

TABLE OF CONTENTS

1	Vision, Goals & Objectives	1-1
1.1	Developing a Vision	1-2
1.2	Survey Summary	1-3
2	Historic Development & Existing Characteristics.....	2-1
2.1	Population Trends.....	2-1
2.1.1	Historical & Regional Growth	2-1
2.1.2	Recent Population Changes.....	2-3
2.1.3	Current Population Estimate, Projections, & Forecast.....	2-8
2.2	Land Use & Development.....	2-11
2.2.1	Development History.....	2-11
2.2.2	Land Use Inventory.....	2-13
2.2.3	Key Land Use Considerations	2-22
3	Economic Profile.....	3-1
3.1	Highlights	3-1
3.2	Conditions & Forecast.....	3-2
3.2.1	Economic Profile.....	3-2
3.2.2	Regional Economic Context.....	3-7
4	Economic Development Priorities.....	4-1
4.1	Outdoor Amphitheatre at Sabinetown Park.....	4-2
4.2	Expo Center Improvements.....	4-4
4.3	Traffic Control Improvements	4-5
4.4	Welcome to Sabine County Signage.....	4-6
4.5	Community Technology and Events Center	4-8
4.6	Digitized Parcel Map & Development Regulations	4-10
4.7	Food Systems Program & Local Agricultural Production Resources.....	4-11
4.8	Key Activity Areas Policy for Infrastructure Improvements	4-12
5	Project Implementation.....	5-1
6	Appendices	6-1
6.1	Appendix A: Detailed Survey Results	6-1
6.2	Appendix B: Population Projection Methods	6-33
6.3	Appendix C: Detailed Land Use & Methodology.....	6-34
6.3.1	Land Use Classifications.....	6-34
6.3.2	Detailed Land Use Tables	6-35
6.3.3	Detailed Soil Characteristics	6-38

List of Tables

Table 2A: Historical Population (1960-2020) [County, State] 2-2

Table 2B: Population Change by Race & Ethnicity (2010, 2020) [County, State]..... 2-7

Table 2C: County-Wide Land Use Classifications 2-14

Table 3A: Farm Production in Sabine County Zip Codes (2017) 3-3

Table 3B: Residents Who Work, by Industry 3-5

Table 3C: Employment Travel Profiles..... 3-6

Table 3D: Location Quotients for Sabine County Compared to Texas (2019-2022)..... 3-8

Table 3E: Average Weekly Wages Comparison (Annual Average, 2022) 3-12

Table 3F: Top Industry Average Weekly Wages Comparisons (3rd Quarter 2023)..... 3-12

Table 3G: Unemployment Rate Comparisons (2022, 2023) 3-13

Table 3H: Workforce Education Comparison 3-13

Table 3I: Comparative Cost Factors..... 3-15

Table 3J: Local Operating Condition Factors 3-16

Table 5A: Vision Statement & Project Alignment 5-1

Table 5B: Implementation Plan: 2024-2034..... 5-2

Table 6.3.A: Land Use Classifications..... 6-34

Table 6.3.B: City Land Use Tabulation 6-35

Table 6.3.C: ETJ Land Use Tabulation 6-36

Table 6.3.D: Unincorporated Land Use Tabulation 6-37

List of Charts

Chart 1A: Length of Residency..... 1-3

Chart 1B: Respondent Employment 1-3

Chart 1C: Reasons for Residency 1-4

Chart 1D: Local Support for Growth 1-6

Chart 1E: Strength of Sabine County’s Characteristics 1-7

Chart 1F: Sabine County’s Assets 1-7

Chart 2A: Population (1960-2020)..... 2-2

Chart 2B: Historical Population Changes (1960 – 2020) [County, Texas]..... 2-1

Chart 2C: Historical Population Changes (1960 – 2020) [County, Nearby Counties] 2-2

Chart 2D: Expected & Actual 2020 Population, by Age Group 2-3

Chart 2E: Age Distribution Comparison (2010, 2020) [County, State] 2-4

Chart 2F: Population Pyramid Comparison (2010, 2020) [City] 2-5

Chart 2G: Total & Minority Population Change Comparison (2000-2020) [City] 2-6

Chart 2H: Population Forecast..... 2-10

Chart 2I: Land Use, Total Acres/Percent 2-13

Chart 3A: Establishments, by Industry..... 3-2

Chart 3B: Sales Tax Revenues Total & by Industry (2012-2022) 3-3

Chart 3C: Employment Inflow/Outflow (2021) 3-4

Chart 3D: Share of Regional Employment, by Industry (2012-2022) [Sabine County]..... 3-9

Chart 3E: Change in Total Employment, by Industry (2012-2022) [Sabine County] 3-11

Chart 3F: Annual Change in Gross Sales Comparison, Adjusted for Inflation (2012- 2022) [Multiple] 3-14

List of Figures

Figure 1A: Word Association for Sabine County’s Future..... 1-5

Figure 2A: El Camino Real de los Tejas 2-11

Figure 2B: Existing Land Use 2-15

Figure 2C: Floodplain Crossection 2-16

Figure 2D: Sabine County Waterways..... 2-17

Figure 2E: Soil Type, Slope, & Construction Limitations..... 2-19

Figure 2F: Forest Service Lands 2-21

Figure 2G: Cluster Subdivision 2-26

Figure 2H: Standard Subdivision 2-26

Figure 4A: Sabinetown Park Rendering 4-1

Figure 4B: Streetsboro Amphitheater Renderings 4-3

Figure 4C: Monument Sign Examples 4-7

Figure 4D: Circle C Community Center 4-9

Figure 4E: Food System Priorities 4-11

Figure 4F: Key Activity Areas 4-13

Figure 6.3.A: Detaild Soil Characteristics 6-38

1 VISION, GOALS & OBJECTIVES

Economic Development Planning

An economic development plan is a document that expresses a community's visions for its economic future and establishes goals and objectives to help achieve that vision. It provides guidance to local government, decision-makers, and leaders, as well as property owners, businesses, and developers.

The goal of this economic development plan is to:

- Provide information on historic demographics, and economic climate
- Detail current demographics and economic opportunities and challenges
- Develop a vision for the county based on the community's needs and desires
- Identify specific goals to help achieve the vision
- Provide a 10-year framework for policy decisions and physical development
- Integrate with other planning documents, studies, projects, and initiatives

Once complete, an economic development plan represents not only an in depth set of data about a community, but also a set of priorities and specific projects established by the community that local leadership can use to move the county into a resilient future.

1.1 Developing a Vision

Sabine County's goals and objectives were developed through input gathered from a community survey, stakeholder meetings, and open houses, as well as interviews and correspondence with County staff.

A community survey was posted online using Survey Monkey for approximately two months between August and September 2023. Sabine County also hosted an open house on August 22, 2023 to introduce residents and community stakeholders to the Economic Development Plan, the community survey, and GrantWorks Staff.

Survey results were shared with stakeholders to inform discussions regarding potential projects to be included in the economic development plan, and the type of projects that could benefit low-to-moderate income residents. On October 19, 2023, community stakeholders gathered to discuss proposed projects that would be of economic benefit for Sabine County.

Through these interactions with Sabine County residents and its representatives, a vision statement that reflects the desires for the county's future was selected to function as a framework for long-term goals and objectives.

Vision:

"Creating an environment that fosters long-lasting economic resiliency in Sabine County"

Goals and objectives were also developed to apply County's vision to attainable, beneficial projects and initiatives.

Goals & Objectives:

- ❖ *Strengthen Sabine County as a desirable place to visit, work, and live*
- ❖ *Coordinate economic improvements with public and private partners*
- ❖ *Prepare public infrastructure for future activity and growth*
- ❖ *Provide diverse opportunities for Sabine County residents to participate in, grow with, and contribute to the local economy*

1.2 Survey Summary

Two hundred and ten (210) participants filled out Sabine County's community planning survey. The purpose of this survey was to gauge how residents felt about economic development in Sabine County, local amenities, and what they perceive as the future of the economy in Sabine County. The following pages summarize survey responses that helped develop the community vision, goals, and objectives. To the extent possible, alternative responses and open-ended comments were consolidated into additional categories. All survey questions and their results can be found in *Appendix A*.

Respondent Demographics

On average, respondents report having lived in Sabine County for 13 years, and a majority (67%) of respondents were above the age of 55.

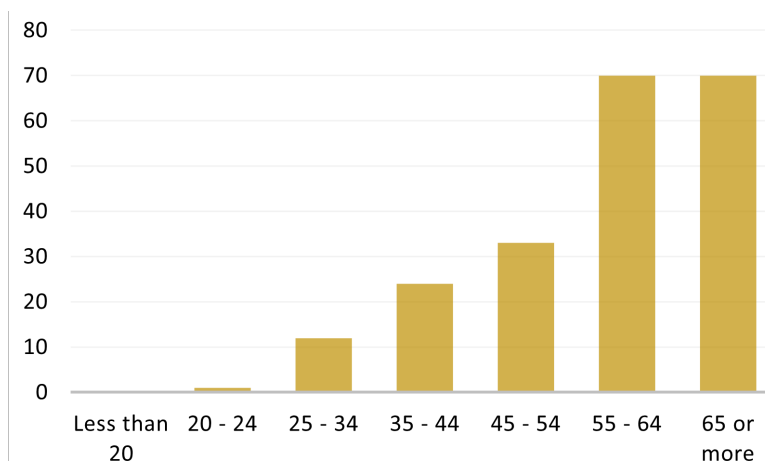


Chart 1A: Length of Residency

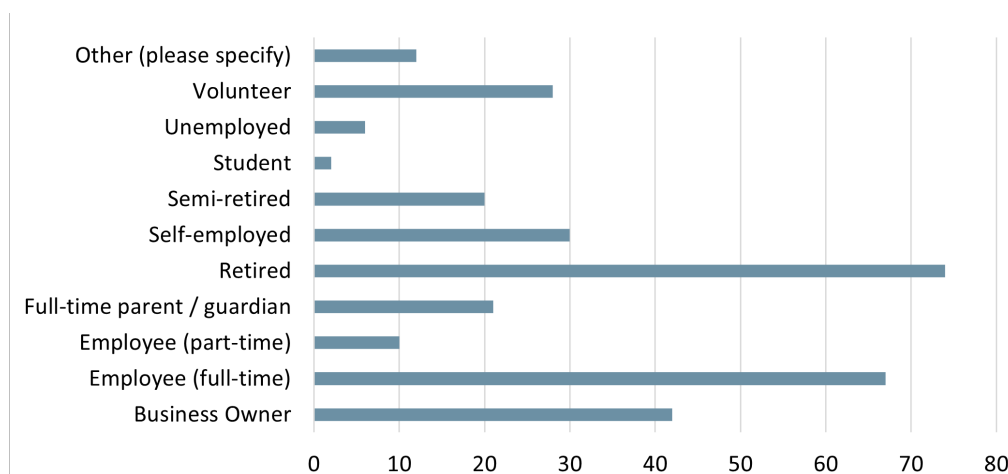


Chart 1B: Respondent Employment

35% of respondents identified as retired, 31% as employed, 20% as business owners, and 14% self-employed.

Respondents that chose 'Other' in *Chart 1B* describe themselves as disabled, employed outside Sabine County, County employees, or County commissioners.

When asked why Sabine County is their home, Sabine County’s proximity to lakes and natural areas, as well as its rural context, were the most favored reasons. Being close to family and being from Sabine County were also popular choices (*Chart 1C*).

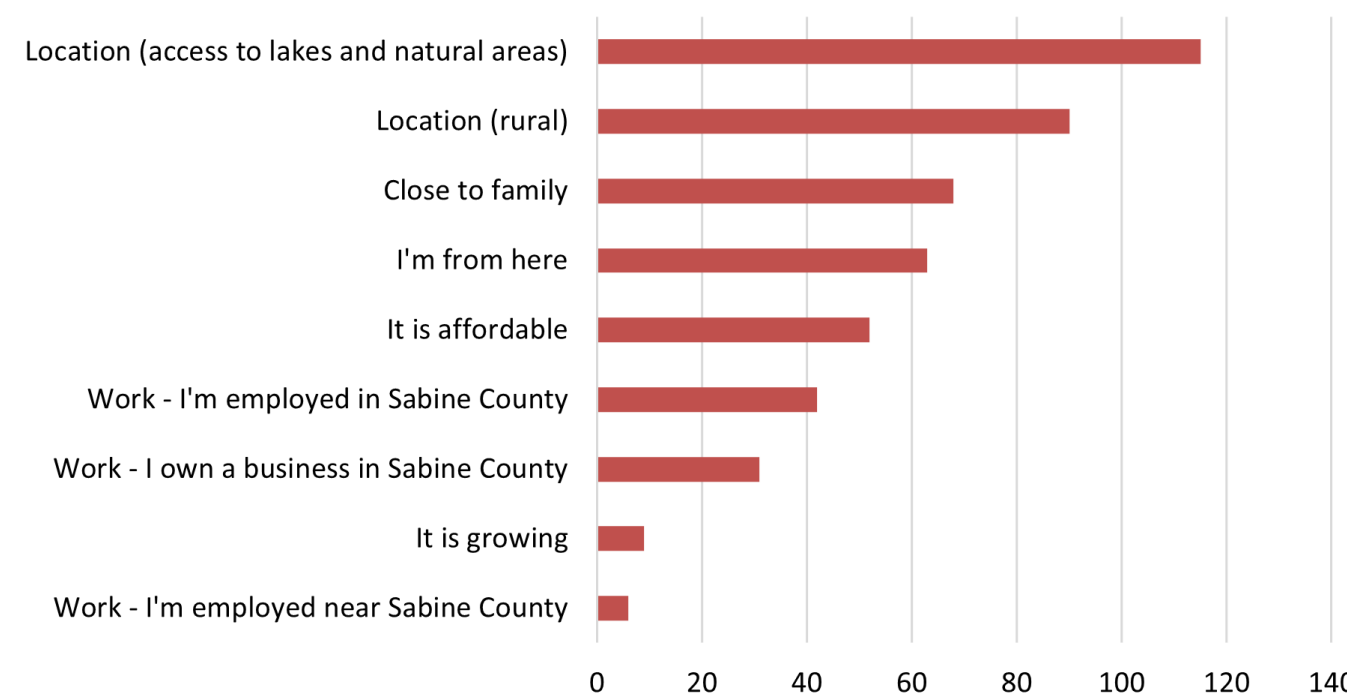


Chart 1C: Reasons for Residency

Common themes in respondents who answered ‘Other’ when asked why Sabine County is their home were family ties through marriage, generational presence in the area, land ownership (inherited or through marriage), moving after natural disasters, and the safe, community feel.

Respondents were asked to choose three sets of words that best described their vision for the county’s economic future. Choices provided were:

- Creative/Innovative
- Resilient/Stable
- Unique/Vibrant
- Historic/Culturally Connected/Authentic
- Socially Engaged/Civically Active
- Diverse/Inclusive
- Sustainable/Environmentally Conscious

Most common answers were Resilient/Stable; Historic/Culturally Connected/Authentic; and Sustainable/Environmentally Conscious (*see Figure 1A, next page*).

When asked to choose the top five commercial industries they see playing a larger role in Sabine County's economic future, respondents chose the following most:

- 1. Tourism - lake attractions, fishing
- 2. Tourism - hiking, camping, nature retreats
- 3. Sustainable Lumber Industry
- 4. Retail, Arts, Entertainment
- 5. Construction

A majority of respondents support local business growth, visitor/tourism growth, and residential growth in Sabine County (*Chart 1D*).

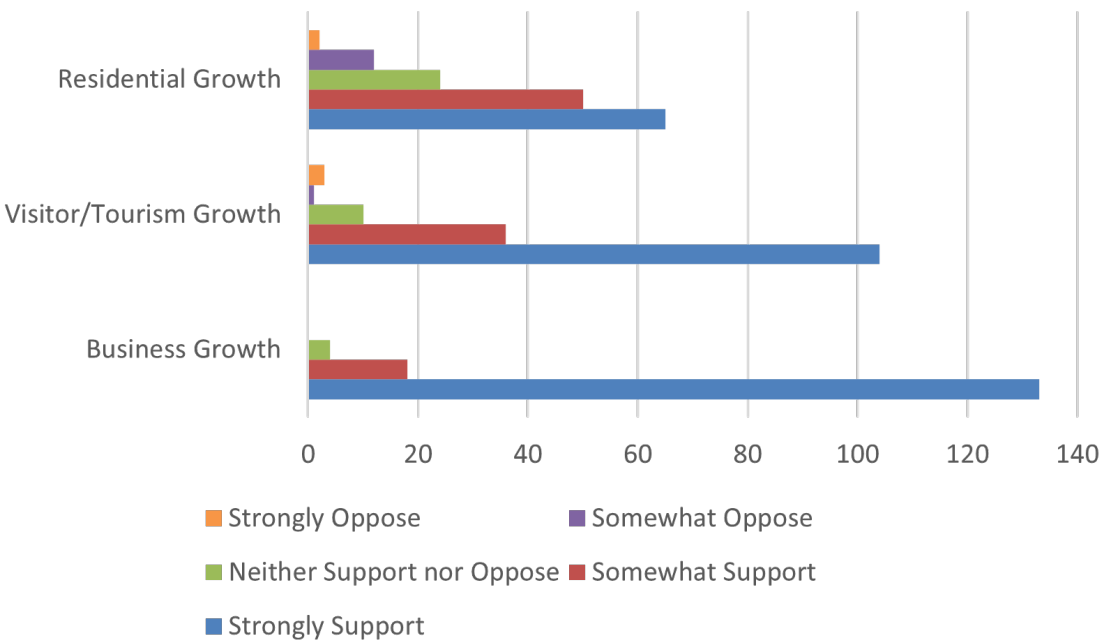


Chart 1D: Local Support for Growth

Survey respondents were asked to rate what Sabine County offers from a provided list of characteristics that prospective employers look for when looking to expand or relocate: Commercial Real Estate Availability, Business Diversity, Access to Transportation, Government Support, Adequate Population.

Respondents mostly ranked these characteristics as poor or fair quality (*Chart 1E, next page*).

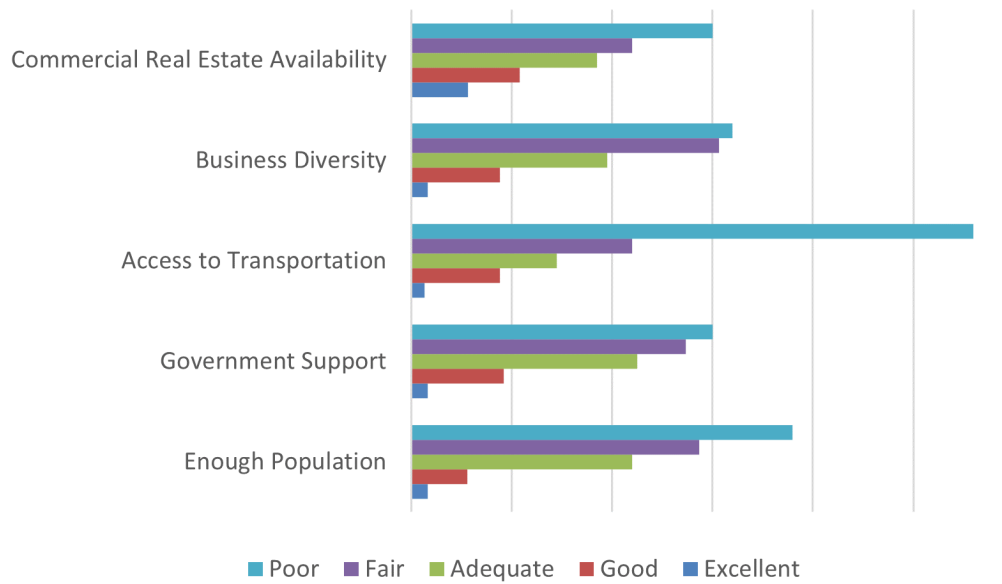


Chart 1E: Strength of Sabine County's Characteristics

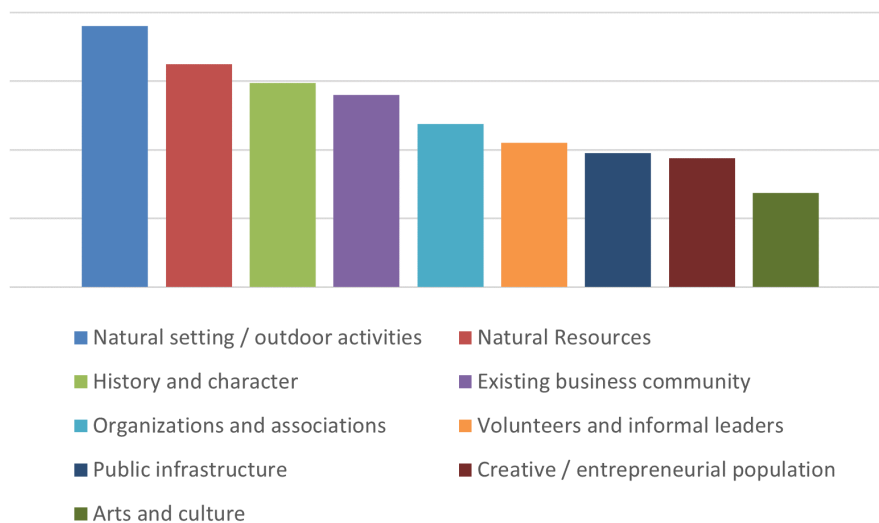


Chart 1F: Sabine County's Assets

The natural setting/outdoor activities, natural resources, history, and character were identified as the top assets in the county.

Planning workshop and community survey input were used in conjunction with data analysis findings and background research to define specific implementation plans for each proposed project in this plan. The implementation plan contains long-term goals and specifically defined objectives, timelines, involved parties, and estimated costs, which can be found in *Chapter 5: Project Implementation*.

2 HISTORIC DEVELOPMENT & EXISTING CHARACTERISTICS

2.1 Population Trends

Economic development plans include estimates of the current and future population because the size and rate of a community's growth impacts planning for facilities and services. Information for this population analysis comes from the United States Census Bureau and the Texas Demographic Center

2.1.1 Historical & Regional Growth

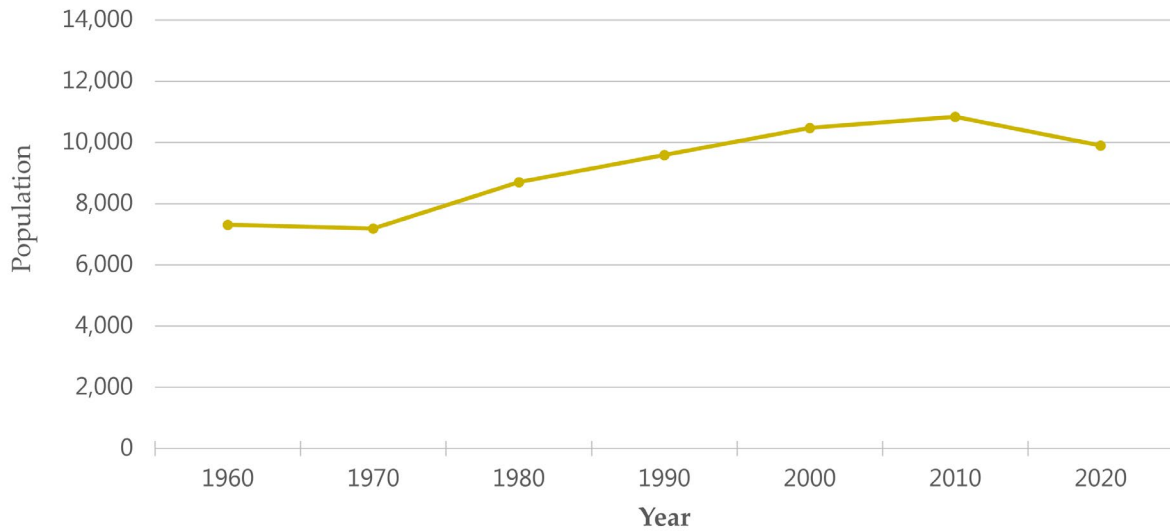
Sabine County is approximately 170 miles northeast of Houston. Incorporated in 1837, Sabine County is in the Deep East Texas of Governments (DETCOG), and its county seat is Hemphill.

Named after the Sabine River which runs along the eastern border, Sabine County is an original county of Texas established in 1837. Prior to notable colonial exploration and settlement in the 1700s, the area containing Sabine County was home to the Ais tribe of the Caddo Indians.

Railroads first came into Sabine County in 1903 when the Gulf, Beaumont and Great Northern Railroad was expanded north from Jasper County. The period between the 1920s and 1950s was a period of decline for Sabine County. Rail lines and banks closed, leaving the county without a local bank from 1931 to 1944. Population dropped from 12,299 to 8,586 in 1950, mostly because of the Great depression and loss of virgin timber processing.

Construction began on Toledo Bend Reservoir in 1964 and was finished in 1969. The reservoir is the largest man-made lake in the South, covering 181,000 acres. The completion of Toledo Bend Reservoir marked an era of growth for the county, with the population reaching 9,586 by 1990, and 10,834 in 2010.

Chart 2A: Population (1960-2020)



Source: US Census of Population and Housing, 1960-2020

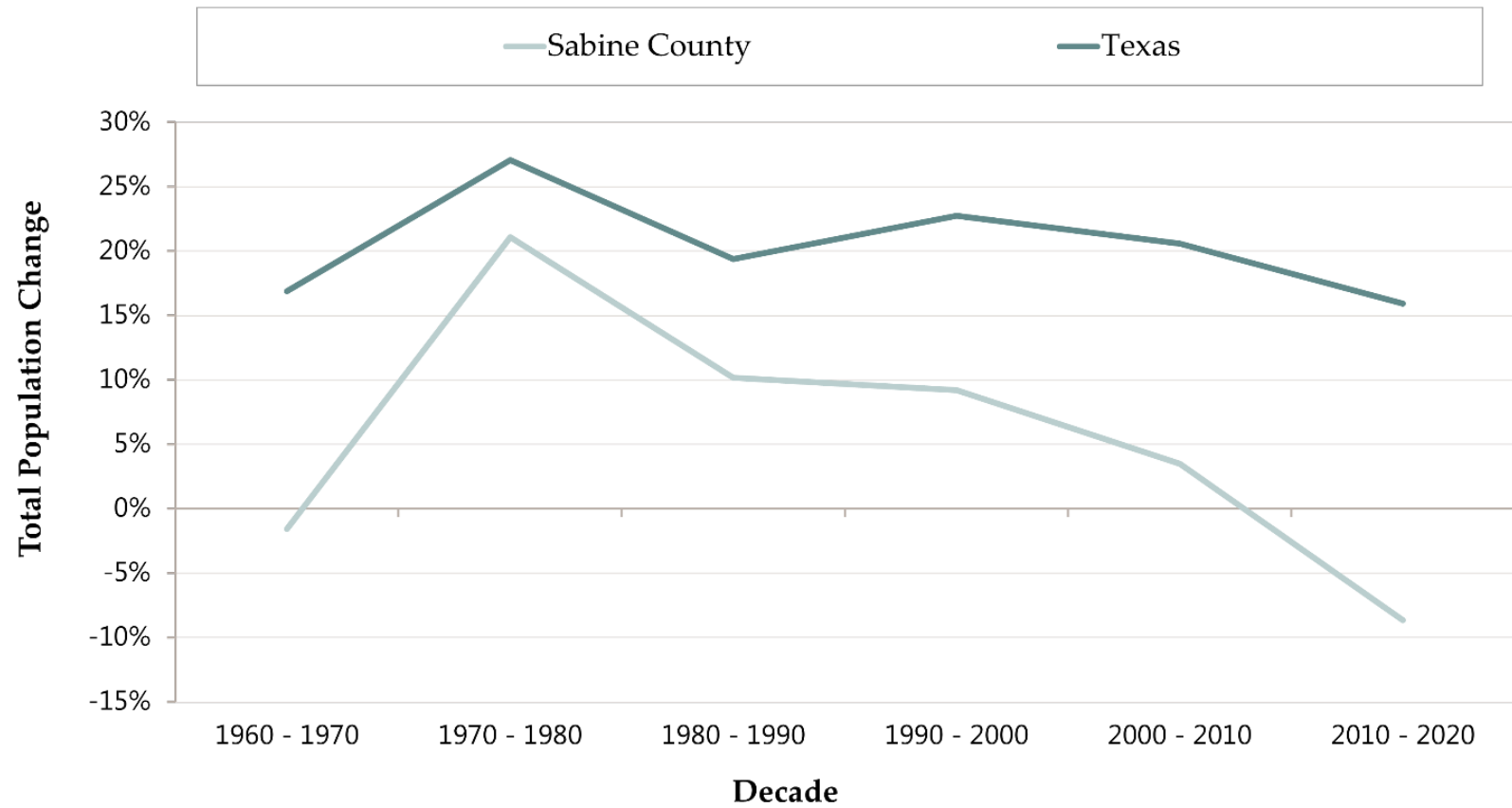
While Sabine County mostly gained population between 1960-2010, the trajectory of population change has dipped in the last decade. County and state rates of population change rose and fell during the same decades, but at greater levels at the county level (see *Chart 2B, next page and Table 2A*).

Table 2A: Historical Population (1960-2020) [County, State]

Year	Sabine County	State of Texas
1960	7,302	9,579,677
1970	7,187	11,196,730
1980	8,702	14,229,191
1990	9,586	16,986,540
2000	10,469	20,851,820
2010	10,834	25,145,561
2020	9,894	29,145,505

Source: US Census of Population and Housing, 1960-2020

Chart 2B: Historical Population Changes (1960 – 2020) [County, Texas]



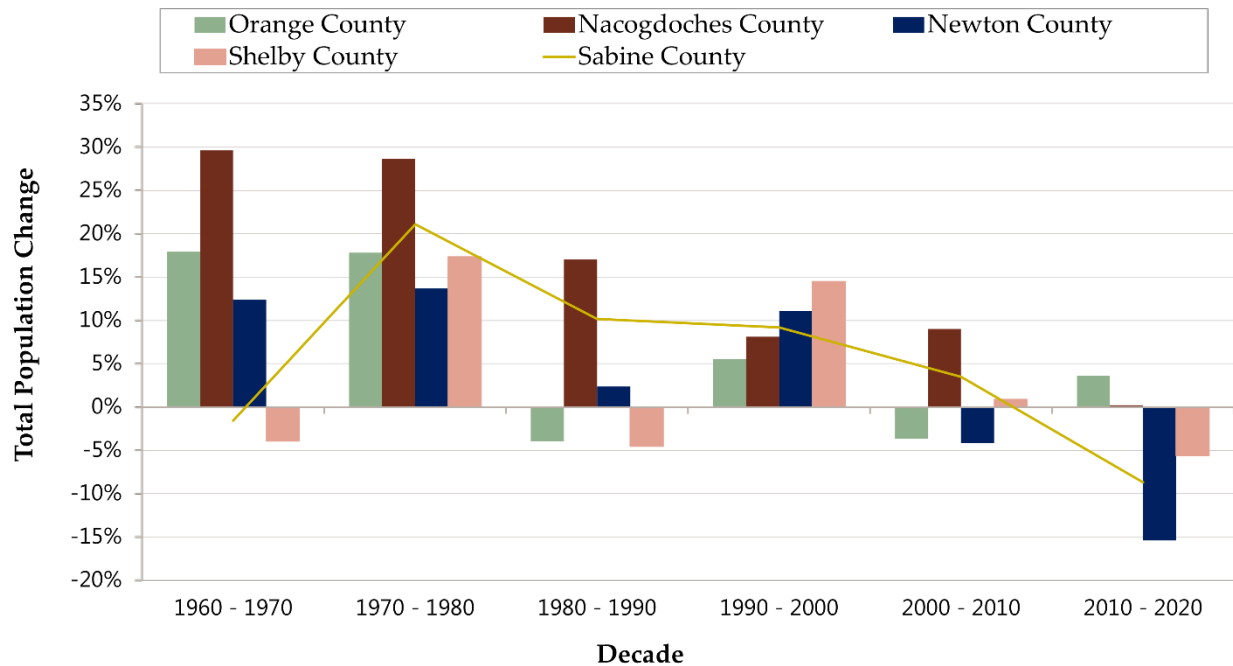
Source: US Census of Population and Housing, 1960-2020

Like Sabine County, neighboring counties are largely rural, with smaller populations and sharing similar economic drivers. As such, these neighboring counties have relatively similar growth rates. Average annual growth rates for the region indicate a continued slowing of population growth.

Understanding Growth Rates

Approximate population doubling can be calculated by dividing 70 by the population growth rate. A continuing growth rate of 1% will result in population doubling within 70 years.

Chart 2C: Historical Population Changes (1960 – 2020) [County, Nearby Counties]



Source: US Census of Population and Housing 1960-2020

2.1.2 Recent Population Changes

Sabine County's population decreased by 8.7% (or 940 residents) between 2010 and 2020 but increased by 3.5% (365 residents) in the previous decade (2000-2010).

Population changes are the result of both **migration** (residents moving to or leaving a city) and **natural changes** (new births or current residents passing away).

The following sections examine recent population changes in Sabine County, and potential implications for future growth.

Expected Population

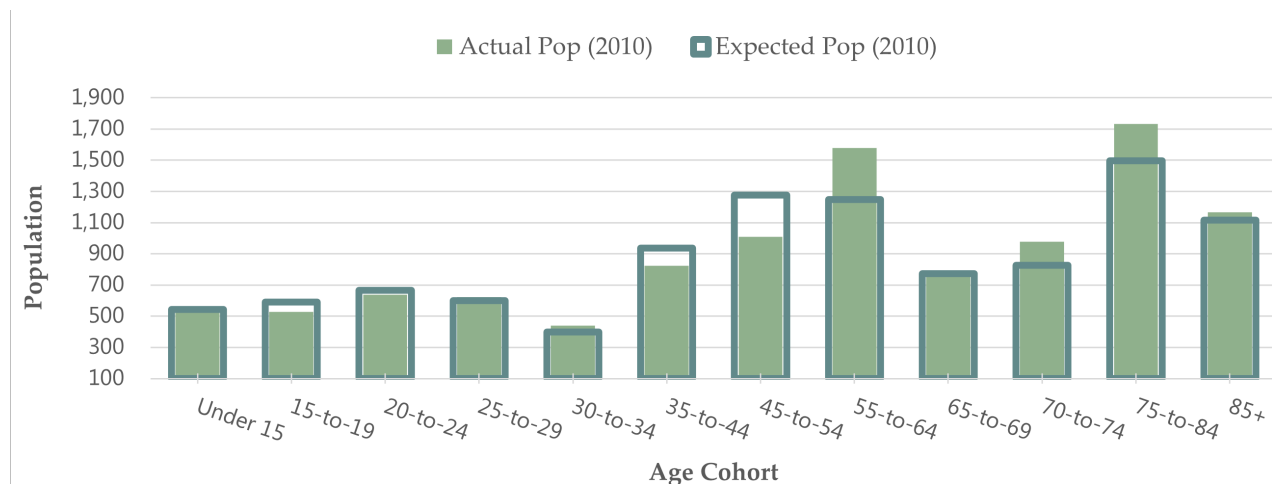
Comparing expected and actual populations by age group can indicate how migration and natural increases/decreases may have impacted overall population change. While a higher-than-expected population suggests that new residents in the age group moved to the community, a lower-than-expected population is often the result of residents moving or passing away.

Age Distribution

Chart 2D compares Sabine County's expected 2020 population with the actual population figures from the 2020 Census. The expected population in each group is based on the aging of individuals living in Sabine County in 2000. For example, the expected population of 20-to-24-year-olds in 2020 is the population that was 10-to-14 years-old in 2010.

Comparison of Sabine County's actual and expected populations suggests that **several adults aged 35-54 moved away between 2010 and 2020**. In the case of residents over 75, mortality was more likely a factor. **Sabine County also gained some middle-aged and senior adults during this period.**

Chart 2D: Expected & Actual 2020 Population, by Age Group



Source: US Census of Population and Housing, P012 (2000), P12 (2010)

Chart 2E compares age distributions for Sabine County (2010, 2020) and the state of Texas (2010).

It should be kept in mind that, due to the relatively small size of Sabine County’s population, the age distribution can fluctuate from minor changes.

However, Sabine County’s flatter age distribution shape and increasing skew towards older age cohorts suggests that **natural population increases will be limited during the planning period.**

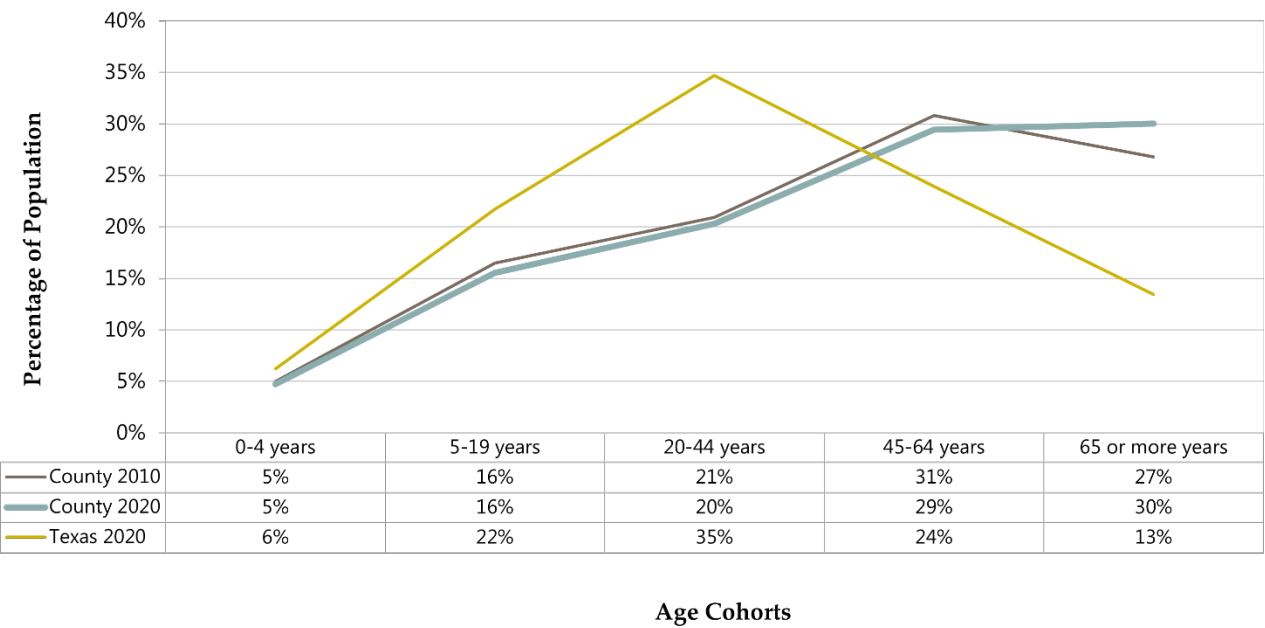
Age Cohort Distributions & Natural Population Growth

Age cohort distributions can indicate whether a community’s population dynamics generally support expansion, stability, or decline.

A distribution peaked in the middle (adults 20-to-44) suggests stable-to-expanding or “healthy” natural population growth (births to current residents) because adults between 20 and 44 are considered the cohort most likely to have new children.

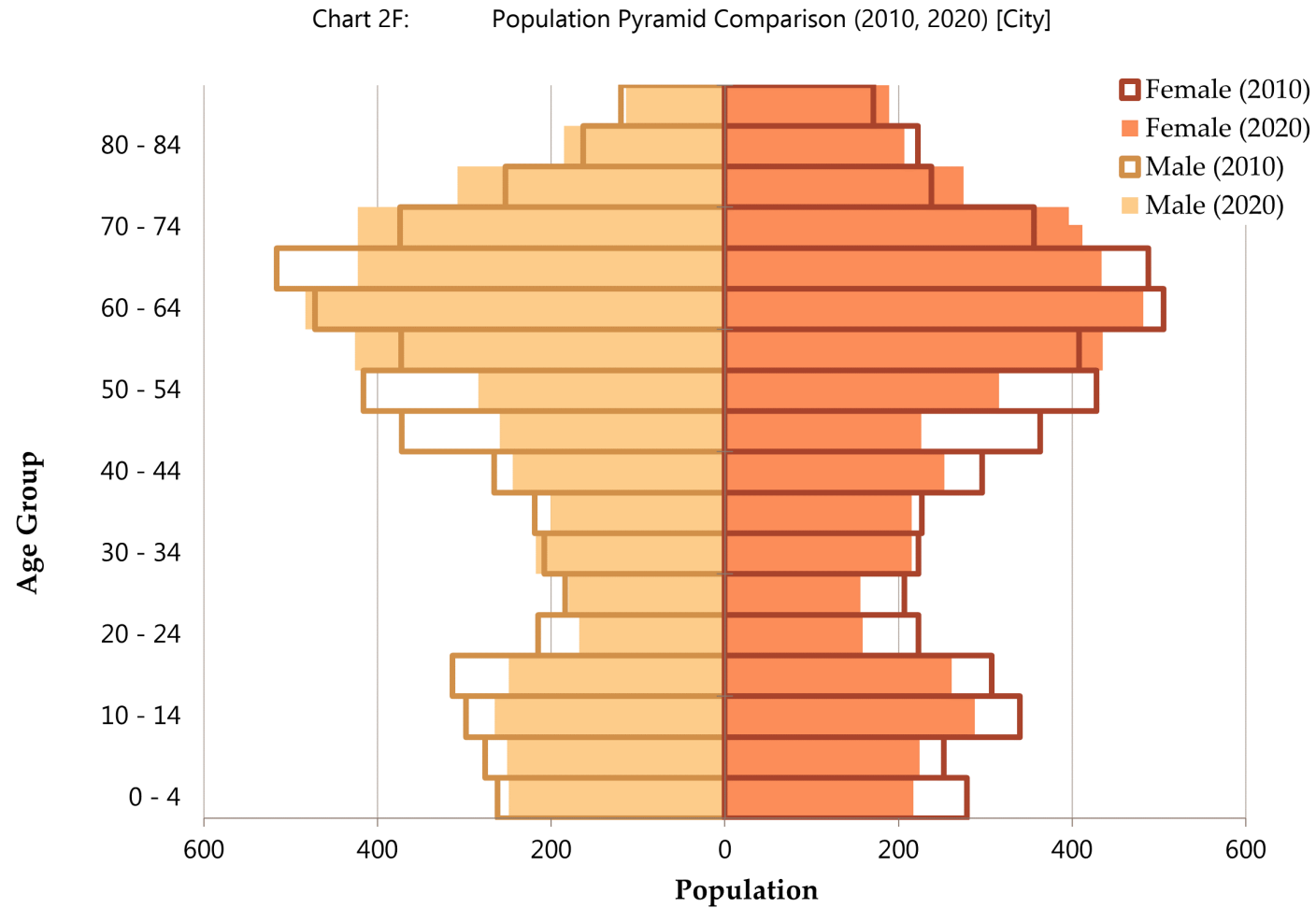
The 2010 Texas distribution is an example of a “healthy” distribution. In contrast, a flatter and/or right-skewed distribution can indicate relatively stationary or declining natural population change.

Chart 2E: Age Distribution Comparison (2010, 2020) [County, State]



Source: US Census of Population and Housing, P12 (2010), P12 (2020)

Chart 2F shows Sabine County's 2010 and 2020 age distribution in additional detail, further illustrating the decreases in adult age cohorts and increases in older cohorts. It also illustrates the relatively small number of residents in each age group.



Source: US Census of Population and Housing, P012 (2010), P12 (2020)

Race & Ethnicity

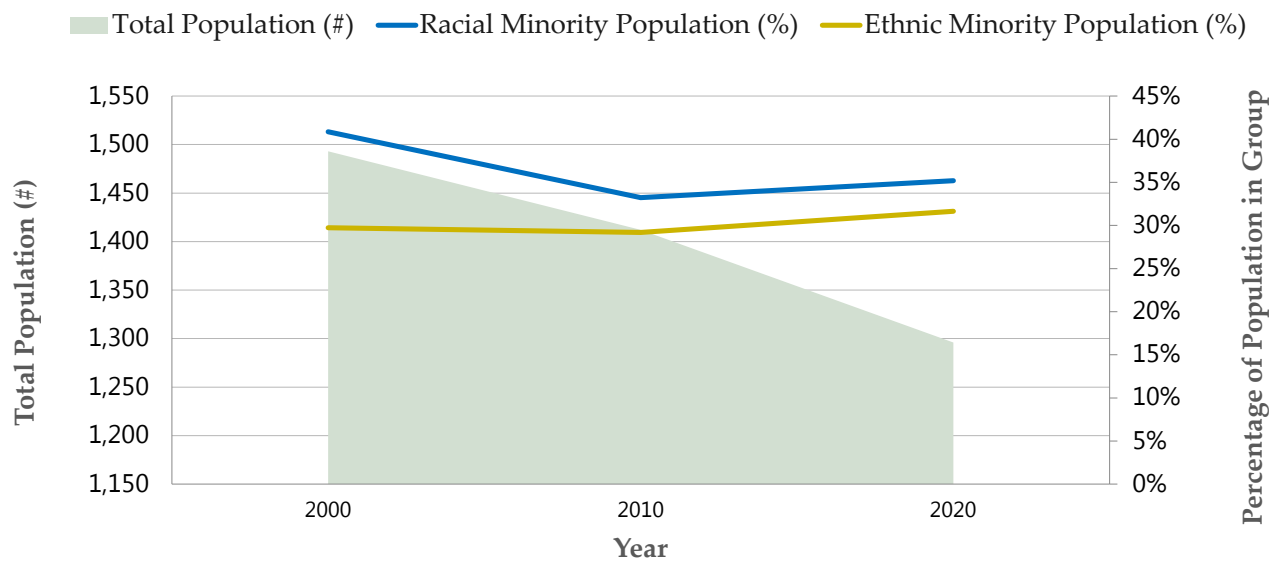
Chart 2G illustrates Sabine County's total population from 2000 to 2020 (green), as well as the percentage of residents that identify as a racial- or ethnic-minority (gold and blue lines).

Census Definitions

The U.S. Census distinguishes between two minority population groups: "racial minorities" - all non-"White" residents - and "ethnic minorities" - all "Hispanic or Latino" residents.

As the chart shows, **the percentage of Sabine County residents that identify as an ethnic minority slightly increased over the last 20 years and the percentage of residents that identify as a racial minority decreased overall, despite a small increase in the last decade.**

Chart 2G: Total & Minority Population Change Comparison (2000-2020) [City]



Source: US Census of Population and Housing, P8 & P5 (2010), P1 & P2 (2020)

Table 2B (next page) further illustrates these changes.

As the table shows, just over 1/3 of Sabine County's 2020 population identified as a racial minority, and just under 1/3 identified as an ethnic minority.

Table 2B also shows that **Sabine County's population is less racially and ethnically diverse than Texas population.**

Table 2B: Population Change by Race & Ethnicity (2010, 2020) [County, State]

<u>Characteristic</u>	<u>Sabine County</u>				<u>Texas</u>	
	2010		2020		2020	
	%	#	%	#	%	#
Total Population	100%	10,834	100%	9,894	100%	29,145,505
Race						
White	89%	9,658	85%	8,426	50%	14,609,365
Black or African American	7%	784	8%	745	12%	3,552,997
American Indian, Alaskan Native	1%	56	1%	51	1%	278,948
Asian	0.3%	33	1%	53	5%	1,585,480
Native Hawaiian / Hawaiian / Another Pacific Islander	0%	0	0%	0	0.1%	33,611
Other	1%	133	1%	138	14%	3,951,366
Two or More Races	2%	170	5%	481	18%	5,133,738
Ethnicity						
Hispanic or Latino	3%	344	4%	393	39%	11,441,717
Not Hispanic or Latino	97%	10,490	96%	9,501	61%	17,703,788

2.1.3 Current Population Estimate, Projections, & Forecast

In 2024, Sabine County is primarily a rural residential community for surrounding employment centers in the region. State Highways 21, 87, 96, and 103 pass through Sabine County and provide direct links to larger cities throughout Texas and western Louisiana.

Population Estimate

Sabine County's estimated 2024 population is 11,184.¹

Population Projections

Population projections inform Federal, State, and local funding decisions about facilities such as highways, sewage treatment plants, and schools. Population projections are typically based on historical trends ranging from the population changes in the most recent decade to changes over the past century or more.

Planners considered several population projections, based on differing methods, to help guide the planning recommendations for Sabine County in this comprehensive plan.

- Extrapolation of Texas Demographic Center (TDC) cohort population projection for Sabine County
- Geometric extrapolation of recent Census data (2010, 2020)
- Linear regression analysis of Census data (1930-2020)
- Texas Water Development Board (2020-2070 Population Projections by regional estimate)

Appendix B provides a more detailed discussion of the population projection methods.

¹The population estimate is based on Linear Regression. Planners considered two additional population estimates based on figures multiplied by the 2010 average household size (2020 Average Household Size of Occupied Housing Units by Tenure expected 09/2024): (1) a population estimate based on the number of residential water connections (1,862) and (2) a population estimate based on the number of occupied housing units identified in the field survey (1,697). Field housing counts are based on windshield observations. Windshield observations are necessarily limited to observation of external and readily apparent housing characteristics, and this may miss some units. In addition, windshield observations may undercount vacant structures in better condition because it is easier to identify vacant housing in substandard condition than vacant housing in standard condition.

Population Forecast

Rural and largely agricultural, Sabine County's population has fluctuated between 7,000 and 10,000 residents for the last 50 years.

The county lost population in the last decade, likely due to growth in nearby population centers like Houston or Dallas.

Projections vs. Forecasts

While a population **projection** hypothesizes values for the population by assuming historical trends will continue, the assumptions in a population **forecast** may also include informed expectations of future events, like non-traditional growth resulting from relocation of a major employer.

The Texas Demographic Center projects continued decline over the coming decades.

The second least populous county in the Deep East Texas Council of Governments (DETCOG)², population changes in Sabine County have been historically closely tied to economic fluctuations within the region. Specifically, population changes have tended to follow the ebb and flow of the lumber industry, which has been a major factor in the development of Sabine County since its founding.

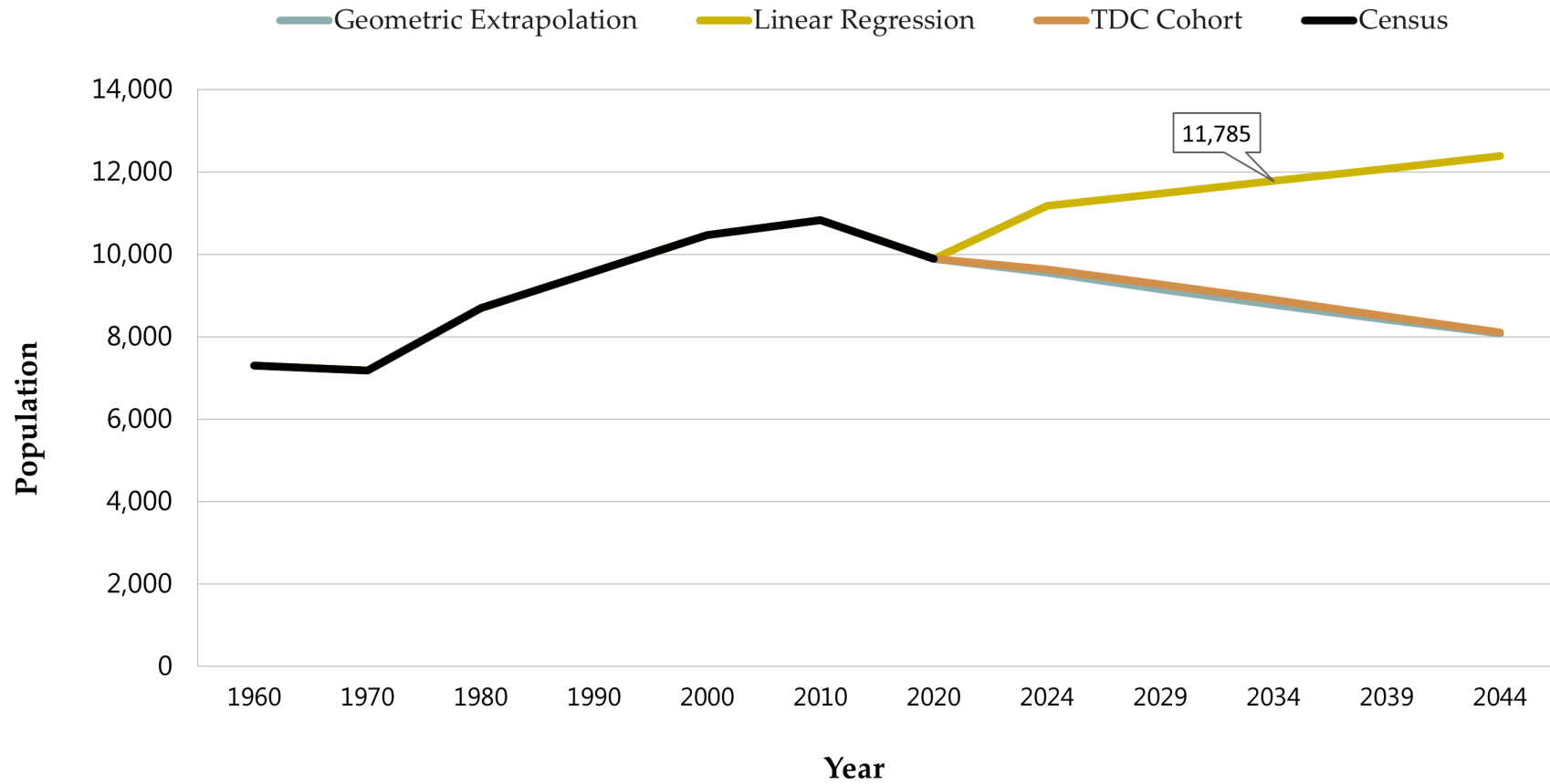
With slowing lumber production in the region, tourism related to Toledo Bend Reservoir and competitive fishing has become a quickly growing force in economic development in Sabine County. This recent activity creates opportunities and challenges for local governments, which must prepare for likely changes and growth within the community.

Dedicated public representatives and County staff are already pursuing projects to capitalize on Sabine County's strengths and work through local challenges. With the support of engaged residents, Sabine County can leverage its regional strengths and prepare for population growth.

This study forecasts that Sabine County's population will increase over the next 10 years, reaching approximately 11,785 residents by 2034 (see Chart 2H, next page).

² American Community Survey Data, 2022 (texas-demographics.com)

Chart 2H: Population Forecast



2.2 Land Use & Development

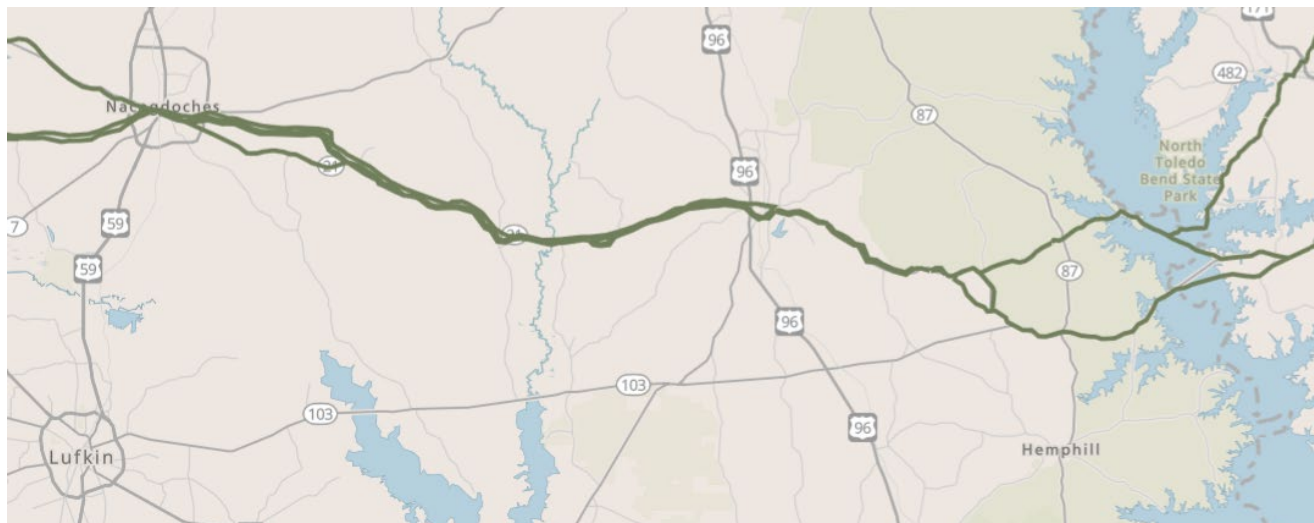
Economic activity and land development have long been tied to each other. Communities throughout history have formed around commerce and resources, and dispersed when commerce and resources are depleted. To create a vibrant, healthy economic future for Sabine County, we must understand Sabine County's historic development pattern and current conditions

2.2.1 Development History

Sabine County, an original Texas county, lies on the western shores of Toledo Bend Reservoir, bordering Louisiana.

Named after the Sabine River, the original inhabitants of this area were the Ais tribe of the Caddo Indians. European exploration of the region likely began in the early 1540s with Spanish Moscoso Expedition. Subsequent colonial expeditions in the early 1700s lead to land grants and settlement of Spain and Mexico in what is now East Texas.

Through early settlement, the independence of the Republic of Texas, and eventual annexation into the United States, Sabine County has played a significant role in travel and settlement into the west.³ The Old San Antonio Road, part of The El Camino Real de los Tejas (see *Figure 2A*), crosses through northern Sabine County, part of which follows what is now State Highway 21. Gains Ferry was a frequently use crossing point of the Sabine River, up until the Pendelton-Gaines bridge was built in 1937.⁴



Source: <https://www.nps.gov/elte/planyourvisit/maps.htm>

Figure 2A: El Camino Real de los Tejas

³ <https://www.tshaonline.org/handbook/entries/sabine-county>

⁴ <https://www.tshaonline.org/handbook/entries/gaines-ferry>

Early economic activity in Sabine County was largely agricultural, along with the services to sustain farmers and their families.

The late 19th century brought an increase in commercial-scale timber harvesting and processing to Sabine County. The Temple Lumber Company, Kirby Lumber Company, and Southern Pine Lumber Company, with many others, set up lumber harvesting and milling operations throughout Sabine County, significantly impacting development in the region.

Associated railway expansion further contributed to new development. Bronson was developed along the Gulf, Beaumont, and Great Northern Railway that ran south through Pineland and Brookeland to the gulf coast. The Lufkin, Hemphill, and Gulf Railway connected Hemphill to Bronson, making it an important hub for transporting raw and processed goods out of Sabine County.⁵

Sabine County's population boomed in the early 20th century, with the lumber industry dominating the economic output of the region. However, the depletion of virgin pine resources, paired with the Great Depression, caused an economic, population, and land development decline in Sabine County. In 1934, the Sabine National Forest was established, which essentially removed 112,000 acres of timberland from cutting and processing.

The New Deal brought many infrastructure projects through Sabine County, including the completion of Highway 21 in 1935 and electrification in 1938. Following a period of stagnation in land development, construction began on two major projects impacting Sabine County in the 1950s and 1960s: Sam Rayburn Reservoir and Toledo Bend Reservoir. Both infrastructure projects provide flood control and electric production and opened up recreational opportunities for communities surrounding them. Both lakes have played a major role in how the county has developed, with clusters of residential communities being built along the shores of each lake, with retail and hospitality businesses to support visitors to the area.

⁵ <https://www.tshaonline.org/handbook/entries/bronson-tx>

2.2.2 Land Use Inventory

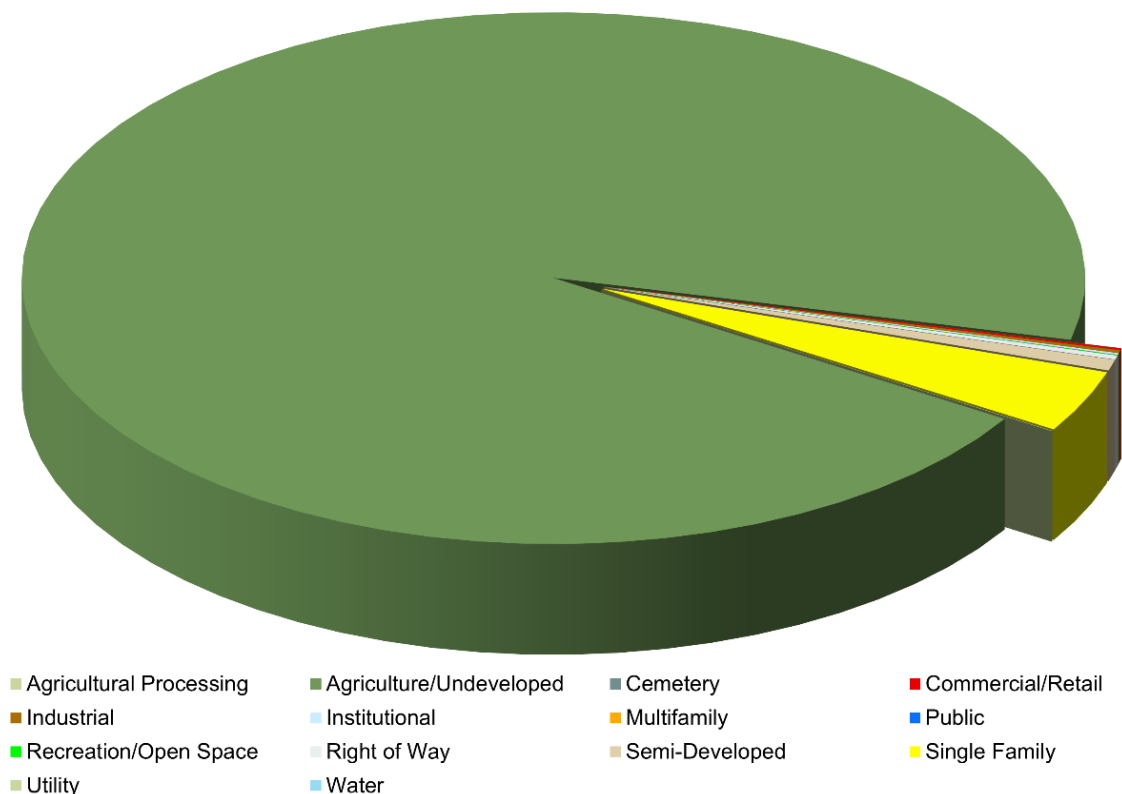
Existing Land Use

Just 4% of land in Sabine County is developed. This limited development is due primarily to the sizable area that falls within the administrative boundaries of the Sabine National Forest (266,523 acres). Approximately 24,004 acres are unreserved agricultural or undeveloped land. An additional 2,026 acres are semi-developed (see *Chart 2I, Table 2C, next page, and Figure 2B, page 2-15*).

Semi-developed refers to land that has been subdivided and has road or utility infrastructure available but has not yet been built on. Many vacant properties within the city limits of Pineland and Hemphill account for these semi-developed lots, as well as clusters of properties along Toledo Bend.

Vacant or semi-developed lots can be a sign of population migration, or in the case of those around Toledo Bend, a sign that there is not enough utility infrastructure in place to allow for lot development that meets the necessary County's development standards (see also *Section 2.2.2 - Land Development Factors*).

Chart 2I: Land Use, Total Acres/Percent



Most developed land is used for single-family residences (approximately 82% or 11,590 acres), though development includes commercial/retail and industrial uses (see *Table 2C and Figure 2B, page 2-16*).

Table 2C: County-Wide Land Use Classifications

County-Wide Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural Processing	0.02	0.0002%	0.00001%	0.0002
Airport/Runway	245	1.75%	0.080%	2.2
Cemetery	33	0.233%	0.011%	0.3
Commercial/Retail	319	2.283%	0.10%	2.9
Industrial	557	3.98%	0.18%	5.0
Institutional	293	2.099%	0.096%	2.6
Multifamily	21	0.151%	0.007%	0.2
Public	22	0.160%	0.007%	0.2
Recreation/Open Space	79	0.564%	0.026%	0.7
Right of Way	763	5.46%	0.25%	6.8
Single Family	11,590	82.9%	3.8%	103.6
Utility	52	0.376%	0.02%	0.5
Total for Developed Areas	13,974	100.0%	4.6%	124.9
Agriculture/Undeveloped	290,527	-	94.8%	2597.7
Semi-Developed	2,026	-	0.7%	18.1
Water*	7	-	0.002%	0.1
County-Wide Total	306,534	-	100.0%	2740.83

*More detailed Land Use Classification tables and an explanation of the methodology used to calculate land use can be found in Appendix A. *Water as a Land Use does not account for Toledo Bend or Sam Rayburn Reservoirs.*

Land Development Factors

The possibility of developing a property can be constrained by many different factors: some natural, and some man made. Things such as flooding, and soil stability can create scenarios that amplify property damage during hazardous storms and can put the safety of residents at risk if not properly avoided or mitigated. Some limits on development are imposed in the name of conservation, such as local, state, or national parks, and other limitations are created due to access and cost of infrastructure. In order to better understand development and growth opportunities, we must first understand what limiting factors exist.

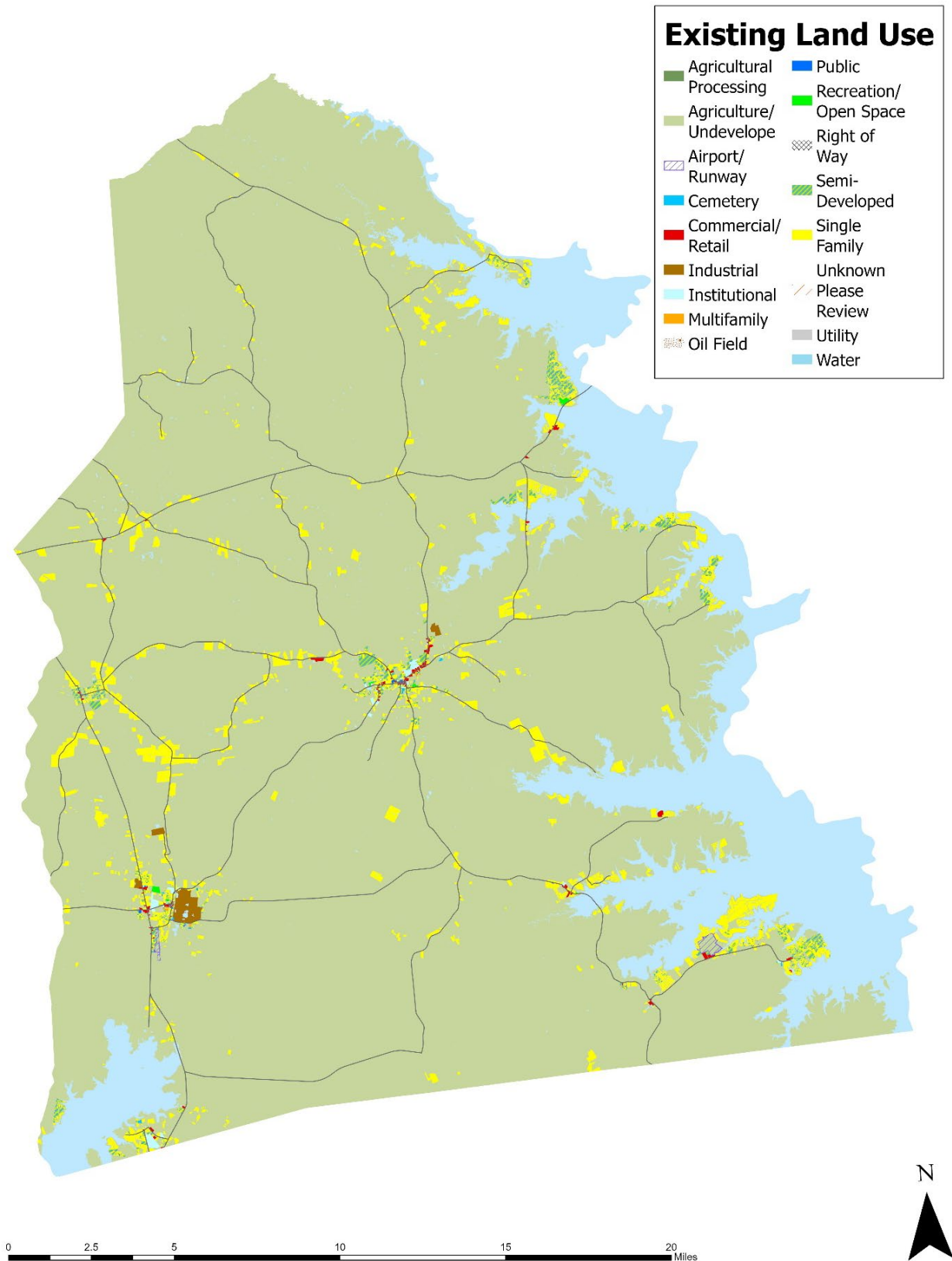


Figure 2B: Existing Land Use

Environmental Factors

Environmental factors impacting construction include lakes and streams, floodplain, soil type, and slope. These factors do not prevent construction, but they can make initial costs and/or long-term maintenance more expensive.

Water Sources & Floodplains

Many creeks, streams, bayous, and rivers bisect Sabine County (see *Figure 2D*), next page). Water bodies in Sabine County flow into Lake Sam Rayburn and Toledo Bend Reservoir, which are in the Angelina and Sabine River basins that discharge into the Gulf of Mexico.

The many water systems throughout the county include natural floodplains and floodways. While Sabine County does not have official floodplains mapped with the Federal Emergency Management Agency (FEMA), floodplains and flood-prone areas generally follow streams, river basins and low-lying lands. Potential flood hazard areas are shown in *Figure 2D*.

Floodplain consists of the main channel of a river or stream – or a *floodway* – and the generally flat area of land next to the floodway that experiences flooding during periods of high discharge or the – *flood fringe*. Structures and other developments in the floodplain are at risk for flood damage. Development in the floodplain can also cause a “rise” of floodwaters outside of the floodway fringe. Floodplain development should ideally be discouraged but, with additional building requirements such as elevated lowest floors, may be safely constructed and used (see *Section 2.2.3 – Key Land Use Considerations*). Construction in the floodway should be discouraged.

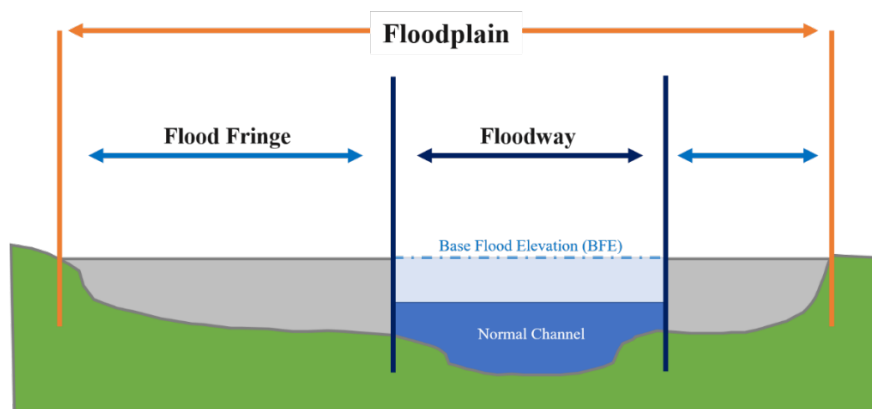


Figure 2C: Floodplain Crosssection



Figure 2D: Sabine County Waterways

Soil

Sabine County falls within the Western Coastal Plains & Flatwoods soil area, which contains soils formed on nearly level-to-steep, coastal-plain uplands that are intricately dissected by streams. Parent materials are alluvial and marine sediments of Tertiary age. Pineywoods soils are mostly highly weathered, acidic soils that support pine-hardwood vegetation. Cuthbert, Bowie, Kirvin, Eastwood, Scottsville, Woodtell, and Pinetucky are deep soils that occur on interstream divides and low ridges. Trawick soils formed in glauconitic sediments. Conroe, Pickton, Lovelady, and Wolfpen soils have sandy surface layers more than 20 inches thick, and Fuller and Keltys soils are loamy and deep to mudstone. Flatwood soils are highly weathered and acidic, and support pine-hardwood vegetation characterized by loblolly pine. The very deep Otanya, Kirbyville, and Evadale soils occur on low relief uplands and flat plains.⁶

The primary limiting soil factors in Sabine County are flooding, shrink-swell, and depth to saturated zone. Shrink-swell refers to the contracting and swelling of soils as moisture content changes. Soil with a high capacity to shrink or swell (expansive soil) can cause infrastructure damage such as foundation, road, or pipeline cracks, as well as root damage to crops. Expansive soil presents the greatest challenges in regions with very defined wet and dry periods (as opposed to areas with a consistent moisture level year-round). Depth to saturated zone refers to distance from the surface to the area below ground in which water fills all openings (pores) in the soil or rock. The probability of soil instability increases in areas with shallower depth to saturation because saturated soil has a higher tendency to shift under weight and pressure, especially in areas with steeper slopes. Areas with shallower depth to saturation zones are also subject to increased risk of groundwater contamination.

Figure 2E (next page) illustrates soil types within and around Sabine County. Detailed soil data is available through the U.S. Department of Agriculture – Natural Resources Conservation Service.⁷

Construction Limitations

Figure 2E also illustrates construction limitations for soil in Sabine County. Soil areas are organized in two groups: soil types that create more construction restrictions (darker red indicating more restrictions) and soil types that create fewer construction restrictions (green indicating fewer restrictions). These are ranked based on the slope and soil limitations.

Many developed areas in the county have been constructed in areas with some soil limitations on construction of streets, small commercial buildings, or one-to-three-story, single-family homes (shades of orange in *Figure 2E*). The presence of limiting factors does not prevent construction, but it can make initial development and long-term maintenance more expensive. Detailed soil data is available through the U.S. Department of Agriculture – Natural Resources Conservation Service.⁸

⁶ https://maps.lib.utexas.edu/maps/texas/texas-general_soil_map-2008.pdf

⁷ <http://datagateway.nrcs.usda.gov/GDGOrder.aspx>

⁸ <http://datagateway.nrcs.usda.gov/GDGOrder.aspx>

Slope

Slope impacts site drainage, and steep slopes may be more susceptible to erosion and landslides.

Generally, land with slopes between 0.5% and 1.0% are ideal for development. Land with a slope under 0.5% lacks drainage and is likely unsuitable for development, while slopes over 1.0% may create slight-to-major problems for commercial or large-scale development. Slopes over 5.0% may only be suitable for special development. A full list of soil types in Sabine County and their slopes in *Appendix C*.

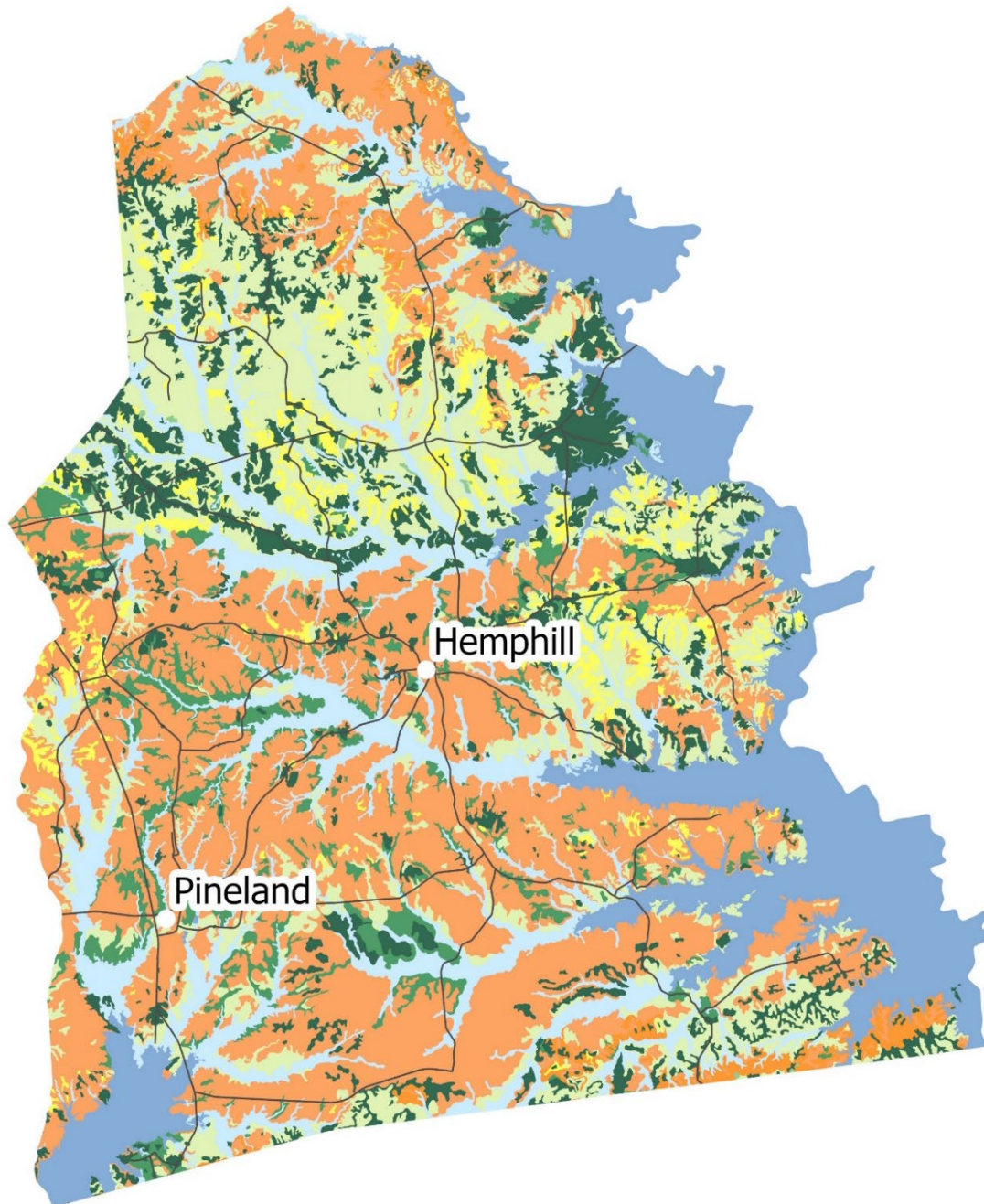


Figure 2E: Soil Type, Slope, & Construction Limitations

National Forest Limitations

The Pineywoods of East Texas have played a significant role in regional settlement and development.

Initially a powerful force in timber production during the late 19th century, much of the Pineywoods now serve as a forest preserve. The Sabine National Forest has an administrative boundary that encompasses 266,523 acres of Sabine County and includes 160,656 acres of forest owned by the USDA Forest Service. These national forests, which include the Indian Mounds Wilderness Area, provide wildlife habitat, erosion control, natural resource preservation, and recreational opportunities for residents and travelers alike (see *Figure 2F, next page*).

The USDA notes that:

"In the late 19th century, commercial timber operations moved into the Pineywoods, tapping into the unharvested virgin pine found in East Texas. Forest conservation and sustainable harvesting of timber was not common during this time, and by the second decade of the 20th century, following the advent of railroad logging, these practices led to virtually complete exhaustion of local timber resources. Today, numerous relics of old railroad tramways are found in the Sabine National Forest, lasting evidence of this boom period of the early logging industry in Texas. In 1934, the Texas Legislature approved a resolution to urge the purchase of depleted timberlands to create national forests in Texas.

Today, the forests you see are second-growth or third-growth forests and are a result of Federal forest management under the multiple-use and ecosystem management concepts. Since 1905, the policy for management in the National Forest System has been "the greatest good for the greatest number in the long run." In 1960, Congress passed the Multiple-Use-Sustained-Yield Act that provided additional authority to the Forest Service, directing it to continue to give consideration to range, timber, wildlife and fish, soil and water, and outdoor recreation."⁹

While the rights of private property owners and development is preserved and respected by administration, the presence of federally managed land in Sabine County significantly effects the ability of certain developments by reducing the amount of buildable land.

The jurisdictional boundaries and regulations of the Forest Service will need to be considered for future growth and development in Sabine County.

Figure 2F (next page) depicts the administrative boundary, surface ownership, and Indian Mounds Wilderness Area for reference.

⁹ https://www.fs.usda.gov/detail/texas/about-forest/districts/?cid=fswdev3_008442

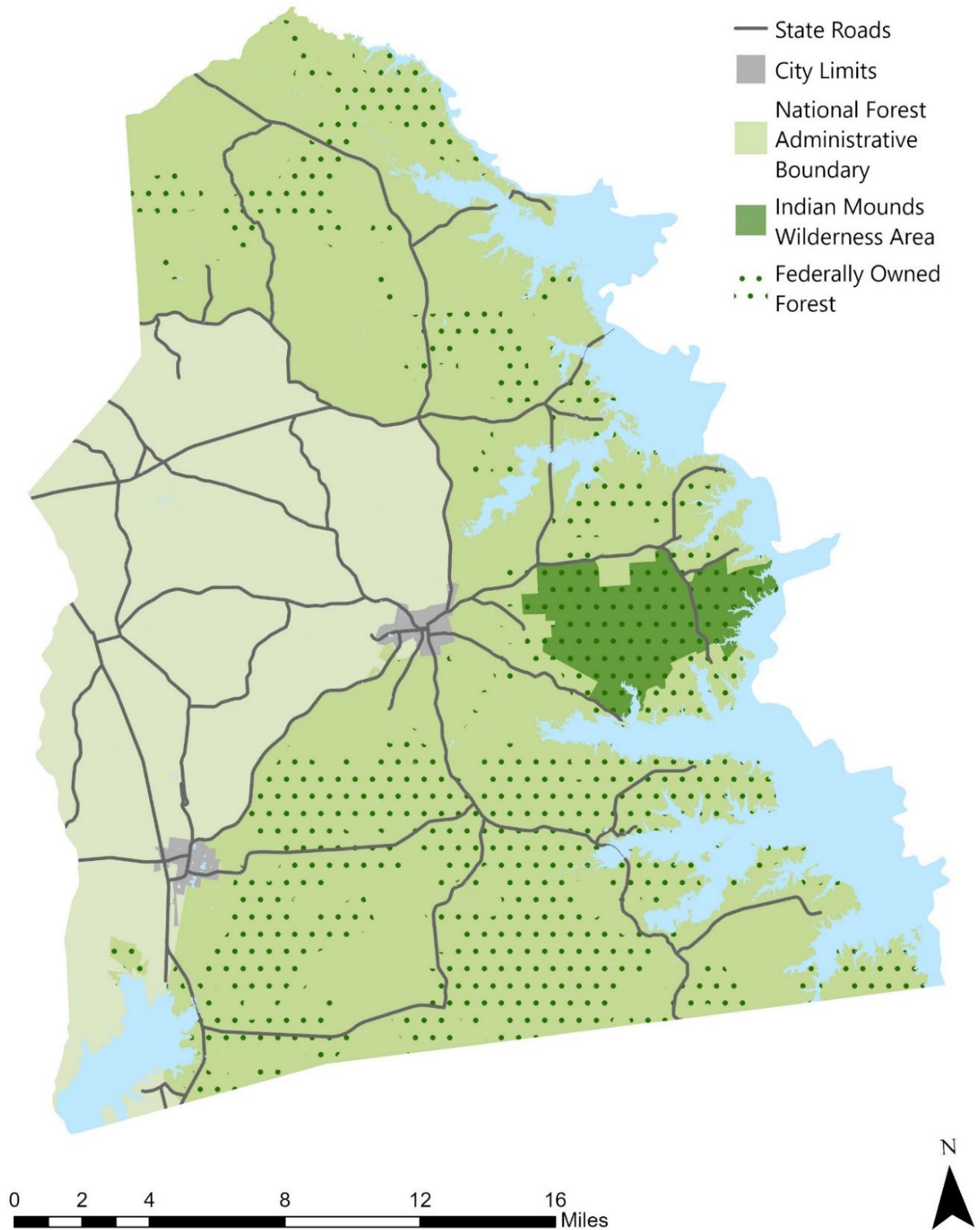


Figure 2F: Forest Service Lands

Access to Existing Infrastructure

Additional land development considerations in Sabine County include access to existing infrastructure like water and wastewater services and connection to the existing road network.

Lots that are already served by or located close to existing infrastructure like water, sewer, and roads avoid the need for significant infrastructure extensions, and the associated debt required to fund those extensions. In this sense, these lots are easily developed, meaning that the land is:

- ✓ Currently identified as either semi-developed, undeveloped, or used for agricultural purposes,
- ✓ Has access to water service
- ✓ Has access to, or adequate land for, wastewater management
- ✓ Located adjacent to public right-of-way and paved or dirt streets, and
- ✓ Located outside of areas with high flood risk or FEMA 100-year floodplain/special hazard area.

The dominant land use in Sabine County is agricultural or undeveloped (96%). However, a large majority of undeveloped land in Sabine County falls within the Sabine National Forest, which is not available land for development.

There are approximately 24,004 acres of unreserved agricultural or undeveloped land in Sabine County. However, semi-developed areas are most likely to have greater ease of development as they are more likely to have the ability to connect to utilities and be adjacent to existing right-of-way. There are 2,026 acres of semi-developed land in Sabine County.

2.2.3 Key Land Use Considerations

Recent years of rising construction and material costs have highlighted the need to consider longevity and resiliency in our built environment, and to economize the use of our existing infrastructure and development.

Municipalities and property owners have adapted to development constraints through innovative approaches to maximizing the use of developed land, reducing disturbance of environmentally sensitive areas, and reducing utility construction and maintenance costs, all while providing the housing, jobs, and amenities that the market demands. Adjusting development policies, diversifying the housing stock, and clustering development around amenities can increase accessibility for a wide range of residents while ensuring a community is more resilient to economic and environmental challenges.

Floodplain Management

The best way to prevent flood damage to structures in the floodplain is to prevent new construction and to remove existing structures. If a structure must remain or be built in the floodplain, it is important ensure that it meets heightened construction standards. The County should:

- ❖ Seek official floodplain mapping from FEMA
- ❖ Pursue grants to elevate or remove existing structures in the floodplain
- ❖ Promote NFIP participation
- ❖ Consider participation in the Community Rating System (CRS)

Pursue Grants To Elevate or Remove Existing Development From the Floodplain

The FEMA Hazard Mitigation Grant Program (HMGP) provides grants to states and local governments to implement long-term hazard mitigation measures after a major disaster declaration. HMGP funds may be used to fund projects that will reduce or eliminate the losses from future disasters.

Projects must provide a long-term solution to a problem, for example, elevation of a house to reduce the risk of flood damage as opposed to buying sandbags and pumps to fight the flood. In addition, a project's potential savings must be more than the cost of implementing the project. Funds may be used to protect either public or private property or to purchase property that has been subjected to, or is in danger of, repetitive damage.

Examples of projects include, but are not limited to:

- Acquisition of real property for willing sellers and demolition or relocation of buildings to convert the property to open space use.
- Retrofitting structures and facilities to minimize damage from high winds, earthquakes, floods, wildfire, or other natural hazards.
- Elevation of flood-prone structures.
- Development and initial implementation of vegetative management programs.
- Minor flood control projects that do not duplicate the flood prevention activities of other federal agencies.

More information about FEMA hazard mitigation grants is available at <https://www.fema.gov/hazard-mitigation-assistance>.

Promote NFIP Participation

Created by the US Congress in 1968, the NFIP aims to reduce the impact of flooding on private and public structures by providing affordable, federal flood insurance to property owners, renters, and businesses. Residents gain access to this federal flood insurance when their local government volunteers to participate in the NFIP and implements required floodplain management regulations, such as a Flood Damage Prevention Ordinance (discussed in next section).

Sabine County should encourage residents to participate in the NFIP. Many residents may not be aware that flood insurance is available, may not see the need to insure their property, or may not be aware that insurance must be purchased at least 30 days before any claim is to be covered. As noted in the NFIP manual:

“Flood insurance is a wise investment. Floods are the number-one natural disaster in the United States... Just a few inches of water can cause tens of thousands of dollars in damage. Flood damage is not covered by most standard homeowners or business insurance policies. Disaster assistance, if it is available, is typically a loan that must be repaid with interest”.¹⁰

Residents with buildings close to floodplain boundaries may also want to consider purchasing flood insurance. **You are not required to live in the floodplain to purchase a flood policy.** Areas outside of 100-year flood zones may flood for several reasons. For example, this may happen when the FIRM used to establish flood boundaries is older. Older maps and boundaries may not account for factors like recent urbanization and increases in impervious cover.

Guide Future Development

Prioritize Infill Development

Population growth is often accommodated through “greenfield development”, or development of land not previously used, usually in the form of large lots outside of existing developed areas. Greenfield development offers a blank slate but can create significant, and costly, challenges for cities and towns. This type of development often requires lengthy extensions of municipal water/wastewater systems, as well as street and drainage systems.

In contrast, “infill” refers to the process of developing vacant lots (or portions of a lot) in areas with existing development, like neighborhoods and commercial areas. Lots in areas with existing development often already have road network access and are already served by water, wastewater, and drainage systems (or, if not, are more likely to require minimal expansions).

¹⁰ Federal Emergency Management Agency. (2017). “National Flood Insurance Program Community Rating System Coordinator’s Manual FIA-15/2017”. <https://www.fema.gov/media-library/assets/documents/8768>

By avoiding the need for significant infrastructure extensions, municipalities can also avoid the debts often required to finance such improvements. While municipal debt may still be required, infill development can allow the municipality to focus on existing systems maintenance and improvements that will serve a larger population.

Permit Alternative Development Types

When considering greenfield development or large-scale redevelopment projects, Sabine County should permit alternative development types such as Planned Unit Developments and Cluster Developments.

Planned Unit Development (PUD): A PUD is a designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, within one development or subdivision. It is used as part of conventional zoning or form-based code to allow for flexibility in land use planning. It can be an overlay district or a zoning category. Depending on the type of PUD, a project might go through the subdivision and zoning processes at the same time.

PUDs are usually implemented to carry out master planning of a tract of land, and are intended to:

- Foster city or public/private partnered special projects
- Allow for the development of mixed use, transit-oriented, or traditional neighborhoods with a variety of uses and housing types
- Carry out specific goals of a comprehensive plan
- Preserve natural features, open space, and other topographical features of the land

Standards within a PUD are usually negotiated between city authorities and staff and the developer on a case-by-case basis, and they require approval under adopted zoning and/or subdivision codes, including plan review and public hearings.

Cluster Development: Cluster developments, also known as conservation subdivisions, are residential subdivisions that have been designed to maximize contiguous open space to:

- Provide habitat for wildlife
- Provide shared open space for recreation
- Enhance community spirit
- Reduce infrastructure maintenance costs (fewer miles of pavement and utility lines)
- Reduce flooding and road deterioration (less water enters the drainage system)

- Preserve a city's rural character (by preserving open space)

Figures 2G and 2H (below) illustrate how a piece of land subdivided as a cluster development allows for the same number of houses as a traditional development. While each individual lot is smaller in the cluster development, the remaining land becomes common open space that can be used for recreation, utilities such as storm water detention ponds, and for public gardens or agriculture.

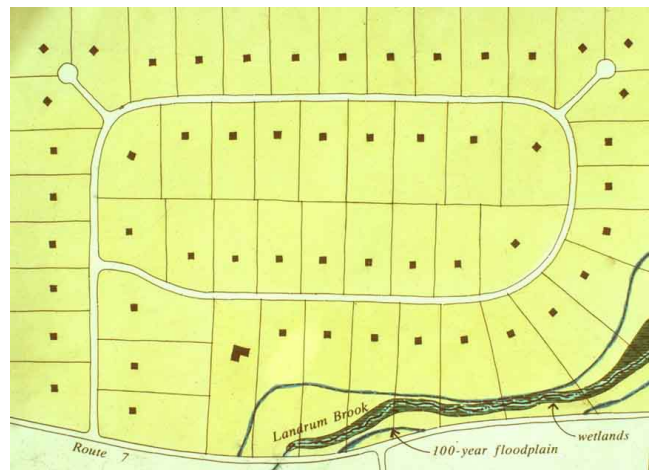
The City of Pearland has adopted a provision for cluster developments and could be contacted for guidance on adopting an appropriate ordinance amendment and encouraging their construction. See City of Pearland website at www.cityofpearland.com.

Several non-profit groups are working with cities, developers, and individuals throughout the country to promote energetic, livable cities through design and would be a good source for technical information on various design features, community education, and funding as it relates to both alternative subdivision design (PUDs and cluster developments) and thoroughfare design elements. These include the USDA Office of Sustainable Development (www.usda.gov), the Congress for New Urbanism (<http://www.cnu.org/>), the Urban Land Institute (www.uli.org), and Smart Growth Online (<http://www.smartgrowth.org/>).



130-acre site with 55, $\frac{3}{4}$ -acre home sites; 81 acres preserved as common open space.

Figure 2G: Cluster Subdivision



130-acre site with 55, 2-acre home sites

Figure 2H: Standard Subdivision¹¹

¹¹ Images retrieved from www.landchoices.org. Extensive information available on that site and from the University of Minnesota Extension office www.extension.umn.edu/

3 ECONOMIC PROFILE

Economic development in rural America is any activity that makes the choice to remain in a community easier and more satisfying. Job opportunities are an obvious example but this list also includes the availability of decent affordable housing, quality education, an attractive, safe, and clean environment (natural and manmade), a comfortable social atmosphere, recreation and entertainment options, convenient shopping, adequate health care, a competitive and fair tax structure, responsive local government, transparent government regulations, and high-quality infrastructure (water, sewer, streets, drainage, telecommunications, etc.).

3.1 Highlights

Sabine County faced challenges with an unstable workforce and economy in the past. Today, opportunities in growing industries present an opportunity to embolden Sabine County as a strong and steady player in the regional economy.

Planning for ventures in economic development does not come without potential liabilities. Potentially limiting factors include a lack of high-skilled, well-paying jobs, low average wages, and limited access to essential infrastructure for a healthy economy. Additional attractions/amenities are needed to draw visitors to the county.

However, Sabine County also has several potential opportunities for further economic growth. County residents have a similar educational attainment level as the State. The county has several natural resources and is well-located between population centers and Toledo Bend Lake for outdoor recreation. In addition, the county contains many state highways that provide links to larger cities such as Lufkin, Beaumont, and Houston.

Dedicated staff and an a civically active base of residents are prepared to capitalize on Sabine County's strengths and work on the local challenges described in this study. Continued volunteer and financial support will be needed to preserve and enhance key community resources to build a resilient local economy.

3.2 Conditions & Forecast

Because Sabine County’s local workforce and economy are closely connected to the larger region, the following sections include both local and regional economic information.

3.2.1 Economic Profile

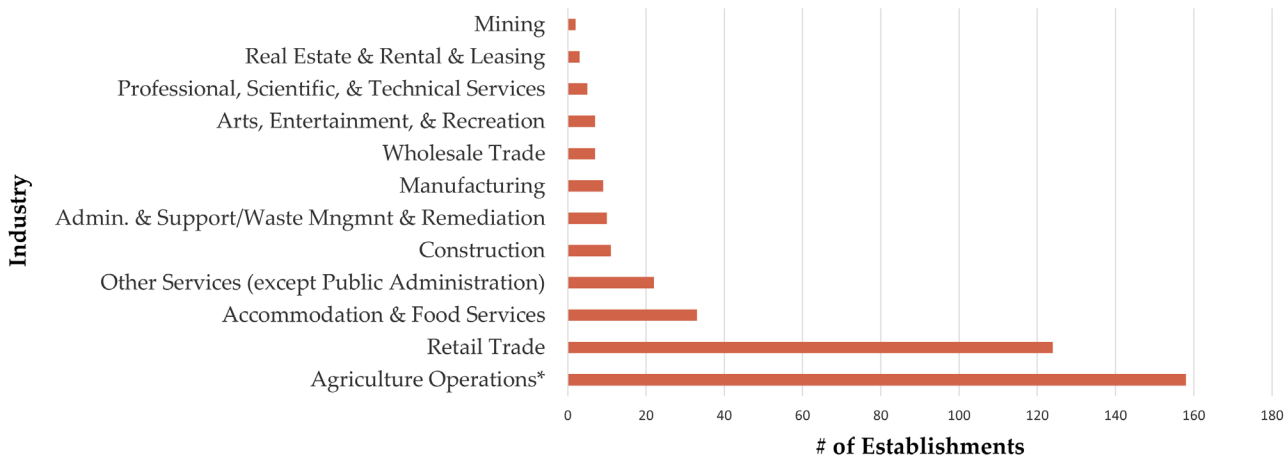
The following sections examine Sabine County’s economy in terms of establishments, taxable sales, and resident employment.

Establishments & Taxable Sales

Charts 3A and Chart 3B (next page) provide an initial snapshot of the local economy in Sabine County. *Chart 3A* lists the number of establishments in Sabine County by industry. *Charts 3B* illustrates absolute taxable sales revenues overall and by industry for the period between 2012 and 2022.

As the charts demonstrate, Sabine County’s establishments represent several industries. Agricultural Operations and Retail Trade plays a key role in Sabine County’s local economy. Local establishments in the Agricultural Operations comprise 2/5 of the county’s establishments, and retail trade establishments comprise nearly 1/3 (see *Chart 3A*). Taxable sales revenues from establishments in the Retail Trade industry ranged from \$26.0 million to \$47.7 million between 2012 and 2022 (see yellow in *Chart 3B*).

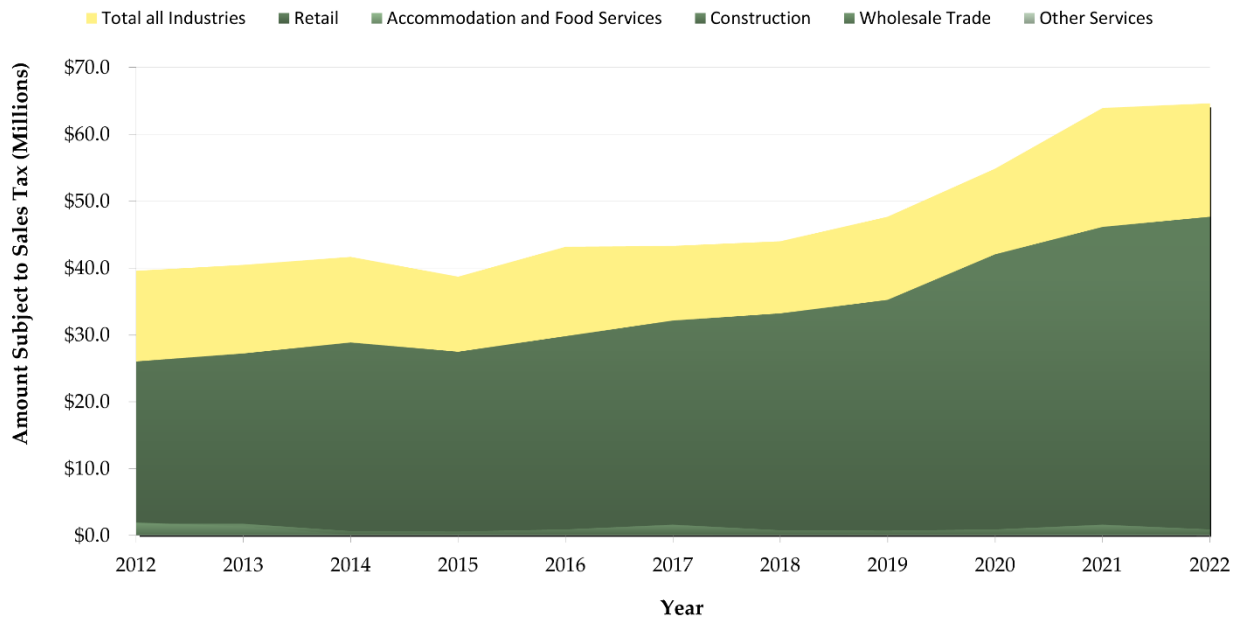
Chart 3A: Establishments, by Industry



Source: Texas State Comptroller

Note: The Comptroller does not collect information for establishments not subject to sales tax; therefore, some financial institutions, franchise establishments, and similar organizations are not included. [*] Agricultural Operations establishments based on estimate.

Chart 3B: Sales Tax Revenues Total & by Industry (2012-2022)



Source: Texas Comptroller Quarterly Sales Tax Historical Data.

The Comptroller's Office also does not report sales for agricultural establishments. However, zip code level employment data from the 2017 USDA Census of Agriculture¹² provides an indication of the extent and size of agricultural operations in the region around Sabine County. *Table 3A* displays agricultural establishment and sales data for the zip codes that fall within Sabine County. As the table shows, there are many agricultural operations in and around Sabine County. Based on the value of sold products, most of these farms are smaller operations (less than \$50,000 in sales). According to the Texas Almanac, Sabine County's main agriculture products include poultry, cattle, cotton, vegetables, and fruit.

Table 3A: Farm Production in Sabine County Zip Codes (2017)

Zip Code	Location	Value of all Agricultural Products Sold			
	Place Name	Total farms	< \$50,000 (farms)	\$50,000 to \$249,999	\$250,000 or more
75930	Bronson	122	117	3	2
75931	Brookeland	39	38	0	1
75948	Hemphill	191	172	11	8
75959	Milam	42	39	1	2
75968	Pineland	72	71	1	0
75972	San Augustine	448	373	25	50

Source: USDA – National Agricultural Statistics Service; 2017 Census of Agriculture, Zip Code Tabulations of Selected Items

¹² The 2012 Census does not provide employment data by zip code.

Employment

Table 3B (next page) lists estimates of the number of Sabine County residents employed in each industry area.

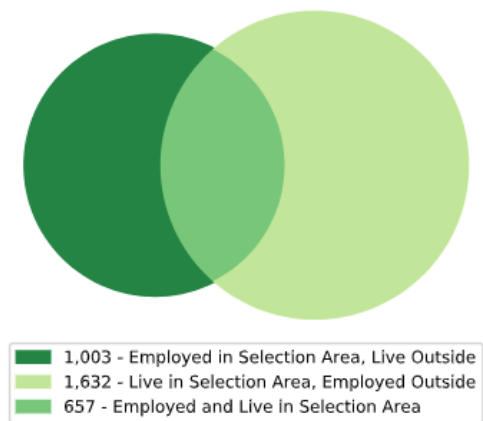
As the table shows, just under ¼ of Sabine County residents work in Education, Healthcare, and Social Services. Other common industry employment areas include Construction and Educational Services.

It is important to note that these figures refer to the industries that employ residents of Sabine County and do not necessarily mean that those residents are employed in Sabine County.

Chart 3C illustrate estimated data for employment inflow to and outflow from Sabine County.

As Chart 3C shows, most of the individuals surveyed who work in Sabine County do not live in the county (52%). Conversely, 31% of the individuals do not live in the county but travel into Sabine County for work.

Chart 3C: Employment Inflow/Outflow (2021)



Employed in Sabine County	% (#)
Total	100% (1,660)
Living Outside	60.4% (1,003)
Living In	39.6% (657)

Living in Sabine County	% (#)
Total	100% (2,289)
Employed Outside	71.3% (1,632)
Employed In	28.7% (657)

Source: <https://onthemap.ces.census.gov/> Note: Margins of error are large, data cited for trends only.

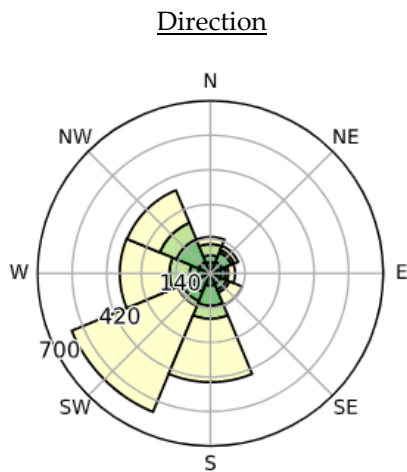
Common outflow destinations include Harris and Angelina Counties. Most outflow commutes require 30 minutes to an hour (see Table 3C, page 3-6).

Table 3B: Residents Who Work, by Industry





Industry	Estimate	Margin of Error	Percent
Civilian employed population 16 years and over	3,193	+/-297	
Agriculture, forestry, fishing and hunting, and mining	116	+/-82	3.6%
Construction	242	+/-107	7.6%
Manufacturing	282	+/-121	8.8%
Wholesale trade	91	+/-109	2.8%
Retail trade	461	+/-166	14.4%
Transportation and warehousing, and utilities	171	+/-82	5.4%
Information	57	+/-35	1.8%
Finance and insurance, and real estate and rental and leasing	56	+/-34	1.8%
Professional, scientific, and management, and administrative and waste management services	171	+/-82	5.4%
Educational services, and health care and social assistance	942	+/-176	29.5%
Arts, entertainment, and recreation, and accommodation and food services	130	+/-92	4.1%
Other services, except public administration	235	+/-122	7.4%
Public administration	239	+/-104	7.5%

Source: US Census, 2017-2022 American Community Survey, 5-Year Estimates, DP03: Selected Economic Characteristics for Sabine County. Note: Margins of error are large, data cited for trends only.

Table 3C: Employment Travel Profiles
Travel from Sabine County for Work



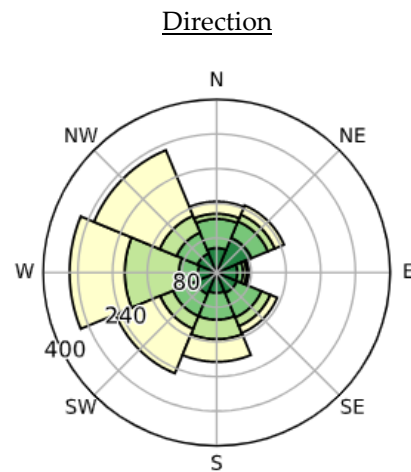
Distance

	Distance (Miles)	%	#
	Less than 10	18.4%	422
	10 to 24	15.8%	361
	25 to 50	13.6%	312
	Greater than 50	52.2%	1,194
	<i>Total Primary Jobs</i>	<i>100%</i>	<i>2,289</i>





Common Destinations

Place	%	#
Sabine County, TX	28.7%	657
Harris County, TX	11.2%	257
Angelina County, TX	7.0%	160
Jefferson County, TX	6.6%	151
Jasper County, TX	4.7%	107
Shelby County, TX	4.4%	100
San Augustine County, TX	3.7%	85
Nacogdoches County, TX	2.1%	49
Polk County, TX	2.1%	48
Dallas County, TX	1.9%	43
<i>All Other Locations</i>	<i>27.6%</i>	<i>632</i>

Travel to Sabine County for Work



Distance

	Distance (Miles)	%	#
	Less than 10	26.2%	435
	10 to 24	23.8%	395
	25 to 50	18.3%	303
	Greater than 50	31.7%	527
	<i>Total Primary Jobs</i>	<i>100%</i>	<i>1,660</i>

Common Destinations

Place	%	#
Sabine County, TX	39.6%	657
Angelina County, TX	9.0%	150
Jasper County, TX	7.0%	116
San Augustine County, TX	5.8%	97
Nacogdoches County, TX	3.0%	49
Harris County, TX	2.5%	42
Sabine Parish, LA	2.2%	37
Shelby County, TX	1.8%	30
Tyler County, TX	1.7%	29
Newton County, TX	1.7%	28
<i>All Other Locations</i>	<i>25.6%</i>	<i>425</i>

Source: <https://onthemap.ces.census.gov/> Note: Margins of error are large, data cited for trends only.

3.2.2 Regional Economic Context

As most residents likely work outside of Sabine County, it is important to consider Sabine County's economy in regional context. The following sections examine the Sabine County in terms of industry concentration or specialization, share of total regional employment, industry employment growth, average wages, and unemployment.

Industry Concentration

Industry concentration refers to the degree to which activities associated with a given industry are present in a given region. Generally, concentrated industries make a regional economy "unique" or "specialized". Location quotient (LQ) analysis identifies industry concentrations by comparing an industry's share of employment in a specific area (such as a county) with that same industry's share of employment in a larger geographic area (such as the state or nation).

For example, the LQ for the Mining Quarrying, Oil & Gas Extraction industry in Texas was 4.31 in 2015. This indicates that the Mining Quarrying, Oil & Gas Extraction industry accounts for approximately three times more employment in the Texas economy than in the U.S. economy; employment within the Mining Quarrying, Oil & Gas Extraction industry is thus, in relative terms, more concentrated in the Texas economy than in the U.S. economy.

LQ figures are often used to identify export industries (industries that produce enough to meet local needs and to sell products outside the region). Generally, an LQ score over 1.25 indicates an export industry. The direction of an industry's LQ score over time indicates whether that industry is growing or declining in the location.

Table 3D (next page) lists the LQ calculations for Sabine County relative to Texas.

Based on the LQ scores, Sabine County's highest and only current employment concentration is in the Agriculture industry.

In 2022, Agriculture industry employment was nearly four times as concentrated in Sabine County than in the state (2022 LQ = 1.38). The county maintained a higher employment concentration during the past decade (2012-2022), though the concentration has decreased over time.

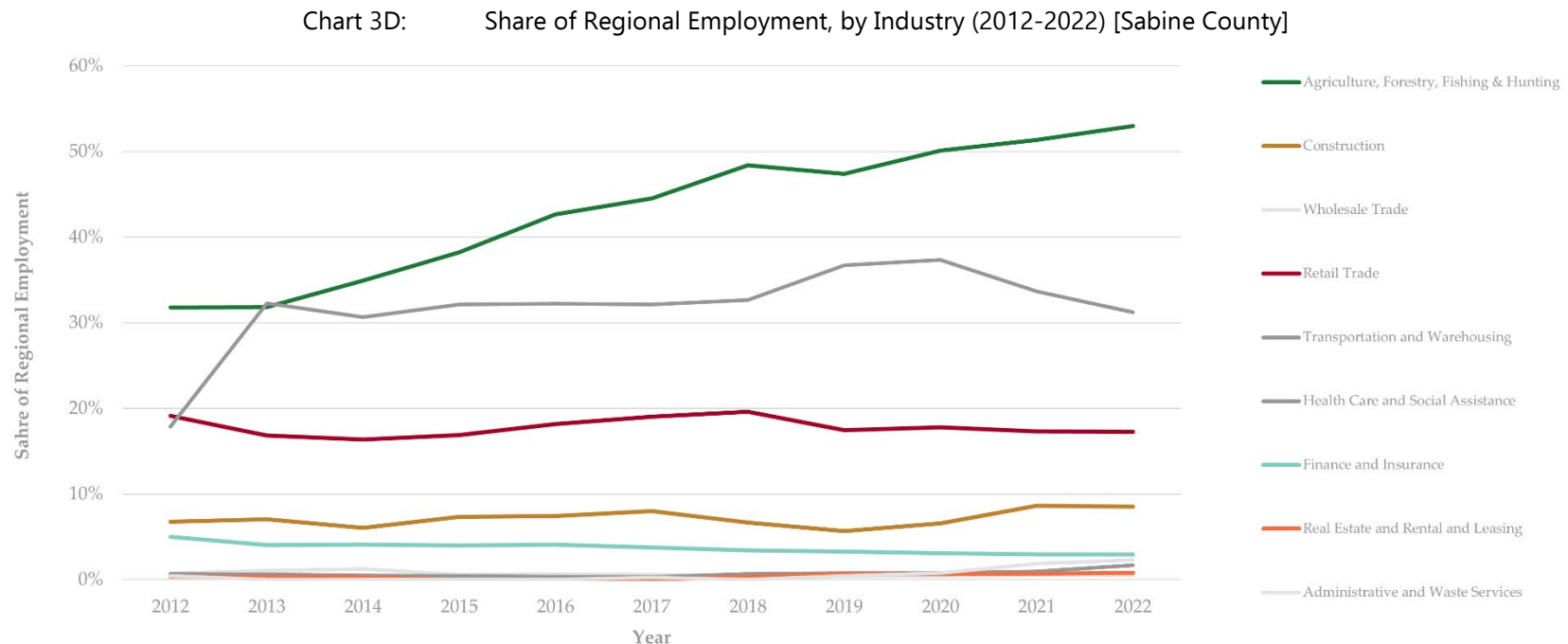
Table 3D: Location Quotients for Sabine County Compared to Texas (2019-2022)

	2019	2020	2021	2022
Agriculture, Forestry, Fishing & Hunting	ND	ND	1.79	1.60
Mining, Quarrying, Oil & Gas Extraction	9.36	9.21	12.04	10.77
Utilities	1.44	1.47	1.54	1.40
Construction	1.04	1.11	1.62	1.44
Manufacturing	ND	ND	2.32	2.61
Wholesale Trade	ND	0.11	0.15	0.14
Retail Trade	1.25	1.38	1.27	1.21
Transportation & Warehousing	ND	0.22	0.19	0.56
Information	0.10	0.25	0.25	0.07
Finance & Insurance	0.43	0.33	ND	0.41
Real Estate & Rental & Leasing	0.22	0.25	ND	0.24
Professional & Technical Services	ND	0.24	0.25	0.25
Management of Companies & Enterprises	ND	ND	ND	ND
Administrative & Waste Services	ND	0.17	0.36	0.54
Educational Services	ND	ND	ND	ND
Health Care & Social Assistance	1.49	1.60	1.46	1.36
Arts, Entertainment, & Recreation	ND	ND	ND	ND
Accommodation & Food Services	ND	ND	ND	ND
Other Services, except public administration	0.51	0.34	0.29	0.37
Unclassified	4.45	1.64	0.20	0.31

Share of Total Employment

In this analysis, share of total employment refers to the percentage of total jobs in Sabine County that come from a specific industry. It is important to consider share of total employment in addition to industry concentration (LQ) because a high relative concentration of jobs does not necessarily indicate a high number of jobs in the industry. Industries that have both a high relative concentration of jobs and a large share of jobs in regional economy typically form the region's economic base. An industry with a larger share of regional jobs and a declining relative concentration may indicate economic problems.

Chart 3D illustrates changes in industry shares of total employment in Sabine County between 2012 to 2022. An analysis of top employing industries and whether the industry may be an economic base for the county follows.



Note: * Annual Agriculture industry employment figures based on average annual changes between 2007 and 2012 Census of Agriculture data

Overall Change in Industry Employment

Examining absolute industry employment changes over a longer period can provide an initial indication of industry stability and future outlook. Industry job growth, particularly in economic base industries (regionally concentrated industries with a large share of regional economic employment) suggests industry stability and growth. Conversely, job decreases may indicate economic trouble.

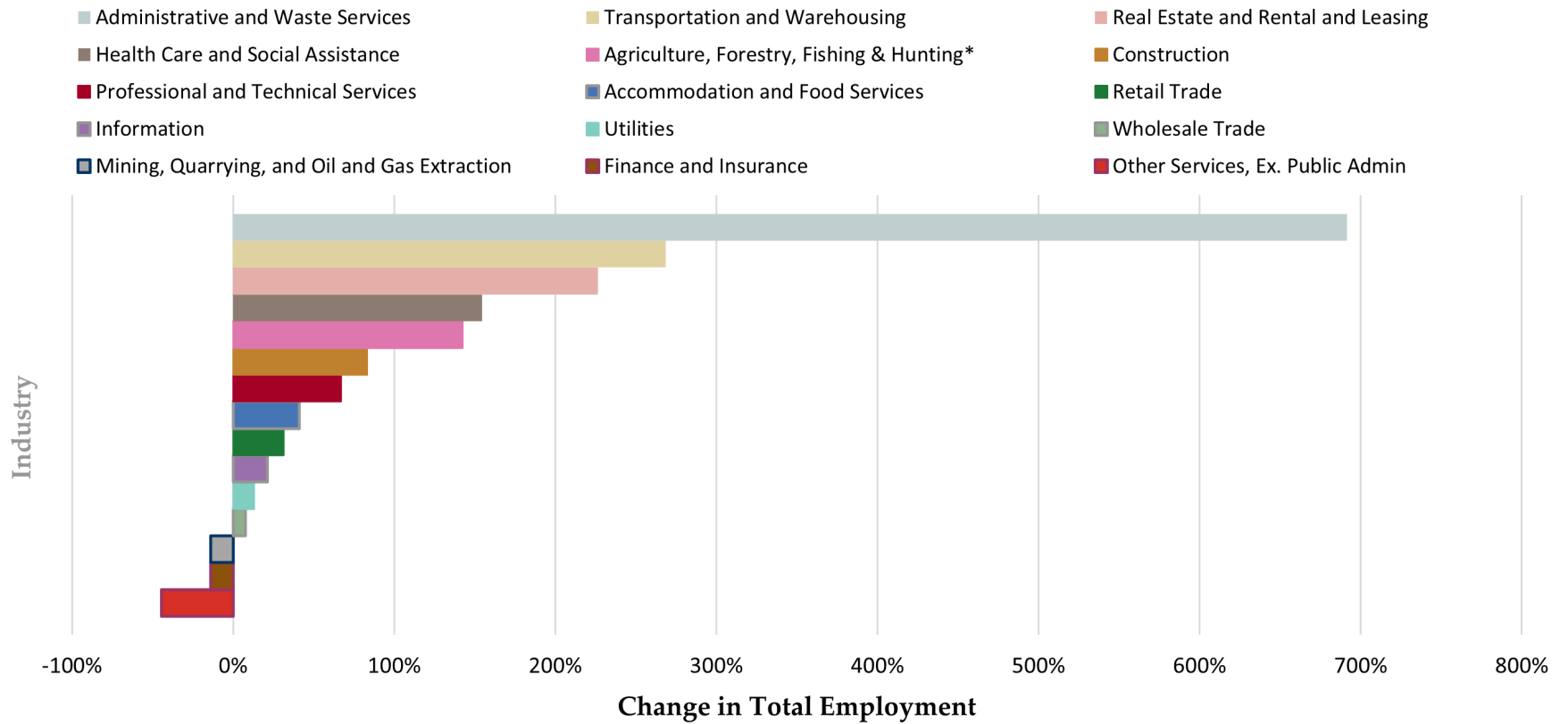
Charts 3E (next page) illustrates overall changes in employment between 2012 and 2022 for each reported industry in Sabine County.

Employment increased overall in Sabine County between 2012 and 2022 (45%). The greatest change in employment occurred in the Administration and Waste Services sector during this period (692%).

Employment increased 268% in the Transportation Industry and 227% in the Real Estate industry.

While majority of industries experiences positive change over the past ten years, three industries experienced negative change: Mining, Quarrying, and Oil and Gas Extraction (14%), Finance and Insurance (14%), and Other Services, excluding Public Administration (44%).

Chart 3E: Change in Total Employment, by Industry (2012-2022) [Sabine County]



Source: Texas Workforce Commission, Tracer quarterly employment and wages

Workforce, Wages, and Unemployment

Table 3E compares average weekly wages for Sabine County, the Deep East Texas Workforce Development Area (DETWDA) (which includes Sabine County), and the state of Texas.

Table 3E: Average Weekly Wages Comparison (Annual Average, 2022)

	Sabine County	WDA	Texas
Average Weekly Wage (all industries)	\$870	\$927	\$1,339

Source: Texas Workforce Commission, Tracer quarterly employment and wages

Table 3F lists the industries with the top three highest average weekly wages as well as average weekly wages for the top three employment industries in the county.

As the table demonstrates, no top employment industries are also a top industry in terms of average weekly wages. However, it is worth noting that wages for one of the top employment industries (Construction) are higher than average weekly wages for the WDA shown in *Table 3E*.

Table 3F: Top Industry Average Weekly Wages Comparisons (3rd Quarter 2023)

Top 3 Industry Average Weekly Wages			Top 3 Employment Industries Average Weekly Wages	
Sabine County	Mining, Extraction	(\$ 1,912)	Healthcare	(\$919)
	Professional, Science & Tech Services	(\$1,439)	Retail	(\$643)
	Transportation & Warehousing	(\$1,263)	Construction	(\$968)

Source: Texas Workforce Commission, Tracer Quarterly Employment and Wages Q3 2023

* Refers to average weekly wages for Animal Production

Table 3G (next page) lists unemployment rates for Sabine County, the WDA, and the state of Texas in 2017 and 2018.

As the chart shows, average rates in all three areas decreased between 2022 and 2023. The 2023 unemployment rate in Sabine County was lower than the average rates for both the WDA and the state. The current unemployment rate in Sabine County is 5.4%.

Table 3G: Unemployment Rate Comparisons (2022, 2023)

Year	Area	Labor Force	Employment	Unemployment	
				#	%
2023	Texas	15,183,659	14,605,438	578,221	3.8
2023	DETCOG	154,655	147,649	7,006	4.5
2023	Sabine	3,894	3,683	211	5.4
2022	Texas	14,731,841	14,189,171	542,670	3.7
2022	DETCOG	151,995	144,915	7,080	4.7
2022	Sabine	3,831	3,591	240	6.3

Source: Texas Workforce Commission, Civil Labor Force Employment (LAUS), 2022, 2023

Workforce Education & Skills

Table 3H is based on the occupation estimates for the civilian employed workforce (16 years and older) from the 2017-2022 American Community Survey (ACS). ACS occupation data is grouped to reflect the anticipated required educational level for entry. "High Education" occupations usually require at least a college degree. "Moderate Education" occupations generally require a high school diploma, an associate degree from a two-year/technical college, or specialized coursework/certification. Occupations with low educational barriers do not require completion of high school. The table lists occupation group data for Sabine County and the state of Texas.

As Table 3H shows, Sabine County's civilian workforce is most concentrated in occupations requiring Moderate Education (39%), followed by High Education (36%). Sabine County's workforce concentration in Moderate and High Education occupation may be seen as an asset for businesses and industries seeking specialized and/or certified employees. However, the state has a larger percentage of the civilian workforce employed in higher education occupations (41%).

Table 3H: Workforce Education Comparison

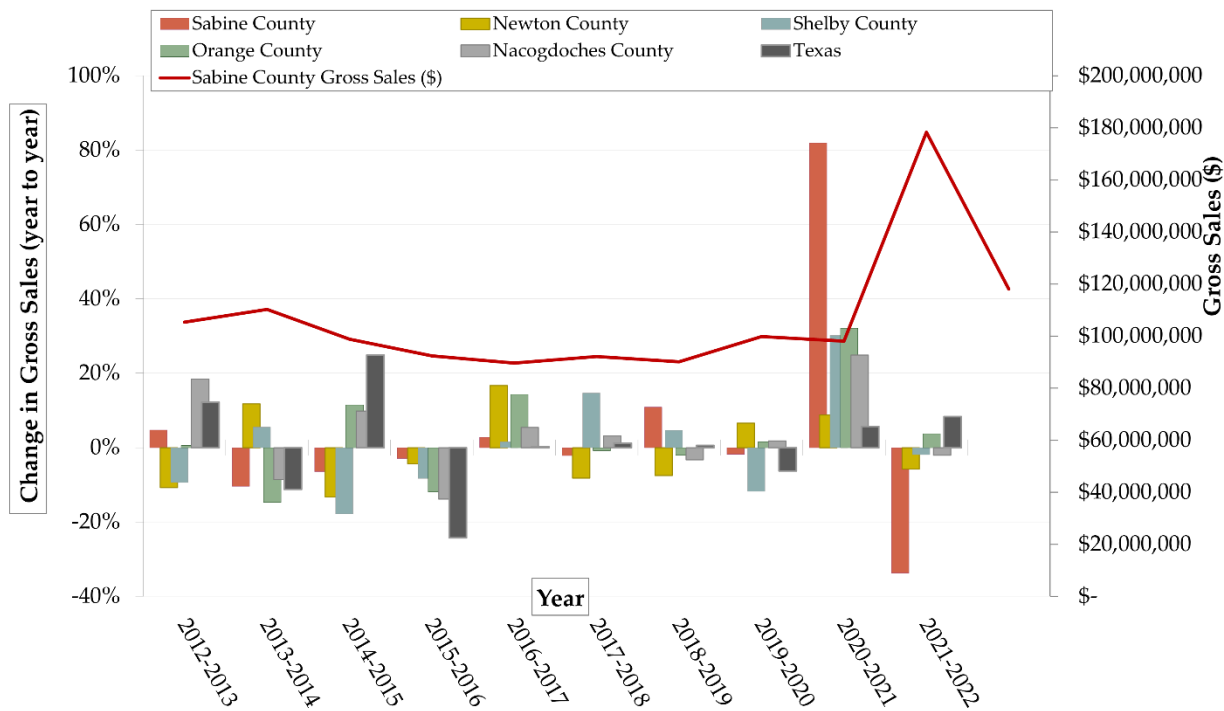
	<u>Sabine County</u>		<u>Texas</u>	
	#	%	#	%
High Education	1,421	36%	5,439,313	41%
Moderate Education	1,553	39%	3,990,510	30%
Moderate-Low Education	442	11%	1,546,936	12%
Low Education	551	14%	2,252,599	17%
Total	3,967	100%	13,229,358	100%

Sales Growth

Chart 3F illustrates annual changes in gross sales in Sabine County and the state between 2012 and 2022.

As the chart shows, overall gross sales in Sabine County decreased by approximately 34% during this period (from \$105,275,838 in 2012 to approximately \$118,027,846 in 2022, adjusted for inflation). Relative changes in Sabine County's gross sales in recent years somewhat correspond with trends experienced by Sabine County and nearby Counties.

Chart 3F: Annual Change in Gross Sales Comparison, Adjusted for Inflation (2012- 2022) [Multiple]



Source: Quarterly Sales Tax, Texas State Comptroller; <https://ourcpa.cpa.state.tx.us/allocation/HistSales.jsp>

Cost Factors

Table 3I (next page) lists basic costs that most companies consider when choosing where to open a facility. Companies will view each cost differently depending on their specific needs. However, the "ratings" column provides an approximate indication of Sabine County's relative advantage for each factor in comparison with costs in the state.

As the table shows, Sabine County is at a relative disadvantage to the state for several cost factors including local property tax rates and access to financing. However, Sabine County's electricity and water rates may be a potential asset or attraction for businesses.

Table 3I: Comparative Cost Factors

Factor	Rating for a Business	Sabine County	Texas
Wage Levels (Avg. weekly)	Liability	\$870	\$1,339
Electricity Costs (Commercial)	Potential Liability	\$0.1272/kWh	\$0.0816/kWh
Fuel Costs	Asset	\$2.57	\$2.79
Water Rate (Commercial, \$/50,000 gallons)	Asset	259.6	\$358.89 [3]
Sewer Rate (Commercial, \$/50,000 gallons)	Asset	\$283.90 [2]	\$248.64 [3]
Garbage Rate	-	-	-
Building Costs [4]	Similar	\$154,924	\$150,951
Land Costs (median price per acre)	-	\$5,029	\$4,679
Local Property Taxes [5]	-	\$0.39	\$0
Financing Costs [6]	Asset	3.16	4.73

Sources include Texas Workforce Commission TRACER data (2023 Q2); RSMeans Building Construction Cost Data (2013); U.S. Bureau of the Census, Construction Reports, Series C-25, New One Family Homes Sold and For Sale; Texas Municipal League Annual Water and Wastewater Surveys (2023); Texas Comptroller's Office Tax Rates and Levies Data (2023); Real Estate Center at Texas A&M University Rural Land Prices for Southplains (LMA 3) (2023); Uniform Performance Reports, Federal Financial Institutions Examinations Council (FFIEC)(09.2023)

[1] 2014-2018 American Community Survey estimated mean household income divided the 52,1429

[2] Rate for Talls (TML survey, 2023)

[3] Average for Texas cities 10,001-15,000 population (TML surveys)

[4] Derived from national price per square foot data from RSMeans cost-plus air-conditioning cost multiplied by the location factor. Priced based on a 2,000-sf home. County and City price use Lubbock location factor. Texas price is average of Texas cities listed.

[5] Rates from Texas Comptroller 2018 Tax Rates and Levies data. State rate is range for the 10 largest cities

[6] Percentages are not interest rates charged; they are the amount of profit banks report on loans as an indicator of interest rate charges.

Operating Factors

Table 3J/table lists data that can impact the ability of businesses to operate. The "Rating" column indicates Sabine County's relative advantage/disadvantage under each factor compared with the state. Many local operating condition factors in Sabine County are similar to figures for the state. Potential liabilities may include a negative and lower productivity, and fewer motor carrier operators.

Table 3J: Local Operating Condition Factors

Factor	Business Rating	Sabine County	Texas
<i>Workforce</i>			
Unskilled Labor [1]	Potential Asset	25%	29%
Skilled Labor [2]	Potential Asset	75%	71%
Productivity (avg. annual sales growth (2007-2017) [3]	Liability	4%	9%
HS Graduation rate [4]	Asset	95%	89.7%
Unionization [5]	Similar	5%	4%
<i>Transportation</i>			
Motor carrier operators [6]	Liability	0	Variable
Rail/Freight service (closest shipping yard)	Similar Asset	Dallas	Variable
Air Service	Similar Asset	(1) Pineland Municipal Airport-Public (2) Tyler County Airport-Public (3) Angelina County Airport-Public (4) Center Municipal Airport-Public (5) A.L. Mangham Jr. Regional Airport-Public	Numerous

<i>Existing Facilities</i>			
Site Availability	Asset	Variable	Variable
Medical Services [7]	Liability	Sabine County Hospital	75% of counties have at least 1 hospital
School District per pupil expenditure [8]	Potential Liability	\$11,301	\$10,125
Post-HS Education	Similar Liability	N/A	Variable
<i>Natural Resources</i>			
	Asset	Lumber, clay, ceramic clay, industrial sand, oil, gas, glauconite	Variable
<i>Non-Competitive Factors</i>			
Electric Power	Similar	Readily Available	Readily Available
Water/Sewer Capacity	Potential Liability	Limited	Variable
Gas availability	Similar	Readily Available	Readily Available

[1] From (2017-2022) American Community Survey, Table C24010. Includes food prep, maintenance, and similar occupations.

[2] From (2017-2022) American Community Survey, Table C24010. Includes professional occupations.

[3] Gross sales; www.texasahead.org

[4] From (2020-2021) TEA report: <http://www.tea.state.tx.us/>, County rate derived from average of all districts

[5] From www.bls.gov and (2017-2022) American Community Survey, Table C24030

[6] See <https://apps.txdmv.gov/apps/mccs/truckstop/>

[7] Texas Department of State Health Services, Texas Hospital List, 2022

[8] Derived from averages of city, county, and state expenditures

(<http://txsmartschools.org/results/downloads.php>)

4 ECONOMIC DEVELOPMENT PRIORITIES

In the spring of 2023, the Sabine River Authority (SRA) publicly announced the development of a world class fishing tournament facility and park off the Palo Gaucho Bayou on Toledo Bend Reservoir in Sabine County (*Figure 4A*).

With proximity to transportation corridors and population centers, the facility - named Sabinetown Park – will be a major draw for tourism and an economic driver for the county. To seize the moment, Sabine County officials and residents see the value in aligning economic development activities with the development of Sabinetown Park.



Figure 4A: Sabinetown Park Rendering

Timing projects in conjunction with the opening of Sabinetown Park can help provide space for fishing tournament events, create new job opportunities for the local workforce, and prepare the community for an increase in visitors and economic activity. A timeline for these projects is provided in *Chapter 6 – Project Implementation*.

Using the vision, goals and objectives established in *Chapter 1* as a guide for project vitality, the projects detailed below have been selected as the top economic development priorities for the next 10 years. By investing in community goods such as publicly accessible parks and outdoor facilities, gathering spaces, and amenities to embolden local business owners and workforce, Sabine County can fulfill the vision and goals set out in this plan:

Creating an environment that fosters long-lasting economic resiliency in Sabine County

- ❖ Strengthen Sabine County as a desirable place to visit, work, and live
- ❖ Coordinate economic improvements with public and private partners
- ❖ Prepare public infrastructure for future activity and growth
- ❖ Provide diverse opportunities for Sabine County residents to participate in, grow with, and contribute to the local economy

4.1 Outdoor Amphitheatre at Sabinetown Park

Project Purpose & Need

Originally a consideration as a part of SRA's development, an outdoor amphitheater was eventually cut from the final plans for Sabinetown Park (*pictured in Figure 4A, page 4-1*). Through conversation with County stakeholders and SRA representatives, the potential of an outdoor event space drew interest. An outdoor amphitheater would not only provide a space for events such as concerts, award ceremonies, and local festivals, but could also be open and available for public use when the space is not booked or reserved. A venue of this type can encourage residents to take advantage of outdoor activities in the area while creating job opportunities at many different levels of ability.

Project Location

Because of the previous plans in Sabinetown Park, land owned by SRA can be used near the tournament facilities to develop an outdoor amphitheater. The SRA and County representatives are open to joint development of a County-operated amphitheater located on property owned by the SRA. The amphitheater could potentially share facilities such as restrooms, concessions, and parking with the rest of the Sabinetown Park development

Project Scope

This project will include the development of a stage, an open-air lawn for seating, and support facilities such as restrooms, concessions, parking, and audio/visual facilities. If developed in conjunction with Sabinetown Park, these amenities can be shared, and shuttling between venues can be coordinated if necessary.

Assuming the size of the amphitheater will reflect local needs and smaller scale outdoor venues across the south and northeast, an appropriate-sized amphitheater would fit 1,200-1,800 visitors. Costs for a venue this size range from \$1.75 million to \$3 million depending on scale and amenities provided.

A 2021 development in Streetsboro, Ohio was used as a size and cost reference of what a 1,200-1,800-person venue would look like. In *Figure 4B below*, a rendering of the planned 1,800 capacity amphitheater depicts a simple lawn with paths, a building for restrooms, and a covered stage.¹³



Figure 4B: Streetsboro Amphitheater Renderings

¹³ <https://theportager.com/should-streetsboro-build-an-1800-capacity-amphitheater-for-1-75-million/>

CDBG Eligibility

By providing a beneficial and structured open space for residents of all means to use, providing a diverse array of job opportunities for the local workforce, and creating a venue that could bring an increase in tourism to the area, this project would meet grant requirements to serve low-to-moderate income residents, and has a high probability of being eligible for TxCDBG funding.

Timeframe

Project development can begin early in the planning period, starting with facility basics in the short term, and project completion in line with Sabinetown Park completion in 2026-2027.

Funding & Implementation

Partnerships between Sabine County and the SRA are possible for this project, with potential to share costs between the County and SRA, as well as any fundraising campaigns. Implementation will have to start with site selection, technical renderings and drawings approved.

4.2 Expo Center Improvements

Project Purpose & Need

Currently underutilized, the Expo Center is solely used by the county's 4H Club. The need for additional meeting and gathering places for residents was made evident through community engagement efforts, and providing an updated, covered, and flexible outdoor space that could serve multiple purposes.

Project Location

Located at 2745 Highway 184, just west of Hemphill, the existing facility would be utilized.

Project Scope

Currently, the center contains a 150-by-200-foot open-air covered arena that seats 100, with covered horse stalls, a small meeting room, restrooms, a concession stand, and gravel parking. The project would include updating parking, concessions, and restroom facilities to accommodate more activities and visitors. The project would also need to include a purchase or land transfer from the Sabine County Youth Foundation (SCYF) to the County. County ownership would allow the 4H Club to continue use, as well as allow for additional events and gatherings. With the short list of improvements needed to bring the facility to standards needed for future use, costs associated could range from \$500,000 to 1,000,000, depending on the cost of purchasing the property, design, contracting, and construction costs.

CDBG Eligibility

Possibly - Increasing use of the facility can provide employment opportunities for LMI residents, as well as increase economic activity in the county.

Timeframe

Can be implemented and completed in the short-term due to the small-scale improvements to existing facilities, with an estimated completion date of 2028.

Funding & Implementation

General County funds and CDBG funds would potentially be able to cover the cost of purchase and renovations. Coordination with SCYF and 4H can be considered for additional funding or assistance.

4.3 Traffic Control Improvements

Project Purpose & Need

With the predicted increase in visitors coming into and leaving Sabine County for fishing tournaments and related events, the need for an increase in traffic controls at major interchanges is evident. Improving traffic control infrastructure can decrease the amount of time spent in traffic getting to and from activity centers throughout the county, as well as the likelihood of vehicular accidents.

Improved transportation facilities support local businesses and revenue producing events by increasing ease of transit from one node of activity to another, such as visitors from Sabinetown Park leaving an event to patron local businesses in Hemphill, Milam, or Pineland.

Project Location

Focused traffic control infrastructure and key conflict points during high-traffic periods. Traffic controls should be focused on the intersections of Palo Gaucho & Old Sabinetown Rd, highway 87, and Sabine St.

Project Scope

Depending on the level of traffic control desired by the County and local stakeholders, improvements could include additional signage, road restriping, traffic calming measurements, or flashing yield/four way stop signals.

CDBG Eligibility

Traffic control improvements can increase accessibility for LMI residents in Sabine County.

Timeframe

Should be implemented the short-term to align with development of Sabinetown Park.

Funding & Implementation

Outside of Sabine County general funds, there are potential funding opportunities through grants or loans with the US Economic Development Agency (EDA), Texas Department of Transportation (TxDOT), and TDA CDBG funds.

4.4 Welcome to Sabine County Signage

Project Purpose & Need

Announcing when travelers and visitors enter Sabine County helps establish an image and identity for the county, creating a feeling of arriving at a destination instead of just passing through. Advertising the county in this way can help drive visitors to local attractions and businesses, increasing economic activity in the county.

Project Location

There are seven major highway entrance points into Sabine County – SH 21 East and West; SH 87 North and South; SH 96 North and South; and SH 103 East.

Project Scope

Monument signs are to be installed on the right side of each highway entering Sabine County. Costs range depending on sign size, with examples below. See *Figure 4C (next page)* for examples of monument signage¹⁴.

Double-faced illuminated Monument sign with a 10' x 12' cabinet, installed: \$16,000.

Double-faced illuminated Monument sign with a 5' x 10' cabinet, installed: \$7,500.

Double-faced illuminated Monument sign with a 4' x 8' cabinet, installed: \$5,500.

¹⁴ <https://www.claycountygov.com/Home/Components/News/News/3647/1512?arch=1&npage=3>;
https://www.fs.usda.gov/detail/texas/about-forest/districts/?cid=fswdev3_008442; <https://schlossersigns.com/monument-signs-benefits-and-usage/>



Figure 4C: Monument Sign Examples

CDBG Eligibility

Because this project is mainly a vanity project – meant to draw attention and appeal to the county – and does not have an express benefit to low-to-moderate income residents, it is not likely to be eligible for funding through TxCDBG funds.

Timeframe

This project can be developed, implemented and completed within a two-year timeframe within the planning period.

Funding & Implementation

Funding will most likely come from County general funds, with potential support from local tourism organizations, business chambers and economic development boards. There is also potential for public-private partnerships and fund raising by Sabine County residents.

4.5 Community Technology and Events Center

Project Purpose & Need

As it currently stands, Sabine County has a limited amount of publicly available gathering and meeting spaces. With an influx of visitors and events expected with the development of Sabinetown Park, there is a present need for a multi-functional space in the county. Increased available multi-use meeting space in Sabine County can also bring opportunity to host continued education and technical training courses for residents.

Project Location

A community center should be located near population centers to increase accessibility and likelihood of frequent use. An ideal location would also have relative proximity to Sabinetown Park to take advantage of hosting events related to annual fishing tournaments.

Project Scope

Based on county population size and projected number of fishing tournament attendees, a community center that includes one 6,000 square feet space that can fit up to 600 people accompanied by two smaller meeting rooms and a tech center, would fill multiple needs for the county. The multi-use space could be divided into multiple separate spaces depending on need.

Estimates for space needed are listed below. Depending on the costs related to property purchase, design, and construction, the project could range from \$1.1 million to \$3.4 million.

- *Multi-Use Space: 6,000 square feet*
- *Two (2) Classrooms: 1,500 square feet*
- *Tech Center: 960 square feet*
- *Total Square Footage: ~8,460*

Figure 4D (next page) shows an example of a multi-use community center in the Circle C Ranch community.

Rooms are multi-functional, with support services like audio-visual and kitchen access. The space can hold large groups or small classes depending on need.



Figure 4D: Circle C Community Center

CDBG Eligibility

Potentially – This project can provide jobs to low-to-moderate income residents in Sabine County, as well as an opportunity to host space for continued education, training and certification courses, and providing technical resources for those without access (computers, printing, internet access).

Timeframe

Due to the scale and potential costs, this project is scheduled to be a long-term project in the planning period. Assuming an average timeline for land acquisition, design, permitting and construction, the project is projected to take four years, and end in 2034.

Funding & Implementation

Due to the County's relationship with the Sabine River Authority (SRA), public-private partnerships are possible for this project, with potential to be supplemented by CDBG funds.

4.6 Digitized Parcel Map & Development Regulations

Project Purpose & Need

Attracting new employers to Sabine County is a major factor in increasing employment opportunities for residents, as well as bringing in new residents to settle in Sabine County. By digitizing the County parcel map and development regulations, those looking to relocate to Sabine County will know what to expect before further exploring relocation.

Project Location

This project has no physical location, but is action taken at the county level and applied countywide.

Project Scope

Building out digital resources for the County property and tax map, which includes georeferencing physical maps and documents. This may include contracting out or creating a position to take on this task and maintain the online system.

CDBG Eligibility

Due to the work proposed being focused on data collection, analysis, visualization, and database maintenance, this project is not likely to be eligible for TxCDBG funding.

Timeframe

The development of databases and online resources may take around two years but is not a high priority project, and can be implemented towards the end of the planning period. However, long-term maintenance will be needed to keep data up-to-date. This project should be an ongoing effort that continues beyond the planning period.

Funding & Implementation

Funding is most likely to come from the County's general fund, in the form of a contracted project or the creation of a position within Sabine County.

4.7 Food Systems Program & Local Agricultural Production Resources

Project Purpose & Need

Stakeholders showed interest in the County developing policy to support existing small agricultural ventures and local farmers, including agritourism, and to encourage residents to grow agricultural products to build a local foods system. Doing so would benefit local farmers and agriculture business owners, as well as introduce more fresh, accessible local produce for residents and the existing food system within Sabine County.

Project Location

Policy developed at the county level and applied countywide.

Project Scope

This project would include the development of a foods system policy that is supported by a countywide study and an adopted food systems plan. Conducted by staff or contracted out, this project has the potential to grow into funded positions and programs to support local agricultural ventures and education.

An example of a robust food systems policy exists in Douglas County, Kansas. In 2017, The Douglas County Food System Plan was adopted to provide strategic recommendations to help guide the development of a sustainable local food system in the county. Further details about the process can be found at <https://www.douglascountyks.org/administration/sustainability/food-policy-council/food-system-plan>.



Figure 4E: Food System Priorities

CDBG Eligibility

Developing a food systems program for Sabine County provides a resource for local residents interested in farming, and has the potential to ensure that affordable, local fresh produce is accessible to all residents, including low-to-moderate income residents.

Timeframe

Taking into consideration the time commitment of finding funding, organizing committees, conducting studies, adopting policy, and developing programs, a robust food system program would be considered a long-term project. This program is projected to be an ongoing effort through the planning period.

Funding & Implementation

Funding can be covered by County general funds, as well as potential sources with TxCDBG and potential funding through the United States Department of Agriculture (USDA).

4.8 Key Activity Areas Policy for Infrastructure Improvements

Project Purpose & Need

Residents, stakeholders, and County representatives have voiced their concerns with the limitations that a lack of regional water treatment facilities puts on development outside of incorporated municipalities. While development of a wastewater plan that includes the construction of sewage treatment facilities would be beneficial to the residents of Sabine County, the scope of such a project would require more than an economic development plan can provide.

In lieu of a regional sewer treatment plan and project at this moment, the county should adopt a development policy which focuses development to key activity areas that can fully utilize existing infrastructure or focus investment into public infrastructure where it is necessary. Reducing the spread of development can help reduce infrastructure costs for the county, residents, and developers, as well as reduce ecological impacts caused from sprawling development.

Project Location

Through a study on the county's land use, staff has identified seven non-incorporated areas in Sabine County where future development should be concentrated. These areas are Bronson, Rosevine, Milam, Palo Gaucho Bayou & Sabinetown Park, Brookeland, Fairmount, and Lowes Creek (see *Figure 4F, next page*).

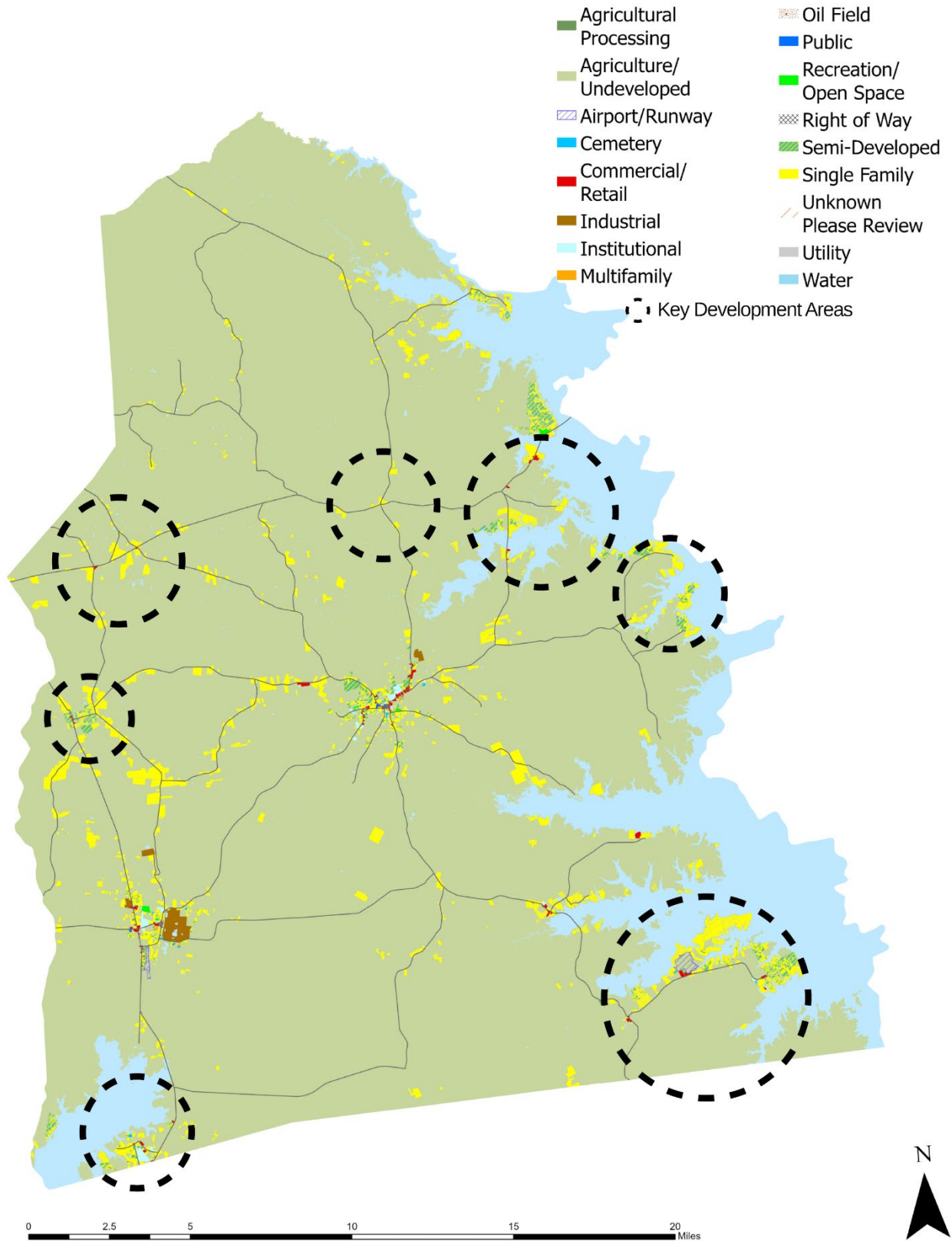


Figure 4F: Key Activity Areas

Project Scope

While not a change in official regulations, the development policy will be used as a guide for those seeking to build in Sabine County and will require time and labor provided by County staff and County commissioner's court.

CDBG Eligibility

While a policy that will focus economic growth and lower costs put upon County infrastructure, this proposal does not directly benefit low-to-middle income residents.

Timeframe

While the implementation of this policy can be achieved in the short term, this a development policy should be continually used and referenced throughout the planning period.

Funding & Implementation

This project would entail development of policy guided by County staff and adopted as a resolution by the Commissioner's Court. The only cost associated with this activity is County staff's pay and time.

5 PROJECT IMPLEMENTATION

The economic development priorities detailed in Chapter 4 require careful consideration and coordination with multiple stakeholders.

Table 5A depicts how these projects follow the vision, goals, and objectives set by this plan.

Table 5A: Vision Statement & Project Alignment

Vision: <i>Creating an environment that fosters long-lasting economic resiliency in Sabine County</i>				
Projects	Strengthen Desirability	Coordinate Improvements	Prepare Infrastructure	Provide Economic Opportunity
Construct Multi-Use Community Center	X	X		X
Build Welcome Signage	X	X		
Construct Outdoor Amphitheatre	X	X		X
Traffic Control Improvements	X	X	X	
Conduct Expo Center Improvements	X	X		X
Focus to Key Development Areas	X		X	
Develop Food Systems Program	X		X	X
Digitize Property Maps and Development Regulations	X		X	X

Table 5B (next page) summarizes each project, their timelines, estimated costs, and potential funding sources plotted within a 10-year planning period.

Table 5B: Implementation Plan: 2024-2034

Economic Development Projects	Years	2024-2025	2026-2028	2029-2031	2032-2034	Cost	Source of Funds
Construct an Outdoor Amphitheatre at Sabinetown Park	2024-2027					\$1.75-3 Million	GEN, SRA, Local, TDA
Conduct Improvements to Expo Center	2026-2028					\$500,000-1 Million	GEN, Local, TDA
Make traffic control improvements along Old Sabinetown Rd	2027-2028					\$1-2 Million	GEN, SRA, TDA
Add Welcome Signage on major arterials entering Sabine County	2028-2029					\$5,500-16,000 per sign	GEN, TDA, Local
Construct a Community Technology and Events Center	2030-2034					\$1.1-3.4 Million	GEN, SRA, TDA, Local
Digitize Sabine County property map and subdivision regulations	2032-2034					Staff, variable	GEN, Local
Develop food systems programs as a resource for local agricultural production	Ongoing					Staff, variable	GEN, TDA, Local, USDA
Focus infrastructure improvements to key activity areas	Ongoing					Staff	GEN
GEN = Sabine County General Funds; Staff = Cost of Staff Time; Local = Donations from private citizens, organization, and local businesses; SRA = Sabine River Authority; TDA = Texas Department of Agriculture Funds including TxCDBG; TXDOT = Texas Department of Transportation; USDA = Unites States Department of Agriculture							

6.1 Appendix A: Detailed Survey Results

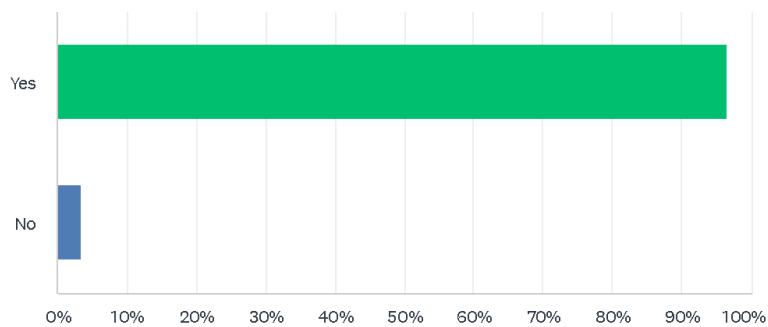
During plan production, a community survey was posted online using Survey Monkey for approximately two months between August and September 2023. Below is the full survey, with results included.

Sabine County Economic Development Community Survey

SurveyMonkey

Q1 Are you a resident of or own a business in Sabine County?

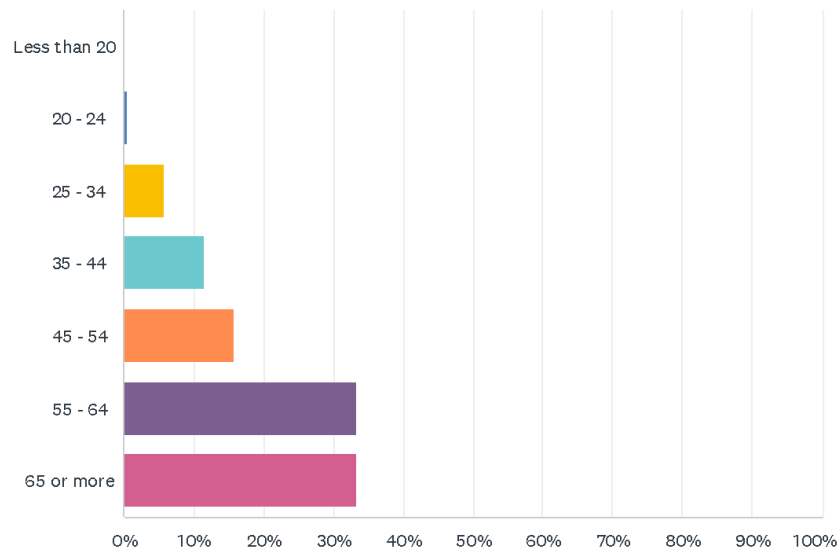
Answered: 229 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	96.51%	221
No	3.49%	8
TOTAL		229

Q2 How old are you?

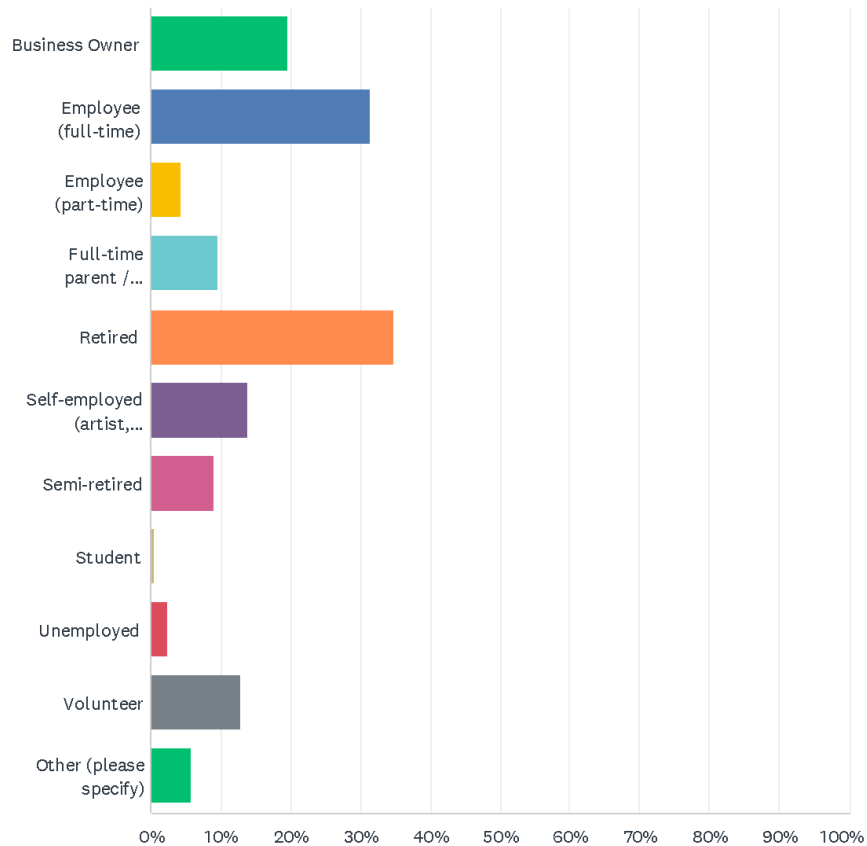
Answered: 210 Skipped: 19



ANSWER CHOICES	RESPONSES	
Less than 20	0.00%	0
20 - 24	0.48%	1
25 - 34	5.71%	12
35 - 44	11.43%	24
45 - 54	15.71%	33
55 - 64	33.33%	70
65 or more	33.33%	70
TOTAL		210

Q3 Which of the following best describes you? (Choose all that apply)

Answered: 210 Skipped: 19



Sabine County Economic Development Community Survey

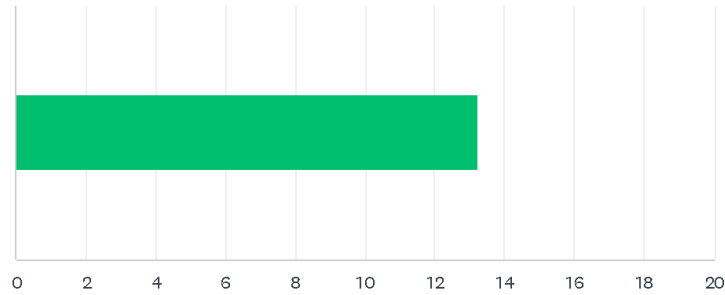
SurveyMonkey

ANSWER CHOICES	RESPONSES	
Business Owner	19.52%	41
Employee (full-time)	31.43%	66
Employee (part-time)	4.29%	9
Full-time parent / guardian	9.52%	20
Retired	34.76%	73
Self-employed (artist, freelance, contract employee, etc)	13.81%	29
Semi-retired	9.05%	19
Student	0.48%	1
Unemployed	2.38%	5
Volunteer	12.86%	27
Other (please specify)	5.71%	12
Total Respondents: 210		

#	OTHER (PLEASE SPECIFY)	DATE
1	Disabled/Retired	9/8/2023 11:29 AM
2	Member of non-profit, service Organization	9/6/2023 12:55 PM
3	Employed outside of county	8/23/2023 7:21 AM
4	County commissioner	8/22/2023 4:24 PM
5	work part time	8/21/2023 1:52 PM
6	I was born in Sabine County, worked in Beaumont, retired lived in Burleson, TX 10 years then back to Sabine County in 2008 and will stay here.	8/8/2023 3:18 PM
7	Disabled	8/4/2023 3:57 PM
8	Retired	8/4/2023 1:42 PM
9	Stay home wife	8/4/2023 9:31 AM
10	Disabled	8/4/2023 9:15 AM
11	County Commissioner Pct 2	8/2/2023 5:04 PM
12	elected official for City of Hemphill	8/2/2023 9:41 AM

Q4 How long have you lived in Sabine County?

Answered: 210 Skipped: 19



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	13	2,773	210
Total Respondents: 210			

#		DATE
1	3	10/2/2023 6:56 AM
2	20	9/24/2023 11:32 AM
3	10	9/23/2023 7:51 AM
4	5	9/20/2023 8:47 AM
5	7	9/19/2023 3:57 PM
6	15	9/19/2023 11:39 AM
7	3	9/19/2023 11:38 AM
8	1	9/12/2023 1:36 PM
9	4	9/12/2023 1:21 PM
10	3	9/12/2023 12:43 PM
11	5	9/12/2023 12:41 PM
12	20	9/8/2023 11:29 AM
13	20	9/8/2023 10:43 AM
14	12	9/6/2023 12:55 PM
15	4	9/2/2023 11:27 AM
16	13	8/29/2023 1:32 PM
17	20	8/26/2023 5:24 PM
18	20	8/24/2023 9:53 PM
19	20	8/24/2023 5:25 PM
20	3	8/24/2023 7:46 AM

Sabine County Economic Development Community Survey

SurveyMonkey

21	1	8/23/2023 6:56 PM
22	20	8/23/2023 6:56 PM
23	3	8/23/2023 2:10 PM
24	2	8/23/2023 2:04 PM
25	9	8/23/2023 1:40 PM
26	12	8/23/2023 10:54 AM
27	8	8/23/2023 9:49 AM
28	20	8/23/2023 7:38 AM
29	20	8/23/2023 7:21 AM
30	20	8/22/2023 4:24 PM
31	3	8/22/2023 11:04 AM
32	20	8/21/2023 2:17 PM
33	20	8/21/2023 1:52 PM
34	20	8/21/2023 1:41 PM
35	1	8/21/2023 1:15 PM
36	20	8/21/2023 9:34 AM
37	7	8/21/2023 8:48 AM
38	7	8/21/2023 7:02 AM
39	0	8/21/2023 6:09 AM
40	19	8/20/2023 6:59 PM
41	6	8/20/2023 3:17 PM
42	4	8/20/2023 2:30 PM
43	20	8/20/2023 8:46 AM
44	20	8/20/2023 8:39 AM
45	20	8/20/2023 8:18 AM
46	20	8/19/2023 11:59 AM
47	20	8/19/2023 11:14 AM
48	13	8/18/2023 10:50 PM
49	20	8/18/2023 3:36 PM
50	20	8/18/2023 1:03 AM
51	18	8/16/2023 1:43 PM
52	18	8/16/2023 12:05 PM
53	20	8/16/2023 9:38 AM
54	4	8/16/2023 5:45 AM
55	1	8/15/2023 9:49 PM
56	9	8/15/2023 4:15 PM
57	20	8/15/2023 12:14 PM
58	20	8/15/2023 11:51 AM

Sabine County Economic Development Community Survey

SurveyMonkey

59	8	8/15/2023 11:39 AM
60	20	8/15/2023 11:29 AM
61	13	8/15/2023 8:24 AM
62	4	8/14/2023 5:35 PM
63	20	8/14/2023 1:35 PM
64	4	8/14/2023 12:13 PM
65	20	8/13/2023 9:48 PM
66	10	8/13/2023 9:22 PM
67	20	8/13/2023 3:52 PM
68	1	8/13/2023 3:12 PM
69	7	8/13/2023 2:53 PM
70	20	8/13/2023 1:13 PM
71	13	8/13/2023 12:30 PM
72	20	8/12/2023 10:25 AM
73	12	8/12/2023 8:03 AM
74	12	8/12/2023 1:49 AM
75	20	8/11/2023 6:38 PM
76	20	8/11/2023 4:54 PM
77	14	8/11/2023 1:29 PM
78	7	8/11/2023 10:44 AM
79	20	8/11/2023 7:35 AM
80	20	8/11/2023 7:07 AM
81	20	8/11/2023 5:28 AM
82	20	8/11/2023 1:28 AM
83	10	8/10/2023 10:08 PM
84	6	8/10/2023 9:03 PM
85	3	8/10/2023 7:48 PM
86	8	8/10/2023 6:07 PM
87	20	8/10/2023 1:59 PM
88	20	8/10/2023 10:42 AM
89	20	8/10/2023 9:05 AM
90	20	8/10/2023 7:03 AM
91	20	8/10/2023 6:16 AM
92	20	8/10/2023 5:19 AM
93	20	8/10/2023 2:08 AM
94	14	8/9/2023 11:10 PM
95	20	8/9/2023 9:35 PM
96	20	8/9/2023 8:40 PM

Sabine County Economic Development Community Survey

SurveyMonkey

97	5	8/9/2023 7:50 PM
98	20	8/9/2023 6:00 PM
99	5	8/9/2023 5:45 PM
100	20	8/9/2023 5:26 PM
101	12	8/9/2023 4:55 PM
102	3	8/9/2023 3:21 PM
103	20	8/9/2023 3:07 PM
104	20	8/9/2023 2:59 PM
105	20	8/9/2023 2:24 PM
106	13	8/9/2023 2:02 PM
107	7	8/9/2023 1:55 PM
108	16	8/9/2023 1:26 PM
109	20	8/9/2023 12:38 PM
110	3	8/9/2023 11:27 AM
111	20	8/9/2023 9:34 AM
112	3	8/9/2023 9:07 AM
113	20	8/9/2023 9:04 AM
114	20	8/9/2023 9:03 AM
115	8	8/9/2023 8:29 AM
116	15	8/9/2023 8:13 AM
117	10	8/9/2023 8:08 AM
118	20	8/9/2023 7:16 AM
119	20	8/9/2023 6:59 AM
120	7	8/9/2023 6:26 AM
121	15	8/8/2023 3:18 PM
122	20	8/8/2023 9:23 AM
123	19	8/7/2023 10:07 PM
124	3	8/7/2023 5:50 PM
125	14	8/7/2023 6:18 AM
126	11	8/6/2023 5:58 PM
127	13	8/6/2023 4:16 PM
128	20	8/6/2023 12:52 PM
129	11	8/6/2023 12:22 PM
130	20	8/6/2023 10:25 AM
131	20	8/5/2023 5:39 PM
132	1	8/5/2023 3:39 PM
133	20	8/5/2023 2:32 PM
134	9	8/5/2023 1:44 PM

Sabine County Economic Development Community Survey

SurveyMonkey

135	20	8/5/2023 1:26 PM
136	17	8/5/2023 12:14 PM
137	6	8/5/2023 10:59 AM
138	4	8/5/2023 10:42 AM
139	4	8/5/2023 8:16 AM
140	1	8/5/2023 7:00 AM
141	20	8/5/2023 5:37 AM
142	7	8/4/2023 9:38 PM
143	2	8/4/2023 9:10 PM
144	20	8/4/2023 8:49 PM
145	20	8/4/2023 7:29 PM
146	4	8/4/2023 6:35 PM
147	7	8/4/2023 5:30 PM
148	20	8/4/2023 4:15 PM
149	4	8/4/2023 3:57 PM
150	18	8/4/2023 2:50 PM
151	20	8/4/2023 2:42 PM
152	20	8/4/2023 2:11 PM
153	15	8/4/2023 1:42 PM
154	20	8/4/2023 1:34 PM
155	16	8/4/2023 12:40 PM
156	20	8/4/2023 10:47 AM
157	7	8/4/2023 10:27 AM
158	9	8/4/2023 10:20 AM
159	4	8/4/2023 10:16 AM
160	20	8/4/2023 9:43 AM
161	20	8/4/2023 9:31 AM
162	11	8/4/2023 9:15 AM
163	3	8/4/2023 9:11 AM
164	4	8/4/2023 9:09 AM
165	20	8/4/2023 8:57 AM
166	19	8/4/2023 8:54 AM
167	2	8/4/2023 8:53 AM
168	20	8/4/2023 8:23 AM
169	13	8/4/2023 7:07 AM
170	1	8/4/2023 6:30 AM
171	17	8/3/2023 9:34 PM
172	10	8/3/2023 7:22 PM

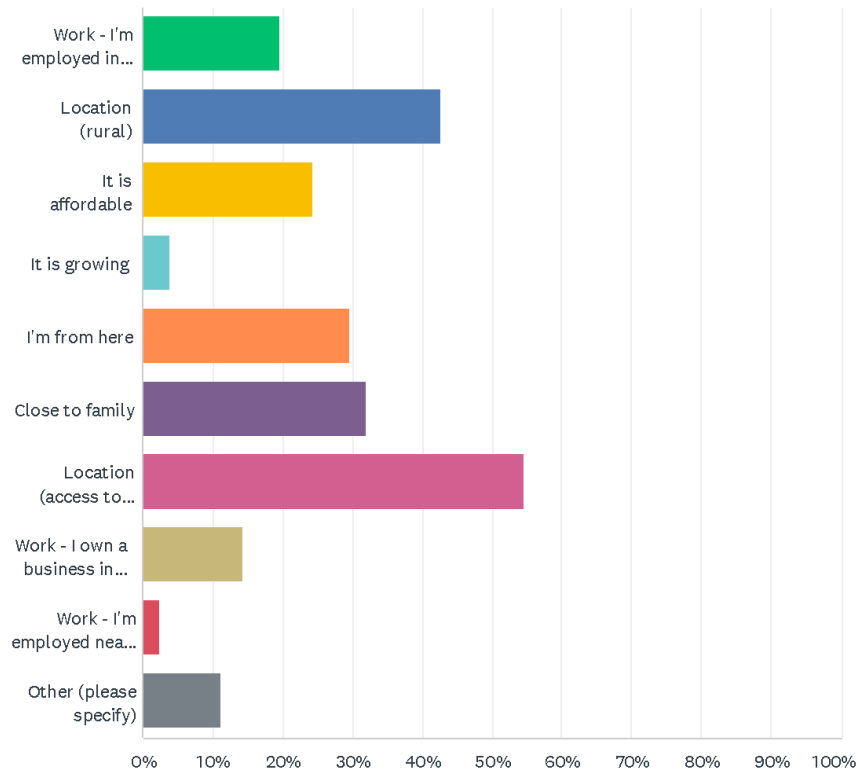
Sabine County Economic Development Community Survey

SurveyMonkey

173	7	8/3/2023 4:48 PM
174	20	8/3/2023 4:45 PM
175	20	8/3/2023 4:02 PM
176	7	8/3/2023 3:57 PM
177	20	8/3/2023 2:52 PM
178	17	8/3/2023 12:17 PM
179	2	8/3/2023 11:50 AM
180	2	8/3/2023 11:47 AM
181	20	8/3/2023 11:04 AM
182	1	8/3/2023 10:49 AM
183	6	8/3/2023 10:12 AM
184	7	8/3/2023 9:33 AM
185	13	8/3/2023 8:11 AM
186	20	8/3/2023 6:53 AM
187	20	8/3/2023 5:48 AM
188	20	8/3/2023 4:29 AM
189	20	8/2/2023 11:29 PM
190	10	8/2/2023 10:30 PM
191	6	8/2/2023 10:25 PM
192	7	8/2/2023 10:01 PM
193	2	8/2/2023 9:53 PM
194	1	8/2/2023 9:53 PM
195	6	8/2/2023 9:51 PM
196	3	8/2/2023 9:49 PM
197	6	8/2/2023 9:47 PM
198	11	8/2/2023 5:14 PM
199	20	8/2/2023 5:04 PM
200	20	8/2/2023 4:17 PM
201	12	8/2/2023 1:25 PM
202	20	8/2/2023 11:28 AM
203	20	8/2/2023 11:13 AM
204	20	8/2/2023 10:12 AM
205	20	8/2/2023 10:08 AM
206	20	8/2/2023 9:51 AM
207	20	8/2/2023 9:43 AM
208	20	8/2/2023 9:42 AM
209	20	8/2/2023 9:41 AM
210	20	8/2/2023 9:39 AM

Q5 Why is Sabine County your home? (check all that apply)

Answered: 209 Skipped: 20



Sabine County Economic Development Community Survey

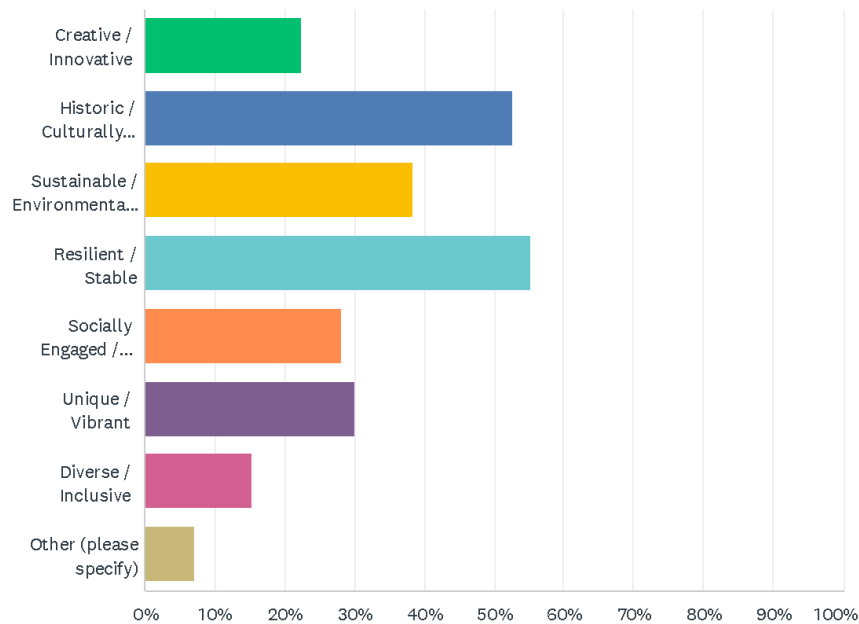
SurveyMonkey

ANSWER CHOICES	RESPONSES	
Work - I'm employed in Sabine County	19.62%	41
Location (rural)	42.58%	89
It is affordable	24.40%	51
It is growing	3.83%	8
I'm from here	29.67%	62
Close to family	32.06%	67
Location (access to lakes and natural areas)	54.55%	114
Work - I own a business in Sabine County	14.35%	30
Work - I'm employed near Sabine County	2.39%	5
Other (please specify)	11.00%	23
Total Respondents: 209		

#	OTHER (PLEASE SPECIFY)	DATE
1	Inheritance	9/20/2023 8:47 AM
2	family member wanted to live by lake	9/19/2023 11:38 AM
3	Marriage	8/24/2023 9:53 PM
4	Family has been here for 5 generations	8/22/2023 4:24 PM
5	My Husband's home	8/21/2023 1:52 PM
6	Husband's home	8/21/2023 6:09 AM
7	Work-husbands job	8/14/2023 5:35 PM
8	Community feel	8/14/2023 12:13 PM
9	Dad's family has been in the area for over 100 plus years.	8/13/2023 3:12 PM
10	Moved after being flooded by hurricane	8/13/2023 2:53 PM
11	Family here since 1830s	8/11/2023 1:29 PM
12	Inherited relatives land	8/11/2023 10:44 AM
13	the only reason I am here I live on land left to me free and clear	8/9/2023 5:26 PM
14	partner owned home here	8/9/2023 4:55 PM
15	Grew up here and returned after retiring from theUS Air Force.	8/9/2023 1:26 PM
16	Been coming to area to hunt and fish for over 40 years	8/9/2023 8:29 AM
17	School system	8/5/2023 2:32 PM
18	I used to work in the area	8/5/2023 12:14 PM
19	My husband's hometown	8/4/2023 7:29 PM
20	Bought parents home after they departed	8/4/2023 9:09 AM
21	Safety in rural area	8/3/2023 9:34 PM
22	Newlywed	8/3/2023 11:47 AM
23	Husband from here	8/2/2023 10:01 PM

Q6 Which set of words best describes your vision for the economic future of Sabine County? Select your top three choices.

Answered: 156 Skipped: 73



ANSWER CHOICES		RESPONSES	
Creative / Innovative		22.44%	35
Historic / Culturally Connected / Authentic		52.56%	82
Sustainable / Environmentally Conscious		38.46%	60
Resilient / Stable		55.13%	86
Socially Engaged / Civically Active		28.21%	44
Unique / Vibrant		30.13%	47
Diverse / Inclusive		15.38%	24
Other (please specify)		7.05%	11
Total Respondents: 156			

#	OTHER (PLEASE SPECIFY)	DATE
1	Long term middle income jobs	8/23/2023 7:39 AM
2	Probably no better than the rest of the United States with the Democratic Party we have rulings our country	8/22/2023 4:35 PM

Sabine County Economic Development Community Survey

SurveyMonkey

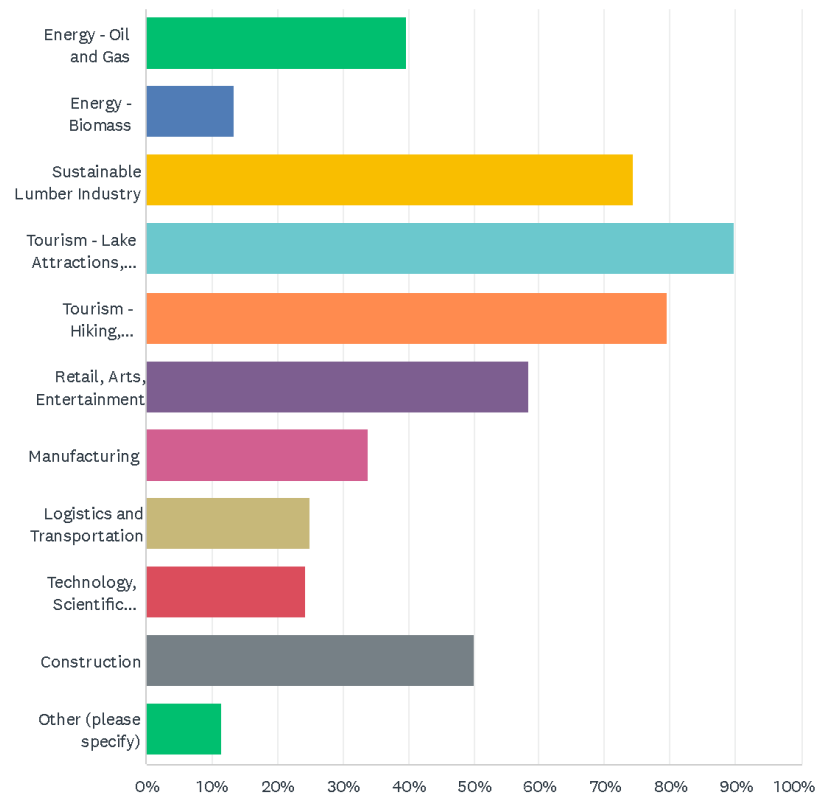
3	Great place to visit/things to do	8/14/2023 12:30 PM
4	Too few care to improve Sabine County.	8/11/2023 1:40 AM
5	Less Crime/Less Indigents/Not a Sanctuary County for Felons	8/9/2023 11:23 PM
6	Not so good/no jobs	8/9/2023 8:51 PM
7	None of the above...Sabine County cannot attract honest drug free service people let alone small businesses ..They are not offered any tax breaks to encourage them and if they open a business they can't employ honest help.	8/9/2023 9:15 AM
8	Needs to stay rural	8/9/2023 8:34 AM
9	Dim	8/8/2023 3:29 PM
10	Do not see Sabine County officials wanting the county to grow	8/8/2023 9:54 AM
11	Hoping the integrity of the natural beauty and wilderness appeal are kept in tact	8/5/2023 2:43 PM

Sabine County Economic Development Community Survey

SurveyMonkey

Q7 Which of the following do you see playing a larger role in Sabine County's economic future? Select your top five choices.

Answered: 156 Skipped: 73



Sabine County Economic Development Community Survey

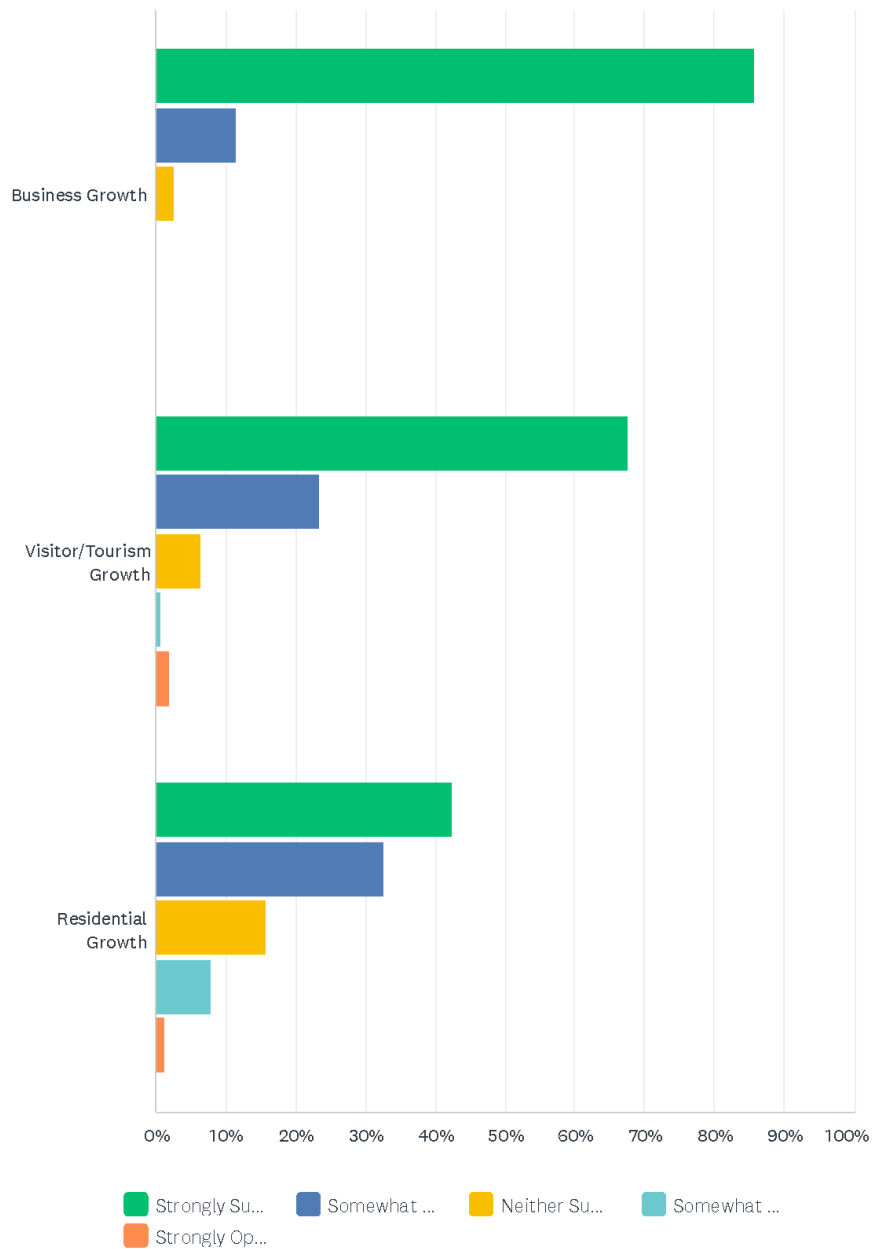
SurveyMonkey

ANSWER CHOICES	RESPONSES	
Energy - Oil and Gas	39.74%	62
Energy - Biomass	13.46%	21
Sustainable Lumber Industry	74.36%	116
Tourism - Lake Attractions, Fishing	89.74%	140
Tourism - Hiking, Camping, Nature Retreats	79.49%	124
Retail, Arts, Entertainment	58.33%	91
Manufacturing	33.97%	53
Logistics and Transportation	25.00%	39
Technology, Scientific Research, Education	24.36%	38
Construction	50.00%	78
Other (please specify)	11.54%	18
Total Respondents: 156		

#	OTHER (PLEASE SPECIFY)	DATE
1	Creative and innovative	9/12/2023 1:40 PM
2	Large scale production/manufacturing serving regional needs like commercial bakery, brewery, etc.	9/8/2023 11:32 AM
3	Community cannot survive without sustainable lumber industry. Concentrating on expanding this area makes sense.	8/23/2023 7:39 AM
4	Being away from big cities	8/22/2023 4:35 PM
5	Better roads	8/21/2023 2:24 PM
6	Not sure but not one of the unselected options. There just isn't much here.	8/16/2023 5:55 AM
7	Agriculture	8/14/2023 12:30 PM
8	Food production	8/11/2023 7:18 AM
9	Local and county govt that is engaged and enforces applicable regulations	8/10/2023 8:20 PM
10	Get another grocery store like HEB for competition to Brookshires Brothers...We as a retirement county can't even shop local because of outrageous prices and sub par food products.	8/9/2023 9:15 AM
11	Needs a Wal Mart	8/9/2023 8:34 AM
12	Dependable and equal law enforcement	8/9/2023 8:18 AM
13	I feel we need more hotel, motels and family oriented activities.	8/5/2023 2:43 PM
14	Zoning	8/5/2023 1:59 PM
15	We have a wonderful expose center that needs to be used more	8/4/2023 1:44 PM
16	Water sport	8/4/2023 9:25 AM
17	Retirement area	8/4/2023 6:33 AM
18	Lower tax	8/3/2023 4:56 PM

Q8 Are there aspects of economic growth that you would support more than others?

Answered: 156 Skipped: 73



Sabine County Economic Development Community Survey

SurveyMonkey

	STRONGLY SUPPORT	SOMEWHAT SUPPORT	NEITHER SUPPORT NOR OPPOSE	SOMEWHAT OPPOSE	STRONGLY OPPOSE	TOTAL
Business Growth	85.81% 133	11.61% 18	2.58% 4	0.00% 0	0.00% 0	155
Visitor/Tourism Growth	67.53% 104	23.38% 36	6.49% 10	0.65% 1	1.95% 3	154
Residential Growth	42.48% 65	32.68% 50	15.69% 24	7.84% 12	1.31% 2	153

Q9 What concerns, if any, do you have about economic growth in Sabine County?

Answered: 156 Skipped: 73

#	RESPONSES	DATE
1	I would like to see growth in quality construction contractors, trades such as electrical and plumbing, and availability of materials for our area. We have a lot of wealthy people that have moved in here on the lake but unfortunately they have to bring in construction contractors from outside areas or places that they come from to spend money on upgrades and renovations.	9/24/2023 12:08 PM
2	Will the focus be on what's the best decisions to improve our community for its residents best interests first and not be easily swayed by any business whose goals are not people/resident and environmental driven..whose profits are the guiding force!	9/23/2023 8:04 AM
3	Need competition for groceries and gas.	9/20/2023 8:51 AM
4	To be sustainable must have workforce earning livable wage; nearby low-cost training for those changing jobs to jobs in demand above minimum wage-apprenticeships is one way, and those jobs in or near Sabine County (i.e. do not have to drive 1.15 hours away)	9/19/2023 11:46 AM
5	N/A	9/19/2023 11:43 AM
6	No concerns as long as the growth is moving forward in time and technology	9/12/2023 1:40 PM
7	Lack of alternative tax revenues, besides property owners	9/12/2023 1:28 PM
8	The powers that be don't want economic growth in Sabine County if it don't line their pockets. Many times large business' have offered to build here only to shut it down and go somewhere else.....Now the biggest and only halfway decent employer in Sabine County is Georgia Pacific in Pineland.	9/8/2023 11:37 AM
9	1. Too focused on tourism (and not doing it that well) and not enough on industry, creating a service based and boutique economy that inherently supports only low wage jobs. 2. Too many people lacking basic job skills and motivation to work who expect unrealistic wages for the unskilled/service jobs available here. 3. General lack of support and outward hostility toward some businesses (very hostile old boy network). 4. Apathetic law enforcement when dealing with drug use and violent crime. 5. Sabine County's lackluster appearance pales in comparison to Sabine Parish. Until we clean things up and make the place look more welcoming, industry and talent will continue to pass us up. 6. Lack of highway and rail infrastructure to support the major manufacturing that everyone wants. We are also competing with China and India for manufacturing opportunities so we need to be creative.	9/8/2023 11:32 AM
10	Concerns about economic growth that I have are: •youth flight; grow up here, get some education here, go away to higher education/training and do not return •labor force is limited or seem to not want to be gainfully employed •little to no availability for many wholesome leisure activities other than lake related; good restaurants, movies, variety of shopping opportunities, etc. • because of some limits of health care, people travel to other cities for it and do lots of spending when they are away from Sabine County • lack of cleanliness/pride of city, around the Square, roads, businesses area are not very welcoming, however some new street signs, more plants/flowers, etc. will help this	9/6/2023 1:10 PM
11	The quality of workers available in our area.	9/2/2023 11:32 AM
12	Heavy industry pollution to our lakes and forests.	8/29/2023 1:36 PM
13	Need more employment opportunities	8/26/2023 5:27 PM
14	We need to attract better paying jobs	8/24/2023 9:57 PM
15	Chambers and politicians blocking businesses from coming in to prevent wage competition with established employers. Been going on for a loooong time!	8/24/2023 5:29 PM

Sabine County Economic Development Community Survey		SurveyMonkey
16	Vehicle traffic within the cities and infrastructure capacity in the county (specifically water and sewer)	8/24/2023 7:49 AM
17	Road conditions. Too many dirt roads.	8/23/2023 7:06 PM
18	Small minded people	8/23/2023 2:14 PM
19	N/A	8/23/2023 2:10 PM
20	We need another grocery store to choose from. Brookshires is the only one here and there's no competition. To find a better choice and cheaper prices we have to drive 30min to an hour to get there	8/23/2023 10:58 AM
21	The negativity and short-sightedness of the local authorities to get on board with any new economic expansion for Sabine County. Need new blood on the County Commissioners Court: younger, better educated, daring personalities, not the same Good Ole Boys. I feel like Judge Melton is a one-man band sometimes. I come from a small town that realized that writing grants was the only way to revitalize our town--and it worked! There is plenty of money available for grants--maybe hire a grant writer. That's what we did.	8/23/2023 10:00 AM
22	Bringing in major chain retail will close down or push out all the "mom and pop" businesses.	8/23/2023 7:45 AM
23	1) Lack of infrastructure to support real meaningful growth (sewer, water, paved roads) 2) Us and Them mentality (groups self-centered and not able to see big picture) 3) Lack of cooperation from US Forest Service officials to us forest as a resource 4) Lack of skilled workforce 5) Lack of financial resources	8/23/2023 7:39 AM
24	Dictator Democratic government	8/22/2023 4:35 PM
25	There doesn't appear to be any growth. No incentives for a new business with true community services. It is a very dull oppressed looking town. Very poor and nothing around here for anyone to look forward to. There is no youth attraction to occupy them.	8/22/2023 11:14 AM
26	Lack of zoning , being taken over by manufacturing or those not concerned about the beauty or welfare of our area	8/21/2023 2:24 PM
27	Money being spent frivolously	8/21/2023 1:45 PM
28	No plans in place to strengthen or increase emergency personnel. Neglecting the already large drug problem in the county.	8/21/2023 1:20 PM
29	N/A	8/21/2023 9:40 AM
30	All roads need to be paved there should not be a gravel road anywhere around Toledo bend lake on the Texas side. The water system needs improvements. Sabine county has received millions of government money and is not spending it in the infrastructure in Sabine county Texas. WHY?	8/21/2023 8:59 AM
31	It is very hard for any business to find employees.	8/21/2023 7:06 AM
32	Infrastructure	8/20/2023 3:24 PM
33	Our county desperately needs growth to provide jobs and help our families rise above poverty	8/20/2023 8:44 AM
34	Stays true to its history	8/20/2023 8:21 AM
35	Concerns about protecting current residents and businesses	8/19/2023 12:03 PM
36	Economic growth is not moving fast enough	8/19/2023 11:17 AM
37	Lack of professionally maintained roadways that are not state highways.	8/18/2023 10:57 PM
38	none	8/18/2023 3:41 PM
39	None, I believe Sabine County has been in an explosive economic growth period, that will continue for the next several years. Being the owners of a restaurant, we have met many new residents and business owners drawn here because of the new developments available in our county.	8/18/2023 1:17 AM
40	Low wages, low competition for groceries	8/16/2023 1:49 PM
41	it is very slow and intermitent,too many business shut down	8/16/2023 12:10 PM

Sabine County Economic Development Community Survey

SurveyMonkey

42	There are many small businesses here that love what they do there just isn't much money to be made. Any incentives possible to help them would be amazing and promote more small, locally owned businesses.	8/16/2023 5:55 AM
43	There is little housing and the housing that you do have is either expensive or falling apart. There are no (at least promoted) incentives offered for businesses to come to Sabine County and you do not offer any zoning to build meaningful areas for commerce, housing and manufacturing. If you are going to grow you need zoning rules and regulations so you can build areas of commerce, industry, and housing. And you need jobs and a vibrant community college to keep your youth in Sabine County.	8/15/2023 9:59 PM
44	Infrastructure	8/15/2023 11:59 AM
45	The outside negative influence on our kids.	8/15/2023 11:44 AM
46	Lack of motivated employees. Increased prices on everything.	8/14/2023 5:38 PM
47	Property taxes	8/14/2023 1:43 PM
48	Balancing commercialization while keeping unique appeal. Look at Door County Wisconsin.	8/14/2023 12:30 PM
49	Increased taxes and cost of living without increased wages. New businesses with minimums wage earners except for the already established elite.	8/13/2023 10:04 PM
50	Finding quality business and qualified labors.	8/13/2023 9:35 PM
51	None	8/13/2023 4:00 PM
52	Better law enforcement, honest, caring politicians and people truly concerned about making the area a better place to live, work and worship.	8/13/2023 3:16 PM
53	Where my tax dollars are going. It seems that many do not want the county to prosper. Don't like change.	8/13/2023 2:58 PM
54	None	8/13/2023 1:22 PM
55	Our county and its beauty have not been adequately promoted to attract tourism.	8/13/2023 12:36 PM
56	There aren't many places to work that can pay a wage that will support a family. I'm concerned that if we do get some sort of manufacturing here they will hire from outside the community mainly and it will help only few, raise rents ect.	8/12/2023 8:18 AM
57	Crime issues- theft and drugs being the biggest problem	8/12/2023 1:52 AM
58	Safety of residents	8/11/2023 6:45 PM
59	Taxing the poor or elderly out of their homes. Higher than the normal gouging prices we already pay to grocery shop. Lack of rental property for citizens because everything is snatched up for vacation rentals. The fact that a couple of years ago the county implemented a clean up or clear out agenda. Wanting to steal property.	8/11/2023 5:06 PM
60	No concerns	8/11/2023 1:36 PM
61	Sabine county needs to work hard to get rid of the meth problem so we can grow as a county and do great things.	8/11/2023 7:43 AM
62	Lack of infrastructure I.e. access to cell service, internet, health care. Limited access to grocery. Generational poverty	8/11/2023 7:18 AM
63	n/a	8/11/2023 5:33 AM
64	Native Sabine county residents have always been negative when it comes to outsiders, new residents, new business, tourism, or anything to change what they consider the "norm".	8/11/2023 1:40 AM
65	More concerns on developments for health/exercise and things to do.	8/10/2023 10:15 PM
66	None	8/10/2023 9:09 PM
67	Although we've only lived here 3 yrs, we've owned a weekend home for 10 yrs prior to moving here full time. Living in Fairmount, we've seen significant economic growth mostly due to Jim Moyer. Unfortunately, due to Jim's health and not being as engaged in day to day business mgt, I am seeing a slow diminishment of quality in services provided by businesses he built.	8/10/2023 8:20 PM

Sabine County Economic Development Community Survey

SurveyMonkey

Unless something changes (as in more economic growth from other areas besides Mr. Moyer), I expect the positive growth to dry up and go away when we lose Jim. There are things to learn about what he has done for the community and I can say that we'd probably not have chosen this area to retire if the development he facilitated did not happen. Thankfully, we are seeing growth in restaurants and the real estate boom realized during Covid has certainly brought in a higher grade of residents (both permanent and part time). If we do not capitalize on the opportunity to grow Sabine by bringing in things like quality grocery stores (for one), retail and other supportive services like dry cleaners, auto repair shops, infrastructure like roads and bridges, etc, this growth we have witnessed will merely dry up and go away. When I go across the lake to areas along Hwy 6 all the way to Many, we see economic growth development. The results seem to be nicer homes, higher class of residents (using vehicle types as a measuring stick). Sabine County will need to make investments in infrastructure and demonstrate to potential business that coming to Sabine County is a sound business move...conduct business growth campaigns through meetings with key stakeholders capable of bringing growth. Use what Moyer did as an example of what the potential is. Look at real estate sales records for Fairmount and surrounding communities, what has the increase in property tax valuations been for those areas. Sitting back and doing the same thing that has been done in the past and expecting different results will not work. We have a world class lake that is known around the country. Let's use that as the basis to facilitate positive growth.

68	none	8/10/2023 10:46 AM
69	need fiber to connect with the rest of the world	8/10/2023 9:10 AM
70	That citizens keep an open mind to growth.	8/10/2023 7:08 AM
71	Taxes	8/10/2023 6:23 AM
72	As a business owner in another county, there is no way I would trust the safety and security of my employees to the Sabine Sheriff's Department or the County Judicial system here. I wouldn't ask any employee or candidate for employment to move here permanently.	8/9/2023 11:23 PM
73	Too many folks and no services available. Some areas no electricity, no running water, no sewer, no or very poor internet, poor health care, few businesses and high prices at current businesses...	8/9/2023 8:51 PM
74	Right now I'm here is no economic growth for n Sabine County	8/9/2023 7:55 PM
75	limited job opportunities	8/9/2023 6:07 PM
76	Increase in crime rates, taxes. Decrease in business opportunities, availability.	8/9/2023 5:51 PM
77	increased cost of living	8/9/2023 4:58 PM
78	No concerns	8/9/2023 3:25 PM
79	No nearby regional airport, streets not safe for pedestrians, lack of infrastructure.	8/9/2023 3:13 PM
80	None	8/9/2023 2:26 PM
81	Don't mess up what is here.. just improve	8/9/2023 2:08 PM
82	What growth	8/9/2023 2:04 PM
83	Ecological damage due to development.	8/9/2023 1:39 PM
84	Higher cost of living and taxes	8/9/2023 11:35 AM
85	Lack of vision by community leaders.	8/9/2023 9:36 AM
86	Not enough work force.	8/9/2023 9:15 AM
87	As it is now, finding people willing to work and show up for work or a contract job when they tell you they will.	8/9/2023 8:34 AM
88	Our older residents being able to support themselves with evermore rising cost of living that will continue with growth	8/9/2023 8:18 AM
89	Too many young people have to leave in order to earn a good living. Local government/law enforcement is stagnant, has failed to progress.	8/9/2023 6:32 AM
90	Not enough police coverage,	8/8/2023 3:29 PM

Sabine County Economic Development Community Survey

SurveyMonkey

91	Will the county officials allow Sabine county to grow and at what cost to the taxpayers	8/8/2023 9:54 AM
92	Needs to be done responsibly	8/7/2023 5:52 PM
93	We need another grocery store and how about a dollar tree. We have to travel 30 miles or more for either of these.	8/7/2023 6:29 AM
94	Growth does sometimes hurt the smaller businesses (mom and pop) stores when larger businesses come in but for growth we need a more affordable grocery store for one	8/6/2023 4:24 PM
95	Na	8/6/2023 12:58 PM
96	Many older residents don't support new, commercial businesses because they don't support growth.	8/6/2023 10:30 AM
97	I don't want to see the quiet, safe, peaceful, slow pace way of life go away.	8/5/2023 5:44 PM
98	My main concern is the natural beauty of this County..wildlife, 90 pine trees, forest, lake, conservation.	8/5/2023 2:43 PM
99	Would not like to see manufacturing. The area is prime for recreation, tourism. Would like to see more trails developed. It's a beautiful, natural area.	8/5/2023 1:59 PM
100	V	8/5/2023 1:29 PM
101	Concerned that economic growth might cause higher home taxes for seniors on a fixed budget.	8/5/2023 11:05 AM
102	Nobody wants to work and those that do charge outrageously regardless of their skill set	8/5/2023 10:48 AM
103	None. I have lived in a small rural town that almost died from lack of growth It is coming back but very slowly. I want Sabine County to continue to grow	8/5/2023 8:23 AM
104	Would be great, but Sabine County is one of the poorest Counties in Texas. Would have to really make improvements.	8/5/2023 5:58 AM
105	Current government is holding back any county and city development.	8/4/2023 9:44 PM
106	Too dependent on timber. Tourism, local artists lake activities nearly ignored	8/4/2023 9:14 PM
107	Accepting and supporting incoming business from outside of area	8/4/2023 4:22 PM
108	Over building takes away from the rural, small town feel but at the same time it takes value time away from enjoyment having to travel for groceries and other items. Some retail, eating establishment or entertainment within the county would make life easier. A balanced plan. Plus, the younger generation needs reason to stay or return after higher education.	8/4/2023 4:15 PM
109	The only way we will see new growth is to let younger citizens pick up leadership roles and have the ones currently holding that position retire and enjoy what life they have left	8/4/2023 2:48 PM
110	Need a larger industry presence in county to take burden of taxes off the home owners	8/4/2023 2:23 PM
111	We need more name brand businesses	8/4/2023 1:47 PM
112	Loss of hometown relationship.	8/4/2023 1:44 PM
113	None	8/4/2023 10:56 AM
114	Lack of infrastructure to support continued growth, lack of trained and cohesive work force	8/4/2023 10:24 AM
115	Do not want to see our areas trashed by visitors	8/4/2023 10:20 AM
116	There is not choices for shopping in our Community. We need a different grocery store. Somewhere that locals esp elderly can afford. More choices for our utilities. A better selection of doctors. Retires move in about 10 ys of living in area because of travel time to specialists. We need something for the children here to do besides the lake. A family vacation park, like yellystone.	8/4/2023 9:25 AM
117	NA	8/4/2023 9:15 AM
118	Lack of jobs that attract younger families	8/4/2023 9:13 AM
119	Resistance to change by some people	8/4/2023 9:01 AM

Sabine County Economic Development Community Survey

SurveyMonkey

120	Competitive pricing	8/4/2023 9:01 AM
121	Access to internet. It's hard to grow or sustain a business environment in todays world without fast and reliable internet.	8/4/2023 8:58 AM
122	We need a better hospital with more technology and better doctors, infrastructure needs to be better with internet and phone service to all residents in county and the roads need help in county not just grading or filling holes. All roads should be maintained better or built better	8/4/2023 8:09 AM
123	WE NEED MORE RESTAURANTS, AND THINGS TO DO FOR YOUNG PEOPLE, THEY WOULD STAY OR COME BACK AFTER THEY ARE FINISHED WITH THEIR EDUCATION.	8/4/2023 7:13 AM
124	None	8/4/2023 6:33 AM
125	Excessive property market valuation used for property taxes	8/3/2023 9:42 PM
126	People adding more trailers around our property	8/3/2023 7:25 PM
127	Infrastructure like road improvements paving all gravel roads around the lake , water systems upgrades and improvements	8/3/2023 4:56 PM
128	More growth = more government = more tax	8/3/2023 4:56 PM
129	Infrastructure like updates to the roads around the lake. Should not be a gravel road anywhere around the lake period. Updated and improved water lines and improvements to the water plant.	8/3/2023 4:19 PM
130	None	8/3/2023 4:06 PM
131	Crime	8/3/2023 12:43 PM
132	N/A	8/3/2023 11:09 AM
133	Feels like there is very little economic stimulation. If I didn't work remotely, I couldn't live here because of the lack of business opportunities. It took me 2.5 years to find a place to live, here. I appreciate that things are very economically priced, though! Thank you for giving attention to the economics of the area we all love.	8/3/2023 10:55 AM
134	Not enough resources	8/3/2023 10:15 AM
135	New businesses being able to stay open more that 6 months due to the high cost of utilities within the city.	8/3/2023 9:38 AM
136	Locals need to be more supportive of local businesses and restaurants.	8/3/2023 9:12 AM
137	Static economic environment. Many locals, which own the large majority of property, do not want the county to grow. Transportation is a huge detriment to expansion. Timber and tourism are the only true county assets.	8/3/2023 8:26 AM
138	None	8/3/2023 6:58 AM
139	Revenue and growth coming from non residents	8/3/2023 5:51 AM
140	Businesses being able to hire consistent, reliable, service-oriented employees.	8/2/2023 10:32 PM
141	With the economic growth currently happening, we do not have the medical/dental infrastructure/manpower to handle the needs.	8/2/2023 10:04 PM
142	x	8/2/2023 9:57 PM
143	None	8/2/2023 9:56 PM
144	-Need for hotel space on the water front (resort style) -Need for hotel downtown -need zoning restrictions in the city -the intersection at BOM bank is super dangerous with lumber truck traffic- a bypass would be helpful and would allow us to use the square regularly for first Fridays and other events. -the population is very old and not of working age -the education system is poor (joining the middle schools into one and the high schools into one school would create a lot of opportunities for the students and attract much better teachers)	8/2/2023 9:54 PM
145	Lack of work force, housing, hotels, restaurants, social attractions small town politics/attitudes	8/2/2023 5:17 PM
146	None	8/2/2023 5:09 PM

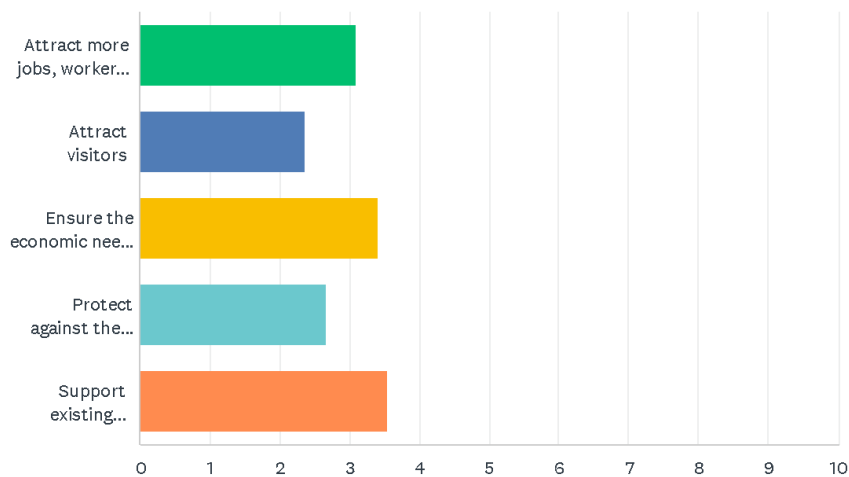
Sabine County Economic Development Community Survey

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147	Misappropriation of funds	8/2/2023 4:23 PM
148	Sustainability and housing. Affordable housing and clean housing is key to our growth.	8/2/2023 11:32 AM
149	N/A	8/2/2023 11:17 AM
150	the availibilty of services ,construction, trades, auto repair, boat and motor repairs	8/2/2023 10:24 AM
151	Growing to fast	8/2/2023 10:15 AM
152	Growth in a responsible manner to maintain the beauty of Sabine County and to maintain the rural family atmosphere.	8/2/2023 9:57 AM
153	County and City leadership support Eco. Dev. Local support is less due to lack of progress over many years.	8/2/2023 9:48 AM
154	lack of involvement from the community and business owners, too many elected officials with no vision for future growth	8/2/2023 9:47 AM
155	Can the infrastructure support the growth?	8/2/2023 9:45 AM
156	The county government doesn't seem to want the Western side of the county to grow. If you aren't part of the "clique" then you are left out!	8/2/2023 9:42 AM

Q10 Setting economic development goals can sometimes require difficult decisions between equally important needs. How would you prioritize economic development goals for Sabine County? Rank the below priorities from 1-to-5, with #1 indicating your top priority.

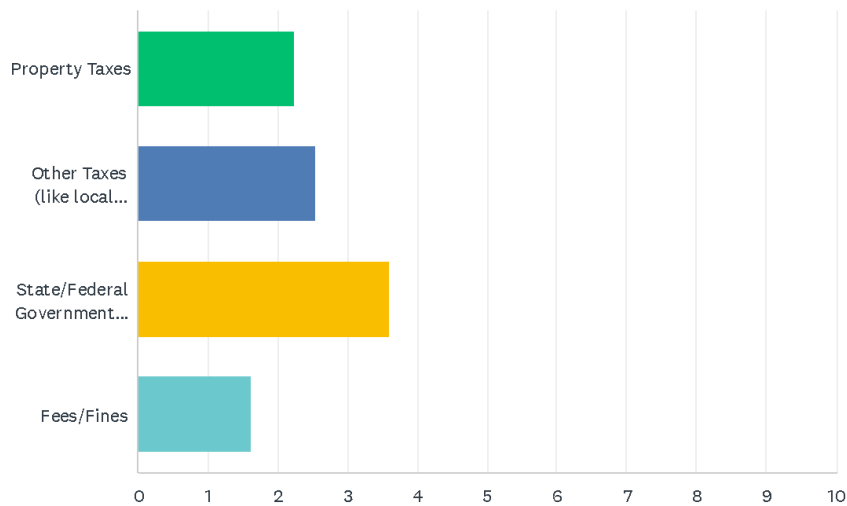
Answered: 156 Skipped: 73



	1	2	3	4	5	N/A	TOTAL	SCORE
Attract more jobs, workers, and housing	22.44% 35	19.23% 30	17.95% 28	17.31% 27	19.23% 30	3.85% 6	156	3.09
Attract visitors	3.85% 6	19.23% 30	16.03% 25	25.00% 39	31.41% 49	4.49% 7	156	2.36
Ensure the economic needs of county residents are met	26.92% 42	25.64% 40	16.03% 25	19.87% 31	9.62% 15	1.92% 3	156	3.41
Protect against the negative impacts of growth	19.23% 30	10.26% 16	17.95% 28	20.51% 32	30.13% 47	1.92% 3	156	2.67
Support existing businesses	26.28% 41	23.08% 36	29.49% 46	14.10% 22	4.49% 7	2.56% 4	156	3.54

Q11 As seen in the graphic above, more than 1/3 of Sabine County's revenue in 2021 came from State and Federal funds (like grants). Knowing this, how would you rank the potential importance of each of these revenue sources to the future of Sabine County's economy?

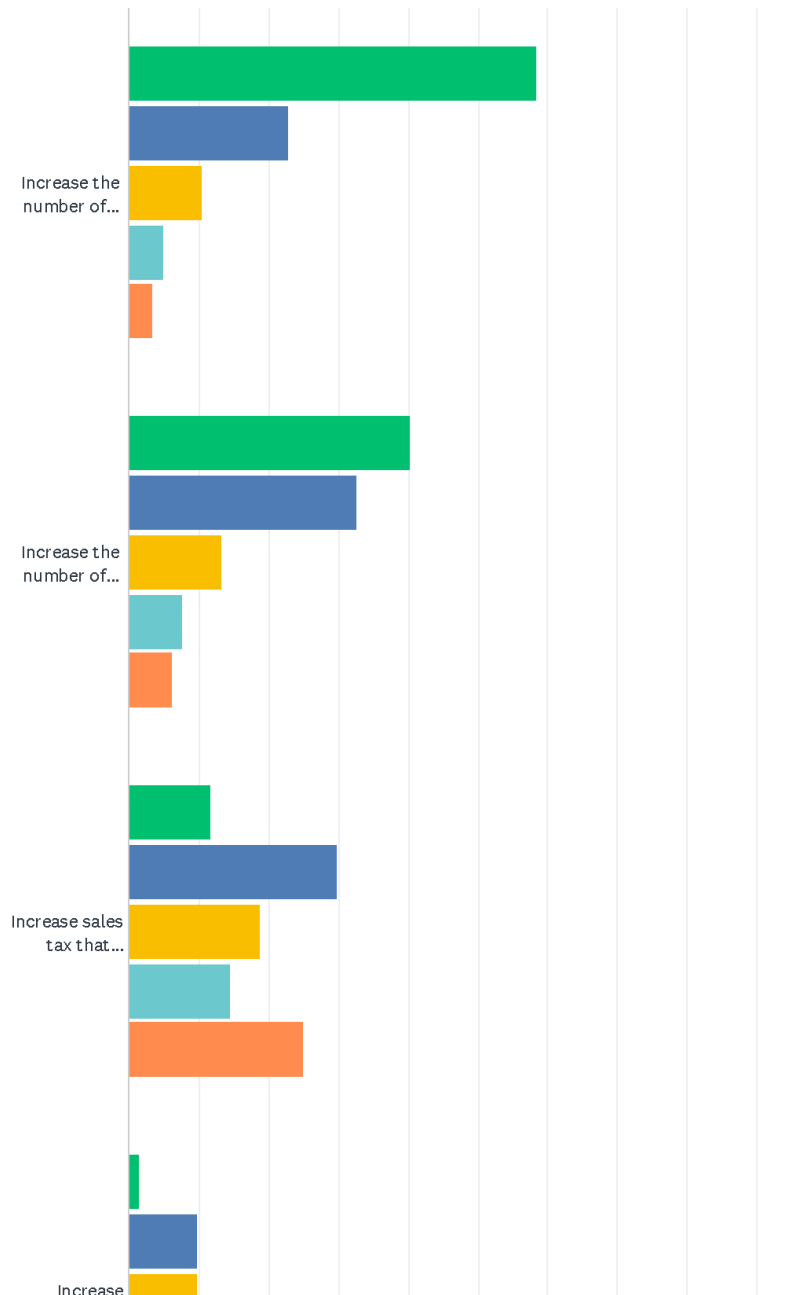
Answered: 144 Skipped: 85



	1	2	3	4	TOTAL	SCORE
Property Taxes	14.58% 21	26.39% 38	26.39% 38	32.64% 47	144	2.23
Other Taxes (like local sales tax)	12.50% 18	39.58% 57	37.50% 54	10.42% 15	144	2.54
State/Federal Government Funds (like grants)	72.22% 104	18.06% 26	6.94% 10	2.78% 4	144	3.60
Fees/Fines	0.69% 1	15.97% 23	29.17% 42	54.17% 78	144	1.63

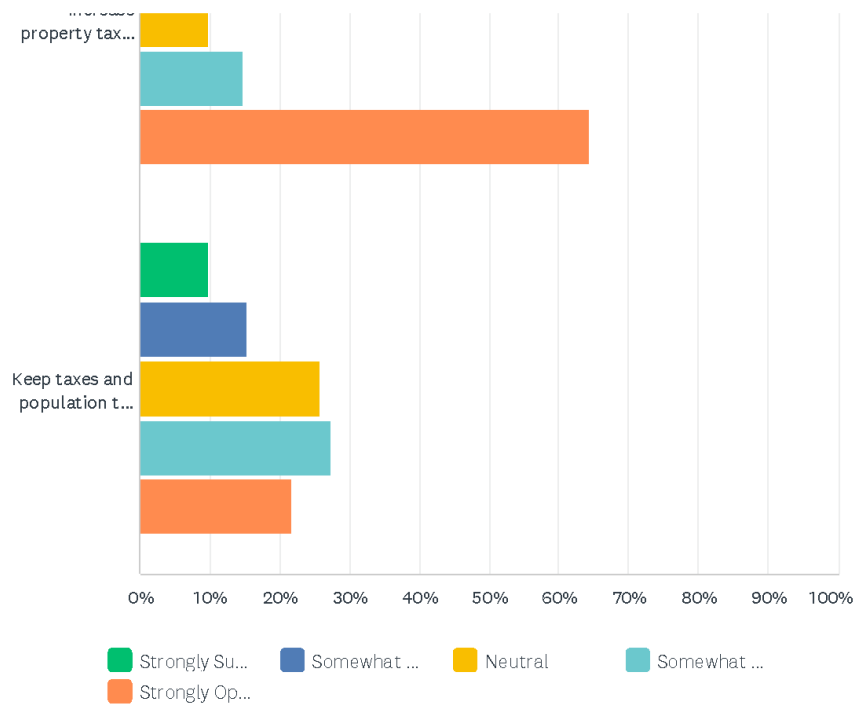
Q12 Increasing revenue can assist the County in providing services and building infrastructure to support economic growth. How much do you support or oppose the following ideas?

Answered: 144 Skipped: 85



Sabine County Economic Development Community Survey

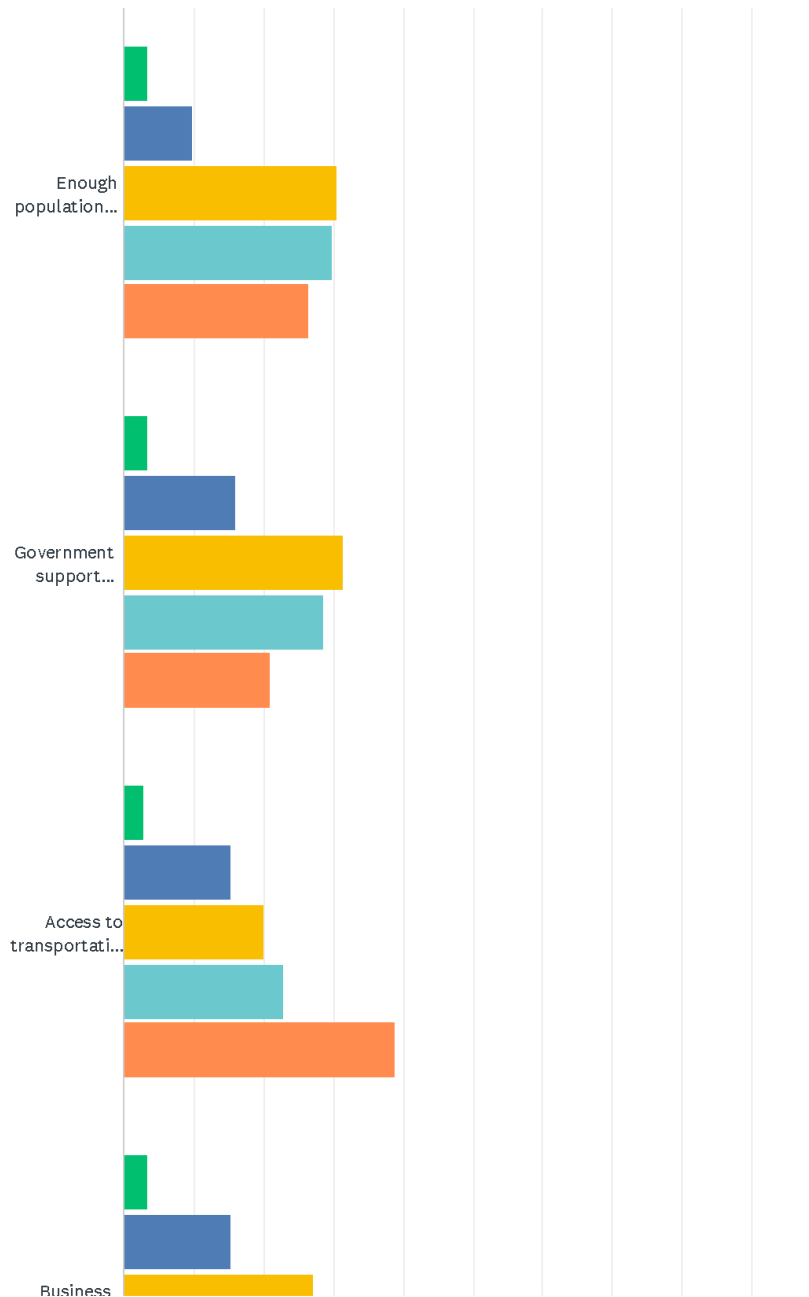
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	STRONGLY SUPPORT	SOMEWHAT SUPPORT	NEUTRAL	SOMEWHAT OPPOSE	STRONGLY OPPOSE	TOTAL
Increase the number of non-residents who visit Sabine County	58.33% 84	22.92% 33	10.42% 15	4.86% 7	3.47% 5	144
Increase the number of residents who live here and would be paying taxes	40.28% 58	32.64% 47	13.19% 19	7.64% 11	6.25% 9	144
Increase sales tax that residents and visitors pay	11.81% 17	29.86% 43	18.75% 27	14.58% 21	25.00% 36	144
Increase property tax that residents pay	1.40% 2	9.79% 14	9.79% 14	14.69% 21	64.34% 92	143
Keep taxes and population the same and limit improvements	9.79% 14	15.38% 22	25.87% 37	27.27% 39	21.68% 31	143

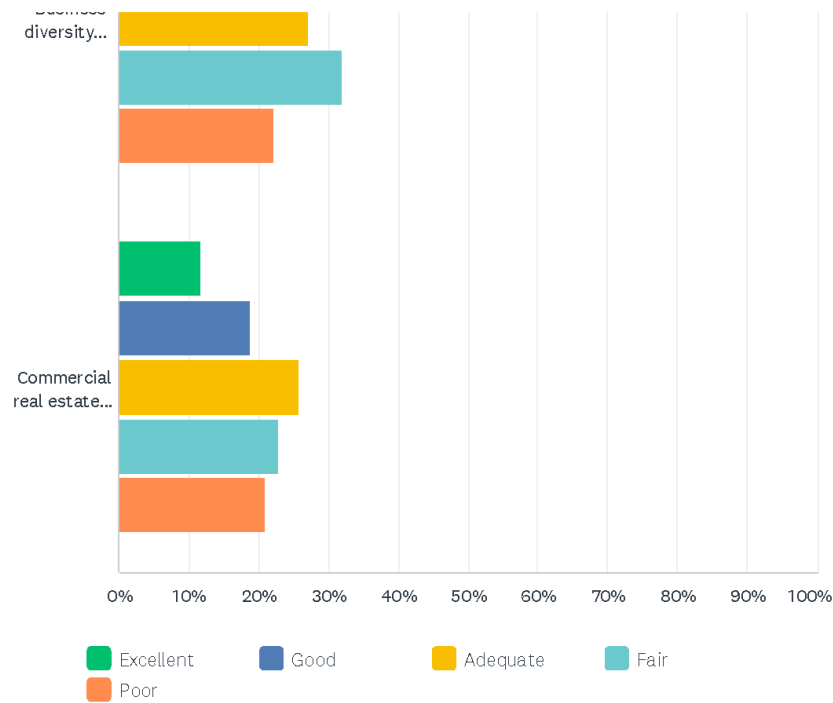
Q13 Many factors contribute to whether or not businesses choose to locate and operate in a community. How would you rate what Sabine County has to offer based on each of the following characteristics?

Answered: 144 Skipped: 85



Sabine County Economic Development Community Survey

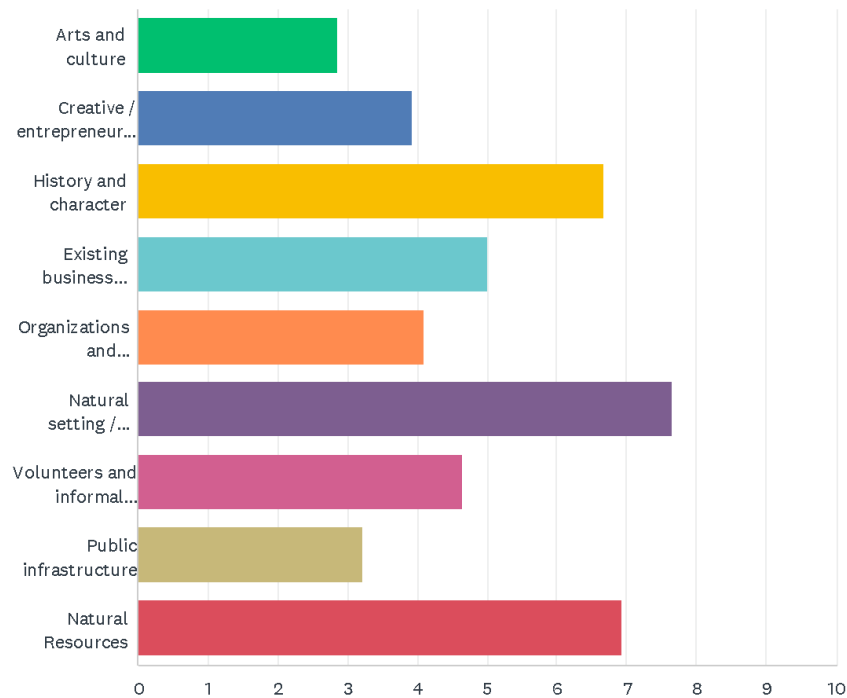
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	EXCELLENT	GOOD	ADEQUATE	FAIR	POOR	TOTAL	WEIGHTED AVERAGE
Enough population (full-time customer base, workforce)	3.47% 5	9.72% 14	30.56% 44	29.86% 43	26.39% 38	144	3.40
Government support (utilities, infrastructure, business services)	3.47% 5	15.97% 23	31.25% 45	28.47% 41	20.83% 30	144	3.26
Access to transportation (movement of goods and materials, employees)	2.78% 4	15.28% 22	20.14% 29	22.92% 33	38.89% 56	144	3.41
Business diversity (businesses as support and customers)	3.47% 5	15.28% 22	27.08% 39	31.94% 46	22.22% 32	144	3.32
Commercial real estate availability (business expansion, new business development)	11.81% 17	18.75% 27	25.69% 37	22.92% 33	20.83% 30	144	3.01

Q14 What are Sabine County's assets? Please rank your choices below, with #1 indicating the County's best asset.

Answered: 144 Skipped: 85



Sabine County Economic Development Community Survey

SurveyMonkey

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Arts and culture	0.69% 1	1.39% 2	3.47% 5	4.86% 7	9.03% 13	13.19% 19	15.97% 23	18.06% 26	33.33% 48	144	2.86
Creative / entrepreneurial population	2.08% 3	2.08% 3	4.17% 6	13.89% 20	16.67% 24	14.58% 21	16.67% 24	22.22% 32	7.64% 11	144	3.92
History and character	18.75% 27	20.83% 30	27.78% 40	11.81% 17	2.78% 4	7.64% 11	4.86% 7	2.08% 3	3.47% 5	144	6.67
Existing business community	5.56% 8	8.33% 12	16.67% 24	14.58% 21	14.58% 21	11.81% 17	12.50% 18	7.64% 11	8.33% 12	144	5.02
Organizations and associations	2.08% 3	2.08% 3	6.94% 10	13.89% 20	20.14% 29	13.89% 20	13.89% 20	16.67% 24	10.42% 15	144	4.09
Natural setting / outdoor activities	45.83% 66	22.22% 32	11.81% 17	4.86% 7	6.94% 10	4.17% 6	2.78% 4	1.39% 2	0.00% 0	144	7.65
Volunteers and informal leaders	2.08% 3	7.64% 11	10.42% 15	18.75% 27	12.50% 18	18.06% 26	11.11% 16	11.81% 17	7.64% 11	144	4.65
Public infrastructure	0.00% 0	2.08% 3	4.86% 7	6.94% 10	12.50% 18	13.89% 20	18.06% 26	15.28% 22	26.39% 38	144	3.22
Natural Resources	22.92% 33	33.33% 48	13.89% 20	10.42% 15	4.86% 7	2.78% 4	4.17% 6	4.86% 7	2.78% 4	144	6.93

6.2 Appendix B: Population Projection Methods

Cohort Extrapolation

Population estimates identify changes to the county's population and provide a benchmark to guide population projections and forecasts. The Texas Demographic Center (TDC) periodically issues population estimates for all incorporated places in the state; the TDC's system provides a baseline for the cohort extrapolation estimate produced as part of this study. The TDC uses the **Cohort-Component Method** to calculate estimates and projections. The basic characteristics of this technique are the use of separate cohorts – persons with one more characteristic – and the separate projection of each of the major components of population change –fertility, mortality, and migration for each of the cohorts. The latest projections employ a migration scenario that assumes a continuation of 2010-2015 rates of age-, sex-, and race/ethnicity-specific rates of migration.

Geometric Extrapolation

The geometric extrapolation model operates on the assumption that the population will change by the same percentage in each future year as the average annual change over the base period (2010-2020).

Linear Regression

Linear regressions attempt to model the relationships between two variables by fitting a linear equation to the observed data. One variable is considered an explanatory variable (time), and the other is considered a dependent variable (population change). Linear regressions help to adjust for short term fluctuations over time to identify longer-term trends.

6.3 Appendix C: Detailed Land Use & Methodology

GrantWorks Inc. conducted a land use analysis in January of 2024. Land use data was collected by using aerial imagery available from the Texas Natural Resources Information System (www.tnris.org), and corroborating data with existing city and ETJ land use studies where available

6.3.1 Land Use Classifications

Table 6.3.A: Land Use Classifications defines the land uses selected to describe property in Sabine County.

Table 6.3.A: Land Use Classifications

Classification	Examples
Agricultural / Undeveloped	Fields, farms, woodlands, open flood plain
Agricultural Processing	Cotton Gin; Grain/Seed Storage; Mills; Feed Lots; Slaughterhouses; Chick or Pig "Factories"; Livestock showing; Peanut Processing
Single-Family Residential	Single-family houses, mobile homes
Multifamily Residential	Duplexes, triplexes, apartments, condominiums
Mixed Use	Apartment over office or store, home occupation with store/office front
Commercial	Stores, daycares, RV parks, mini-storage businesses, offices, including medical offices, and commercial parking lots/facilities
Industrial	Factories, salvage yards, mines, large warehouses, industrial yards and refineries
Institutional	Educational and religious institutions, and hospitals, jails, prisons, and nursing homes, including associated parking lots and recreation/park areas for the institutional use only, Mason's Lodge, Lion's Club, and other related private group centers
Recreational	Developed recreational or open space (public or private), not associated with other uses
Public	Government offices and facilities, water and wastewater facilities, public utilities
ROW	Highway and street right-of-way, railroad right of way
Utility	Private utility, including cell phone towers, electrical stations, transformer stations, etc.
Semi-Developed	Vacant subdivided lots of less than 10 acres in areas with or very near water, sewer, and street infrastructure

6.3.2 Detailed Land Use Tables

Table 6.3.B: City Land Use Tabulation

City Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural Processing	0	0.0002%	0.00001%	0.0002
Airport/Runway	50	2.8%	1.7%	2.3
Cemetery	11	0.6%	0.4%	0.5
Commercial/Retail	133	7.5%	4.5%	6.2
Industrial	420	23.6%	14.1%	19.4
Institutional	167	9.4%	5.6%	7.7
Multifamily	20	1.1%	0.7%	0.9
Public	21	1.2%	0.7%	1.0
Recreation/Open Space	47	2.6%	1.6%	2.2
Right of Way	255	14.3%	8.5%	11.8
Single Family	633.2	35.6%	21.2%	29.2
Utility	19.7	1.1%	0.7%	0.9
Total for Developed Areas	1,777	100.0%	59.6%	82.0
Agriculture/Undeveloped	869	-	29.2%	40.1
Semi-Developed	328	-	11.0%	15.1
Water	7	-	0.2%	0.3
Citywide Total	2,982		100.0%	137.5

Source: GrantWorks, Inc. Observation and Analysis

Note: Values may be rounded to next whole number

Table 6.3.C: ETJ Land Use Tabulation

ETJ Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural Processing	0	0.0%	0.0%	0.0
Airport/Runway	12	2.0%	0.2%	2.1
Cemetery	13	2.2%	0.2%	2.3
Commercial/Retail	27	4.7%	0.4%	4.7
Industrial	89	15.6%	1.3%	15.7
Institutional	29	5.1%	0.4%	5.2
Multifamily	1.4	0.24%	0.020%	0.24
Public	0.01	0.0011%	0.0001%	0.0
Recreation/Open Space	1.2	0.20%	0.017%	0.20
Right of Way	150	26.1%	2.1%	26.4
Single Family	242	42.2%	3.5%	42.7
Utility	9	1.62%	0.13%	1.6
Total for Developed Areas	574	100.0%	8.2%	101.2
Agriculture/Undeveloped	5,902	-	84.7%	1040.9
Semi-Developed	491	-	7.1%	86.7
Water	0	-	0.0%	0.0
ETJ Total	6,967	-	100.0%	1228.8

Source: GrantWorks, Inc. Observation and Analysis

Note: Values may be rounded to next whole number

Table 6.3.D: Unincorporated Land Use Tabulation

Unincorporated Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural Processing	0.02	0.0002%	0.00001%	0.0002
Airport/Runway	184	1.6%	0.0620%	1.6
Cemetery	9	0.076%	0.0030%	0.1
Commercial/Retail	159	1.4%	0.0535%	1.4
Industrial	47	0.407%	0.0159%	0.4
Institutional	97	0.83%	0.0326%	0.9
Multifamily	0	0.0%	0.0%	0.0
Public	1	0.0078%	0.0003%	0.0
Recreation/Open Space	31	0.26%	0.0104%	0.3
Right of Way	358	3.1%	0.1208%	3.2
Single Family	10,714	92.2%	3.6126%	95.8
Utility	23	0.20%	0.0079%	0.2
<i>Total for Developed Areas</i>	<i>11,623</i>	<i>100.0%</i>	<i>3.9%</i>	103.9
Agriculture/Undeveloped	283,756	-	95.67%	2537.2
Semi-Developed	1,206	-	0.4%	10.8
Water	0	-	0.0%	0.0
<i>Unincorporated Total</i>	<i>296,585</i>	<i>-</i>	<i>4256.9%</i>	<i>2651.87</i>

Source: GrantWorks, Inc. Observation and Analysis

Note: Values may be rounded to next whole number.

6.3.3 Detailed Soil Characteristics

Figure 6.3A below depicts the ranking of each soil type (colors), the name of the soil, the range of slope percentage, and special characteristics if applicable.

■ Sawtown very fine sandy loam, 0-2%	■ Latex fine sandy loam, 1-3%	■ Tonkawa fine sand, 8-15%	■ Trawick clay loam, 15-35%
■ Hainesville loamy fine sand, 0-2%	■ Mine or Quarry	■ Darco loamy fine sand, 8-15%	■ Tenaha loamy fine sand, 15-35%
■ Kawah fine sand, 0-2%	■ Alazan fine sandy loam, 0-2%	■ Sacul fine sandy loam, 1-5%	■ Cuthbert gravelly fine sandy loam, 15-35%
■ Gallime-Guyton complex, 0-2%	■ Metcalf-Sawtown complex, 0-2	■ Kirvin gravelly fine sandy loam, 1-5%	■ Cuthbert fine sandy loam, 15-35%
■ Gallime-Alazan Complex, 0-2%	■ Chireno clay loam, 0-2%	■ Kirvin fine sandy loam, 1-5%	■ Geneva silt loam, 15-40%
■ Besner fine sandy loam, 0-2%	■ Alazan-Besner complex, 0-2%	■ Guyton silt loam, 0-1%	■ Guyton-Sawtown complex, mounded
■ Woden fine sandy loam, 0-4%	■ Bernaldo fine sandy loam, 0-3%	■ LaCerde clay loam, 0-5%	■ Owentown fine sandy loam, 0-1%, occasionally flooded
■ Attoyac fine sandy loam, 0-4%	■ Rentzel loamy fine sand, 0-5%	■ Eastwood-Latex complex, 1-3%	■ Laneville loam, 0-1%, occasionally flooded
■ Betis loamy fine sand, 0-8%	■ Alto clay loam, 1-3%	■ Herty loam, 1-3%	■ Iulus fine sandy loam, 0-1%, occasionally flooded
■ Tonkawa fine sand, 0-8%	■ Gallime very fine sandy loam, 1-3%	■ Corrigan fine sandy loam, 1-5%	■ Hannahatchee loam, 0-1%, occasionally flooded
■ Kurth fine sandy loam, 1-3%	■ Nacogdoches clay loam, 1-5%	■ Rosenwall fine sandy loam, 1-5%	■ Dreka loam, 0-1%, frequently flooded
■ Tenaha loamy fine sand, 1-5%	■ Hallsummit fine sandy loam, 1-5%	■ Eastwood very fine sandy loam, 1-5%	■ Mollville-Besner complex, 0-1%, frequently ponded
■ Smithdale sandy loam, 1-5%	■ Nacogdoches fine sandy loam, 1-5%	■ Raylake clay, 1-5%	■ Mattex-Iulus complex, 0-1%, frequently flooded
■ Libert loamy fine sand, 1-5%	■ Bub clay loam, 2-5%	■ Naclina clay loam, 1-5%	■ Mattex clay loam, 0-1%, frequently flooded
■ Letney loamy sand, 1-5%	■ Kirvin soils, 2-8%	■ Moswell loam, 1-5%	■ Laneville loam, 0-1%, frequently flooded
■ Lovelady loamy fine sand, 1-5%	■ Austonio fine sandy loam, 5-12%	■ Etoile loam, 1-5%	■ Iulus fine sandy loam, 0-1%, frequently flooded
■ Grapeland loamy fine sand, 1-5%	■ Cuthbert gravelly fine sandy loam, 5-15%	■ Rosenwall fine sandy loam, 5-15%	■ Pophers silt loam, 0-1%, frequently flooded
■ Bowie fine sandy loam, 1-5%	■ Cuthbert gravelly clay loam, 5-15%	■ Raylake clay loam, 5-15%	■ Tuscosso clay loam, 0-1%, frequently flooded
■ Darco loamy fine sand, 1-8%	■ Trawick gravelly clay loam, 5-15%	■ Rayburn loam, 5-15%	■ Water
■ Lovelady loamy fine sand, 5-8%	■ Tenaha loamy fine sand, 5-15%	■ Naclina clay, 5-15%	
■ Penning-Kurth complex, 0-2%	■ Letney loamy sand, 5-15%	■ Moswell loam, 5-15%	
■ Sawlit fine sandy loam, 0-3%	■ Tehran loamy sand 5-15%	■ Etoile fine sandy loam, 5-15%	
	■ Cuthbert fine sandy loam, 5-15%	■ Eastwood very fine sandy loam, 5-15%	
		■ LaCerde clay loam, 5-15%	
		■ Kisatchie loam, 5-15%	
		■ Eastwood very fine sandy loam, 5-20%	

Figure 6.3.A: Detaild Soil Characteristics

