,482	
2010 Census	2,172	
2000 Census	1,895	
Growth 2016 - 2021		4.41%
Growth 2010 - 2016		14.73%
Growth 2000 - 2010		14.62%

Family Households		
2021 Projection	1,931	
2016 Estimate	1,850	
2010 Census	1,608	
2000 Census	1,326	
Growth 2016 - 2021		4.38%
Growth 2010 - 2016		15.05%
Growth 2000 - 2010		16.02%

Sealy Data

Pop-Facts: Quick Facts 2016 Report
Source: The Nielsen Company

2016 Est. Population by Sex	6,846	
Male	3,390	49.52%
Female	3,456	50.48%

2016 Est. Population by Age	6,846	
Age 0 - 4	514	7.51%
Age 5 - 9	511	7.46%
Age 10 - 14	504	7.36%
Age 15 - 17	308	4.50%
Age 18 - 20	268	3.91%
Age 21 - 24	347	5.07%
Age 25 - 34	774	11.31%
Age 35 - 44	811	11.85%
Age 45 - 54	852	12.45%
Age 55 - 64	903	13.19%
Age 65 - 74	641	9.36%
Age 75 - 84	288	4.21%
Age 85 and over	125	1.83%
Age 16 and over	5,215	76.18%
Age 18 and over	5,009	73.17%
Age 21 and over	4,741	69.25%
Age 65 and over	1,054	15.40%
2016 Est. Median Age	37.4	
2016 Est. Average Age	38.1	

Labor Market Info.



Austin County

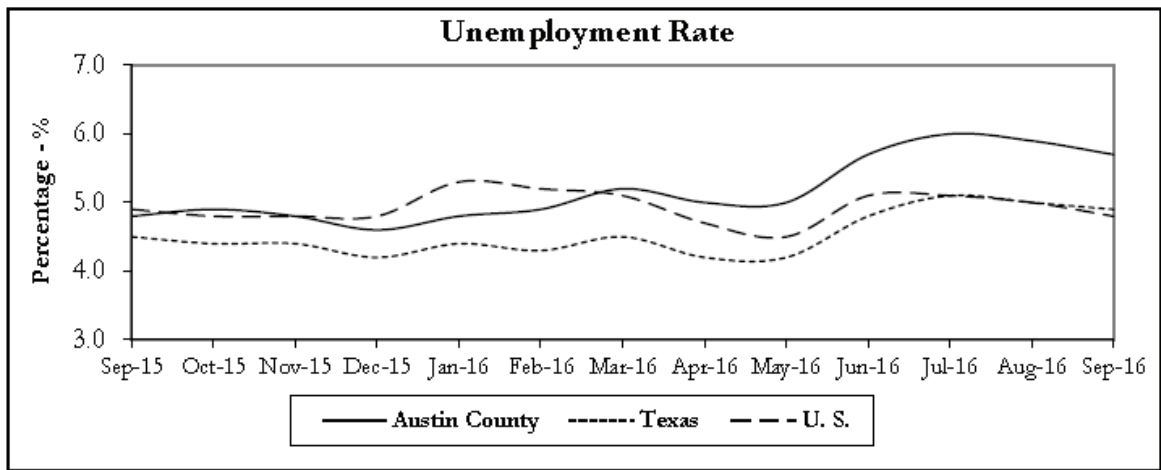
Labor Market Information

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

1st Quarter 2016 Data

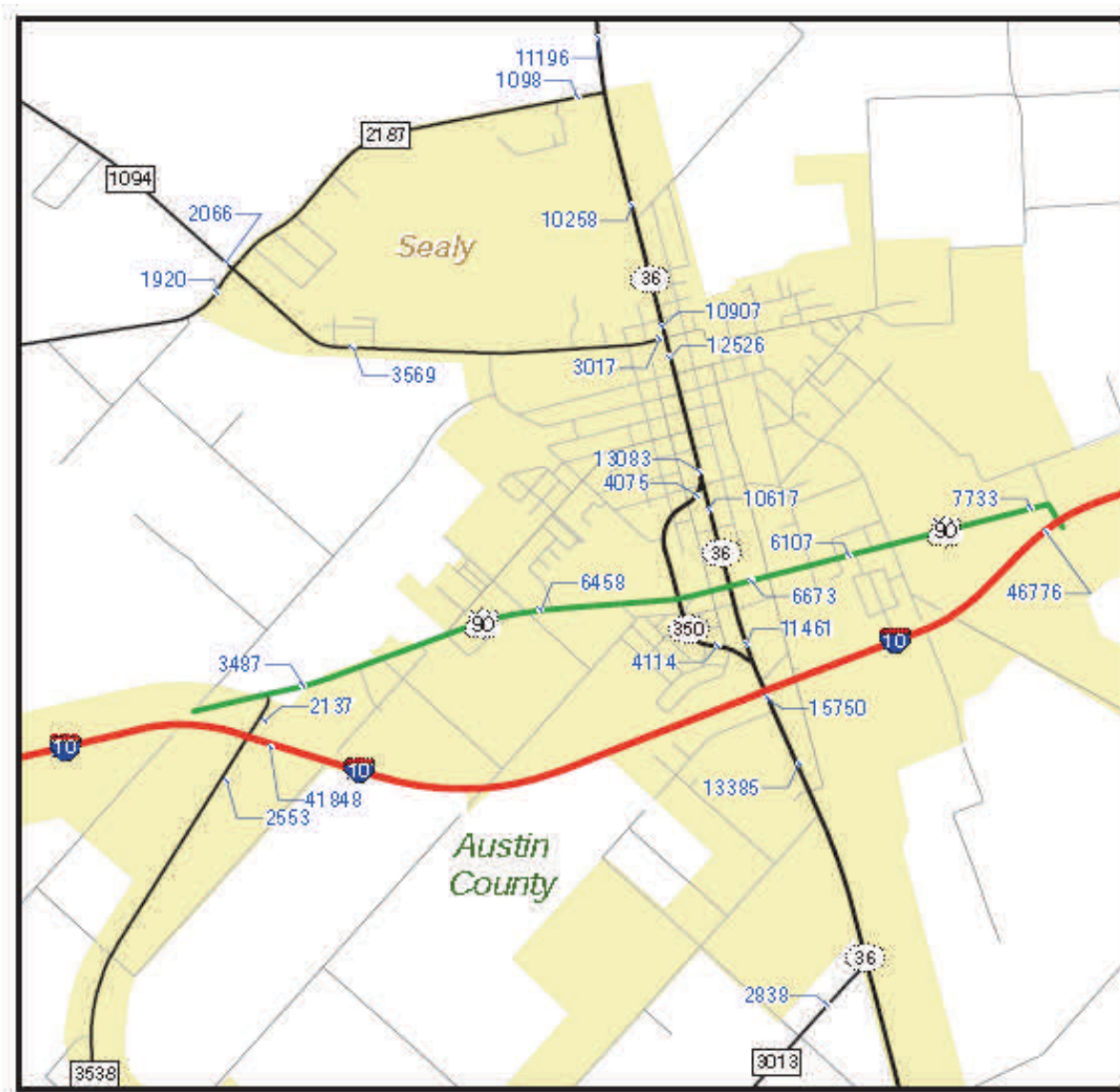
The rate of unemployment in Austin County dropped two-tenths of a percentage point to 5.7 percent in September, up nearly one full percentage point from one year earlier. Total covered employment in the county was down 397 jobs or 3.9 percent over first quarter 2016. Most of the decline was concentrated in Construction, down 95 jobs or 9.8 percent, and Professional & Business Services, down 254 jobs or 28.2 percent. Total covered employment in the county was down 49 jobs or 0.5 percent over the year. Job losses were concentrated in Professional & Business Services, down 254 jobs or 17.1 percent, and Construction, down 43 jobs or 4.7 percent. Substantial increases in Leisure & Hospitality, up 114 jobs or 16.6 percent, and Manufacturing, up 33 jobs or 2.5 percent, helped minimize losses.

	SEP 2016	AUG 2016	SEP 2015
Civilian Labor Force	14,346	14,347	14,131
Total Employment	13,523	13,501	13,451
Unemployed	823	846	680
Unemployment Rate	5.7%	5.9%	4.8%
Comparative Actual Rates			
Texas	4.9%	5.0%	4.5%
U.S.	4.8%	5.0%	4.9%



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



2015 Annual Average Daily Traffic Map Sealy, Texas

*Source: 2015 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.