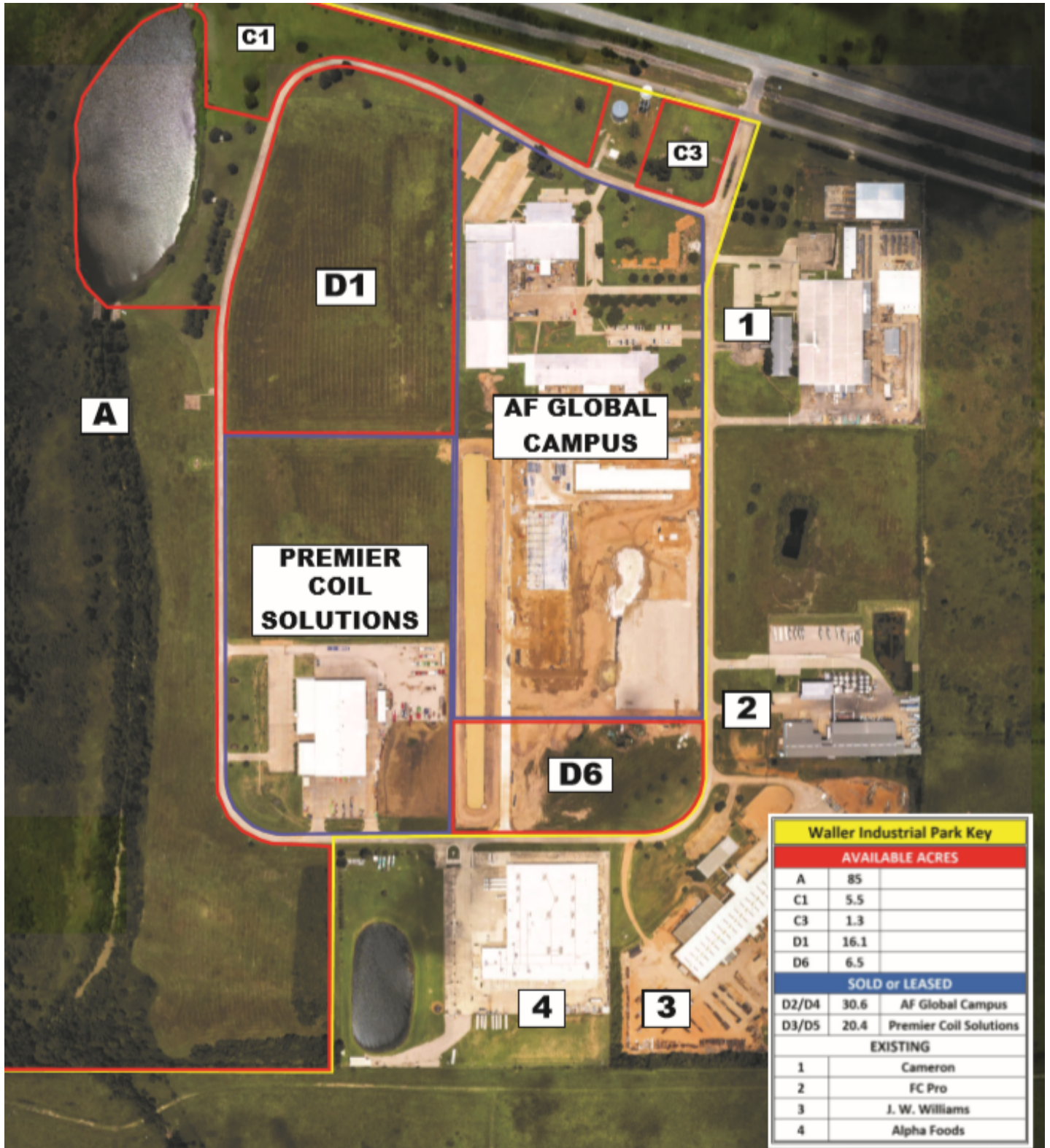


Tax Breaks Lure Energy Services Firm to Northwest Houston

Houston Manufacturing Company Commits to Space in Industrial Park



An aerial map of Waller Industrial Park, which will house NRG Manufacturing's new industrial facility. Photo: Archway Properties

By [Cara Smith-Tenta](#)

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NRG Manufacturing Inc., a subsidiary of Houston-based AFGlobal Corp., is building a new [industrial campus](#) on 30.6 acres in Waller, Texas, about 45 miles northwest of downtown Houston.

The company, which manufactures drilling equipment for oil and gas, is leasing the property at 8703 GH Circle in Waller Industrial Park from GeoSouthern Intermediate Holdings and will consolidate four undisclosed sites into one at the new campus that will house 221 employees.

Houston-based Archway Properties is representing GeoSouthern in the deal. GeoSouthern is a company led by Texas billionaire George Bishop, founder of GeoSouthern Energy Corp., which is based in the Houston area. Bishop [recently sold 100 acres](#) in the Dallas area to Dallas Cowboys and its owner Jerry Jones.

NRG Manufacturing will move into an existing 144,500-square-foot manufacturing, warehouse and office facility on 14.169 acres and Archway Properties is building a new 94,400-square-foot manufacturing building on 16 acres, according to a statement.

All construction should be completed by November, according to the statement. Houston-based firms Method Architecture and ARCO Design/Build Southwest are the architect and contractor, respectively.

As an incentive to move to Waller Industrial Park, the city of Waller granted a three-year, 50% tax abatement for the 94,400-square-foot building for NRG Manufacturing, John Isom, director of the city of Waller's economic development council, said in an interview.

Waller Industrial Park is a roughly 200-acre business park on the west side of Waller, which is a small city of roughly 3,000 residents. The park houses industrial projects from several companies such as Alpha Foods, Cameron and Premier Coil Solutions.

NRG Manufacturing will consolidate four existing sites into the Waller Industrial Park campus, Jason Smith, development manager at Archway Properties, said in an email. Information on those sites wasn't immediately available. NRG Manufacturing could not immediately be reached for comment.

In addition to the incentives, NRG Manufacturing was drawn to Waller Industrial Park based on the ability to expand in the park, the availability of crane-served properties and access to utilities and major highways, Smith said.

GeoSouthern owns an additional 114 acres in the park that are available for lease or sale.

Overall, Houston's industrial market has remained robust in recent years. Houston recorded industrial deal sales volume of more than \$3 billion in 2018, [according to CoStar](#). Houston also has just under 13 million square feet of industrial space under construction.
