CASE STUDY



EXECUTIVE SUMMARY

Carr Lane Manufacturing Company is a leading provider of tooling components, industrial parts, and fixtures, offering over 100,000 products, most of which are made in the USA.

The company's move from Austin to Elgin, Texas, highlights the benefits of relocating manufacturing operations to a fast-growing area outside of Travis County. With its prime location along major highways and an efficient permitting process from the Elgin Economic Development Corporation (EDC), the project has become a great example of successful growth and effective project management.

Elgin Business Park provides several advantages, including fast-track permitting, opportunities for tax incentives through both an Opportunity Zone and a Triple Freeport Zone, and a new business park equipped with all utilities, including sufficient water capacity. This case study takes a closer look at Carr Lane's transition and shows how Elgin is an attractive option for businesses looking to grow and expand.

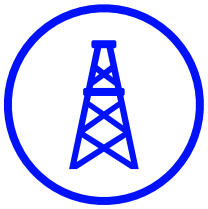
CASE STUDY



IDEALLY LOCATED



90 DAY PERMIT



UTILITIES TO SITE

KEY BENEFITS FOR CARR LANE TO MOVE TO ELGIN BUSINESS PARK

LOCATION - Elgin's prime location provided Carr Lane with several key advantages, particularly its proximity to major manufacturers like Tesla and Samsung. Situated just 12–15 minutes from these industry hubs, the site offers seamless access via backroads and highways, bypassing Austin's heavy traffic congestion. This accessibility has not only attracted regional talent but also significantly reduced commute times for employees, many of whom were already living in rural areas. The move positioned Carr Lane within an affordable, growing community, ensuring long-term workforce sustainability. Additionally, Elgin Independent School District has expanded its Career and Technical Education programs in response to the demand for skilled labor, creating a pipeline of local talent for businesses like Carr Lane.

EXPEDITED PERMITS - A major advantage of this project was the expedited permitting process. By the time construction began, all necessary permits were secured, and essential utility improvements were in place. The collaboration between the City of Elgin and the Elgin Economic Development Corporation (EDC) ensured a smooth, efficient process, minimizing delays. With key infrastructure—including a 12-inch waterline and engineered roads—already established, the site was truly shovel-ready, allowing Carr Lane to accelerate its operational timeline.

UTILITIES AND INFRASTRUCTURE - Elgin Business Park was intentionally designed to attract high-quality industrial employers by incorporating essential infrastructure tailored to their needs. The park features three-phase power, city water and wastewater services, and fiber internet, all seamlessly integrated into a newly constructed roadway system. These enhancements created an ideal, turnkey environment for businesses looking to establish operations quickly and efficiently. Since Carr Lane's relocation and the addition of other industrial users, Innovation Road has been completed up to the roundabout and continues to expand northward, further enhancing connectivity and accessibility.