

**City of Round Rock Economic Development Summary
as of 9/30/2025**

4/1/2026

Company Name	Term	Type	Summary	# of EEs Req.	Actual # of EEs Added	Sales Tax Paid or Abated	Prop Tax Paid or Abated	Other Rebates	EIPs Paid (Excludes Tax Incentives)	Total Paid or Abated to Date	2024 Taxable Value	Net Property Tax Paid to City Since Contract Inception	Net Sales Tax Paid to City Since Contract Inception
APPROVED & ACTIVE AGREEMENTS													
Ametrine, Inc.	2021-2030	501	Lease and occupy Facility at 900 E Old Settlers Blvd., Bldg 3, Suite #100 for at least 10 years. Invest \$3.35 million for Real Property improvements and purchase new/relocate existing equipment with appraisal value of \$5.3 million for Business Personal Property. Relocate/Create at least 140 jobs with average salary of \$75,000 plus benefits. EIP of \$345,000 over 5 years.	49	50				276,000	276,000	2,714,911	36,034	N/A
Bass Pro Outdoor World, LLC	2013-2025	380	Build 100,000 sq. ft. bldg.; Reimb. \$500,000 for improvements & 100% of 1 cent sales tax with a cap of \$500,000 per year and \$4.0 million total.	N/A	N/A	confidential			500,000	500,000	25,584,321	729,116	Confidential
BGE, Inc.	2019-2026	380	Lease facility at 101 W. Louis Henna Blvd.; invest at least \$975,000 in real property improvements and \$950,000 in business personal property; employ at least 80 FTE's with average salary of at least \$80,000; EIP's of \$100,000 according to schedule.	77	141				100,000	100,000	447,437	10,662	N/A
Chatsworth Products	2018-2025	380	Lease facility for 7 years; invest at least \$1,200,000 to construct and/or install improvements; employ 40 FTE's; EIP of \$50,000 over 2 years.	40	86				50,000	50,000	8,660,602	35,776	N/A
East Group Properties, LP	2023-2026	380	Demolish an existing building by 3/31/2024 and construct replacement buildings by 12/31/2026; City to make EIP of \$125K upon demolition.	N/A	N/A				125,000	125,000	3,215,930	26,112	N/A
EastGroup Properties Phase 2	2019-2026	380	Construct 2 buildings (Bldg 3 & 4). Expend at least \$9 million in Real Property improvements. EIP of \$96,000 according to schedule.	N/A	N/A				80,000	80,000	1,249,928	12,714	N/A
Boardwalk Technology LLC (East/West Manufacturing)	2020-2026	501	Construct facility approximately 43,000 sq ft. Expend at least \$5 million in Real Property improvements and \$650,000 in Business Personal property. Retain 30 primary jobs and create 30 new primary jobs according to schedule. EIP of \$225,000 according to schedule.	51	61				225,000	225,000	773,444	8,023	Confidential

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APPROVED & ACTIVE AGREEMENTS (Continued)													
HLI Solutions Inc. (Formerly Hubbell Lighting, Inc.)	2020-2026	380	Lease facility in City for a commercial lighting division for a minimum of 5 years. Invest at least \$1 million in Real Property and \$650,000 in Business Personal property by the completion of Year 1. Retain 15 jobs and create a minimum of 35 new jobs. Maintain 50 jobs total with an average salary of \$120,000 per year by end of Year 3. EIP of \$125,000 at conclusion of Year 3.	50	53				125,000	125,000	395,173	6,166	Confidential
Investex II, LLC	2020-2028	501	Construct a cold storage and manufacturing facility containing at least 125,000 square feet on or before 12/31/22. Invest at least \$14,000,000 in purchasing real property and constructing the facility. Create 60 primary jobs. City will make EIP's of \$375,000 according to schedule.	18	22				225,000	225,000	12,173,170	73,732	N/A
Kalahari Resorts & Convention	2016 - 2061	380	Construct public improvements and convention center. After debt service is paid, share certain revenues (State rebates, City HOT, 1% sales tax and property tax) - Years 1-10 75%/25%; Years 11 - 40 50%/50%.	700	1735	confidential	-	45,204,906	-	45,204,906	665,303,864	8,801,206	Confidential
KingsIsle Entertainment ¹	2021-2024	501	Lease space in a building located at 2700 La Frontera. Invest at least \$42,000 in real property improvements and \$458,000 in business personal property. Employ at least 150 FTEs, with an average salary of at least \$85,000. City will make EIPs of \$100,000.	100	107				33,333	33,333	1,088,450	13,503	Confidential
KoMiCo ²	2022-2025	501	Komico will construct a significant addition to existing facility. They will invest \$20M in Real Property improvements and \$10M in new equipment by 12/31/2024. Komico will provide an additional 70 jobs by 12/31/2025. City to make annual payments of \$250,000 for three consecutive years starting 6/1/2024.	50	51				250,000	250,000	12,629,388	126,528	Confidential
M4 Greenlawn, LLC (The District)	2019-2041	501	Construct a master-planned mixed-use project to include approximately 1,000,000 square feet of commercial office, hospitality, retail, service, residential and parking structure complex. Developer intends to spend \$200,000,000 to acquire, design and develop the project which will result in approximately 5,000 jobs. City will reimburse developer up to \$12,560,000 for the cost of the Public Improvements.	N/A	N/A				10,675,535	10,675,535	5,276.00	94	N/A
APPROVED & ACTIVE AGREEMENTS (Continued)													
Phlur, Inc.	2019-2025	380	Lease space in bldg. at 900 E. Old Settlers Blvd; Invest \$2,000,000 in facility improvements; \$650,000 in bus. personal property; \$75,000 EIP's according to schedule.	27	188				75,000	75,000	4,063,173	47,531	Confidential
RRTX Lake Creek Hotel (Ruby Hotel)	2018-2023	380	Construct a boutique hotel and spend \$4,500,000 in improvements; 25 jobs; EIP's based on HOT tax and property tax according to schedule NTE \$440,000. A 1 year extension was approved by Council on 11/17/2022.	25	25		34,888		262,072	296,960	4,949,500	67,180	Confidential

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	2025-2029	380	Expansion of current boutique hotel to include an events center, purchase 1.028 acres, spend \$2,650,000 in improvements, maintain 25 jobs; EIP's based on HOT tax and property tax according to schedule.	25	25		13,364		101,587	114,951		17,818	Confidential
SDC Austin (Sabey Data Center)	2022-2028	501	Demolish existing building by December 2022. Construct new building by June 2024. Invest at least \$185 million in Real Property Improvements and \$5 million in new equipment/Business Personal property. Create 20 new jobs with average annual salary of \$90,000 plus benefits according to schedule. EIP of \$500,000 after demo and second EIP of \$500,000 after CO issued.	10	10				1,000,000	1,000,000	57,276,080	289,265	Confidential
Stonemill Hospitality (Embassy Suites)	2017-2028	380	Construct hotel & convention center. Invest at least \$20 million in Real Property & additions to Personal Property. Employ at least 60 full time employees. 57% of HOT tax rebated, not to exceed \$4 million.	60	73				1,069,773	1,069,773	22,024,400	236,185	Confidential
Switch, Ltd.	2022-2026	380	Switch will invest \$80M in real property improvements & personal property improvements by 12/31/2026. EIP based on an amount equal to 50% of the one cent sales & use tax revenue remitted following the Texas Sales Tax permit for the project. Switch agrees to employ at least 15 full time employees.	N/A	1	confidential				-	18,587,738	128,610	Confidential
Tekscend Photomask (formerly Toppan)	2023-2029	501	Invest \$11M in real property and \$42M in business personal property and 255 jobs by 12/31/2025. Invest \$100M in business personal property and 261 jobs by 12/31/2028. Invest \$28M in real property, \$157M in business personal property and 281 jobs by 12/31/2029.	N/A	259				600,000	600,000	51,286,786	304,674	Confidential

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APPROVED & ACTIVE AGREEMENTS (Continued)													
UPS	2016-2026	380	Purchase 50 acres, construct distribution facility, and invest approx. \$70,000,000 in improvements to Real & Personal Property; 314 jobs; \$500,000 EIP's over 2 yrs.; additional property tax EIP's 2019-2026.	314	1739			593,333	1,522,667	2,116,000	114,640,720	2,691,037	Confidential
Valex Corp.	2022-2025	501	Lease facility at 120 E. Old Settlers Blvd. for 7 years. Invest \$5 million in Real Property Improvements and \$7 million in new equipment and Business Personal Property. Create 75 new jobs. City to make EIPs of \$225,000 according to the schedule.	75	79				150,000	150,000	15,164,867	54,594	N/A
COMPLETED AGREEMENTS													
Cargill Meat Solutions Corp.	2015-2023	380	Distribution & warehouse facility; min. \$13,000,000 in improvements; 400 jobs by 2021; \$400,000 in EIP's over 3 yrs.; 50% Property Tax rebate for 2017-2023.	400	491		131,889		400,000	531,889	28,570,015	741,044	Confidential
ClearCorrect Operating, LLC	2013-2023	380	Create 100 jobs, invest \$1,500,000 in improvements; reimb. \$120,000 + \$30,000 for jobs over 120.	100	293				150,000	150,000	2,770,803	159,632	Confidential
DMA (Thermasol)	2013-2019	380	Purchase 27 acres; spend \$3,500,000 on const.; create 45 jobs; \$400,000 EIP.	45	51				400,000	400,000	4,596,960	44,008	N/A
EastGroup Properties Phase I	2017-2024	380	Construct 2 buildings, invest minimum of \$7,000,000. EIP's of \$91,000 according to schedule.	N/A	N/A				91,000	91,000	50,500,000	673,643	N/A
Fisher-Rosemount (Emerson)	2011-2019	380	Agreement for \$1,000,000 EIP over 8 years.	745	840				1,000,000	1,000,000	N/A	2,810,185	Confidential
	2022-2023	380	Spend at least \$9 million to complete & install improvements. Add 50 to 60 new employees. EIP of \$250,000 when permit is issued and EIP of \$250,000 when CO is issued.	36	36				500,000	500,000	90,151,375	952,470	Confidential
IKEA	2005-2013	380	Rebate 100% of 1% sales tax	N/A	250	4,294,643				5,000,000	40,576,588	2,106,665	Confidential
		Tax Abate	100% tax abatement of ad valorem taxes; NTE \$5,000,000 aggregate of sales and property tax.	N/A	N/A		705,357						
Intownhomes, Ltd. (Depot Townhomes) ³	2017-2024	380	Developer to acquire Depot Tracts. City to design/construct McNeil extension and S. Lampasas extension. City to reimburse developer for Bagdad Ave. work. City to waive fees NTE \$925,000, unless 7 years from effective date, COs for at least 70 dwelling units has not been issued.	N/A	N/A						3,058,423	23,361	N/A

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COMPLETED AGREEMENTS (Continued)													
HMH Publishing	2015-2021	380	Lease space in Plaza's bldg. thru 2026; 270 jobs; min. \$3,000,000 in improvements; \$350,000 in EIP's over 4 yrs. HMH did not meet EE req. Council closed agreement early on 11/04/2021.	270	140				313,704	313,704	1,011,281	33,569	Confidential
	2017-2019	Tax Abate	3 year tax abatement on personal property tax per schedule.	N/A	N/A					22,263			
Odyssey Technical Solutions	2015-2019	380	Purchase property, construct facility & improvements with a minimum cost of \$4,000,000; transfer 48 jobs and add 7; \$55,000 EIP within 30 days of CO; additional EIP of \$1,000 per job retained or created by 12/31/16, NTE \$55,000.	55	59				108,000	108,000	9,482,223	222,567	N/A
	2018-2019	Tax Abate	Minimum investment \$4,000,000; job compliance; 4-yr. tax abatement per schedule.	N/A	N/A		31,475			31,475			
Plaza	2015-2021	Tax Abate	Min. \$14,250,000 to constr. facility & lease majority to HMH; up to \$25,000 site prep and permit fees waived; 10-yr. tax abatement per schedule. Plaza abatement ties to HMH and HMH did not meet EE req. Council closed the agreement on 11/4/2021.	N/A	N/A				209,393	209,393	25,000,000	668,704	N/A
Ridge Development Co., LLC (Industrial space fully occupied by Amazon)	2018-2021	Dev	Development project which includes the extension of Chisholm Trail. Purchase land and construct one or more buildings containing at least 400,000 square feet; install equipment, facilities and improvements of distribution/light industrial space by Jan. 31, 2021. \$705,000 EIP's toward actual cost of project.	N/A	600				705,000	705,000	59,691,768	972,259	N/A
Round Rock Property Inv.	2013-2018	Tax Abate	Min. \$7,000,000 improvements; 5-yr. lease w/South University; \$50,000 in permits/fees waived.	N/A	N/A		52,154			52,154	10,600,000	351,338	N/A
TOTKN, LLC (Round Rock Amp)	2018-2024	380	Construct restaurant, bar, music venue, & amphitheater. Spend at least \$100 million to construct & complete facility. Project was closed out early and agreement was terminated by Council on 11/17/2022.	N/A	N/A					-	2,334,741	38,240	N/A
SPG-Round Rock Premium Outlets	2005-2010	380	Reimbursement for road improvements related to Outlet Mall development.	N/A	800					2,916,046	183,976,813	14,210,962	55,121,544.74
	2012	380	Reimbursement for relocation of electric transformer.	N/A	N/A					195,750			
Total confidential													44,024,743
Total before Dell				3,322	8,265	4,294,643	969,127	45,798,239	21,323,064	75,519,132	1,534,556,148	37,725,207	99,146,288
Dell	1993-2099	380	Property tax rebate and sales tax sharing	N/A	10,000	215,511,489	21,376,146			236,887,635	665,700,000	17,966,259	505,661,906
Grand Total				3,322	18,265	219,806,132	22,345,273		21,323,064	\$ 312,406,767	\$ 2,200,256,148	\$ 55,691,466	\$ 604,808,194

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FY2025 total taxable value											\$ 2,243,646,444		

NOTES:
Except where noted, all are current with the annual requirements.
¹Kingsisle did not meet Year 3 (2025) compliance requirements.
²KoMiCo is currently in process of working towards required compliance for FY2024 investments.
³Intownhomes Ltd had a total of \$198,202 for building permits and impact fees waived.

	All Other	Total with Dell
Total Taxes	\$ 212,390,626	\$ 972,906,426
less incentives	(75,519,132)	(312,406,767)
Net taxes	\$ 136,871,495	\$ 660,499,660
% Return	181%	211%