

# North Texas Transit-Oriented Development Inventory



## Summary and Methodology

The North Texas Transit-Oriented Development (TOD) Inventory is an identification of developments at the property or building level in the half-mile radius of Dallas Area Rapid Transit, Denton County Transportation Authority, or Trinity Metro rail transit stations. It is intended to serve as a regional resource for TOD planning evaluation and provides examples of implementation. An initial draft of the inventory was completed in 2021 with an update in 2024 by North Central Texas Council of Governments (NCTCOG) staff using the process described below.

### Methodology

Potential TODs were identified through staff observation and consideration of the following TOD characteristics:

- **Location:** The TOD is located within a half mile of regional rail stations.
- **Timing:** The development was constructed within the planning timeframe for the transit project (generally five years but longer when documented, such as the TEXRail project with station area planning occurring around 2007 but actual construction in 2019). Projects under construction in 2024 are included with a Status of “Under construction” in the layer.
- **Form/Density:** The development has building placement with minimal setback and density giving it an overall urban or pedestrian-friendly form upon initial observation.

Developments that may not meet TOD form and density requirements but are known to have been planned with TOD intent are also included in the inventory. Additionally, older buildings that have been retrofitted from historic or existing structures with a goal of making them more transit-oriented are included and noted as retrofits. Additional criteria added in 2024 includes minimum size requirements to qualify for the TOD Inventory. Commercial buildings must be over 5,000 square feet and at least two stories tall. Residential sites must have at least ten units and be three stories or higher with a design score of 15. Residential locations within a quarter mile of stations meeting the design criteria may be under the required ten units.

Developments within Downtown Dallas and Downtown Fort Worth have been excluded under the assumption of historic central business districts being transit-oriented prior to transit. Other areas that have a historically walkable design may not have every building identified as TOD since most developed prior to modern transit service. This is discussed further in the “Historic TOD Walkable Places” section of this report.

A new identification criterion added in 2024 is affordable housing units in a development. Affordable housing can support transit ridership and data on these units will support continued TOD analysis. More on how NCTCOG gathered and included this data is provided in the “Affordable and Public TOD Housing” section.

Finally, after identifying TODs, it is recognized some in this inventory may be more or less “transit-oriented” as compared to an ideal definition of a TOD and be uniquely built to North Texas context. “Ideal” TOD criteria were developed from a summary of national transit-oriented and pedestrian-oriented design guidelines, including *Pedestrian and Transit-Oriented Design*<sup>1</sup> and *The ITDP TOD Standard*.<sup>2</sup> More on how TOD design was evaluated is provided in the “Scoring of TOD Design” section.

### Historic TOD Walkable Places

Historic TOD walkable places are pedestrian-oriented areas within the Dallas Fort-Worth region that were built before the establishment of rail transit stations. The location of the historic walkable districts in station areas’ half-mile radii was determined using historical aerial imagery of the region prior to 1990. Many of the buildings with these districts were developed such as in the early 1900s.

The name and location of these districts can be identified by the layer “TOD Historic Walkable Places” in the online GIS TOD Inventory Map. These sites were mapped to help provide additional context behind the identification of TOD Developments. While these historic walkable places may conform to the site design criteria of TODs, the districts predate the creation of modern rail transit and have been excluded from the inventory. They are also mapped to help evaluate possible influence on the walkability and overall transit-orientation of each station area.

There are seventeen unique historic walkable places within a half-mile radius of 24 rail transit stations. The City of Dallas contains five historic TOD walkable districts, and both the City of Fort Worth and the City of Irving contain two historic walkable places. The seventeen historic walkable places are indicated in Table 1.

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<sup>1</sup> Bartholomew, K., Ewing, R. H. (2013). *Pedestrian- & Transit-oriented Design*. United States: Urban Land Institute.

<sup>2</sup> Institute for Transportation & Development Policy. (2017) *ITDP TOD Standard*. 3<sup>rd</sup> ed. <https://www.itdp.org/publication/tod-standard/>

**Table 1: Historic Walkable Places**

<b>Name</b>	<b>City</b>
Downtown Carrollton	Carrollton
Downtown Dallas	Dallas
Uptown	Dallas
Deep Ellum	Dallas
Cedars Dallas South Side	Dallas
Expo Park	Dallas
Downtown Denton	Denton
Downtown Fort Worth	Fort Worth
Near Southside	Fort Worth
Downtown Garland	Garland
Grapevine Main Street	Grapevine
Downtown Irving	Irving
Las Colinas Urban Center	Irving
Old Town Lewisville	Lewisville
Downtown Plano	Plano
Downtown Rowlett	Rowlett
SMU / Snider Plaza	University Park

## Affordable and Public TOD Housing (NEW for 2024)

Affordable housing locations were also mapped for the half-mile radius based on various data sources related to funding. NCTCOG evaluated the sources listed in Table 2 to identify affordable housing locations.

**Table 2: Affordable Housing Source and Description**

<b>Affordable Source Short Name for ArcGIS</b>	<b>Description of Source</b>
TIF	Dallas Tax Increment Financing Districts
LIHTC	Department of Housing and Urban Development (HUD) Low Income Housing Tax Credit
DHOF	City of Dallas Housing Opportunity Fund
TCAP	Texas Department of Housing and Community Affairs (TDHCA) Texas Credit Assistance Program
PFC	Public Facilities Corporation
DHFC	Dallas Housing Finance Corporation
BOND	HUD Section 108 Financing
Grapevine HA	Grapevine Housing Authority
Dallas HA	Dallas Housing Authority
Denton HA	Denton Housing Authority
FW HS	Fort Worth Housing Solutions

The locations with affordable units in the TOD Inventory can be identified by the number of designated affordable units under “LI Units” (Low-Income Units) and their funding source identified in the “Source” column in the online GIS data layer.

These sites were mapped to help evaluate the relationship between affordability and transit ridership. The affordable and public housing sites may not conform to the site design criteria of TODs. A detailed list of TOD design criteria used to review North Texas transit-orientation patterns and examples are described in Table 3.

The United States Housing and Urban Development department’s HOME program is not included in this affordable housing inventory. While it is the largest block grant program for affordable housing, it was not included due to difficulty of tracking projects and frequent use of HOME funds for lower density housing such as single-family homes that do not meet TOD criteria.

## Scoring of TOD Design

**Table 3: TOD Design Criteria**

TOD Design Criteria	Description
<b>Façade and Architecture</b>	<ul style="list-style-type: none"> <li>• Articulation and texture of physical elements are dynamic and human scaled</li> <li>• Multiple windows/transparency</li> <li>• Generally, not fenced off</li> </ul>
<b>Streetscapes</b>	<ul style="list-style-type: none"> <li>• Wide sidewalks</li> <li>• Limited driveway interruptions</li> <li>• Sidewalk is buffered by trees/landscaping in context to roadway</li> <li>• Has street trees, lighting, and vertical elements</li> <li>• Good streetscape on most sides of development with pedestrian access</li> </ul>
<b>Entrances</b>	<ul style="list-style-type: none"> <li>• Entrances are oriented to the station or pedestrian paths</li> <li>• Create multiple points of access to the building as needed</li> <li>• Have visible paths of entry</li> <li>• Pedestrian entrance is easy to find and architecturally distinct from the rest of façade</li> </ul>
<b>Setback</b>	<ul style="list-style-type: none"> <li>• Minimal setbacks</li> <li>• Setback area used for enhanced pedestrian experience appropriate to context</li> </ul>
<b>Parking Design</b>	<ul style="list-style-type: none"> <li>• Off-street parking is garage parking or behind building/screened from pedestrian street frontages</li> <li>• Does not occupy a large portion of lot</li> <li>• Driveways present minimal pedestrian conflict</li> </ul>
<b>Connectivity and Sidewalks</b>	<ul style="list-style-type: none"> <li>• Connected to station</li> <li>• Sidewalks are continuous around the development and connect to pedestrian entrances</li> <li>• Connect to the existing adjacent pedestrian network</li> <li>• Free from barriers and significant quality issues</li> <li>• Developments include safe crossing infrastructure for pedestrians, where possible</li> </ul>
<b>Density</b>	<ul style="list-style-type: none"> <li>• Generally, 3 stories or more</li> <li>• Estimated FAR is generally greater than or equal to 1</li> </ul>

Developments were scored for how well they met the “ideal” TOD criteria on scale of 3 to 1:

### Score

<b>3 - best</b>	Meets all noted elements of a design criterion
<b>2</b>	Meets some elements of a design criterion
<b>1 - worst</b>	Meets few or none of the elements of a design criterion

Each criterion was scored separately such that buildings may have good setbacks but at the same time score low for density. All seven scores were totaled to provide a “TOD Score” where a score of 21 would indicate a development meeting the national criteria definition. The list of TODs and their score details are included in the Appendix and online in the interactive map at [www.NCTCOG.org/TOD](http://www.NCTCOG.org/TOD).

## Findings

Within a half mile of the region’s 83 existing stations and six under-construction Silver Line Stations (excluding Dallas-Fort Worth International Airport terminal stations), 359 sites were determined to meet the density, form, and building age requirements – qualifying them as TODs. Fifty-seven new sites were built between 2021 and 2024.

Thirteen sites are currently identified as under construction, three of which are commercial, one is mixed-use, and the remaining nine are residential. These sites were not scored for TOD design criteria in 2024 and will be tracked for update as developments complete construction. Appendix A provides a complete list of TODs.

Within the half-mile radius, there are 50 developments with a total of 4,988 designated affordable or public housing units identified by NCTCOG. Only 13 of the affordable housing sites have transit-oriented design; the rest are included because they are close to transit. Among the many funding sources used to identify affordable housing, the three largest are LIHTC, local housing authorities, and Dallas TIF districts, funding 30, 14, and 13 developments respectively. Due to a wide level of variety in the types and sources of funding and designating affordable housing, NCTCOG does not consider its inventory of affordable and public housing to be comprehensive but rather an important sample indicator covering most TOD housing units in the region. A list of affordable and public housing TODs is available in Appendix 2.

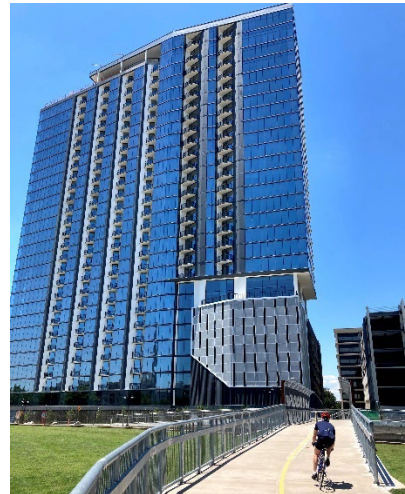
## Top Scoring TODs

Based on NCTCOG staff's evaluation, 52 of the qualifying TODs met all standard national TOD design criteria. Three examples are highlighted below. A list of all TODs with the highest score can be found in Appendix 3.



Mustang Station  
Apartments, built 2015  
Farmers Branch Station

EastLine Dallas  
Mixed-Use, built 2021  
SMU/Mockingbird Station



Harvest Hall  
Mixed-Use, built 2019  
Grapevine Main Street Station

## Examples of Scores 1 and 3 for each Design Criteria

### Façade and Architecture

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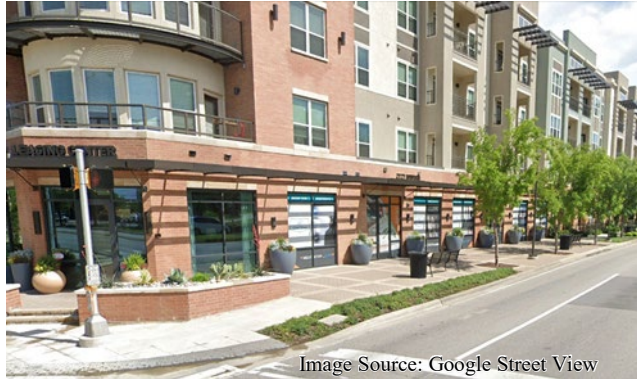
Score Description

3 Articulation and texture of physical elements are dynamic and human scaled

Multiple windows/transparency

Generally, not fenced off

Example



1 Limited human-scaled texture or physical variation (blank, flat walls)

Few to no windows

Has a restrictive fence





## Streetscapes

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Score Description

3 Wide sidewalks

Limited driveway interruptions

Sidewalk is buffered by trees/landscaping in context to roadway

Has street trees, lighting, and vertical elements

Good streetscape on most sides of development with pedestrian access

Example



1 Narrow sidewalks

Lack of buffer from larger street

Lack of street trees, lighting

Good streetscape on only one or two sides/limited section of development



## Entrances

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Score Description

- 3 Entrances are oriented to the station or pedestrian paths
- Create multiple points of access to the building as needed
- Have visible paths of entry
- Pedestrian entrance is easy to find and architecturally distinct from rest of façade

Example



- 1 Entrance is in /facing a parking lot
- Not generally oriented towards pedestrians traveling from the station
- Limited number of entrances
- Pedestrian entrance is difficult to find and blends in with façade



## Setback

Score Description

3 Minimal setbacks

Setback area used for enhanced pedestrian experience appropriate to context

Example



1 Larger setback, over 10 feet

Setback area not programmed with pedestrian amenities or appropriate context



## Parking Design

### Score Description

- 3 Off-street parking is garage parking or behind building/screened from pedestrian street frontages

Does not occupy a large portion of lot

Driveways present minimal pedestrian conflict

### Example



- 1 Off-street parking is a surface lot



Parking is in front of building and visible from pedestrian street frontages

Occupies a large portion of lot

Driveways present conflicts with pedestrians



## Connectivity and Sidewalks

Score	Description	Example
3	<p>Connected to station</p> <p>Sidewalks are continuous around the development and connect to pedestrian entrances</p> <p>Connect to the existing adjacent pedestrian network</p> <p>Free from barriers and significant quality issues</p> <p>Developments include safe crossing infrastructure for pedestrians, where possible</p>	 <p>Image Source: Google Street View</p>
1	<p>Not fully connected to station</p> <p>Sidewalks are not continuous around development and/or disconnected from pedestrian entrances</p> <p>Disconnected from existing neighborhood sidewalk network</p> <p>Have barriers or significant quality issues</p> <p>Safe crossings infrastructure to development is minimal or non-existent</p>	 <p>Image Source: Google Street View</p>

# Density

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Score Description Example

3 Generally, three stories or more  
Estimated FAR must be greater than or equal to 1



1 Generally, two stories or less  
Estimated FAR is less than 1



## Appendices

# APPENDIX 1

## TOD Inventory Full List (2024)

(Arranged alphabetically by city, then station area, then by TOD score)

Abbreviations		Criteria		Abbreviations		Criteria	
Fac		Façade and Architecture		Prk		Parking Design	
Sts		Streetscapes		C&S		Connectivity and Sidewalks	
Ent		Entrances		Den		Density	
Stb		Setback					

Name	Address	Land Use Class	Mixed Use	Year Built	Retrofit	Fac	Sts	Ent	Stb	Prk	C&S	Den	TOD Score
<b>Addison</b>													
<i>Addison</i>													
AMLI Addison	15250 Quorum Dr	Apartment	No	2020	No	3	3	3	3	3	3	3	21
MMA Addison Circle	5009 Addison Cir	Apartment	Yes	2003	No	3	3	3	3	3	3	3	21
Aventura Condominiums	5055 Addison Cir	Condominium	No	2003	No	3	3	3	3	3	3	3	21
Cortland Addison Circle Building 1	15777 Quorum Dr	Apartment	Yes	2009	No	3	3	3	3	3	3	3	21
Townhomes of District A	5018 Parkview Pl	Townhomes	No	2008	No	3	3	3	3	3	3	3	21
Meridian Square Condos	5005 Meridian Ln	Condominium	No	2021	No	3	3	3	3	3	3	3	21
Meridian Square	5026 Meridian Ln	Townhomes	No	2015	No	3	3	3	3	3	3	3	21
Allegro Addison Circle II	15750 Allegro Pl	Apartment	Yes	2009	No	3	3	3	3	3	3	3	21
Allegro Addison Circle I	15750 Spectrum Dr	Apartment	No	2009	No	3	3	3	3	3	3	3	21
Two Addison Circle	15725 Dallas Pkwy	Multi-Tenant	No	2009	No	3	3	3	3	3	3	3	21
MAA Addison Circle Building 8	5060 Addison Circle	Apartment	Yes	2003	No	3	3	3	3	3	3	3	21
MAA Addison Circle Building 7	15505 Lewis Place	Apartment	Yes	2003	No	3	3	3	3	3	3	3	21
MAA Addison Circle Building 6	15575 Lewis Place	Apartment	Yes	2003	No	3	3	3	3	3	3	3	21



MAA Addison Circle Building 4	5035 Addison Circle	Apartment	Yes	2003	No	3	3	3	3	3	3	3	21
MAA Addison Circle Building 1	15610 Witt Place	Apartment	Yes	2001	No	3	3	3	3	3	3	3	21
MAA Addison Circle Building 2	15625 Witt Place	Apartment	Yes	2001	No	3	3	3	3	3	3	3	21
MAA Addison Circle Building 3	4981 Morris Ave	Apartment	Yes	2003	No	3	3	3	3	3	3	3	21
MAA Addison Circle Building 9	4901 Morris Ave	Apartment	No	2003	No	3	3	3	3	3	3	3	21
MAA Addison Circle Building 10	4851 Morris Ave	Apartment	No	2003	No	3	3	3	3	3	3	3	21
Courtland Addison Circle Building 2/3/4	15779 Quorum Dr	Apartment	No	2009	No	3	3	3	3	3	3	3	21
Allegro Addison Phase II	15750 Allegro Pl	Apartment	No	2013	No	3	3	3	3	3	3	3	21
Addison Circle One	15601 Dallas Pkwy	Multi-Tenant	No	1999	No	3	3	3	3	2	2	3	20
Western International	15275 Quorum Dr	Single-Tenant	No	2019	No	3	3	2	3	2	3	1	17
Jefferson Addison Heights*	4800 Airport Pkwy	Apartment	No	0	No	0	0	0	0	0	0	0	0
One Addison Place*	4900 Arapaho Rd	Multi-Tenant	Yes	0	No	0	0	0	0	0	0	0	0

### Carrollton

#### Downtown Carrollton

Lux on Main	1011 S Main St	Apartment	Yes	2018	No	3	3	3	3	3	3	3	21
Olympus on Broadway	1415 S Broadway St	Apartment	Yes	2019	No	3	3	3	3	3	3	3	21
Union at Carrollton Square	1111 S Main St	Apartment	Yes	2012	No	3	3	3	3	3	3	2	20
The Switchyard	1199 N Broadway St	Apartment	Yes	2018	No	3	3	2	3	2	2	3	18
Thomas Place	1025 Thomas Place	Townhome	No	2021	No	3	3	3	2	3	2	2	18

#### North Carrollton/Frankford

Trails at Frankford Station	1600 W Frankford Rd	Apartment	No	2024	No	3	2	3	3	2	3	3	19
Frankford Station Apartments	1700 W Frankford Rd	Apartment	No	2020	No	3	2	2	1	1	2	2	13

The Flats at Frankford Station	1652 W Frankford Rd	Apartment	No	2015	No	2	1	2	1	1	1	2	10
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*Trinity Mills*

EVIVA Trinity Mills Station*	1415 Sunrise Ave	Apartment	Yes	0	No	0	0	0	0	0	0	0	0
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**Dallas**

*8th & Corinth*

Fiji Lofts	301 S Corinth St Rd	Apartment	No	2024	No	3	3	2	3	3	1	3	18
Sphinx at Fiji	1596 Fiji St	Townhome	No	2017	No	3	2	3	1	2	2	1	14
Fiji Senior Villas	201 Fran Way	Senior Living Facilities	No	2010	No	2	1	2	1	1	1	2	10

*Baylor*

Indie Deep Ellum	2900 Canton St	Apartment	Yes	2019	No	3	2	3	3	3	3	3	20
The Case Building	3131 Main St	Apartment	No	2016	No	2	3	3	3	2	3	3	19
The Stack Deep Ellum	2700 Commerce St	Multi-Tenant	Yes	2021	No	3	1	3	3	2	3	3	18
Broadstone Ambrose	2901 Indiana St	Apartment	Yes	2007	No	1	2	2	3	3	3	3	17
The Crosby	400 S Hall St	Apartment	No	2019	No	2	2	2	2	2	3	3	16
Gaston Ave Medical Building	3417 Gaston Ave	Medical	Yes	2017	No	3	2	3	3	1	2	2	16
Home2Suites Baylor Scott & White	3301 Gaston Ave	Hotel	No	2017	No	2	2	1	1	3	1	2	12
American Cancer Society- Gene and Jerry Jones Family Hope Lodge	210 N Hall St	Apartment	No	2019	No	2	1	2	1	1	2	2	11
2800 Taylor Street Apartments*	2800 Taylor St	Apartment	No	0	No	0	0	0	0	0	0	0	0

*Camp Wisdom*

New Singing Hills Recreation Center	6805 Patrol Way	Community Center	No	2021	No	3	3	2	2	2	3	1	16
Magnolia Trace Senior Community	2111 Crouch Rd	Senior Living Facilities	No	2011	No	2	2	3	2	2	2	2	15

*Cedars Station*

South Side Flats by Jefferson	1210 S Lamar St	Apartment	Yes	2015	No	3	3	3	3	3	3	3	21
The Beat	1001 Belleview St	Condominium	No	2007	No	2	2	3	3	3	3	3	19
The Belleview	1400 Belleview St	Apartment	No	2014	No	3	3	3	2	3	2	3	19

DCCCD Office Bldg	1601 Botham Jean Blvd	Education Administration	No	2009	Yes	3	2	3	3	2	3	2	18
South Side on Lamar	1409 S Lamar St	Apartment	Yes	2000	Yes	2	3	3	2	2	3	3	18
Nylo Hotel Dallas South Side	1325 Botham Jean Blvd	Hotel	No	2012	Yes	2	2	3	3	2	3	2	17
Digit 1919	1919 S Akard St	Apartment	No	2017	No	2	2	2	3	2	3	2	16
Dallas Police Headquarters	1400 Botham Jean Blvd	Police	No	2001	No	3	2	1	1	2	3	3	15
Browder Park Place	1815 Browder St	Townhome	No	2015	No	1	1	2	3	3	2	3	15
Southside Place	918 Powhattan St	Subdivision	No	2019	No	1	2	2	2	3	3	2	15
Miller's Ferry Row	1823 S Ervay St	Townhome	No	2007	No	3	1	3	2	3	2	1	15
Buzz Lofts	1111 S Akard St	Condominium	No	2007	No	2	2	1	2	2	2	3	14
Cedars Corners	1114 S Akard St	Apartment	No	2019	Yes	1	1	3	3	2	3	1	14
Southside Ballroom	1135 S Lamar St	Specialized Retail	No	2003	Yes	1	2	2	3	2	2	1	13
Urban Lofts	1203 Urban Lofts Dr	Townhome	No	2007	No	1	1	1	2	2	1	3	11
Mckee Street Townhomes	1203 Silver Mill Dr	Townhome	No	2017	No	1	1	1	2	2	1	2	10

*Cityplace/Uptown*

West Side at State Thomas	2411 N Hall St	Townhome	No	2007	No	3	3	3	3	3	3	3	21
Flats at the Sawyer	3636 McKinney Ave	Apartment	Yes	2006	No	3	3	3	3	3	3	3	21
Lennox West Village	3700 Cole Ave	Apartment	Yes	2002	No	3	3	3	3	3	3	3	21
Residences at the Grove	3330 Oak Grove Ave	Apartment	No	2021	No	3	3	3	3	3	3	3	21
Thomas Ave	3200 Thomas	Townhome	No	2007	No	2	3	3	3	3	3	3	20
Manchester State Thomas	3108 State St	Townhome	No	2000	No	2	3	3	3	3	3	3	20
Modera Howell	3400 Howell St	Apartment	No	2019	No	3	2	3	3	3	3	3	20
Post Coles Corner	3096 N Hall St	Apartment	Yes	1996	No	2	3	3	3	3	3	3	20
Canopy By Hilton Dallas Uptown	2950 Cityplace W Blvd	Hotel	No	2019	No	3	2	3	3	3	3	3	20
Post Katy Trail	3223 Lemmon Ave	Apartment	Yes	2009	No	3	3	2	3	3	3	3	20
3700M	3700 McKinney Ave	Condominium	Yes	2014	No	3	2	3	3	3	3	3	20

The Mondrian Cityplace	3000 Blackburn St	Apartment	Yes	2003	No	3	2	3	3	3	3	3	20
Lofts at the Sawyer	3839 McKinney Ave	Apartment	Yes	2006	No	3	2	3	3	3	3	3	20
Post Heights	3015 State St	Apartment	No	1998	No	2	2	3	3	3	3	3	19
M-Line Tower	3200 McKinney Ave	Apartment	No	2018	No	3	2	3	2	3	3	3	19
Alara Uptown	2990 Blackburn St	Apartment	No	2011	No	2	2	3	3	3	3	3	19
Valencia at West Village	3815 Haskell Dr	Townhome	No	2006	No	3	2	3	2	3	3	3	19
Jefferson Innova	2781 N Carroll Ave	Apartment	No	2022	No	3	3	2	3	3	2	3	19
McKinney Uptown	3324 McKinney Ave	Apartment	No	2002	No	2	2	2	3	3	3	3	18
Oakwood Dallas Uptown	2901 Cityplace W Blvd	Apartment	No	2002	No	2	2	2	3	3	3	3	18
Ardan	2975 Blackburn St	Apartment	No	2018	No	3	2	1	3	3	3	3	18
The Monterey by Windsor	3930 McKinney Ave	Apartment	No	2007	No	2	2	3	2	3	3	3	18
Portobello by the Creek	3312 Blackburn St	Townhome	No	1997	No	3	2	3	2	3	3	2	18
Hall/Howell	3463 Howell St	Townhome	No	2004	No	3	1	3	2	3	2	3	17
One Oak Grove	3411 Oak Grove Ave	Apartment	No	2016	No	2	2	2	2	3	3	3	17
Cityplace Heights	4030 N Central Expy	Apartment	No	2012	No	2	2	2	3	3	2	3	17
Cityplace II	2711 N Haskell Ave	Specialized Retail	Yes	2009	No	1	1	3	2	3	3	3	16
L2 Uptown	2828 Lemmon Ave E	Apartment	No	2013	No	1	2	2	2	2	3	3	15
The Richards Group	2801 N Central Expy	Single Tenant	No	2013	No	2	2	2	2	2	2	3	15
2660 at Cityplace	2660 N Haskell Ave	Apartment	No	2011	No	2	2	2	2	2	2	2	14
Roseland Gardens	2255 N Washington Ave	Senior Living Facilities	No	2002	No	2	1	1	1	2	3	3	13
Gables Turtle Creek Cityplace	3711 Cole Ave	Apartment	No	1995	No	1	2	2	2	2	2	2	13
Travis Terrace	3900 Travis St	Townhome	No	2000	No	2	2	2	1	1	2	3	13

Loft + Row	2110 N Peak St	Apartment	No	2014	No	1	1	2	1	2	2	3	12
The Grand at Turtle Creek	3303 Blackburn St	Condominium	No	2003	No	2	1	1	1	3	1	3	12
The Oliver*	2750 N Haskell Ave	Condominium	Yes	2024	No	0	0	0	0	0	0	0	0

*Deep Ellum*

The Hamilton at the Epic	2525 Elm St	Apartment	No	2020	No	3	3	3	3	3	3	3	21
Pittman Hotel at The Epic	2524 Pacific Ave	Hotel	No	2020	Yes	2	3	3	3	3	3	3	20
The Gabriella	718 Cantegral St	Apartment	No	2021	No	3	2	2	3	3	3	3	19
The Epic Office	2550 Pacific Ave	Multi-Tenant	Yes	2022	No	2	3	3	3	2	3	3	19
Epic II	2500 Pacific Ave	Multi-Tenant	Yes	2022	No	2	3	3	3	2	3	3	19
Live Oak	2502 Live Oak St	Condominium	No	1998	No	1	1	2	3	3	3	3	16
Elan City Lights	2627 Live Oak St	Apartment	No	2015	No	2	2	1	2	2	3	3	15

*Fair Park*

The Willow	3900 Commerce St	Apartment	No	2023	No	3	3	3	3	3	1	3	19
Urban Woods on Commerce	3819 Commerce St	Townhome	No	2003	No	1	2	2	2	3	3	3	16

*Hatcher*

Hatcher Gardens Senior Apartments	4002 Elsie Faye Heggins St	Apartment	No	2014	No	3	2	3	2	3	3	1	17
Hatcher Station Health Center	4600 Scyene Rd	Medical	No	2015	No	3	2	3	2	1	3	1	15

*Inwood/Love Field*

Inwood Station Apartments	2727 Inwood Rd	Apartment	No	2017	No	3	3	3	3	3	3	3	21
Century Medical District	6162 Maple Ave	Apartment	No	2014	No	3	3	2	3	3	3	3	20
Oak Lawn Place	5723 Sadler Cir	Apartment	No	2024	No	3	3	3	2	3	3	3	20
Alta Maple Station	5522 Maple Ave	Apartment	No	2014	No	2	3	2	3	3	3	3	19
Lenox Dentwood	5502 Denton Dr Cut Off	Apartment	No	2021	No	3	2	3	2	3	3	3	19
2321 Stutz Dr	2321 Stutz Dr	Townhome	No	2013	No	2	3	2	2	3	3	3	18
Maple District Lofts	5415 Maple Ave	Apartment	No	2013	No	2	2	3	2	2	3	3	17
Park 5940 MD	5940 Forest Park Rd	Apartment	No	2015	No	3	2	3	2	2	2	3	17
Villas at Kimsey Place	2523 Kimsey Dr	Subdivision	No	2017	No	1	2	3	2	3	2	3	16

Inwood on the Park	5720 Forest Park Rd	Apartment	No	2001	No	2	1	2	2	3	2	3	15
AML I on Maple	6008 Maple Ave	Apartment	No	2011	No	3	1	3	1	2	2	3	15
Maple Grove Acres	2316 Stutz Rd	Condominium	No	2006	No	2	1	1	3	2	1	3	13
The Southwestern	5959 Maple Ave	Apartment	No	2013	No	3	1	2	1	1	1	3	12
Plaza at Forest Park	2326 Stutz Dr	Condominium	No	2008	No	2	1	1	2	3	1	2	12
Kimsey Place	2703 Kimsey Dr	Townhome	No	2019	No	1	1	1	2	3	1	3	12
Inwood Commons	2415 Stutz Dr	Condominium	No	2005	No	1	1	1	2	2	1	3	11
Stutz Road	2407 Stutz Dr	Condominium	No	2006	No	1	1	1	2	2	1	2	10

*Kiest*

Serenity Place	3124 S Denley Dr	Apartment	No	2015	No	2	1	1	1	2	2	2	11
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*Knoll Trail*

5151 Apartments	5151 Bent Tree Forest Dr	Apartment	No	2017	No	3	2	3	2	3	2	3	18
IMT Prestonwood	15480 Dallas Pkwy	Apartment	No	2018	No	3	3	1	3	3	2	3	18
Berkshire Auburn Apartments	5515 Arapaho Rd	Apartment	No	2017	No	3	2	2	2	3	3	3	18
Berkshire Amber Apartments	5519 Arapaho Rd	Apartment	No	2016	No	3	2	2	2	3	3	3	18

*Lake Highlands*

The Lookout	9330 Lookout Point	Apartment	Yes	2018	No	3	3	3	3	3	3	3	21
Haven Lake Highlands	7077 Watercrest Pkwy	Apartment	Yes	2012	No	3	3	2	3	2	3	3	19
Lenox Lake Highlands Apartments	9371 Whistle Stop Pl	Apartment	No	2024	No	1	3	2	2	1	3	3	15

*LBJ/Central Station*

LBJ Station	8997 Vantage Point Dr	Apartment	No	2017	No	2	1	1	2	1	2	2	11
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*Lovers Lane Station*

The Atwood	6010 Milton St	Apartment	No	2017	No	3	1	3	2	3	3	3	18
The Ellison	5065 Amesbury Dr	Apartment	No	2017	No	3	1	3	2	3	3	3	18
Landmark on Lovers Apartments	5201 Amesbury Dr	Apartment	No	2014	No	2	1	2	2	3	3	3	16
Energy Square	4925 Greenville Ave	Multi-Tenant	No	2018	Yes	3	2	2	2	2	2	3	16

The Tradition	5850 E Lovers Lane	Senior Living Facilities	No	2015	No	2	1	1	1	2	1	3	11
<i>MLK, Jr.</i>													
Grand Park Place	3223 Elihu St	Apartment	No	2014	No	2	2	2	3	2	2	3	16
<i>Park Lane Station</i>													
The Shops at Park Ln - Old Navy	8170 Park Ln	Multi-Tenant	Yes	2009	No	3	3	3	3	3	2	3	20
Shops at Park Ln - SW	8040 Park Ln	Shops	Yes	2009	No	3	3	3	3	3	2	3	20
The Shops at Park Ln - SE	8080 Park Ln	Shops	Yes	2009	No	2	3	3	3	3	2	3	19
The Heights at Park Lane	8066 Park Ln	Apartment	Yes	2009	No	3	2	3	3	3	2	3	19
The Shops at Park Ln - NW	8020 Park Ln	Multi-Tenant	Yes	2016	No	3	2	3	3	3	2	3	19
Galleries at Park Lane	8110 Park Ln	Apartment	Yes	2017	No	2	2	3	2	3	2	3	17
Sam Tasby Middle	7001 Fair Oaks Ave	Secondary Education	No	2006	No	2	2	2	2	1	2	1	12
<i>Royal Lane</i>													
The Standard at Royal Lane*	2727 Royal Lane	Apartment	No	2024	No	0	0	0	0	0	0	0	0
<i>SMU/Mockingbird Station</i>													
Eastline Dallas	6050 N Central Expy	Apartment	Yes	2021	No	3	3	3	3	3	3	3	21
Mockingbird Station Retail (Angelika)	5321 E Mockingbird Ln	Stripcenter	Yes	2001	No	3	3	3	2	3	3	3	20
Offices at Mockingbird Station (The)	5307 E Mockingbird Ln	Multi-Tenant	Yes	2008	Yes	3	2	3	3	3	3	3	20
Shelby	5609 SMU Blvd	Condominium	Yes	2009	No	2	2	3	3	3	3	3	19
Lofts at Mockingbird Station	5331 E Mockingbird Ln	Loft	Yes	2000	Yes	3	3	3	2	2	3	3	19
Mockingbird Flats	5600 SMU Blvd	Apartment	Yes	2011	No	2	2	3	3	2	3	3	18
5 Mockingbird	5555 E Mockingbird Ln	Apartment	No	1998	No	2	2	3	2	3	2	3	17
Crest at Glencoe	3736 Glencoe St	Apartment	No	2014	No	2	2	2	2	2	2	3	15
Robson and Lindley Aquatic Center	5550 SMU Blvd	Athletic	No	2018	No	1	2	2	2	2	3	2	14
<i>Southwestern Medical District/Parkland</i>													
Vibe Medical District	2140 Medical District Dr	Apartment	No	2008	No	3	2	2	3	3	3	3	19
Cedar Branch Townhomes	2220 Alterbrook Ln	Townhome	No	2020	No	2	2	3	3	3	3	3	19

Colonial Reserve at Medical District	2222 Medical District Dr	Apartment	Yes	2007	No	3	3	3	2	2	2	3	18
Moody Center for Breast Health	5151 Maple Ave	Medical	No	2021	No	2	3	2	2	3	3	3	18
The Link on Maple	5219 Maple Ave	Apartment	No	2010	No	2	2	2	1	1	2	3	13
<i>Tyler/Vernon Station</i>													
Tyler Station	1300 S Polk St	Shops	No	2018	Yes	2	1	3	2	2	2	1	13
<i>UNT Dallas</i>													
University of North Texas Dallas	7300 University Hills Blvd	Higher Education	No	2011	No	2	3	2	2	1	3	2	15
<i>VA Medical Center Station</i>													
Lancaster Urban Village	4417 S Lancaster Rd	Apartment	Yes	2013	No	3	2	3	2	3	2	3	18
<i>Victory</i>													
The Union Dallas Office, Retail, and Residences	2300 N Field St	Multi-Tenant	Yes	2019	No	3	3	3	3	3	3	3	21
Harwood 10	2850 N Harwood St	Multi-Tenant	Yes	2020	No	3	2	3	3	3	3	3	20
W Dallas - Hotel and Residences	2440 Victory Park Ln	Hotel	Yes	2006	No	3	3	3	3	2	3	3	20
The Katy in Victory Park	3111 N Houston St	Apartment	No	2017	No	3	2	3	3	3	3	3	20
Victory Commons One	2601 Victory Ave	Multi-Tenant	Yes	2021	No	3	3	2	3	3	3	3	20
The Victor	3039 Nowitzki Way	Apartment	No	2021	No	3	3	3	3	2	3	3	20
The 23 Dallas Victory Park	2370 Victory Ave	Apartment	Yes	2016	No	3	3	3	3	2	3	3	20
Victory Plaza	3030 Nowitzki Way	Shops	Yes	2007	No	3	2	3	3	3	3	2	19
Cirque	2500 N Houston St	Apartment	Yes	2008	No	3	2	3	3	2	3	3	19
The Vista Dallas	2345 N Houston St	Apartment	Yes	2007	No	3	3	3	2	2	3	3	19
Miro	2225 N Harwood St	Apartment	Yes	2015	No	3	3	3	2	2	3	3	19
Ascent Victory Park	2588 N Houston St	Apartment	Yes	2018	No	3	2	3	3	2	3	3	19
Harwood No. 14	2801 N Harwood St	Multi-Tenant	Yes	2024	No	2	3	3	3	2	3	3	19
Glass House by Windsor	2728 McKinnon St	Apartment	No	2007	No	2	2	2	3	3	3	3	18
Gables Park 17	1700 Cedar Springs Rd	Apartment	Yes	2010	No	2	2	3	3	2	3	3	18



Terrace	2323 N Houston St	Condominium	Yes	2007	No	2	3	3	2	2	3	3	18
Skyhouse Dallas	2320 N Houston St	Apartment	No	2013	No	3	2	3	2	2	3	3	18
17 Seventeen Mckinney	1717 Mckinney Ave	Multi-Tenant	No	2010	No	2	2	3	3	2	3	3	18
The House	2200 Victory Ave	Condominium	Yes	2009	No	3	1	3	3	2	3	3	18
Victory Place	1701 Payne St	Apartment	Yes	2017	No	3	1	3	3	2	3	3	18
AMLI Design District	1400 Hi Line Dr	Apartment	Yes	2012	No	3	3	3	2	1	2	3	17
Saint Ann Court	2501 N Harwood St	Multi-Tenant	No	2009	No	2	3	2	3	2	3	2	17
American Airlines Center	2500 Victory Ave	Arena/Stadium	Yes	1999	No	2	2	3	3	3	3	1	17
One Victory Park	2323 Victory Ave	Multi-Tenant	No	2008	No	2	2	3	3	2	2	3	17
Camden Victory Park	2827 N Houston St	Apartment	No	2014	No	2	2	2	3	2	3	3	17
The Link at Uptown	2601 Olive St	Multi-Tenant	No	2021	No	2	2	2	3	2	3	3	17
Commercial Development	2525 McKinnon St	Multi-Tenant	No	2002	No	1	1	2	3	2	3	3	15
The Arpeggio Victory Park	2425 Victory Ave	Apartment	No	2014	No	2	2	1	2	2	3	3	15
Alta Design District	1531 Inspiration Dr	Apartment	No	2008	No	2	3	1	1	2	2	3	14
Moda	1855 Payne St	Apartment	Yes	2012	No	1	1	2	2	2	3	3	14
McKinney Avenue	1999 McKinney Ave	Condominium	No	2002	No	1	1	2	2	2	2	3	13
Hôtel Swexan	2575 McKinnon St	Hotel	No	2023	No	1	1	1	2	2	2	3	12
Frost Tower	2950 N Harwood St	Multi-Tenant	No	2015	No	1	1	2	1	2	2	3	12
Trinity Loft	1403 Slocum St	Loft	Yes	2006	No	2	1	2	1	1	2	2	11
Harwood International Center III	2727 N Harwood St	Multi-Tenant	No	1999	No	1	1	2	1	1	2	2	10
Rosewood Property Company	2101 Cedar Springs Rd	Multi-Tenant	No	2006	No	1	1	1	2	1	2	2	10
North End Office Tower*	2323 N Field St	Multi-Tenant	Yes	0	No	0	0	0	0	0	0	0	0
<i>Walnut Hill</i>													
Preston Hollow Village (Retail)	Walnut Hill Ln & North Central Expy	Stripcenter	Yes	2015	No	3	3	3	3	2	3	3	20

Preston Hollow Village (Office)	Walnut Hill Ln & North Central Expy	Multi-Tenant	No	2014	No	3	3	3	3	2	3	3	20
The Nash	8213 Meadow Rd	Apartment	No	2018	No	3	2	3	3	3	3	3	20
Hanover Midtown Park	8250 Meadow Rd	Apartment	No	2018	No	2	2	3	3	2	3	2	17
Adora Midtown Park	8130 Meadow Rd	Senior Living Facilities	No	2016	No	2	2	1	2	2	2	3	14
Modena	8275 Walnut Hill Ln	Apartment	No	2017	No	2	1	1	2	2	2	3	13
The Sevens*	7777 Manderville Ln	Apartment	No	2024	No	0	0	0	0	0	0	0	0

*Westmoreland*

Westmoreland Station Apartments	2700 S Westmoreland Rd	Apartments	No	2024	No	3	2	2	2	2	2	3	16
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*White Rock Station*

The Parc at White Rock	7545 E Northwest Hwy	Apartment	No	2017	No	2	1	1	1	3	2	3	13
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**Denton**

*Downtown Denton Transit Center*

Hickory Street Lofts	311 E Hickory St	Apartment	Yes	2010	No	3	3	3	3	3	3	3	21
Hickory/Russell Retrofit	314 E Hickory St	Multi-Tenant	Yes	2019	Yes	3	2	3	3	3	3	3	20
Victoria Station	214 S Bell Ave	Apartment	No	2011	No	3	2	3	3	2	3	3	19
Industrial/Mulberry Street	213 E Mulberry St	Townhome	No	2011	No	2	1	3	3	3	3	3	18
Pecan Place Apartments	302 S Locust St	Apartment	No	1996	No	3	2	2	2	3	3	3	18
Locust 210 Lofts	210 S Locust St	Apartment	No	2012	No	3	1	2	3	2	3	3	17
CityPlace	210 E Sycamore St	Apartment	No	2013	No	3	1	3	2	2	3	3	17
North Central Texas College - FSB Exchange	334 E Mulberry	Higher Education	No	2018	Yes	3	1	3	3	1	3	3	17
East End Lofts at the Railyard	608 E Hickory St	Apartment	No	2015	No	3	2	2	2	1	2	3	15
Wainwright Street	316 Wainwright St	Apartment	No	2013	No	2	2	2	2	1	3	2	14
404 Industrial Park	404 Industrial St	Apartment	No	2017	No	1	1	1	1	2	3	3	12
Victoria Heights	417 S Locust St	Apartment	No	2008	No	2	1	1	2	1	2	3	12
Lang Railyard*	618 E Sycamore St	Apartment	Yes	0	No	0	0	0	0	0	0	0	0

**MedPark**

PROVIDENCE PLACE APTS II (DENTON)	3500 QUAIL CREEK DR	Apartment	No	2007	No	2	2	1	1	1	2	1	10
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**Farmers Branch**

*Farmers Branch*

Mustang Station	2500 Pepperwood St	Apartment	No	2015	No	3	3	3	3	3	3	3	21
Mustang Station Phase II	2501 Bill Moses Parkway	Apartment	Yes	2018	No	3	3	3	2	3	3	3	20
The Hive Townhomes	13224 Bee St	Townhome	No	2018	No	2	2	3	3	3	2	3	18
The Victoria Restaurant	13435 Bee St	Restaurant	No	2012	No	3	3	3	3	2	2	1	17
The Shops at Mustang Station	2518 Valley View Ln	Shops	Yes	2020	No	3	3	3	2	1	3	1	16
Rosecreek Townhomes	2620 Valley View Ln	Townhome	Yes	2020	No	3	1	3	3	3	1	2	16
Children's Health StarCenter	12700 N Stemmons Fwy	Athletic	Yes	2004	No	1	2	2	1	1	2	1	10

**Fort Worth**

*Texas & Pacific*

South 400	400 S Jennings Ave	Apartment	Yes	2017	No	3	3	3	3	3	3	3	21
Broadway Chapter	401 Hemphill St	Apartment	No	2021	No	3	2	3	3	3	3	3	20
Broadstone Southside	200 W Daggett Ave	Apartment	No	2021	No	3	3	2	3	3	3	3	20
Willow & Wise	218 W Broadway Ave	Apartment	No	0	No	3	3	2	3	3	3	3	20
Burnett Lofts	1012 Burnett St	Apartment	No	2022	No	3	3	2	3	3	3	3	20
UT Southwestern Monty and Tex Moncrief Medical Center	600 S Main St	Clinic	No	2017	No	2	3	3	3	2	3	3	19
The Bowery at Southside	220 E Broadway Ave	Apartment	No	2018	No	3	3	3	3	2	3	2	19
The Holly	305 W Daggett Ave Ste. 101	Restaurant	No	2021	No	3	3	3	3	3	2	1	18
Magnolia Lofts at Vickery	801 W Vickery Blvd	Loft	No	2015	Yes	2	2	2	3	3	2	3	17

Wise Monticello Health	209 St Louis Ave	Medical	Yes	2019	No	3	2	2	3	1	2	2	15
Skyview at Crawford*	400 Crawford St	Apartment	No	0	No	0	0	0	0	0	0	0	0

### Garland

#### Downtown Garland

Oaks 5th Street Crossing	351 N 5th St	Apartment	Yes	2009	No	3	3	3	3	3	3	3	21
Oaks 5th Street Crossing at City Center	250 N 5th St	Apartment	No	2015	No	3	3	3	3	3	3	3	21
City Square Lofts	705 W Ave B	Multi-Tenant	No	2018	Yes	3	2	3	3	2	2	2	17
DCCCD Richland College Garland Campus	675 W Walnut St	Higher Education	No	2009	No	2	2	2	2	2	2	1	13
Granville Arts Center	300 N 5th St	Fine Arts	No	2002	Yes	3	2	1	1	1	3	1	12

### Grapevine

#### Grapevine/Main Street

Grapevine Main/Harvest Hall/Hotel Vin	815 S Main St	Restaurant	Yes	2021	No	3	3	3	3	3	3	3	21
Resort at 925 Main	925 S Main St	Apartment	Yes	2008	No	3	3	3	3	3	3	3	21
101 S Main St	101 S Main St	Stripcenter	Yes	2015	No	3	3	3	3	3	3	2	20
Aura Four44	444 E Dallas Rd	Apartment	No	2017	No	3	3	3	3	2	3	3	20
The Grapevine Brownstones	218 E Dallas Rd	Townhome	No	0	No	3	3	3	3	3	3	3	20
Grapevine Convention and Visitors Bureau	636 S Main St	Convention Center	No	2011	No	3	3	3	3	3	3	2	19
DLR Annex	306 E Dallas Rd	Single Tenant	No	2020	No	2	2	2	3	3	3	1	16

### Irving

#### Downtown Irving/Heritage Crossing

315 E 2nd St	315 E 2nd St	Townhome	No	2022	No	3	2	3	2	3	2	2	15
Heritage Senior Center	200 S Jefferson St	Senior Living Facilities	No	2002	No	3	1	2	1	1	3	1	12
Irving Library	601 Schulze Dr	Library	No	2014	No	2	2	2	2	1	1	2	12
124 Hastings St	124 Hastings St	Other Entertainment	No	2022	No	2	1	2	1	2	1	1	10

*Irving Convention Center*

Jefferson Eastshore	1100 Lake Carolyn Pkwy	Apartment	No	2019	No	3	3	2	3	3	3	3	20
Jefferson Lumen	515 Promenade Pkwy	Apartment	No	2021	No	3	3	2	3	3	3	3	20
Jefferson Riverside	600 W Northwest Hwy	Apartment	No	2017	No	3	3	3	3	2	2	3	19
Fountain Pointe Las Colinas	5225 Las Colinas Blvd	Apartment	No	2013	No	3	2	2	3	3	3	3	19
Promenade at Las Colinas	555 Promenade Pkwy	Apartment	No	2020	No	3	2	2	3	3	3	3	19
Irving Convention Center	500 W Las Colinas Blvd	Convention Center	No	2011	No	2	1	3	1	2	3	2	14
Lakepointe at Las Colinas	5353 Las Colinas Blvd	Apartment	No	2012	No	3	1	1	2	1	3	2	13
The Westin Irving Convention Center at Las Colinas	400 W Las Colinas Blvd	Hotel	No	2019	No	2	1	1	1	3	1	3	12
Texican Hotel	501 W Las Colinas Blvd	Hotel	Yes	2019	No	2	1	1	2	1	1	2	10
Toyota Music Factory	316 W Las Colinas Blvd	Other Entertainment	Yes	2018	No	2	1	2	1	1	1	2	10
Wells Fargo Campus*	401 W. Las Colinas Blvd	Single-Tenant	No	0	No	0	0	0	0	0	0	0	0

*Las Colinas Urban Center*

Lakeside Urban Center	850 Lake Carolyn Pkwy	Apartment	No	2012	No	3	3	2	3	3	3	3	20
Crest at Las Colinas	871 Lake Carolyn Pkwy	Apartment	No	2017	No	3	3	3	2	3	3	3	20
IMT Lakeshore Lofts	800 Lake Carolyn Pkwy	Apartment	No	2008	No	3	3	2	3	3	3	3	20
Olympus Las Colinas	692 Lake Carolyn Pkwy	Apartment	No	2004	No	3	3	2	3	2	3	3	19
The Carolyn	907 Lake Carolyn Pkwy	Apartment	No	2018	No	3	3	2	3	2	3	3	19
5425 Patterson St	5425 Patterson St	Townhome	No	2024	No	3	2	3	2	3	3	3	19
AMLI Campion Trail	777 Lake Carolyn Pkwy	Apartment	No	2013	No	3	3	2	2	2	3	3	18
Alexan Las Colinas	1071 Lake Carolyn Pkwy	Apartment	No	2017	No	3	3	2	2	2	3	3	18

Gables Water Street	5270 N O'Connor Blvd	Apartment	Yes	2018	No	3	3	2	3	2	2	2	17
801 LasCo	801 Lake Carolyn Pkwy	Apartment	No	2017	No	3	3	1	2	2	3	3	17
880 Lyn Luxury Apartments	880 Lake Carolyn Pkwy	Apartment	No	2021	No	3	3	1	3	3	1	3	17
Delante	1001 Lake Carolyn Pkwy	Apartment	No	2007	No	3	2	1	2	2	3	3	16

### Lewisville

#### Hebron

Hebron 121 Station	1 Hebron Station Cir	Apartment	Yes	2021	No	3	3	2	2	1	2	2	15
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#### Highland Village/Lewisville Lake

The Tower Bay Lofts	3000 N Stemmons Fwy	Loft	No	2019	No	3	1	2	1	2	2	3	14
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#### Old Town

Main & Mill Apartments	100 E Main St	Apartment	No	2024	No	3	3	3	3	3	3	3	21
Whitlow	501 E College St	Apartment	No	2024	No	3	3	3	3	3	2	3	20
Main Street Mercantile - Retrofit	105W Main St	Shops	Yes	2018	Yes	3	2	3	3	3	3	3	20
Aura Old Town Station	502 E College St	Apartment	No	2019	No	3	3	3	2	3	2	3	19
E Main Street	399 E Main St	Townhome	No	2012	No	2	1	3	3	3	2	3	17
Main Street Village	350 E Main St	Townhome	No	2006	No	3	2	3	2	2	2	2	16
Sundquist Plaza	140 E Main St	Multi-Tenant	Yes	2007	No	3	2	2	2	2	1	2	14

### North Richland Hills

#### North Richland Hills/Iron Horse

Iron Horse Commons	6576 Northern Dancer Dr	Townhome	No	2021	No	3	2	3	3	3	2	2	18
Iron Horse Village	Iron Horse Blvd.	Apartment	No	2022	No	3	2	2	3	2	2	2	16
Cavalli at Iron Horse Station	6490 Iron Horse Blvd	Apartment	No	2021	No	3	2	2	2	2	2	2	15

#### North Richland Hills/Smithfield

Peyton Lane Townhomes	6290 Peyton Ln	Townhome	No	2020	No	3	2	3	3	3	3	2	19
Urban Trails Townhomes	6301 Reis Ln	Townhome	No	2021	No	2	3	3	3	3	3	2	19
Keyworth Brewery	6428 Davis Blvd	Restaurant	No	2022	No	3	2	3	3	2	2	1	16
Smithfield Elementary School	8001 Northeast Pkwy	Primary Education	No	2021	No	2	3	3	2	1	1	1	13

**Plano**

*12th Street*

Ferro	1005 11th St	Apartment	No	2023	No	3	2	2	3	3	3	3	19
The Emory - Town Homes*	1400 E 15th St	Townhomes	No	0	No	0	0	0	0	0	0	0	0
Park on 14th Street*	1312 G Ave	Apartment	No	0	No	0	0	0	0	0	0	0	0

*CityLine/Bush*

Aura One90	680 Executive Dr	Apartment	No	2016	No	2	2	1	2	3	3	2	15
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*Downtown Plano*

Morada Plano	1009 14th St	Apartment	Yes	2019	No	3	3	3	3	3	3	3	21
Bel Air Downtown	1410 K Ave	Apartment	Yes	2002	No	3	3	3	3	3	3	3	21
The Emory Downtown Plano	1345 14th St	Apartment	Yes	2024	No	3	3	3	3	3	3	3	21
Junction 15	930 E 15th St	Apartment	Yes	2013	No	3	2	3	3	3	3	3	20
At Fifteenth	1200 E 15th St	Apartment	No	2021	No	3	3	3	3	3	3	2	20
Bel Air K Station	1013 15th Pl	Apartment	Yes	2001	No	2	3	2	3	3	3	3	19
Urban Core	1104 14th St	Restaurant	Yes	2019	No	3	2	2	3	3	3	3	19
Lexington Park at Rice Field	1608 Carpenter Dr	Townhome	No	2018	No	2	1	3	3	3	3	3	18
Urban Rio	1000 14th St #100	Restaurant	Yes	2012	No	3	2	3	3	2	2	3	18
15th St Village	1440 Clarinet Ln	Townhome	No	2004	No	2	2	3	2	3	3	2	17
Patriot Park Apartments	701 13th/14th Connector	Apartment	No	2021	No	2	1	2	3	2	3	3	16
15th St Village	800 E 15th St	Condominium	No	2005	No	1	2	1	3	2	3	3	15

*Parker Road*

K Avenue Lofts	2505 K Ave	Apartment	No	2024	No	3	2	2	1	2	3	3	16
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**Richardson**

*Arapaho Center*

GreenVue	1350 N Greenville Ave	Apartment	No	2014	No	2	2	2	1	1	3	2	13
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*CityLine/Bush*

CityLine Park	1130 CityLine Dr	Apartment	No	2019	No	3	3	3	3	3	3	3	21
Aloft Hotel	1160 State St	Hotel	No	2016	No	3	3	3	3	3	3	3	21
One Cityline	1150 State St	Multi-Tenant	Yes	2015	No	3	3	3	3	3	3	3	21

Three Cityline	1251 State St	Multi-Tenant	Yes	2014	No	3	3	3	3	3	3	3	21
Two Cityline	1201 State St	Multi-Tenant	Yes	2014	No	3	3	3	3	3	3	3	21
Alexan Crossing	120 W CityLine Dr	Apartment	Yes	2017	No	3	3	3	3	3	3	3	21
Alexan Central	110 W CityLine Dr	Apartment	Yes	2017	No	3	3	3	3	3	3	3	21
Four Cityline	1415 State St	Multi-Tenant	No	2016	No	3	3	3	3	2	3	3	20
The Register	3520 Wilshire Wy	Apartment	No	2021	No	3	3	2	3	3	3	3	20
Anthem CityLine	1250 State St	Apartment	Yes	2016	No	3	3	2	2	3	3	3	19
Windsor CityLine	1250 Hunt St	Apartment	Yes	2016	No	2	2	2	3	3	3	3	18
The Riley	3551 Wilshire Way	Apartment	No	2017	No	2	3	2	2	3	3	3	18
The Commons at Spring Creek	3428 Centre Line Dr	Town Homes	No	2024	No	3	3	2	3	2	3	2	18
Residence at City Line	Foxboro Dr & E CityLine Dr	Subdivision	No	2019	No	3	3	2	3	3	3	1	18
The Standard at Cityline	1125 E Renner Rd	Apartment	No	2015	No	2	2	2	2	3	3	3	17
The Lyla	3521 Wilshire Way	Apartment	No	2019	No	2	2	2	2	3	3	3	17
Drury Plaza Hotel	165 W CityLine Dr	Hotel	No	2021	No	2	2	2	2	3	2	3	16
3400 at CityLine	3400 N Central Expy 1000	Multi-Tenant	No	2016	No	3	1	2	2	3	2	2	15

*Galatyn Park*

Cue Galatyn Station Apartments	2305 Plaza Blvd	Apartment	No	2020	No	3	2	3	3	3	3	3	20
Ovation at Galatyn Park	2351 Plaza Blvd	Apartment	No	2024	No	3	2	3	3	3	3	3	20
AMLI Galatyn Station	2301 Performance Dr	Apartment	Yes	2008	No	2	2	3	3	3	3	3	19
Jefferson Galatyn Park	1050 Galatyn Pkwy	Apartment	No	2016	No	2	2	2	2	3	3	3	17
Galatyn Commons Building D	1011 Galatyn Pkwy	Multi-Tenant	No	2000	No	2	2	3	3	3	2	2	17
Galatyn Commons Building C	2380 Performance Dr	Multi-Tenant	No	1997	No	2	2	3	3	3	2	2	17
Renaissance Hotel	900 E Lookout Dr	Hotel	No	2000	No	2	3	2	2	3	3	2	17
Galatyn Commons Building A	2375 N Glenville Dr	Multi-Tenant	No	1997	No	2	2	2	2	2	3	2	15



Eisemann Center	2351 Performance Dr	Fine Arts	No	2002	No	1	2	1	2	3	3	2	14
Galatyn Commons Building B	2375 N Glenville Dr	Multi-Tenant	No	1997	No	1	2	1	2	2	3	2	13

*Spring Valley Station*

Brick Row Urban Village	744 Brick Row Dr	Apartment	Yes	2010	No	3	3	2	3	3	2	3	19
Brick Row	744 Brick Row	Townhome	No	2015	No	2	3	3	3	3	2	3	19

*UTD*

Northside Building 9	3100 Northside Blvd	Apartment	No	2018	No	3	3	3	3	3	3	3	21
Northside Plus Building 13	850 Cecil Dr	Apartment	No	2021	No	3	3	3	3	2	3	3	20
Northside Building 5/6	3000 Northside Blvd	Apartment	No	2018	No	3	3	3	3	2	3	3	20
Northside Building 12	750 Synergy Park Blvd	Apartment	No	2020	No	3	3	3	3	2	3	3	20
Northside Apartments	3000 Northside Blvd	Apartment	Yes	2017	No	3	3	3	2	2	3	3	19
Northside Building 2	3000 Northside Blvd	Apartment	Yes	2017	No	3	3	3	2	1	3	3	18

**Rowlett**

*Downtown Rowlett*

Village of Rowlett Apartments	4500 Southridge Dr	Apartment	No	2018	No	3	3	3	3	3	3	2	20
Rowlett Station	3601 Melcer Dr	Apartment	No	2021	No	3	3	3	3	2	3	2	19
Bankhead Brewing	3840 Main St	Restaurant	No	2016	No	3	3	3	2	2	3	1	17
One90 Main	7600 Maui Ln	Apartment	No	2024	No	3	3	1	3	2	2	3	17

An "\*" next to a development's name indicates the development is under construction and cannot be scored at this time.

## APPENDIX 2

### Affordable Housing Developments in Station Areas

(Sites may also be listed on the scored TOD Inventory list if they meet the TOD design criteria)

Name	Address	Type	Completed	Sources	Units
Lancaster Urban Village	4417 S Lancaster Rd	Apartment	2013	Dallas TIF	100
The Belleview	1400 Belleview St	Apartment	2014	Dallas TIF, LIHTC	164
Roseland Gardens	2255 N Washington Ave	Senior Living Facilities	2002	Dallas HA, LIHTC	100
City Square Lofts	705 W Ave B	Multi-Tenant	2018	LIHTC	88
Serenity Place	3124 S Denley Dr	Apartment	2015	LIHTC	45
Fiji Senior Villas	201 Fran Way	Senior Living Facilities	2010	LIHTC	130
Magnolia Trace Senior Community	2111 Crouch Rd	Senior Living Facilities	2011	LIHTC	112
Patriot Park Apartments	701 13th/14th Connector	Apartment	2021	LIHTC	111
Inwood Station Apartments	2727 Inwood Rd	Apartment	2017	Dallas HA	347
K Avenue Lofts	2505 K Ave	Apartment	2024	PFC	179
Westmoreland Station Apartments	2700 S Westmoreland Rd	Apartments	2024	DHFC, LIHTC	248
Oak Lawn Place	5723 Sadler Cir	Apartment	2024	Dallas TIF, DHOF, LIHTC	84
Pecan Place Apartments	302 S Locust St	Apartment	1996	Denton HA	24
1900 Pacific Residences	1900 Pacific Ave	Apartments	2018	Dallas TIF	15
2400 Bryan-Galbraith	2400 Bryan Street	Apartments	2022	DHFC, LIHTC	111
555 Ross Apartments	1777 N. Record St	Apartments	2016	Dallas TIF	27
Brackins Village	1544 East 8th Street	Apartments	1952	Dallas HA	102
City Walk at Akard	511 N Akard St	Apartments	2007	LIHTC, TCAP	198
Eban Village I	2710 Jeffries St	Apartments	1998	LIHTC	110
Evan Village II	3011 Park Row Ave	Apartments	2001	LIHTC	165
Ewing Villas	811 Morrell Ave	Townhome	2003	LIHTC	60
Gateway Oak Cliff	400 S. Beckley Avenue	Apartments	2023	LIHTC	184
Historic Electric Building	410 W Seventh St	Townhome	1996	LIHTC	62
Jennings Place	300 Crump Street	Townhome	1997	FW HS, LIHTC	110

Knights of Pythias Lofts	303 Crump Street	Apartments	2013	FW HS	10
Lakeridge Apts	2510 Community Dr	Townhome	1993	LIHTC	66
Legacy Point Apt Homes	238 S Barnes Dr	Townhome	2001	LIHTC	183
Little Mexico Village	1822 Manuel Plaza	Townhome	1970	Dallas HA	102
Lone Star Gas	301 S. Harwood St	Apartments	2014	Dallas TIF	63
Lone Star Gas Lofts	300 S. St Paul St	Apartments	2013	Dallas TIF, LIHTC	107
LTV Tower Apartments	1600 Pacific Ave	Apartments	2015	Dallas TIF	19
Magnolia Trace	6712 Patrol Way	Apartments	2012	LIHTC	112
Mid Elm Lofts	1514 Elm St	Apartments	2018	Dallas TIF	3
Oakridge Apts	2803 W Illinois Ave	Apartments	1995	LIHTC	46
Primrose at Park Place	202 Belt Line Rd	Apartments	2006	LIHTC	204
Roseland	North Carroll Avenue	Apartments	2002	Dallas HA	84
Saint James Manor	3119 Easter Ave	Apartments	2016	LIHTC	100
Siddons Place Apartments	250 Pennsylvania Avenue	Apartments	1998	FW HS, LIHTC	152
South Scribner Street	399 S Scribner Street	Townhome	1974	Grapevine HA	10
Southdale Apts	3727 Dixon Ave	Apartments	1964	LIHTC	188
Sphinx at Reese Court	1201 S Ewing Ave	Apartments	2007	LIHTC	80
Starlight Apts	9709 Starlight Rd	Apartments	1992	LIHTC	64
The Continental at Mercantile Place	1810 Commerce St	Apartments	2013	Dallas TIF	41
The Mayflower Apartments	411 N. Akard St	Apartments	2017	Dallas TIF	43
The National Residences	1401 Elm Street	Apartments	2020	Dallas TIF	32
The Ridge at Lancaster	5995 Crouch Road	Apartments	2022	DHFC, LIHTC	270
The Statler Residences	1914 Commerce St	Apartments	2018	Dallas TIF	22
Treymore North Apts	4144 Office Pkwy	Apartments	1998	LIHTC	52
West Texas Street	317 W Texas Street	Apartments	1974	Grapevine HA	19
West Worth	218 W Worth Street	Townhome	1974	Grapevine HA	40

# APPENDIX 3

## Top Scoring TODs

Name	Address	Land Use Class	Mixed-Use	Year Built	Retrofit
<b>Addison</b>					
<i>Addison</i>					
Allegro Addison Circle I	15750 Spectrum Dr	Apartment	No	2009	No
Allegro Addison Circle II	15750 Allegro Pl	Apartment	Yes	2009	No
Allegro Addison Phase II	15750 Allegro Pl	Apartment	No	2013	No
AMLI Addison	15250 Quorum Dr	Apartment	No	2020	No
Aventura Condominiums	5055 Addison Cir	Condominiums	No	2003	No
Cortland Addison Circle Building 1	15777 Quorum Dr	Mixed Use	Yes	2009	No
Courtland Addison Circle Building 2/3/4	15779 Quorum Dr	Apartment	No	2009	No
MAA Addison Circle Building 2	15625 Witt Place	Mixed-Use	Yes	2001	No
MAA Addison Circle Building 3	4981 Morris Ave	Mixed-Use	Yes	2003	No
MAA Addison Circle Building 4	5035 Addison Circle	Mixed-Use	Yes	2003	No
MAA Addison Circle Building 6	15575 Lewis Place	Mixed-Use	Yes	2003	No
MAA Addison Circle Building 7	15505 Lewis Place	Mixed-Use	Yes	2003	No
MAA Addison Circle Building 8	5060 Addison Circle	Mixed-Use	Yes	2003	No
MAA Addison Circle Building 9	4901 Morris Ave	Apartment	No	2003	No
MAA Addison Circle Building 1	15610 Witt Place	Mixed-Use	Yes	2001	No
MAA Addison Circle Building 10	4851 Morris Ave	Apartment	No	2003	No
Meridian Square Condos	5005 Meridian Ln	Condominiums	No	2021	No
Meridian Square	5026 Meridian Ln	Townhomes	No	2015	No
MMA Addison Circle	5009 Addison Cir	Mixed Use	Yes	2003	No
Townhomes of District A	5018 Parkview Pl	Townhomes	No	2008	No
Two Addison Circle	15725 Dallas Pkwy	Office	No	2009	No
<b>Carrollton</b>					
<i>Downtown Carrollton</i>					
Lux on Main	1011 S Main St	Apartment	Yes	2018	No
Olympus on Broadway	1415 S Broadway St	Apartment	Yes	2019	No
<b>Dallas</b>					
<i>Cedars</i>					
South Side Flats by Jefferson	1210 S Lamar St	Apartment	Yes	2015	No
<i>Cityplace/Uptown</i>					
Flats at the Sawyer	3636 McKinney Ave	Apartment	Yes	2006	No
Lennox West Village	3700 Cole Ave	Apartment	Yes	2002	No
Residences at the Grove	3330 Oak Grove Ave	Apartment	No	2021	No
West Side at State Thomas	2411 N Hall St	Townhome	No	2007	No
<i>Deep Ellum</i>					
The Hamilton at the Epic	2525 Elm St	Apartment	Yes	2020	No

**Inwood/Love Field**

Inwood Station Apartments	2727 Inwood Rd	Apartment	No	2017	No
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**Lake Highlands**

The Lookout	9330 Lookout Point	Apartment	Yes	2018	No
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**SMU/Mockingbird**

Eastline Dallas	6050 N Central Expy	Apartment	Yes	2021	No
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**Victory**

The Union Dallas Office, Retail, and Residences	2300 N Field St	Mixed-Use	Yes	2019	No
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**Denton****Downtown Denton Transit Center**

Hickory Street Lofts	311 E Hickory St	Apartment	Yes	2010	No
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**Farmers Branch****Farmers Branch**

Mustang Station	2500 Pepperwood St	Apartment	No	2015	No
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**Fort Worth****Texas & Pacific**

South 400	400 S Jennings Ave	Apartment	Yes	2017	No
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**Garland****Downtown Garland**

Oaks 5th Street Crossing	351 N 5th St	Apartment	Yes	2009	No
Oaks 5th Street Crossing at City Center	250 N 5th St	Apartment	No	2015	No

**Grapevine****Grapevine/Main Street**

Grapevine Main/Harvest Hall/Hotel Vin	815 S Main St	Restaurant	Yes	2021	No
Resort at 925 Main	925 S Main St	Apartment	Yes	2008	No

**Lewisville****Old Town**

Main & Mill Apartments	100 E Main St	Apartment	No	2024	No
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**Plano****Downtown Plano**

Bel Air Downtown	1410 K Ave	Apartment	Yes	2002	No
Morada Plano	1009 14th St	Apartment	Yes	2019	No
The Emory Downtown Plano	1345 14th St	Apartment	Yes	2024	No

**Richardson***CityLine/Bush*

Alexan Central	110 W CityLine Dr	Apartment	Yes	2017	No
Alexan Crossing	120 W CityLine Dr	Apartment	Yes	2017	No
Aloft Hotel	1160 State St	Hotel	No	2016	No
CityLine Park	1130 CityLine Dr	Apartment	No	2019	No
One Cityline	1150 State St	Office	Yes	2015	No
Three Cityline	1251 State St	Office	Yes	2014	No
Two Cityline	1201 State St	Office	Yes	2014	No

*UTD*

Northside Building 9	3100 Northside Blvd	Apartment	No	2018	No
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