



# North Central Texas Opportunity Zones

June 27, 2019



North Central Texas  
Council of Governments

# Agenda

1. Regional Overview of North Texas Opportunity Zones
2. Highlights of Selected Opportunity Zones
  - Dallas County
  - Tarrant County
  - Collin County
  - Denton County
  - Johnson County
  - Wise County
  - Hunt County
  - Kaufman
  - Ellis County



# NCTCOG Region

2017 Population: 7,246,350

2045 Pop. Estimate: 11.2 million

Land Area: 12,795 square miles

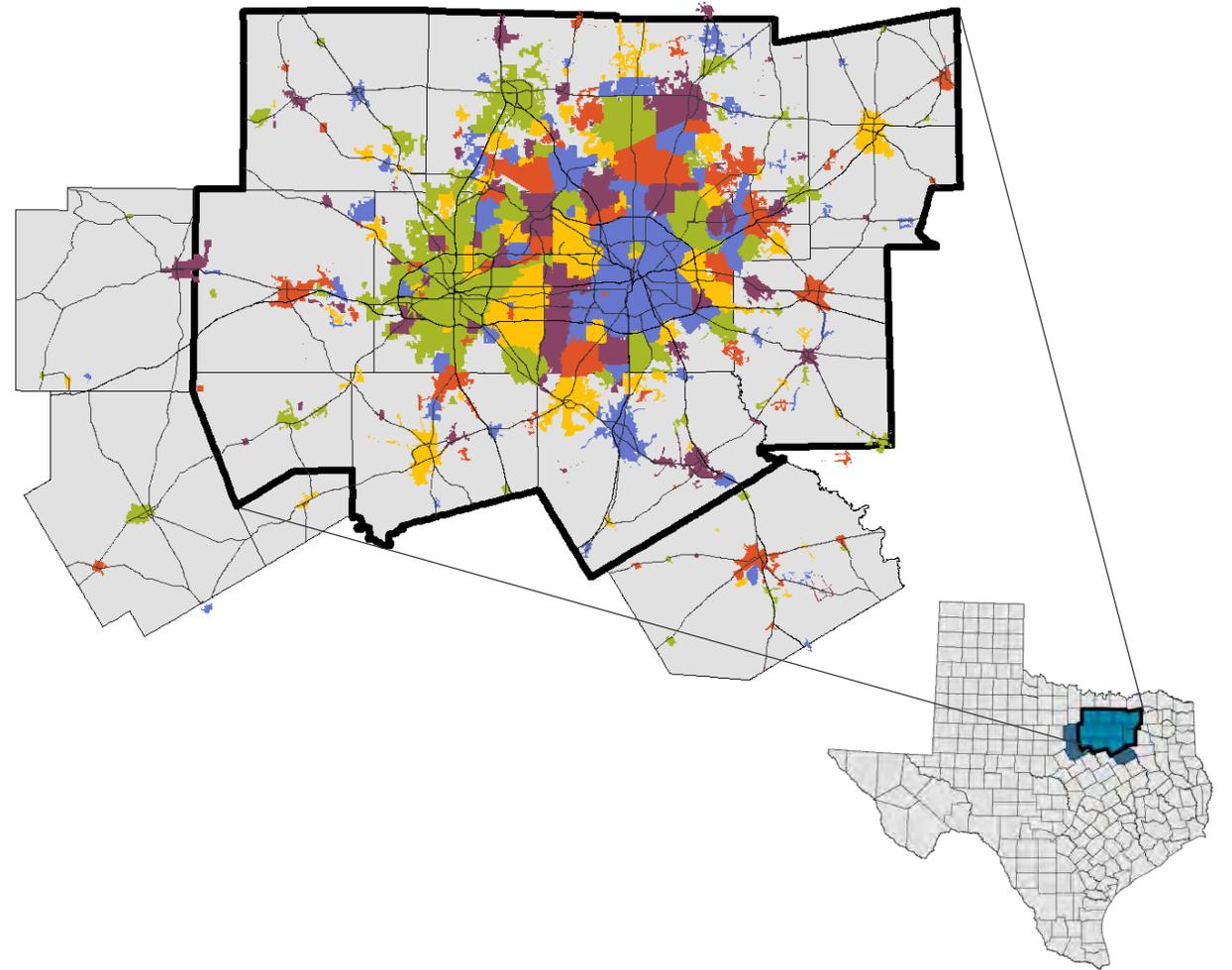
Counties: 12 in MPO, 16 in NCTCOG

Cities: 236 (16 counties)

Independent School Districts: 127

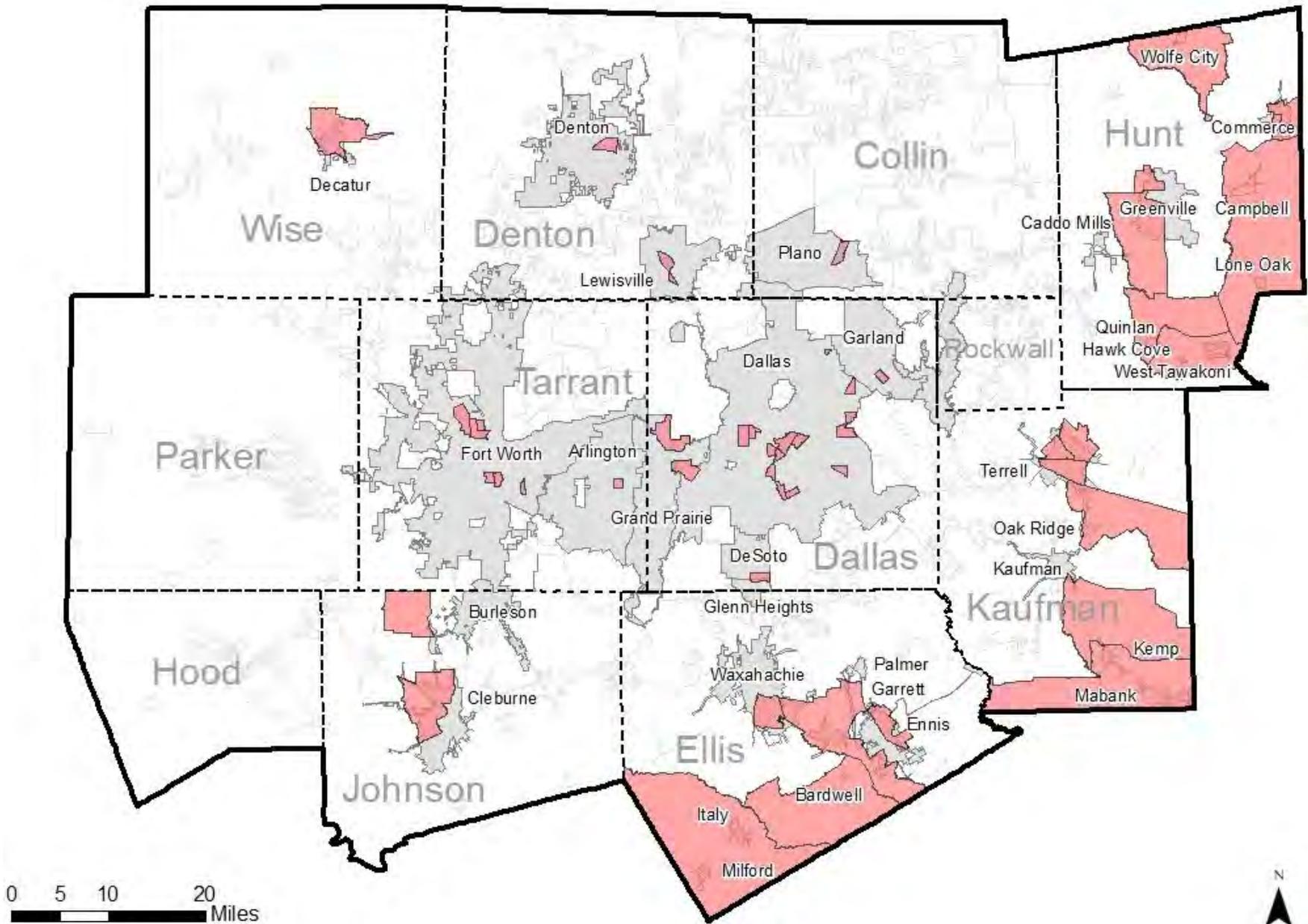
Major Colleges & Universities: 9

Transit Agencies: 3 (DART, DCTA, TM)



# Regional Overview

Metropolitan  
Planning Area  
(MPA)  
Opportunity  
Zones



# Regional Economy Overview

## Metropolitan Statistical Area

- 2017 Gross Domestic Product for the Dallas- Fort Worth- Arlington MSA: **\$535.49 billion** (*Federal Reserve Bank of St. Louis GDP by Metro Area, 2018*)
- Population growth: Projected to 8,261,461 by 2030, **31.8%** increase from 2010 (*Texas Comptroller 2018 Metroplex Regional Report*)
- Job growth: **19.2%** from 2007 to 2017 for the Dallas - Fort Worth - Arlington MSA (*NCTCOG 2016 Comprehensive Economic Development Strategy*)

# Opportunity Zone Statistics

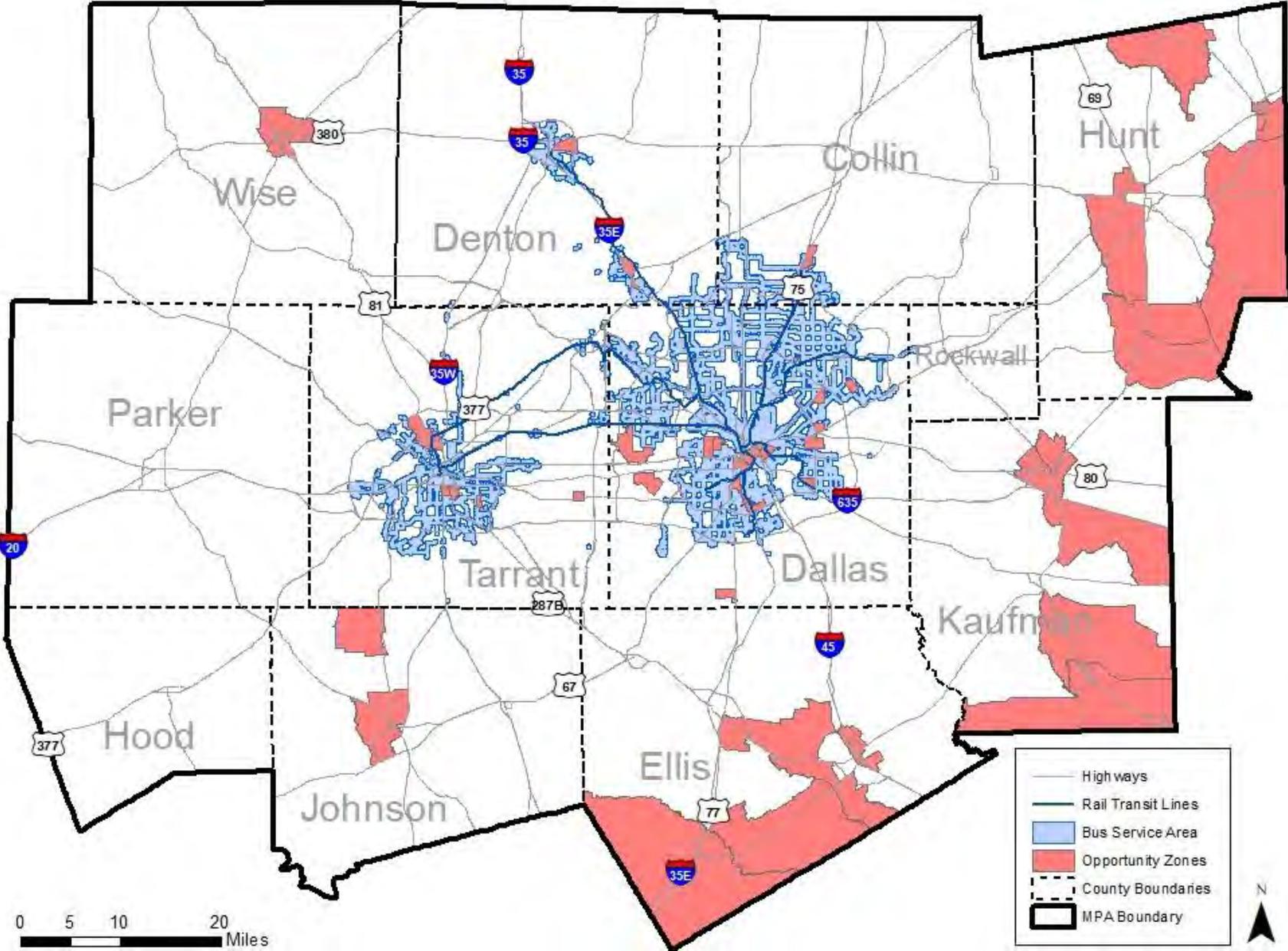
	Opportunity Zones	Total NCTCOG Region Metropolitan Planning Area
Counties	9 (75%)	12
Cities	35 (15.8%)	205
Acres	654,456 (10.8%)	6,042,569
Population*	257,977 (3.6%)	7,095,765
Jobs^	121,095 (3.6%)	3,368,107

*\*Source: 2017 ACS 5-year estimates*

*^Source: 2015 Census LODES Jobs on the Map*

# Regional Overview

## Transportation



# Highlights of Selected Opportunity Zones



**North Central Texas  
Council of Governments**

# Highlighted Zones (16 of 35)

## Dallas County

- Dallas
- Grand Prairie
- Garland

## Tarrant County

- Fort Worth
- Arlington

## Collin County

- Plano

## Denton County

- Denton
- Lewisville

## Johnson County

- Cleburne

## Wise County

- Decatur

## Hunt County

- Greenville/Commerce

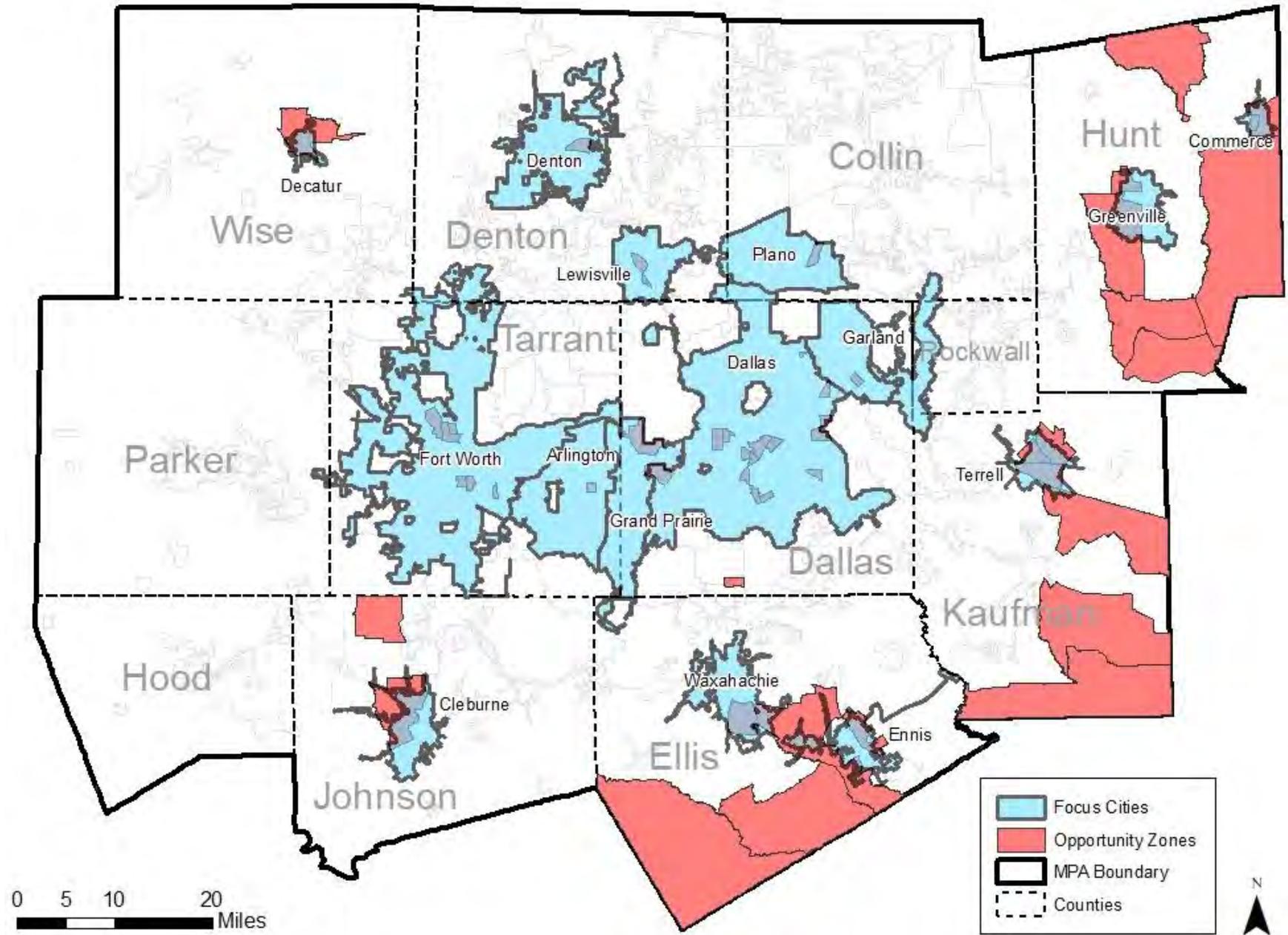
## Kaufman County

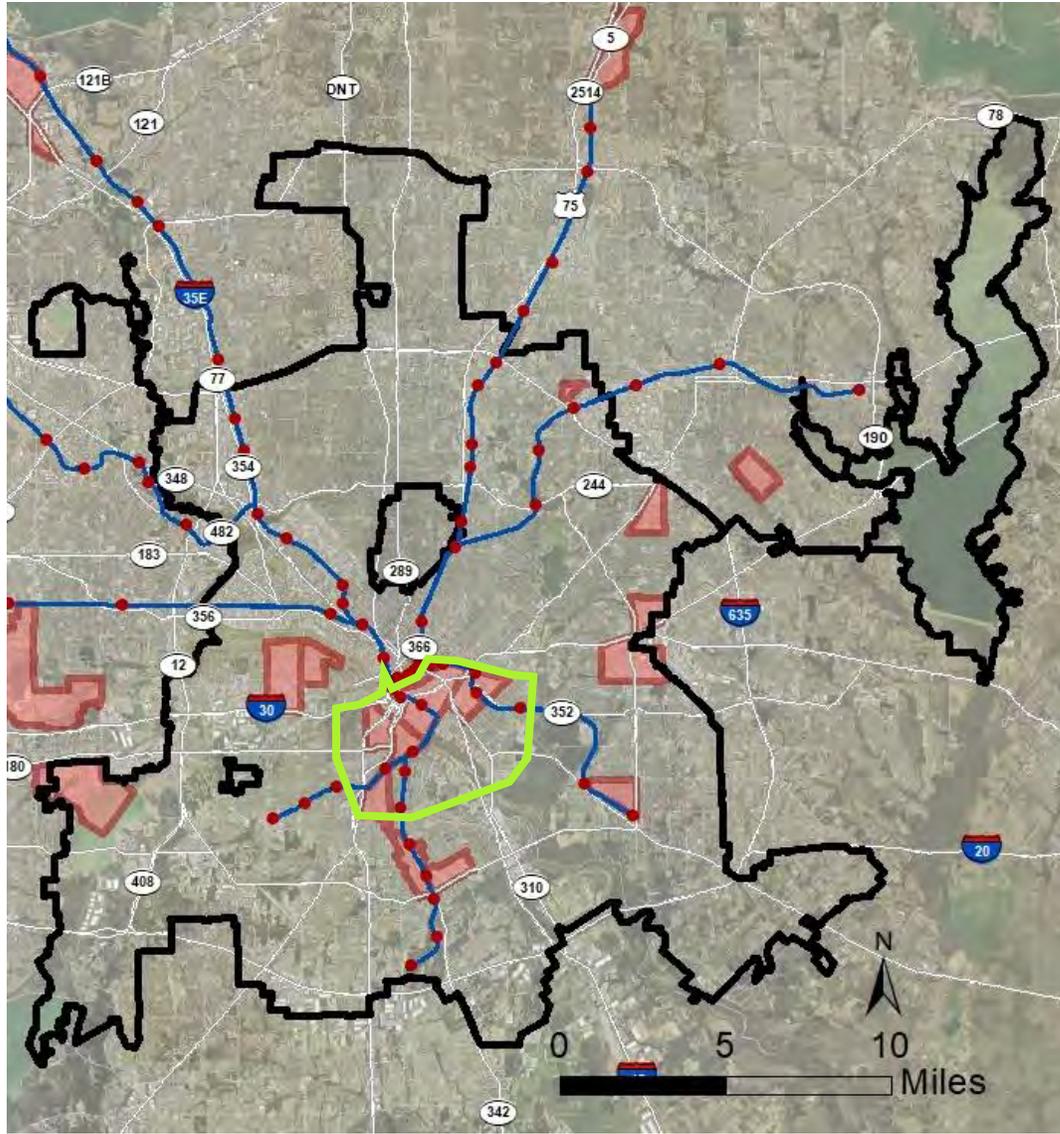
- Terrell

## Ellis County

- Waxahachie/Ennis

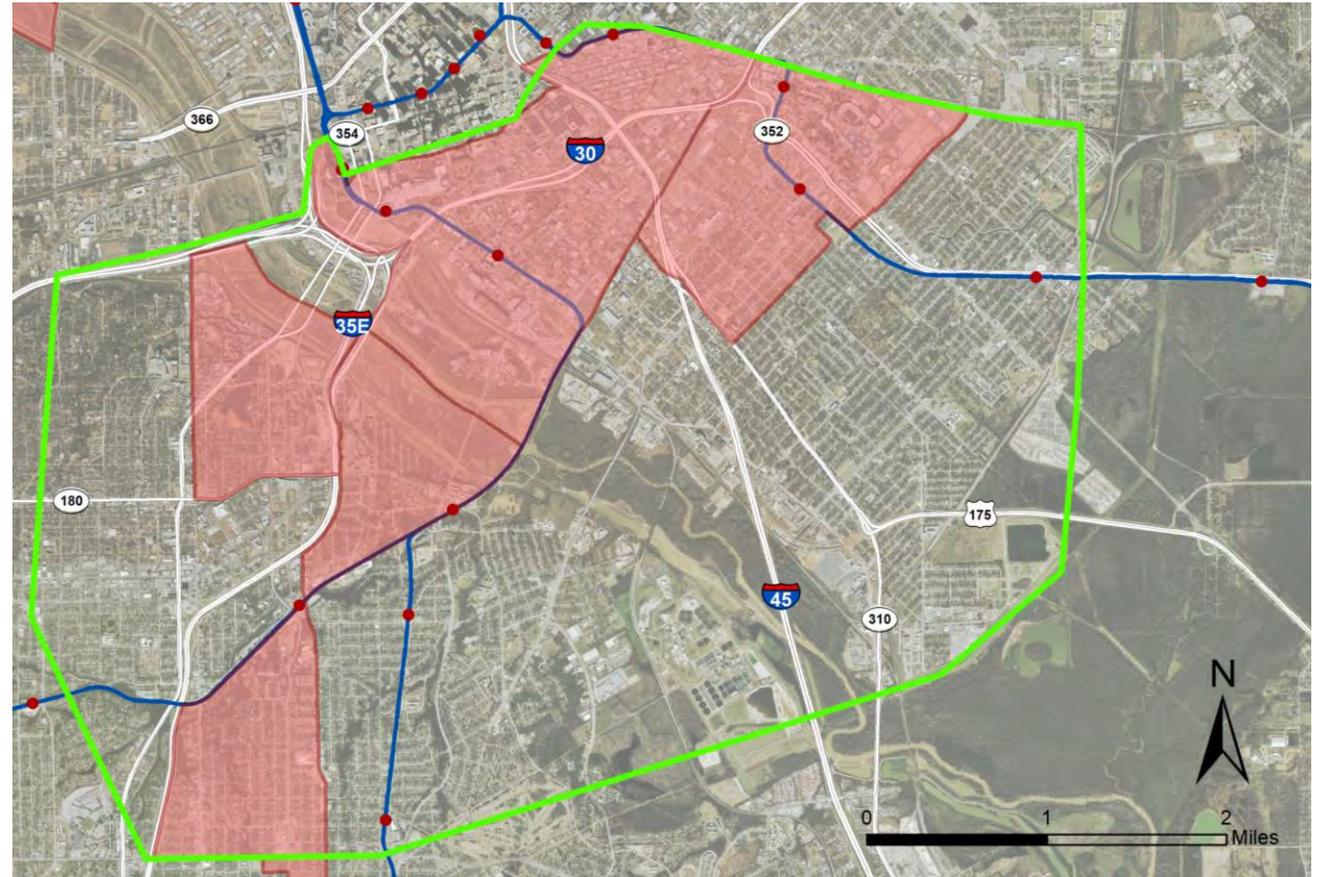
# Focus Cities



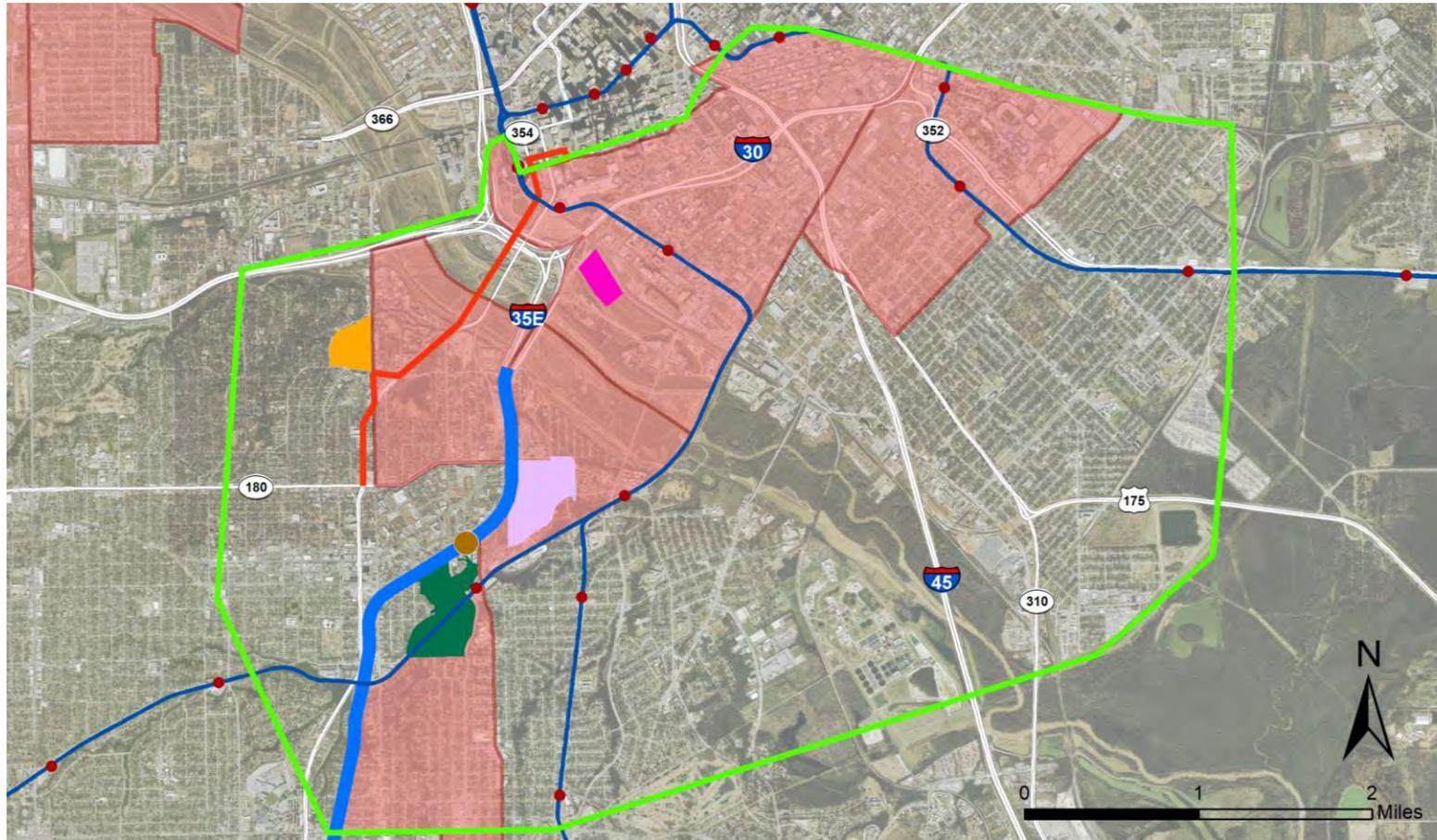


(15 zones)

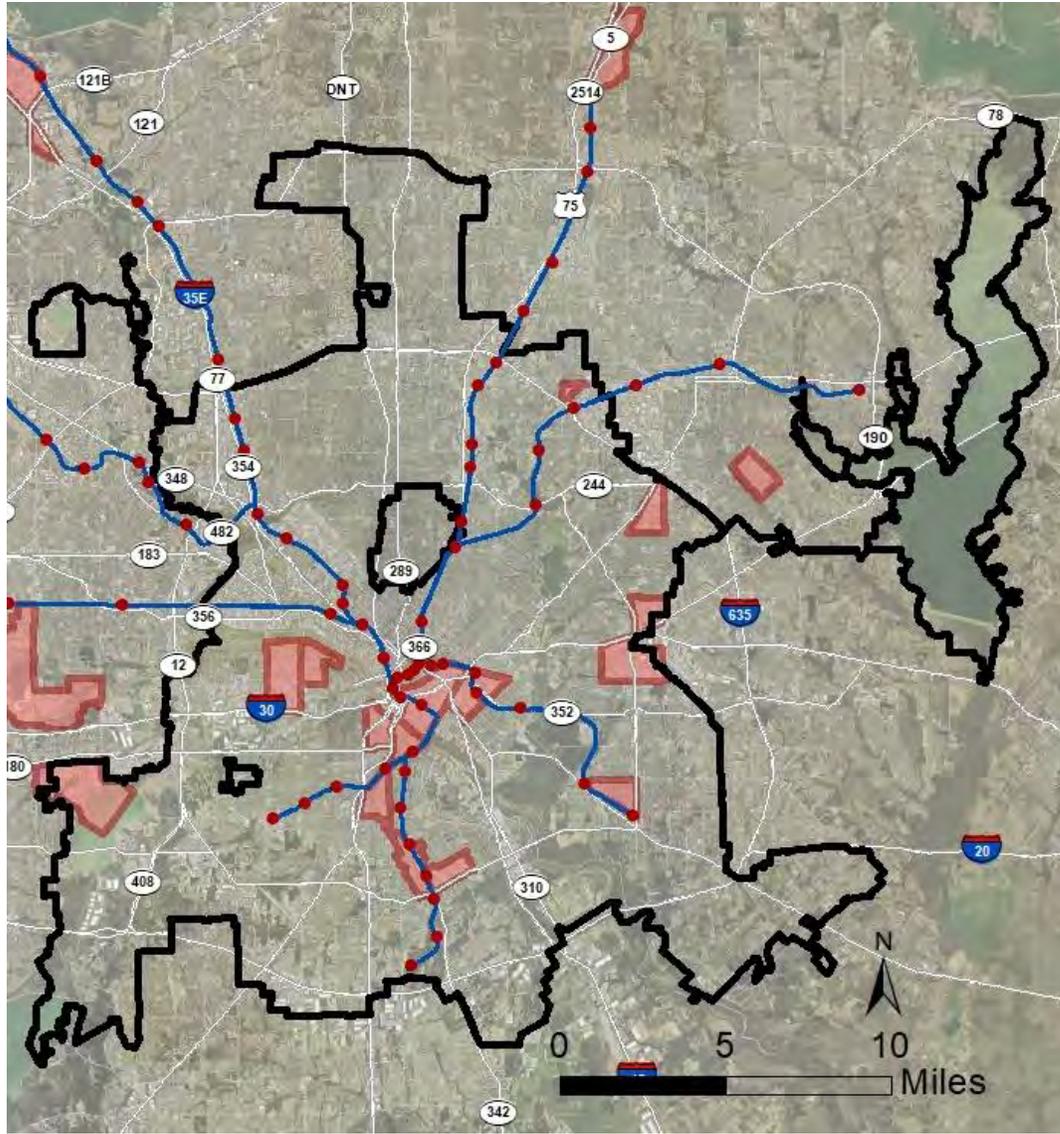
# Dallas



# Dallas Priority Zone 1

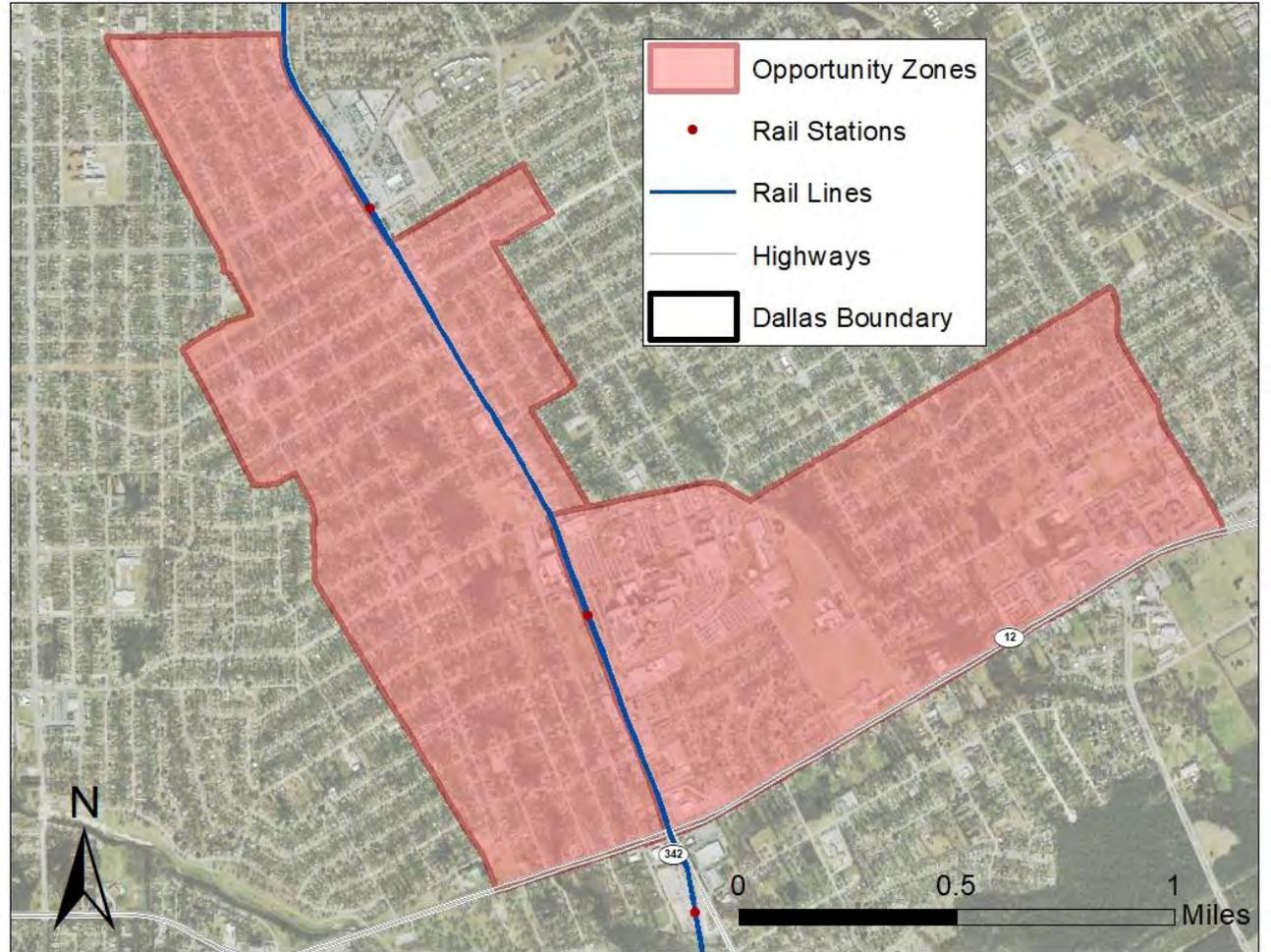


-  Priority Improvement Zone
-  Southern Gateway Deck Park
-  Southern Gateway Project
-  Dallas Streetcar Project
-  High Speed Rail Station
-  Tenth Street Historic District
-  Dallas Zoo
-  Methodist Hospital
-  Opportunity Zones
-  Rail Lines
-  Rail Stations



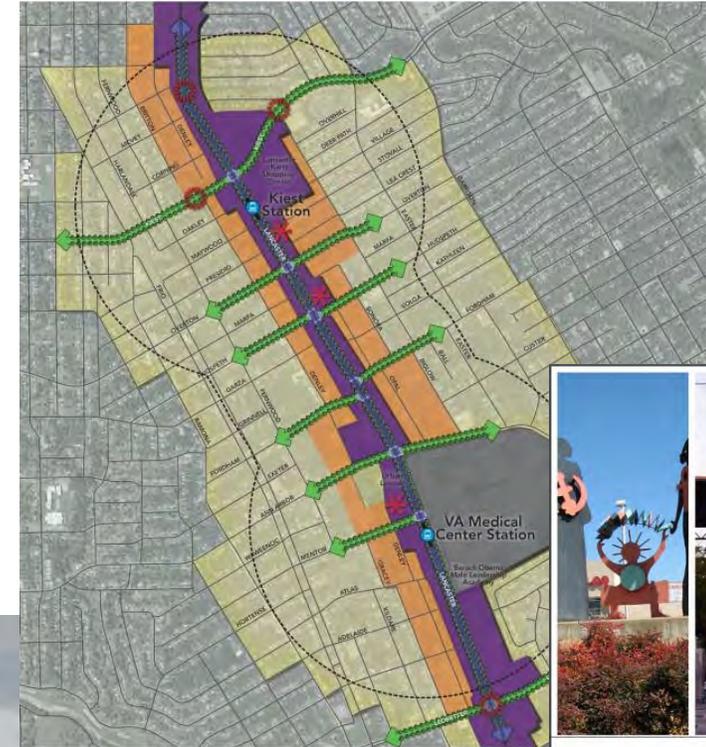
(15 zones)

# Dallas



# Dallas Opportunity Zones Features

- Located in South Dallas along the Lancaster Rd Corridor
  - [Dallas Lancaster Corridor TOD Report, 2012](#)
- TOD development potential along corridor at Dallas VA Medical Center and adjacent to Kiest Station
  - [Tax Increment Financing District: TOD](#)
- Primarily multi-family and mid-century single family residential



# Dallas Opportunity Zones

<b>Zone Acres</b>	1,272
<b>Population (2017)<sup>1</sup></b>	8,415
<b>Jobs (2015)<sup>2</sup></b>	539
<b>Bus Stops</b>	93
<b>Rail Stations</b>	2; Kiest & VA Medical Center
<b>Major Roads</b>	TX-342 (Lancaster Rd), TX-12 (Ledbetter Dr), Kiest Blvd

City of Dallas - Population 1,301,970 (2019 estimate). 9% Increase since 2010

Major Employers: VA North Texas Health Care System (3938)

1. 2017 Census ACS 5 Year Estimate
2. 2015 Census LODES OnTheMap



# Dallas Opportunity Zones



Farmer's Market and Residential On Taylor St



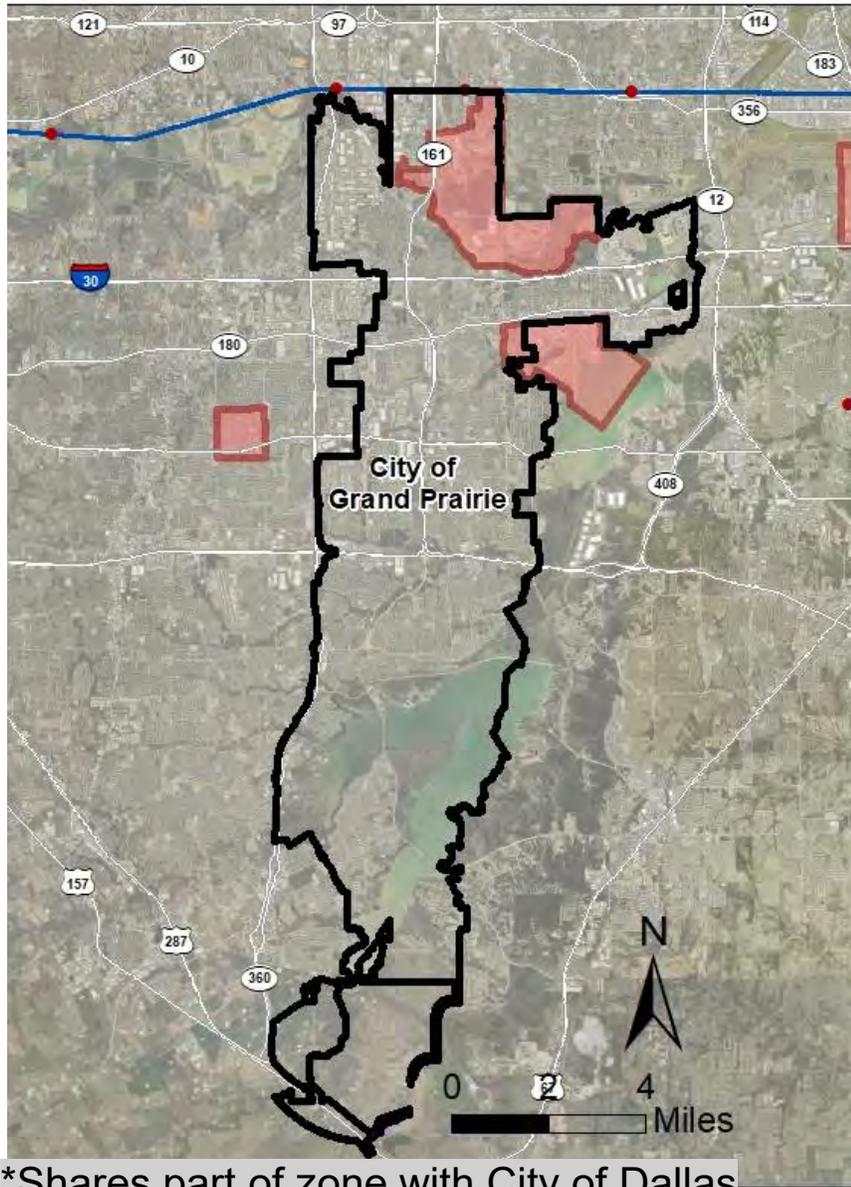
Commercial Use Along S Malcolm X Blvd



Margaret McDermott Bridge

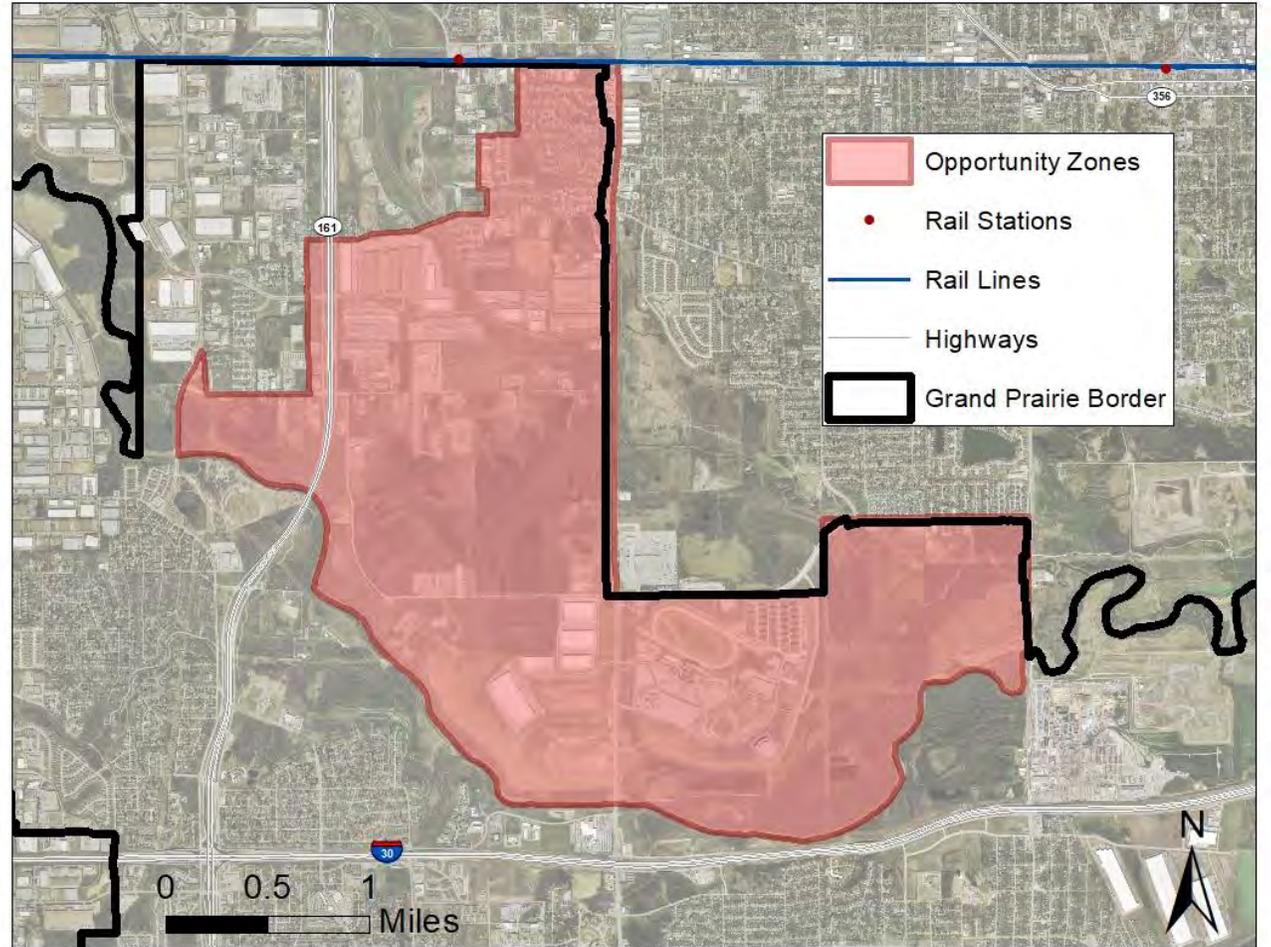


Transit and Health Care Facilities Along Lancaster Rd



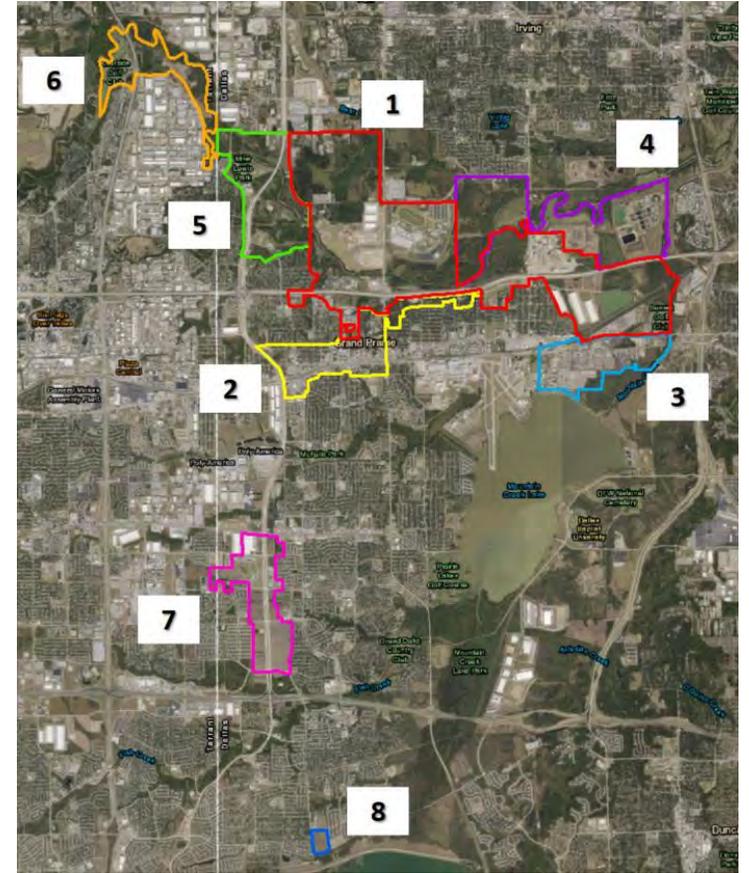
\*Shares part of zone with City of Dallas

# (1 zone\*) Grand Prairie



# Grand Prairie Opportunity Zone Features

- Lonestar Park, Verizon Theatre
- Current Land Use: Light industrial, warehouses/ logistics
- [Tax Increment Reinvestment Zone \(TIRZ\) #1](#)



# Grand Prairie Opportunity Zone

<b>Zone Acres</b>	4,227
<b>Population (2017)<sup>1</sup></b>	3,897
<b>Jobs (2015)<sup>2</sup></b>	3,119
<b>Bus Stops</b>	9
<b>Rail Stations</b>	1; West Irving Station TRE (0.32 miles west of zone)
<b>Major Roads</b>	President George Bush Tpke (SH 161), near US 30

City of Grand Prairie - population 191,720 (2019 estimate). 9% Increase since 2010

Major Employers: APL Logistics (738), Saia LTL Freight (400), Lone Star Park (400), Pollock Paper (350), AAA Cooper Transportation (300)

1. 2017 Census ACS 5-Year Estimate
2. 2015 Census LODES OnTheMap

# Grand Prairie Opportunity Zone

Horse Track, Baseball Stadium and Theater



Access to Major Roadways and Highways for Distribution

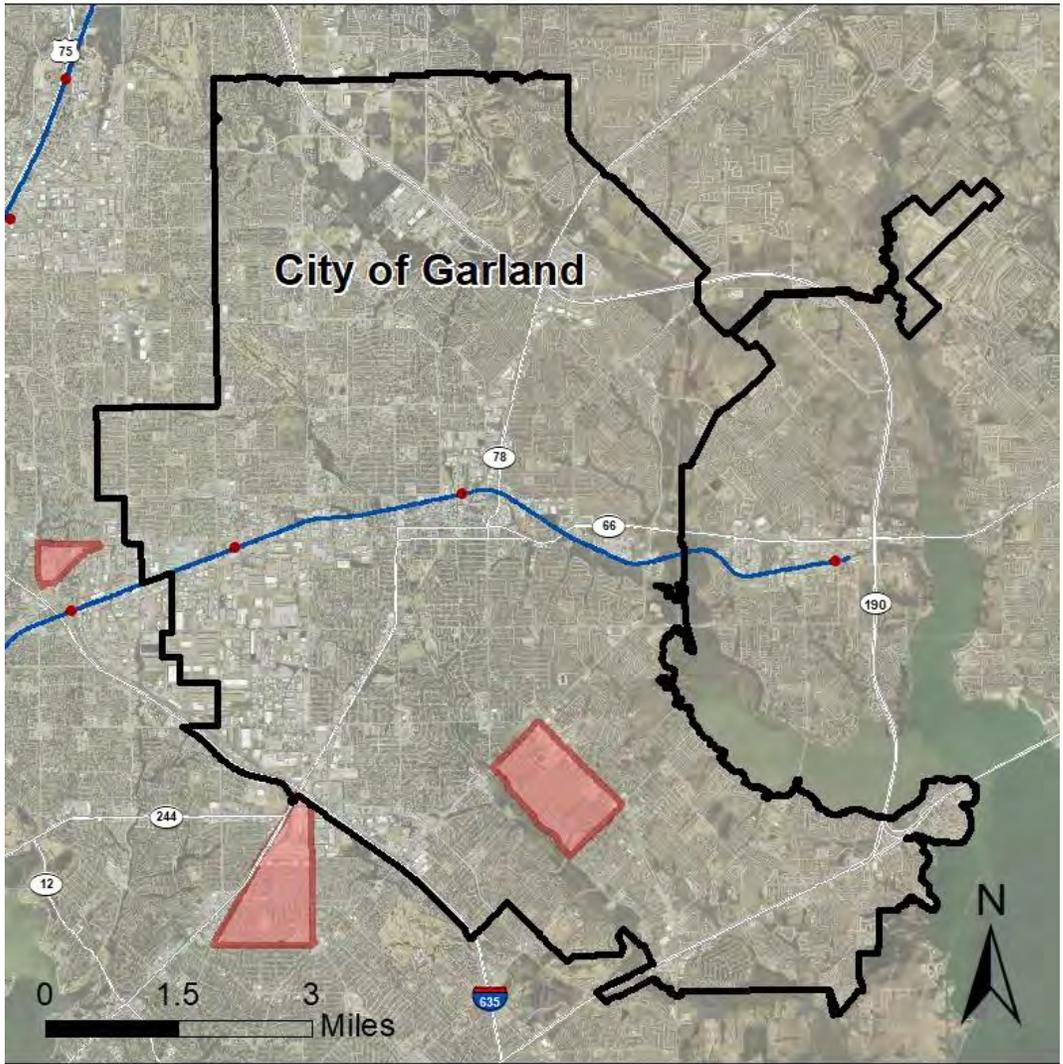


Waterways



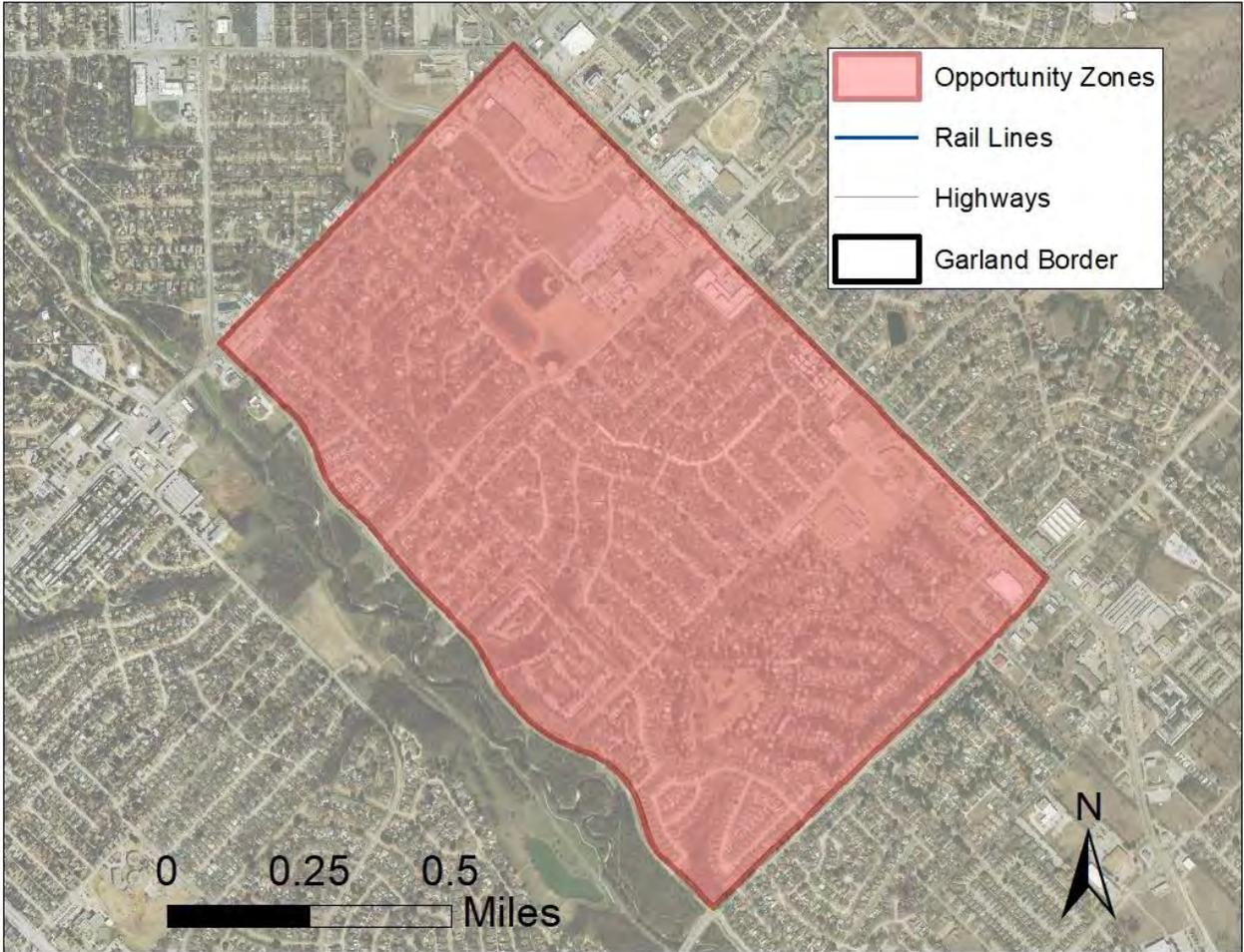
Open Space





(1 zone)

# Garland



# Garland Opportunity Zone Features

- Mostly developed, single-family residential, suburban retail on Broadway and Centerville
- ~12-acre vacant parcel and aging retail plaza near intersection of Centerville and Broadway zoned Community Retail District
- Part of Broadway/Centerville Catalyst Area – [Envision Garland 2030 Comprehensive Plan](#) (adopted 2012)



# Garland Opportunity Zone

<b>Zone Acres</b>	671
<b>Population (2017)<sup>1</sup></b>	6,475
<b>Jobs (2015)<sup>2</sup></b>	978
<b>Bus Stops</b>	8
<b>Rail Stations</b>	0
<b>Major Roads</b>	Broadway Blvd, Duck Creek Dr

City of Garland - Population 237,270 (2019 estimate). 5% Increase since 2010.

Major Employers: South Garland High School (226)

1. 2017 Census ACS 5 Year Estimate
2. 2015 Census LODES OnTheMap

# Garland Opportunity Zone



Shopping Centers

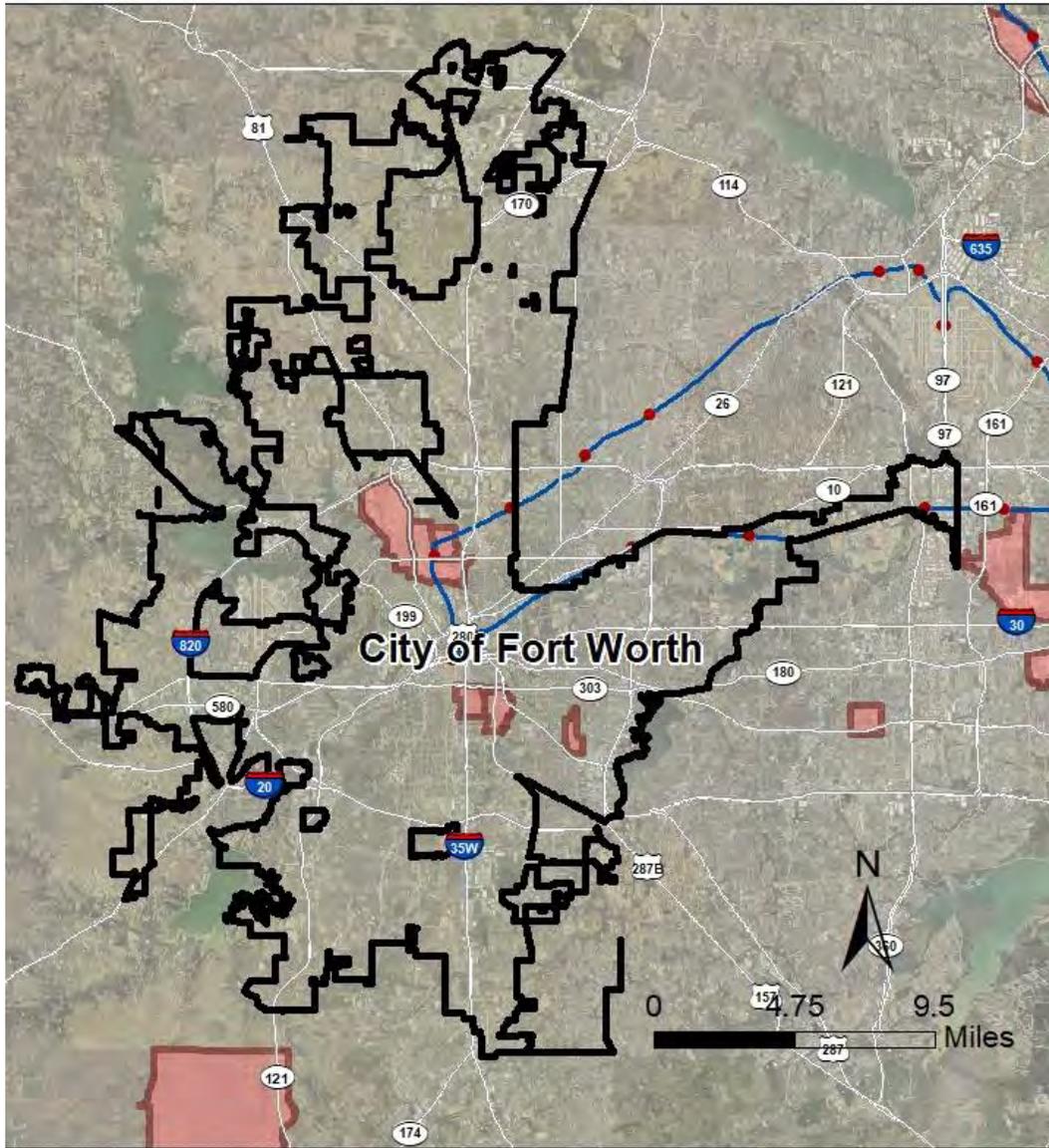


Residential



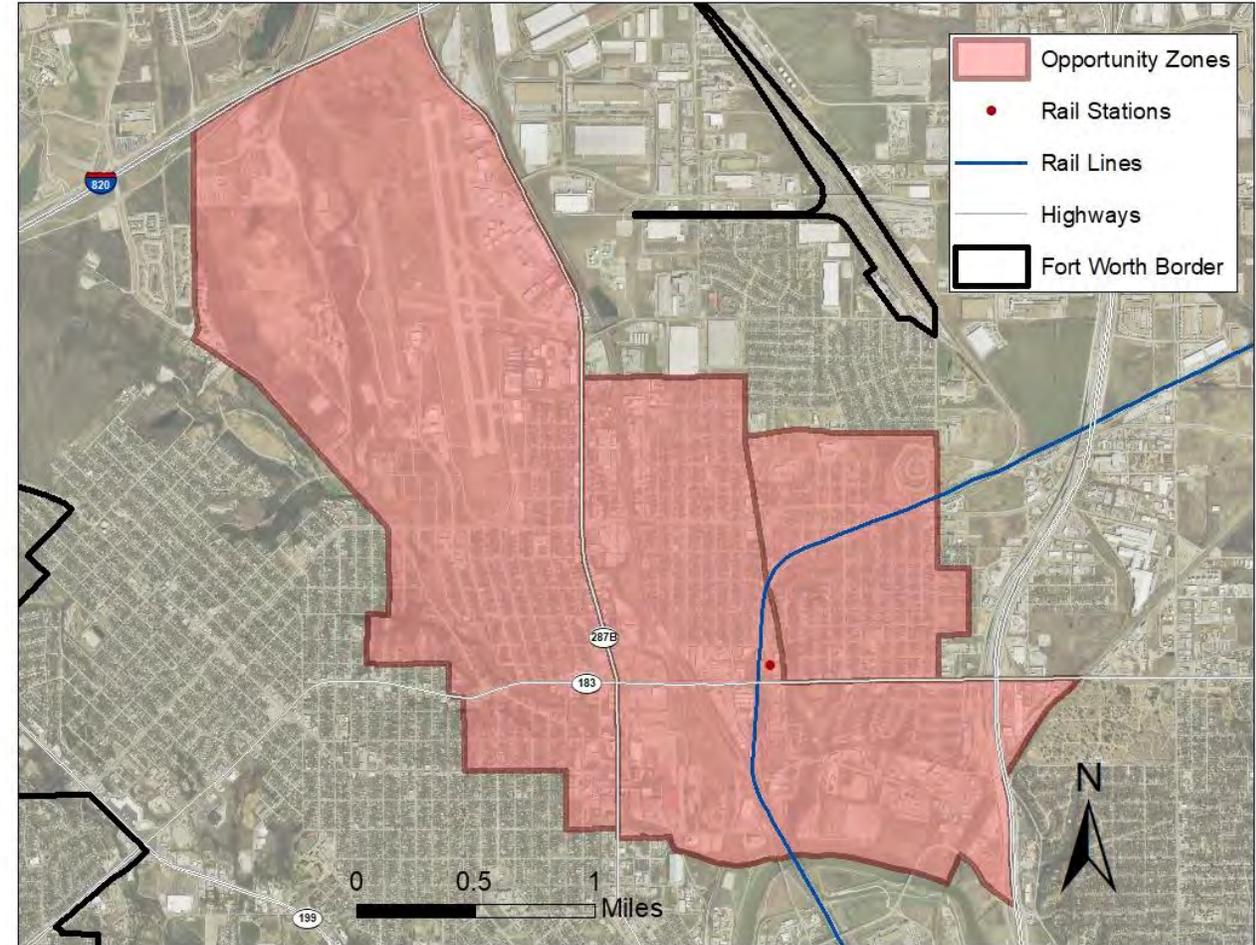
Elementary, Middle, and High Schools





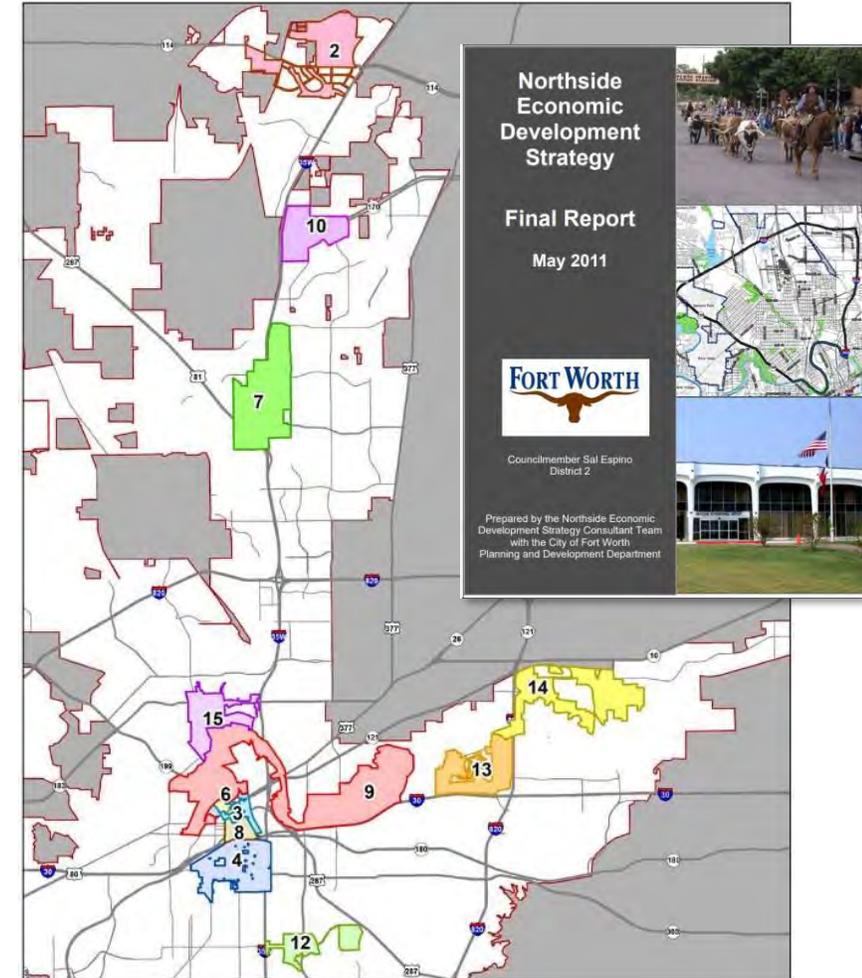
(6 zones)

# Fort Worth



# Fort Worth Opportunity Zone Features

- Zone areas are part of [Fort Worth's Northside Economic Development Strategy, 2011](#)
- Zones incorporate
  - Fort Worth Stockyards
  - Meacham International Airport
  - Section of Trinity River
- Primarily older residential and industrial land uses in zones
- [Tax Increment Financing Zone #9](#) and [#15](#)



# Fort Worth Opportunity Zones

<b>Zone Acres</b>	4,152
<b>Population (2017)<sup>1</sup></b>	15,177
<b>Jobs (2015)<sup>2</sup></b>	6,902
<b>Bus Stops</b>	66
<b>Rail Stations</b>	1; North Side Station
<b>Major Roads</b>	SH 183, IH 35W, SH 287B

City of Fort Worth - Population 848,860 (2019 estimate). 15% Increase since 2010.

Major Employers: Billy Bob's Texas (250), Trinity Industries (160), Fort Worth Police Department (128), Stockyards Hotel (127)

1. 2017 Census ACS 5-Year Estimate
2. 2015 Census LODES OnTheMap

# Fort Worth Opportunity Zones



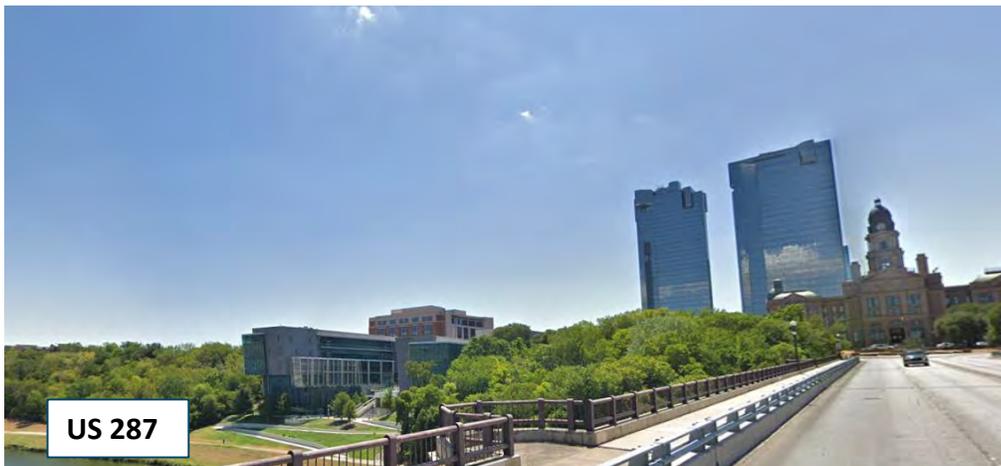
Manufacturing on E Morphy St



Samuels Ave



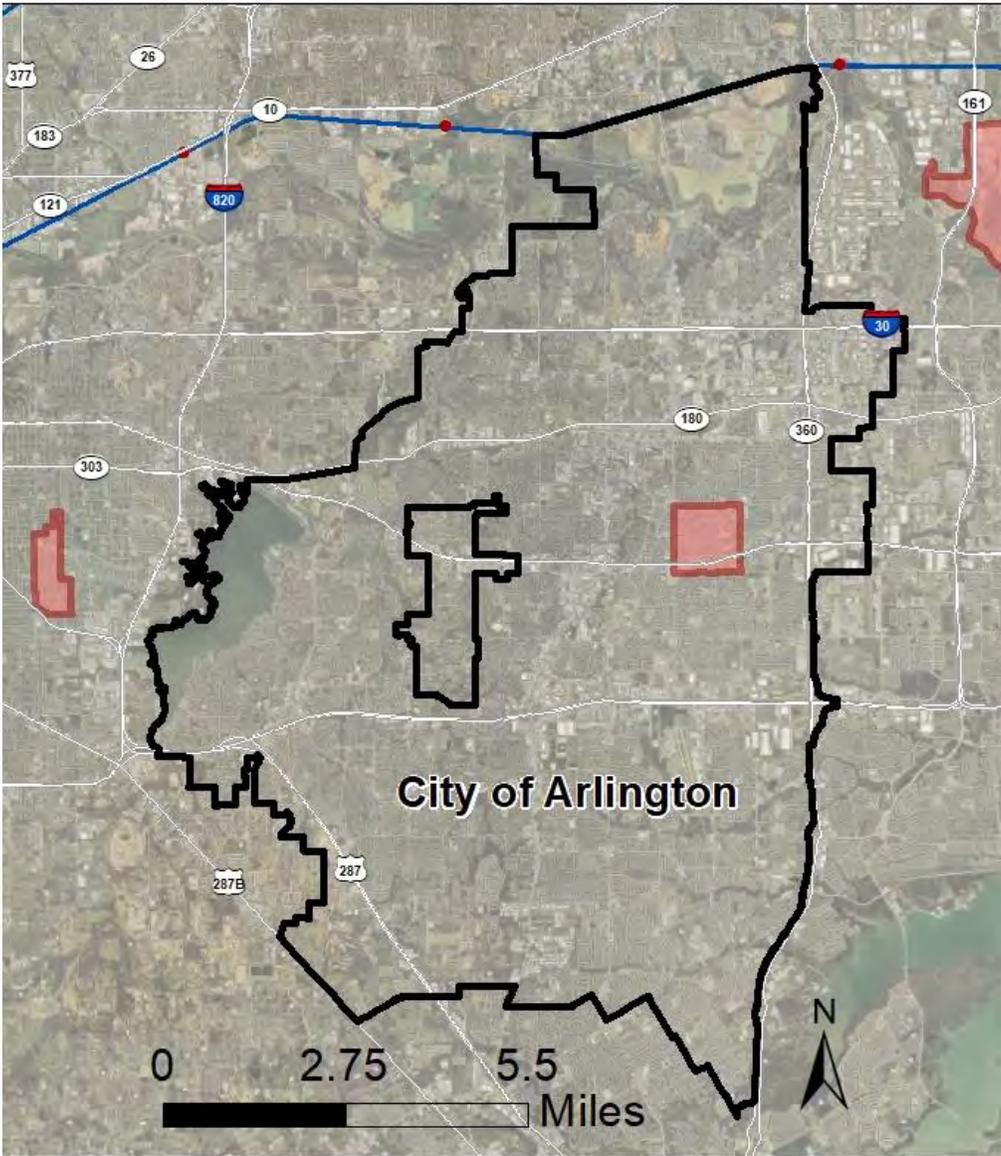
E Berry St



US 287

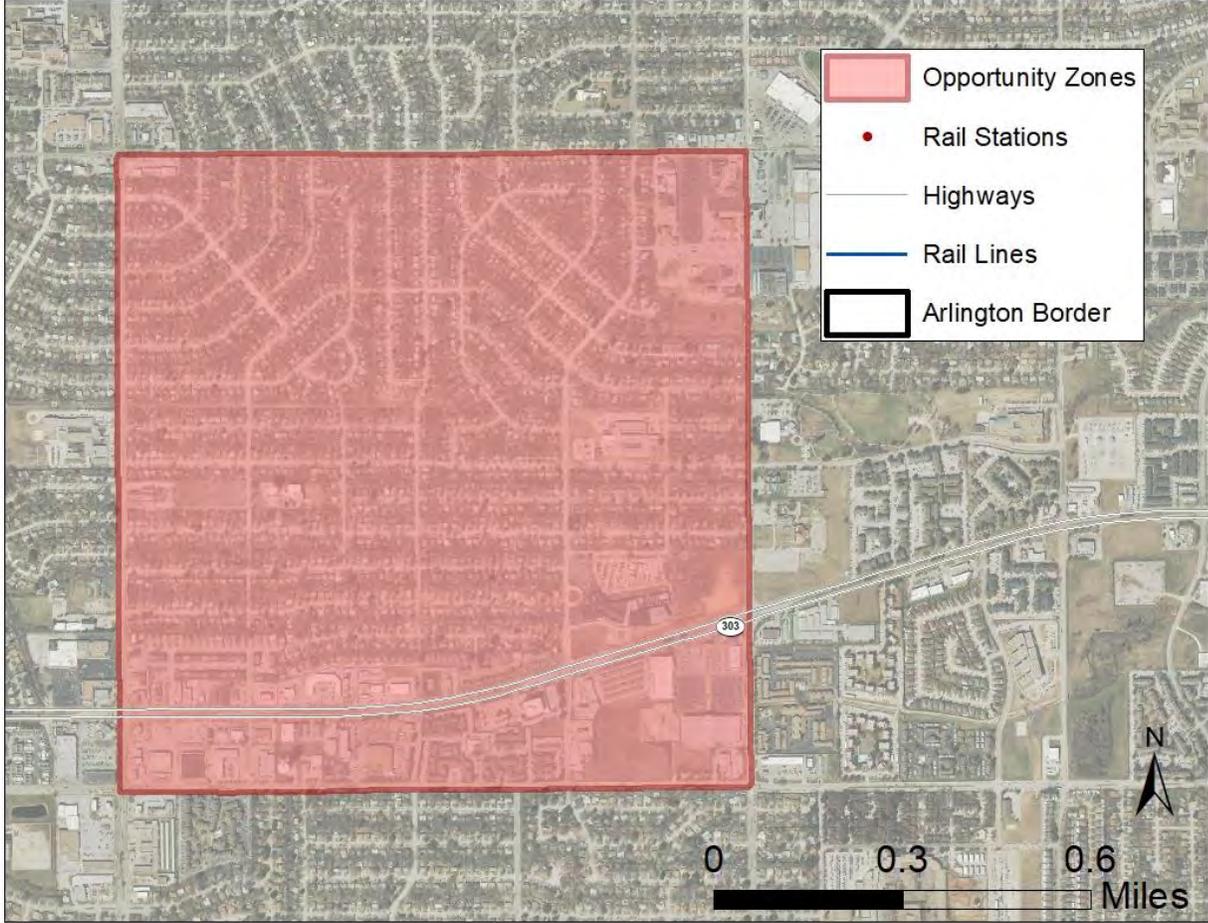


Commercial Area Along N Main St



(1 zone)

# Arlington



# Arlington Opportunity Zone Features

- Located in east central Arlington
- Primarily mid-century residential
- Aging suburban retail focused on East Pioneer Parkway (State Hwy 303)
- Almost completely developed. Opportunity in commercial redevelopment.
- Partially in [Collins Street and Pioneer Parkway Design Guidelines](#)



# Arlington Opportunity Zone

<b>Zone Acres</b>	654
<b>Population (2017)<sup>1</sup></b>	8,347
<b>Jobs (2015)<sup>2</sup></b>	2,377
<b>Bus Stops</b>	0
<b>Rail Stations</b>	0
<b>Major Roads</b>	Pioneer Pkwy, near SH 303 and SH 360

1. 2017 Census ACS 5-Year Estimate
2. 2015 Census LODES OnTheMap

City of Arlington - Population 386,180 (2019 estimate). 6% Increase since 2010

Major Employers: Texas Health and Human Services Commission (156), Rankin Elementary School (58)

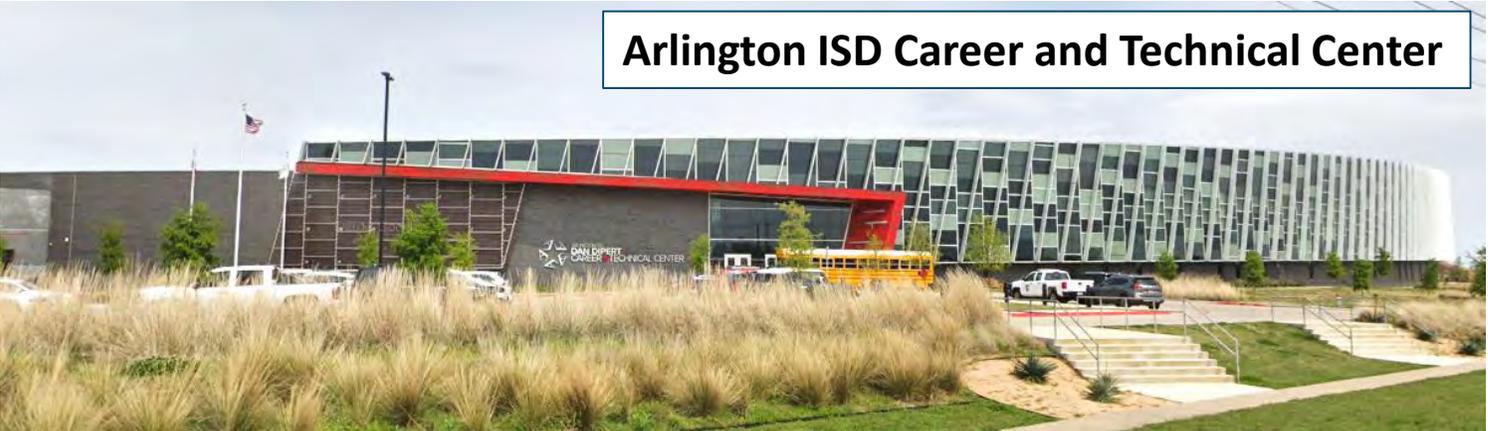
Education: Arlington ISD Career and Technical Education Center



# Arlington Opportunity Zone



Shopping Centers



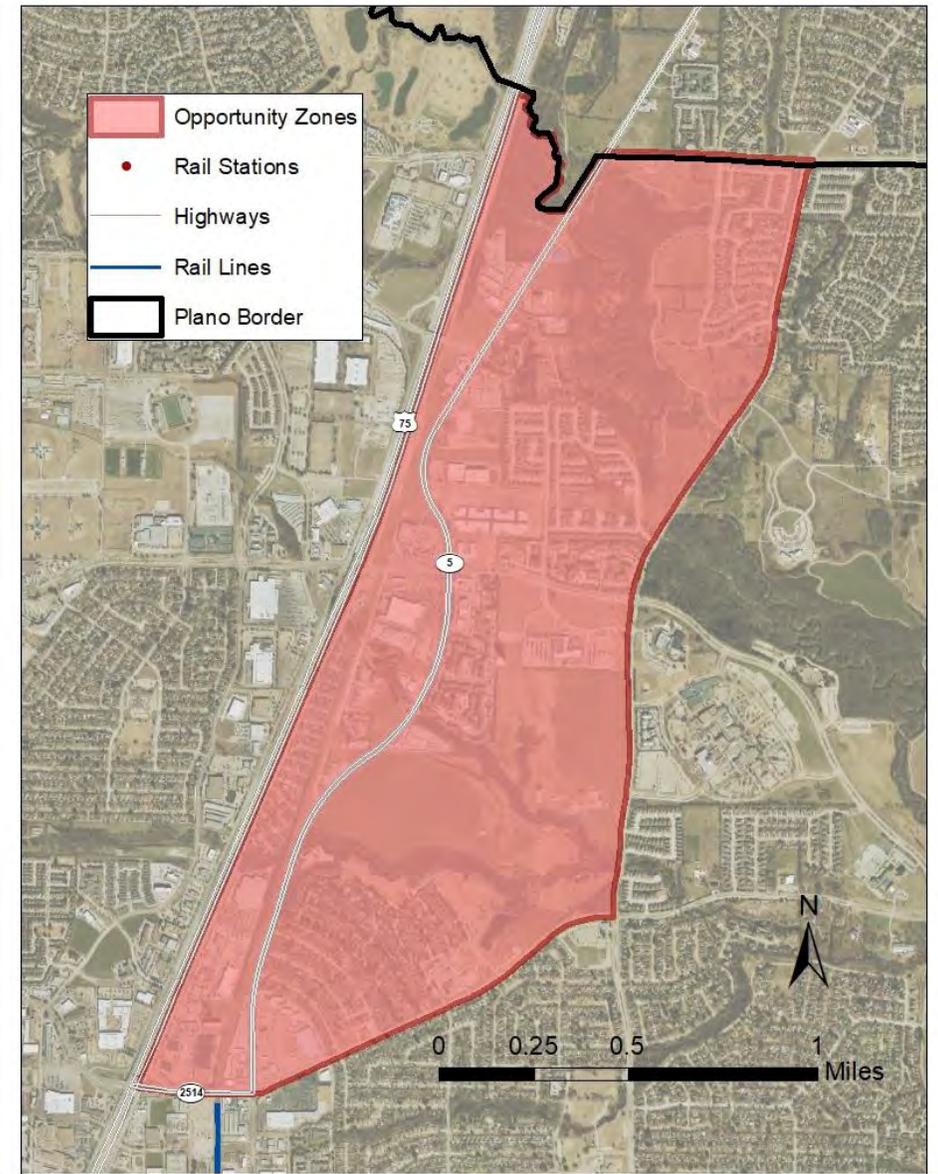
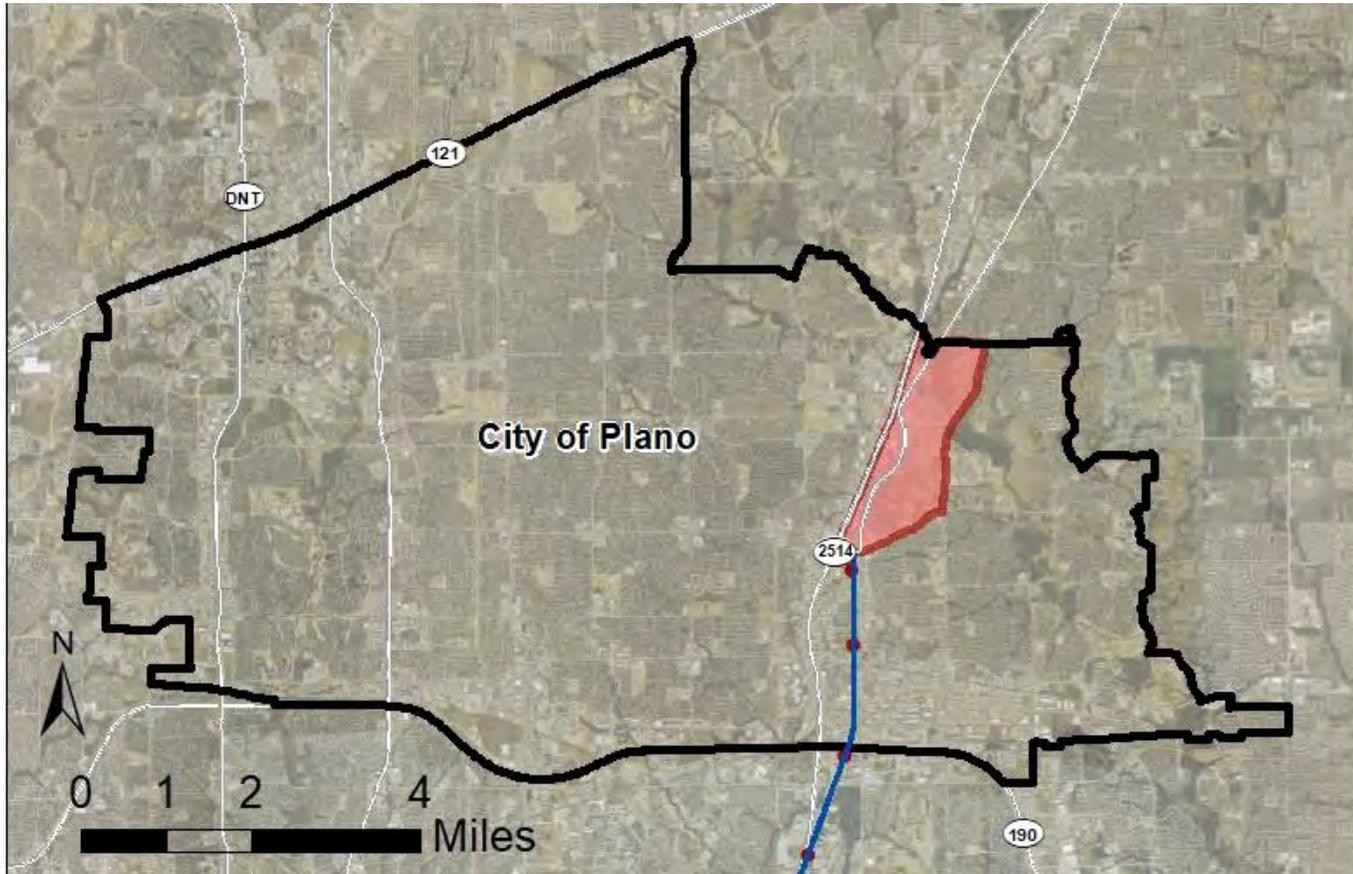
Arlington ISD Career and Technical Center



E Pioneer Parkway / TX 303

# Plano

(1 zone)



# Plano Opportunity Zone Features

[Envision Oak Point Plan](#) (approved by city council July 2018)  
– long range neighborhood vision to guide future investment in the area

- Partially developed with suburban housing and retail
- Large undeveloped areas include a working dairy farm and Oak Point Park & Nature Preserve (floodplain)
- Major redevelopment opportunity in Plano Market Square Mall

Overview Map - Oak Point



# Plano Opportunity Zone

<b>Zone Acres</b>	1,324
<b>Population (2017)<sup>1</sup></b>	5,850
<b>Jobs (2015)<sup>2</sup></b>	2,034
<b>Bus Stops</b>	7 (DART)
<b>Rail Stations</b>	1; Parker Road DART (0.25 miles south of zone)
<b>Major Roads</b>	Hwy 75 (Central Expressway), Hwy 5 (Greenville Ave/ Ave K)

City of Plano - population 284,070 (2019 estimate). 9% Increase since 2010

Major Employers: L-3 Mustang Technology (196), Costco (194), Sam's Club (179), H-Mart (100)

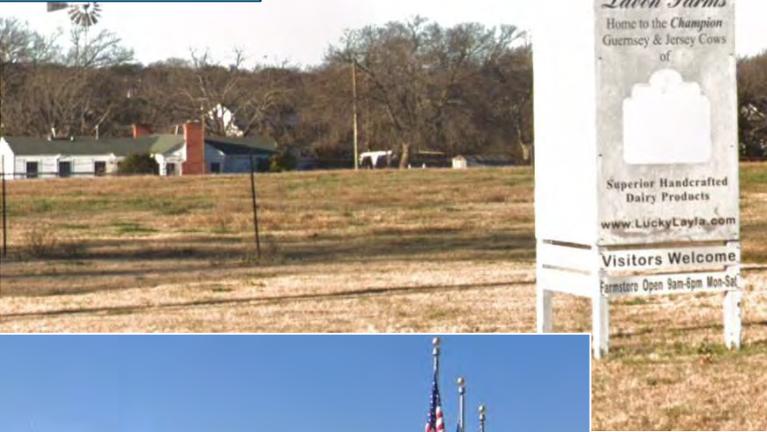
Education: Collin County Community College – Spring Creek Campus (adjacent to Zone)

1. 2017 Census ACS 5 Year Estimate

2. 2015 Census LODES OnTheMap

# Plano Opportunity Zone

**Working Dairy**



**Plano Market Square – Antique Mall**



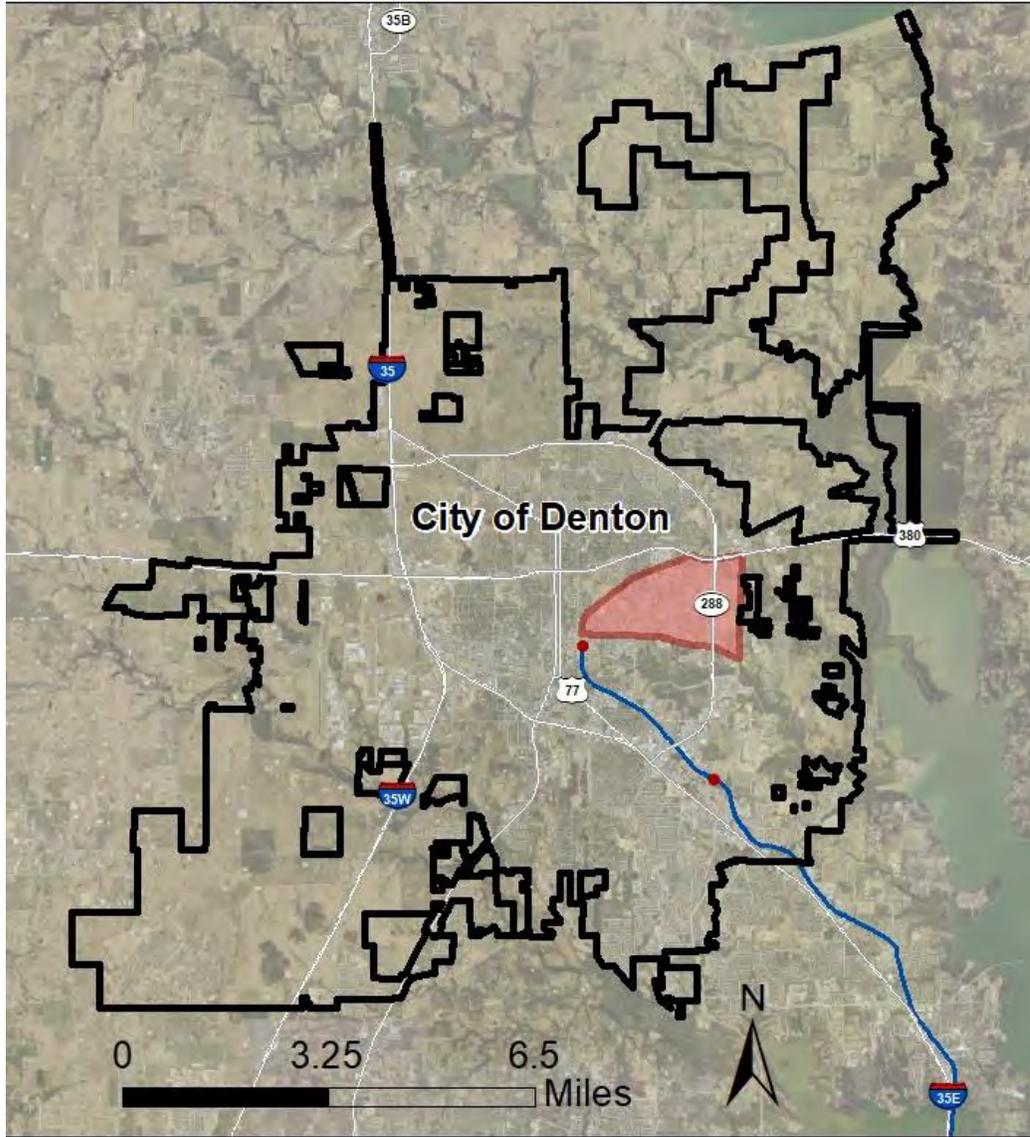
**L3 – Major Employer**

**I -75 / Spring Creek Parkway**



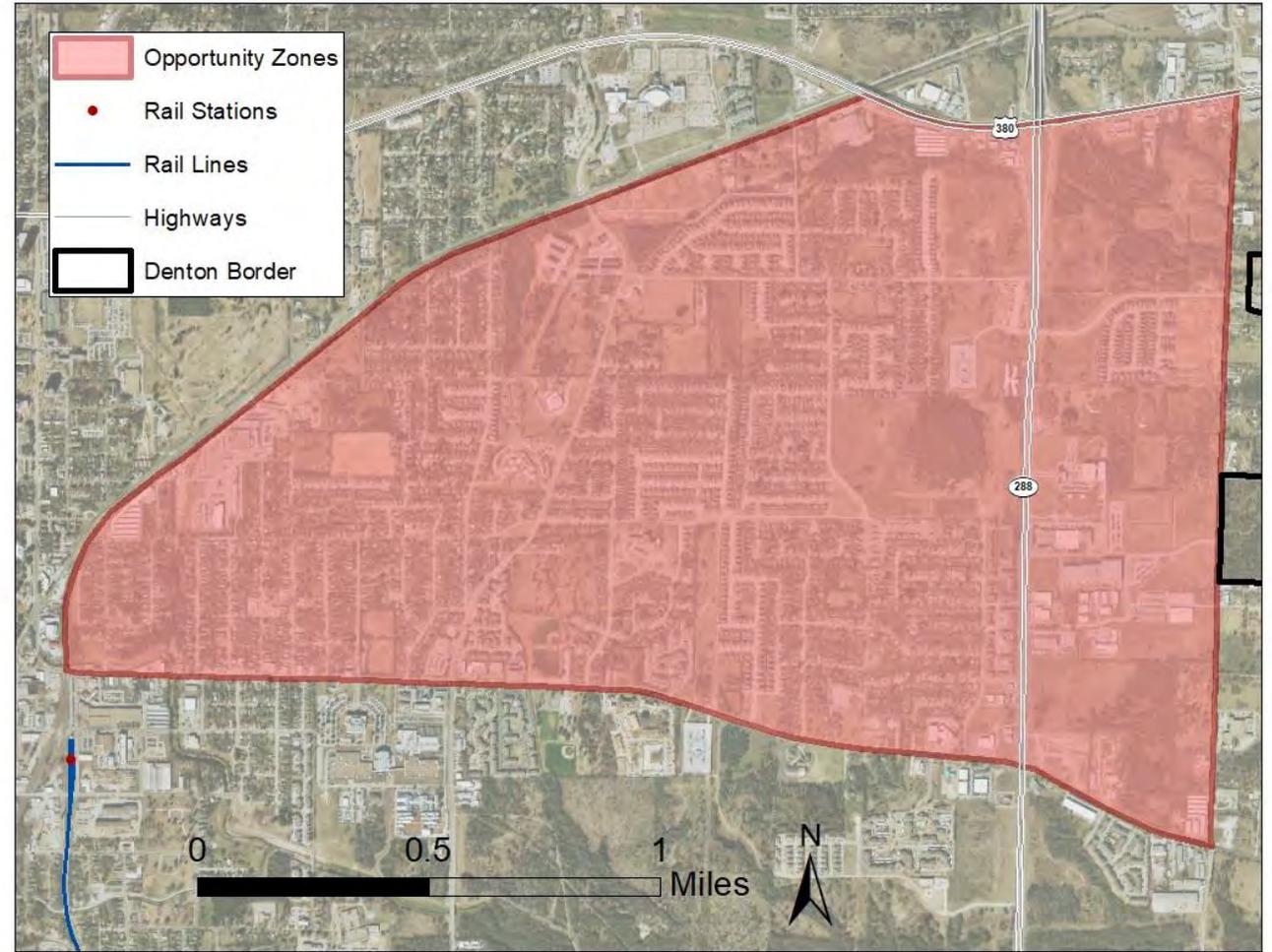
**Plano Event Center**





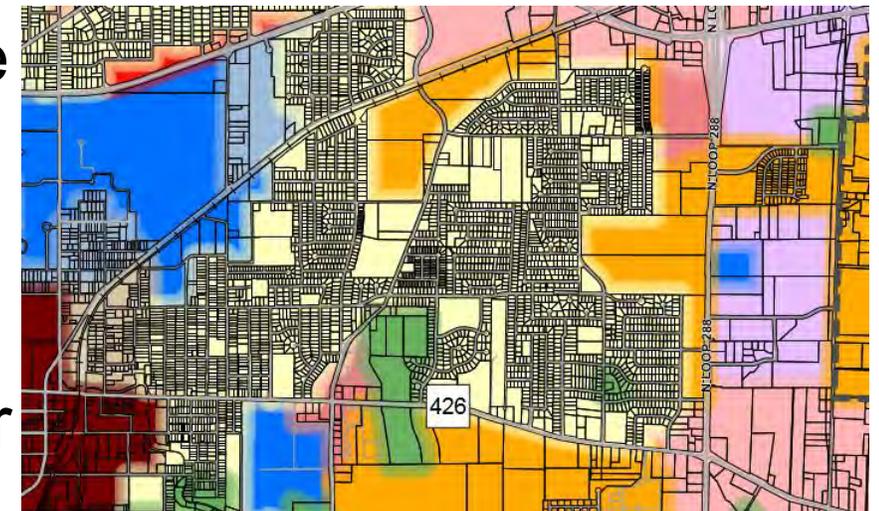
(1 zone)

# Denton



# Denton Opportunity Zone Features

- [Denton Future Land Use Plan 2030](#)- Low/moderate residential, business innovation, neighborhood mixed used, green space
- [Denton Mobility Plan](#)- Pedestrian and Bicycle Linkage Component
- Adjacent to Downtown TIRZ with a \$24.8 million budget
- Includes the Technology Resource Center of America
- Near University of North Texas and adjacent to Texas Women's University



# Denton Opportunity Zone

<b>Zone Acres</b>	1,705
<b>Population (2017)<sup>1</sup></b>	9,512
<b>Jobs (2015)<sup>2</sup></b>	794
<b>Bus Stops</b>	27
<b>Rail Stations</b>	1; Downtown Denton Transit Center DCTA (0.19 miles south of zone)
<b>Major Roads</b>	SH 288, HWY 380

City of Denton - population 134,460 (2019 estimate). 19% Increase since 2010

Major Employers: Safran Electrical and Power (750), FEMA Texas National Processing Service Center (594)

1. 2017 Census ACS 5 Year Estimate
2. 2015 Census LODES OnTheMap

# Denton Opportunity Zone



Commercial Space and Serve Denton Center NPO



Staffing Center and Commercial Space



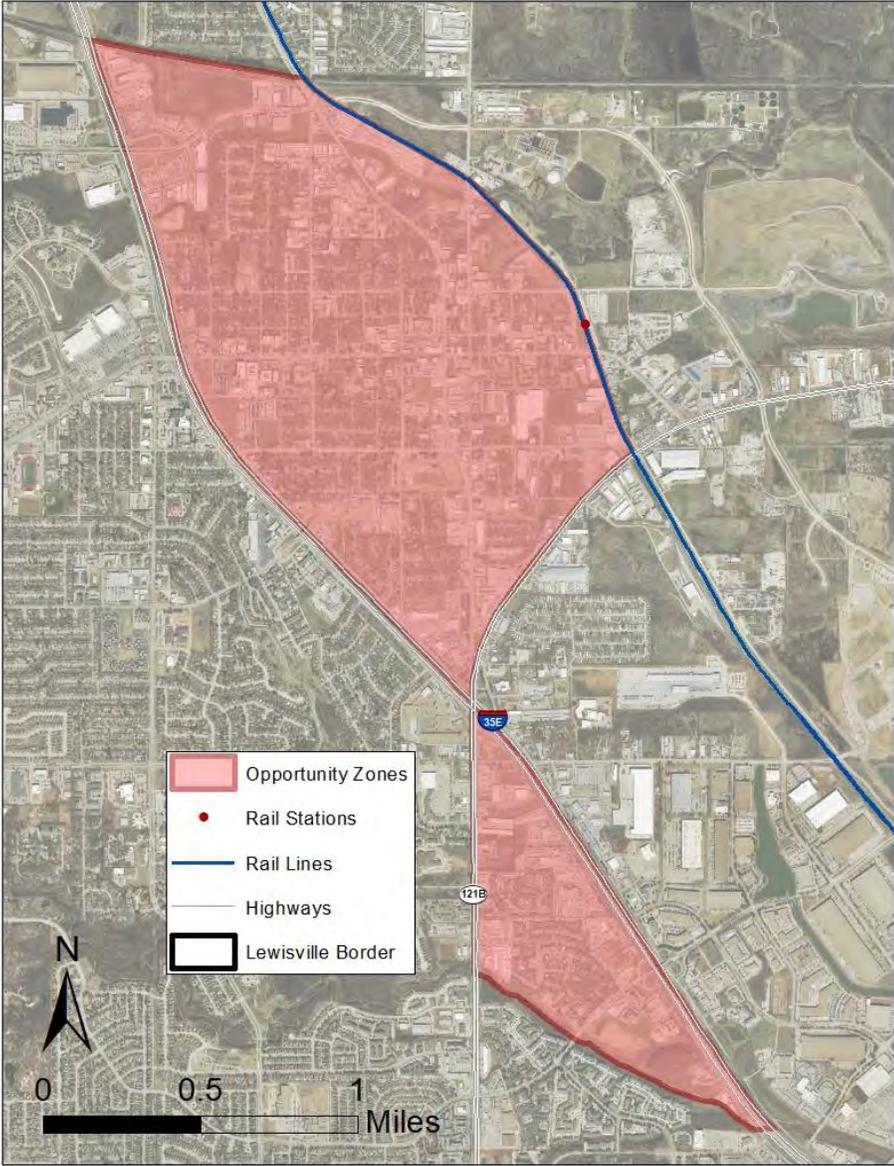
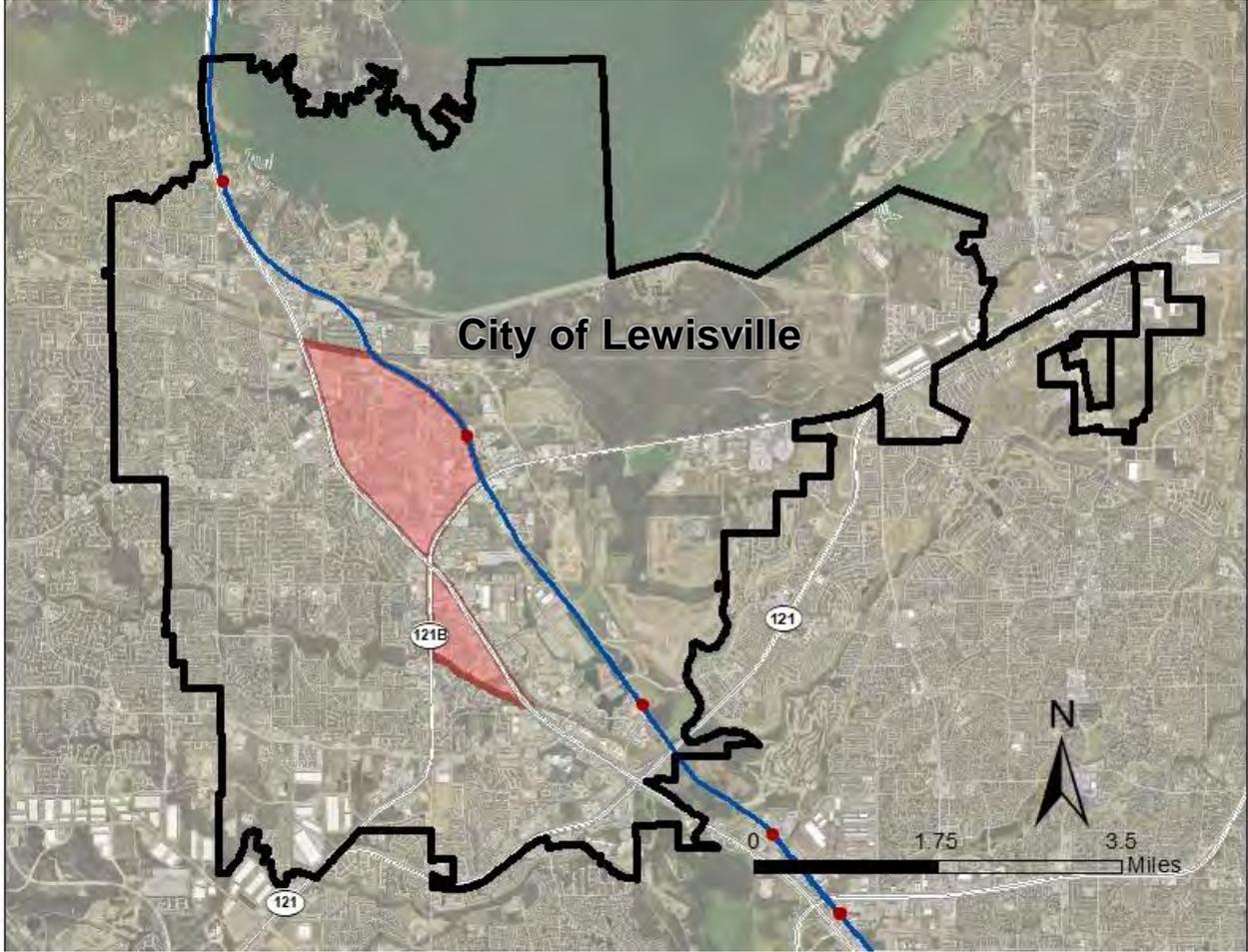
FEMA and Texas Department of Public Safety



Residential Development

# Lewisville

(2 zones)



# Lewisville Opportunity Zone Features

- Old Town Lewisville – city focused revitalization and Transit-Oriented Development (TOD) (numerous vacant parcels)
- Mixed use – industrial transition, adaptive reuse
- Old Town TOD Plan (2010)
- Mill Street Corridor Plan (2010)
- IH-35E Corridor Redevelopment Plan (2014)
  - <https://ecodevlewisville.com/special-initiatives>
- Zoning and incentives to encourage new development and redevelopment currently in place for Old Town



# Lewisville Opportunity Zones

<b>Zone Acres</b>	1,468
<b>Population (2017)<sup>1</sup></b>	7,809
<b>Jobs (2015)<sup>2</sup></b>	8,007
<b>Bus Stops</b>	36
<b>Rail Stations</b>	Old Town Station DCTA
<b>Major Roads</b>	I-35E, SH 121B

City of Lewisville - population 105,640 (2019 estimate). 11% Increase since 2010.

Major Employers: Medical Center Lewisville (554), Lewisville ISD Distribution Center (336), Unarco Material Handling Inc (250), Sam Pack's Five Star Ford of Lewisville (135)

1. 2017 Census ACS 5 Year Estimate
2. 2015 Census LODES OnTheMap

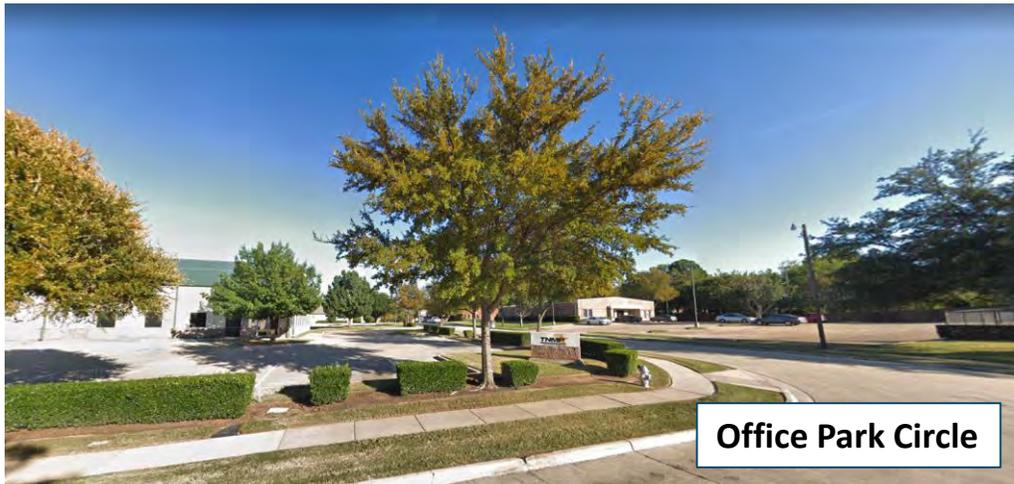
# Lewisville Opportunity Zones



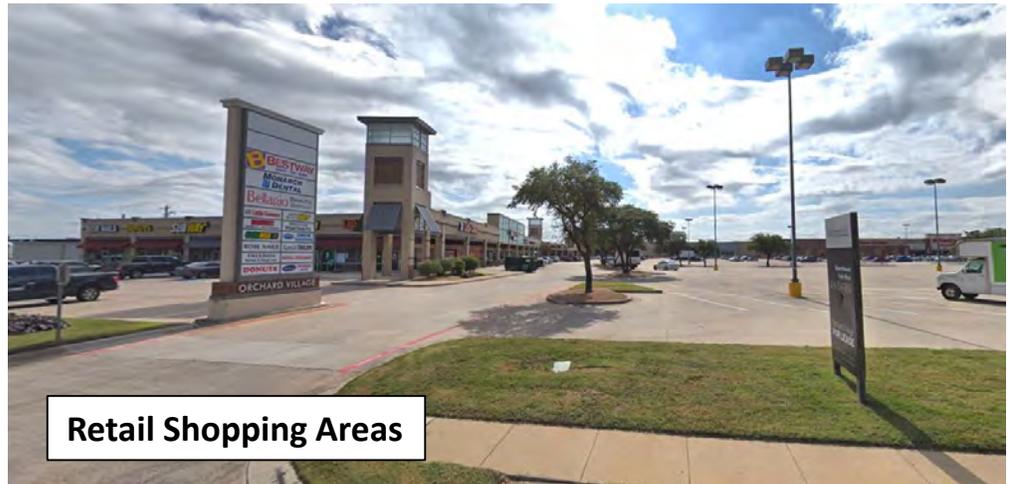
Studio Movie Grill



Housing and Commercial Development



Office Park Circle

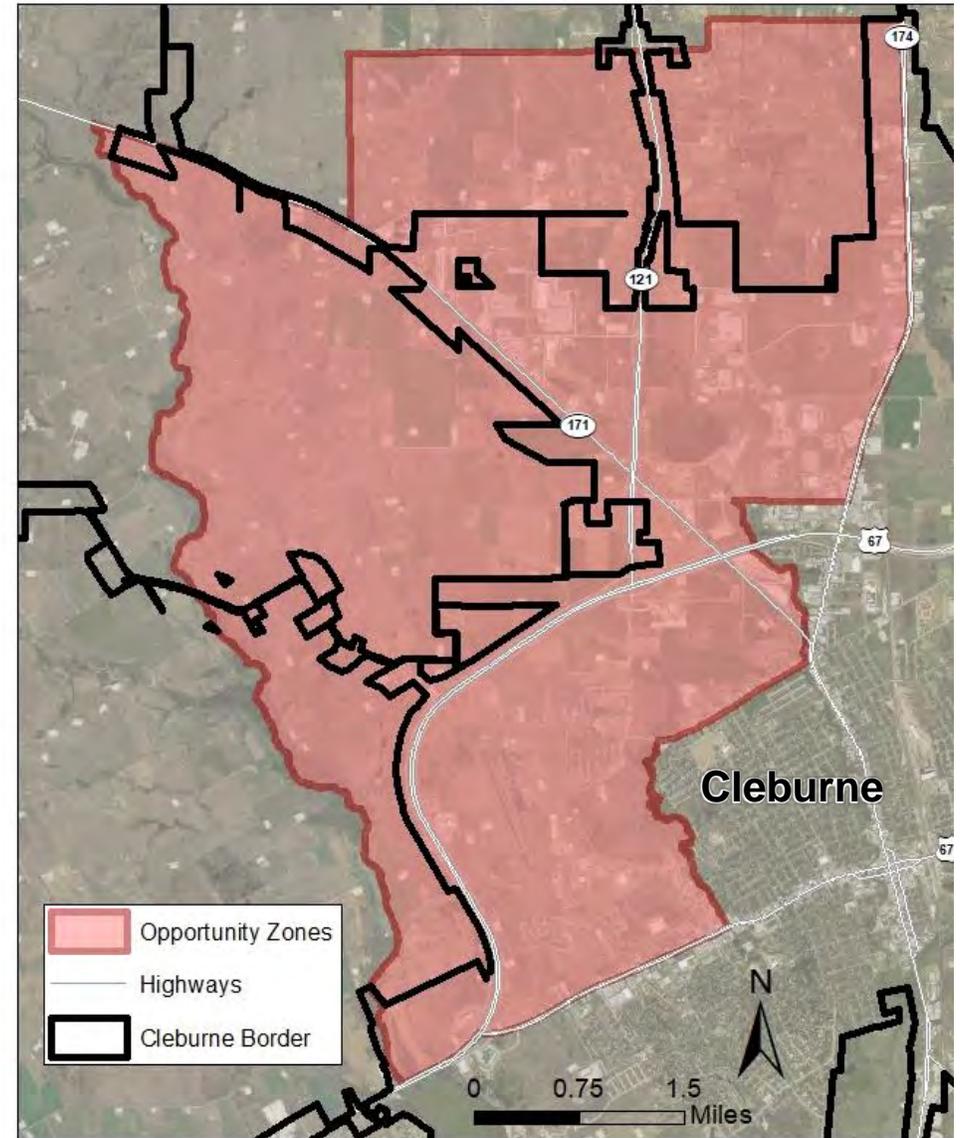
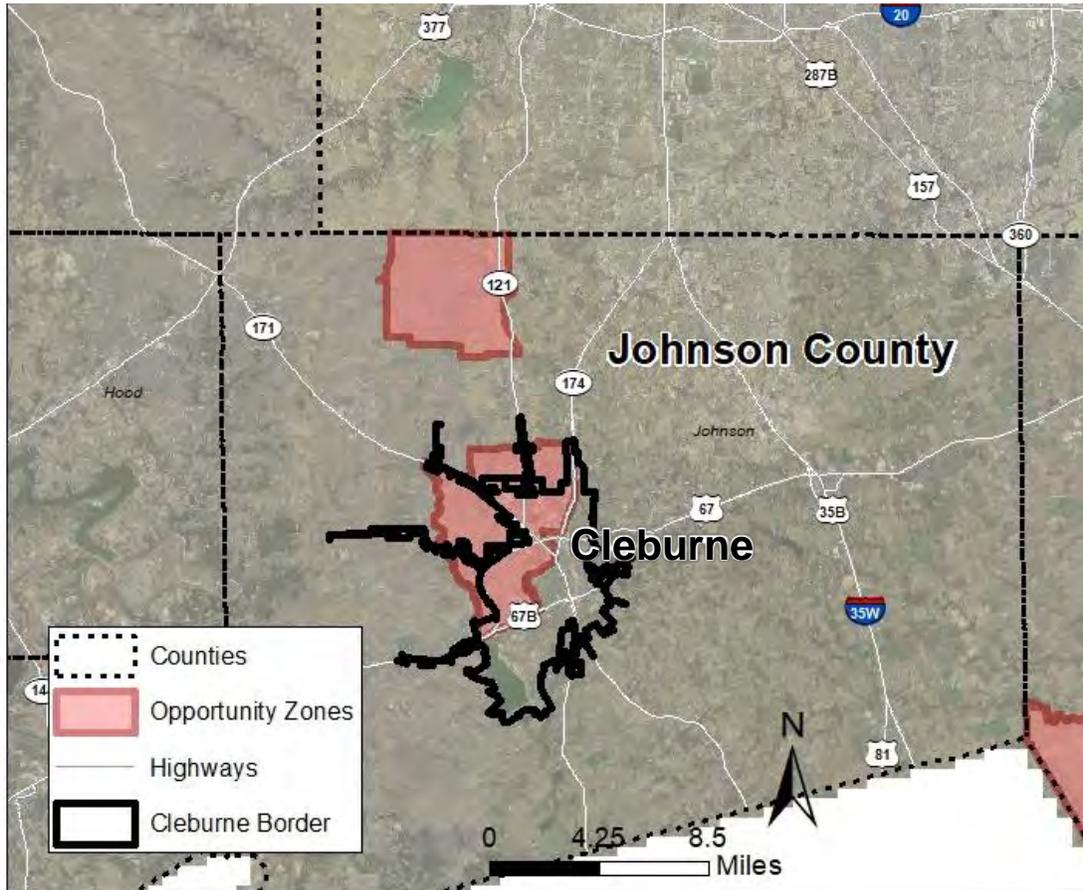


Retail Shopping Areas



# Cleburne

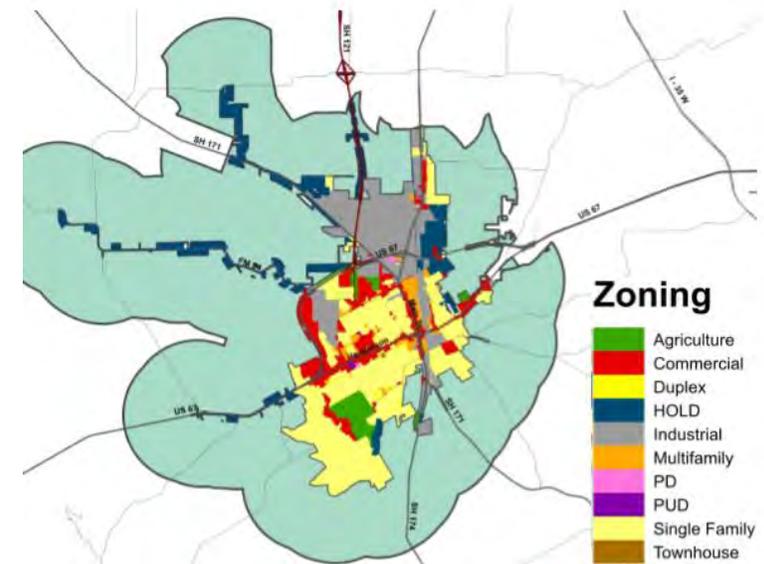
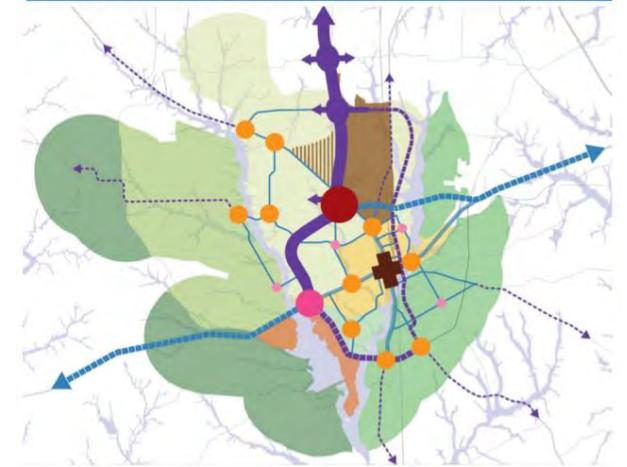
(1 zone)



# Cleburne Opportunity Zone

- Large sections of zone is part of
  - [The Cleburne Comprehensive Plan, 2014](#)
  - [The Cleburne Master Thoroughfare Plan, 2008](#)
- Included features:
  - Cleburne Municipal Airport
  - The Depot at Cleburne Station
    - "Best of the Ballparks 2017, Independent Baseball"  
(Ballpark Digest)
- Current land use primarily Oil/Gas and Agricultural

A FRAMEWORK FOR GROWTH



# Cleburne Opportunity Zone

<b>Zone Acres</b>	17,533
<b>Population (2017)<sup>1</sup></b>	5,179
<b>Jobs (2015)<sup>2</sup></b>	7,784
<b>Bus Stops</b>	0
<b>Rail Stations</b>	0
<b>Major Roads</b>	U.S. Hwy 67, Chisholm Trail Pkwy, Weatherford HWY, SH 3048

City of Cleburne- population 30,770 (2019 estimate). 5% Increase since 2010.

Major Employers: Walmart Distribution Center (736), Texas Health Harris Methodist Hospital Cleburne (435), Johns Manville (400), Universal Pressure Pumping (280)

1. 2017 Census ACS 5 Year Estimate
2. 2015 Census LODS OnTheMap

# Cleburne Opportunity Zone



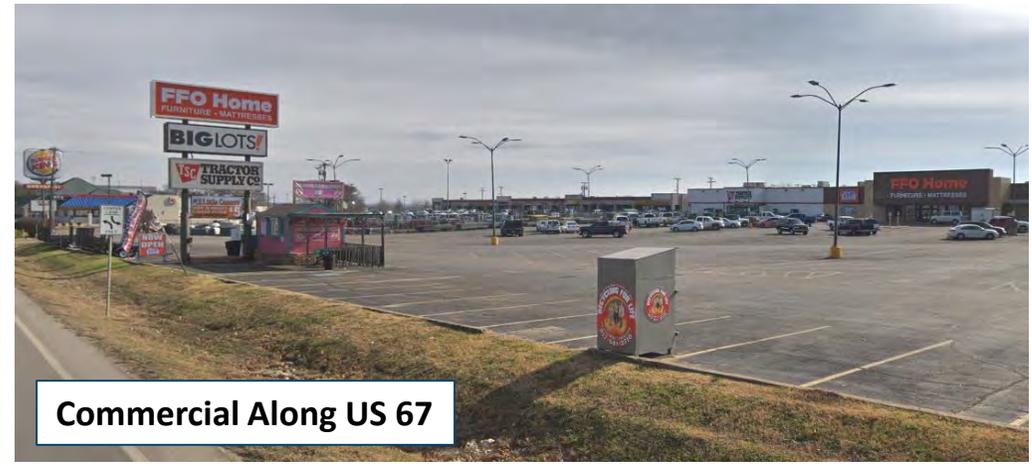
Commercial and Health Services Along Nolan River Rd



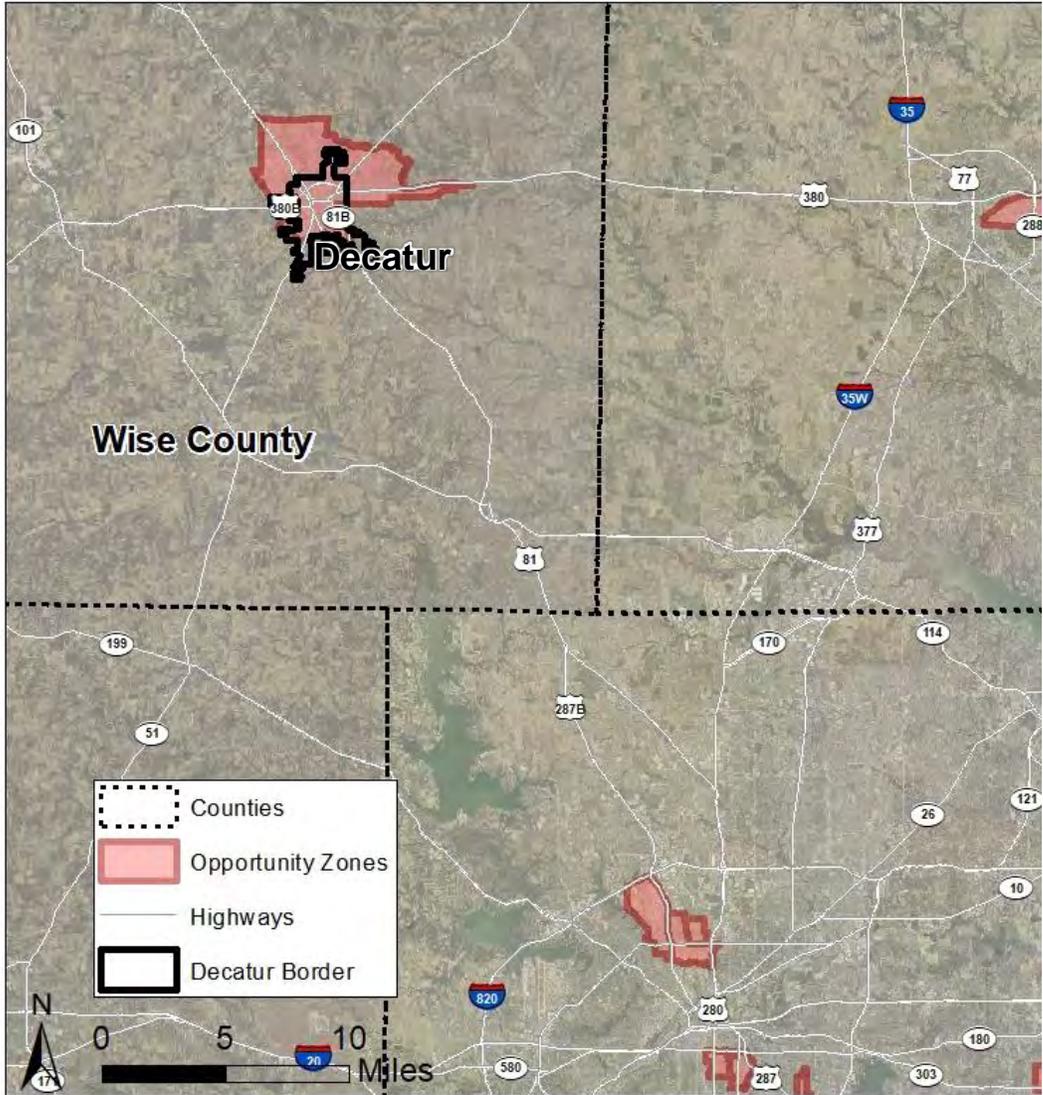
Wal-Mart Distribution Center Along Windmill Rd



Warehousing and Supply Chain Along W Industrial Blvd

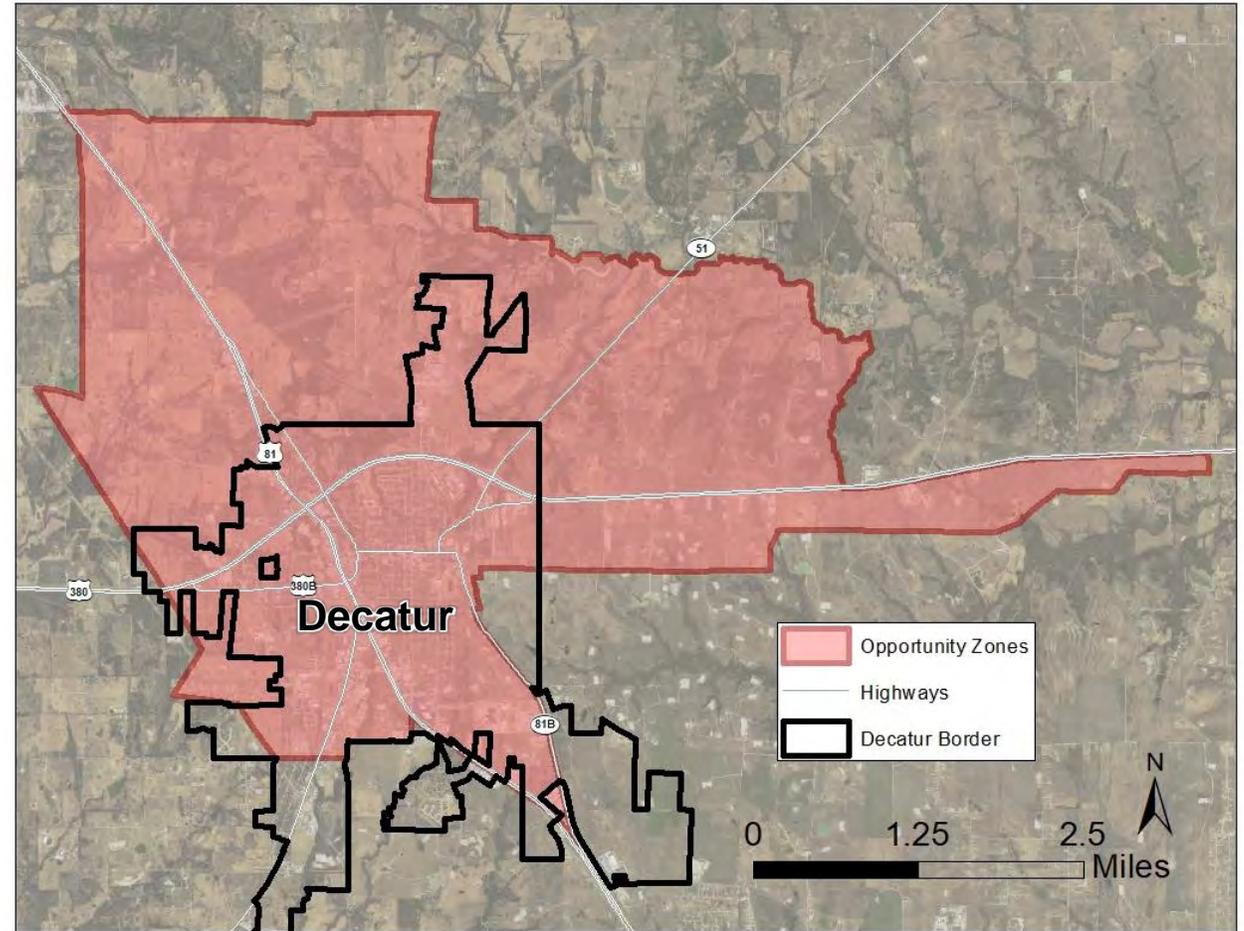


Commercial Along US 67



(1 zone)

# Decatur



# Decatur Opportunity Zone Features

- Zone contains both
  - Decatur Municipal Airport
  - Red Ace Ranch Airport
- Zone is part of [City of Decatur Master Plan, 2004](#)
- Primary land use includes retail, healthcare, manufacturing, transportation & distribution industries
- Located in the northwest corner of the Dallas-Fort Worth metropolitan area



# Decatur Opportunity Zone

<b>Zone Acres</b>	13,176
<b>Population (2017)<sup>1</sup></b>	6,210
<b>Jobs (2015)<sup>2</sup></b>	7,194
<b>Bus Stops</b>	0
<b>Rail Stations</b>	0
<b>Major Roads</b>	HWY 81, HWY 380, HWY 287

City of Decatur - population 7,190 (2019 estimate). 19% Increase since 2010

Major Employers: Wise Regional Health System- East Campus (1400), Walmart Supercenter (497), Wise Regional Health System (400), James Wood Motors Decatur (361), POCO Graphite Inc (325)

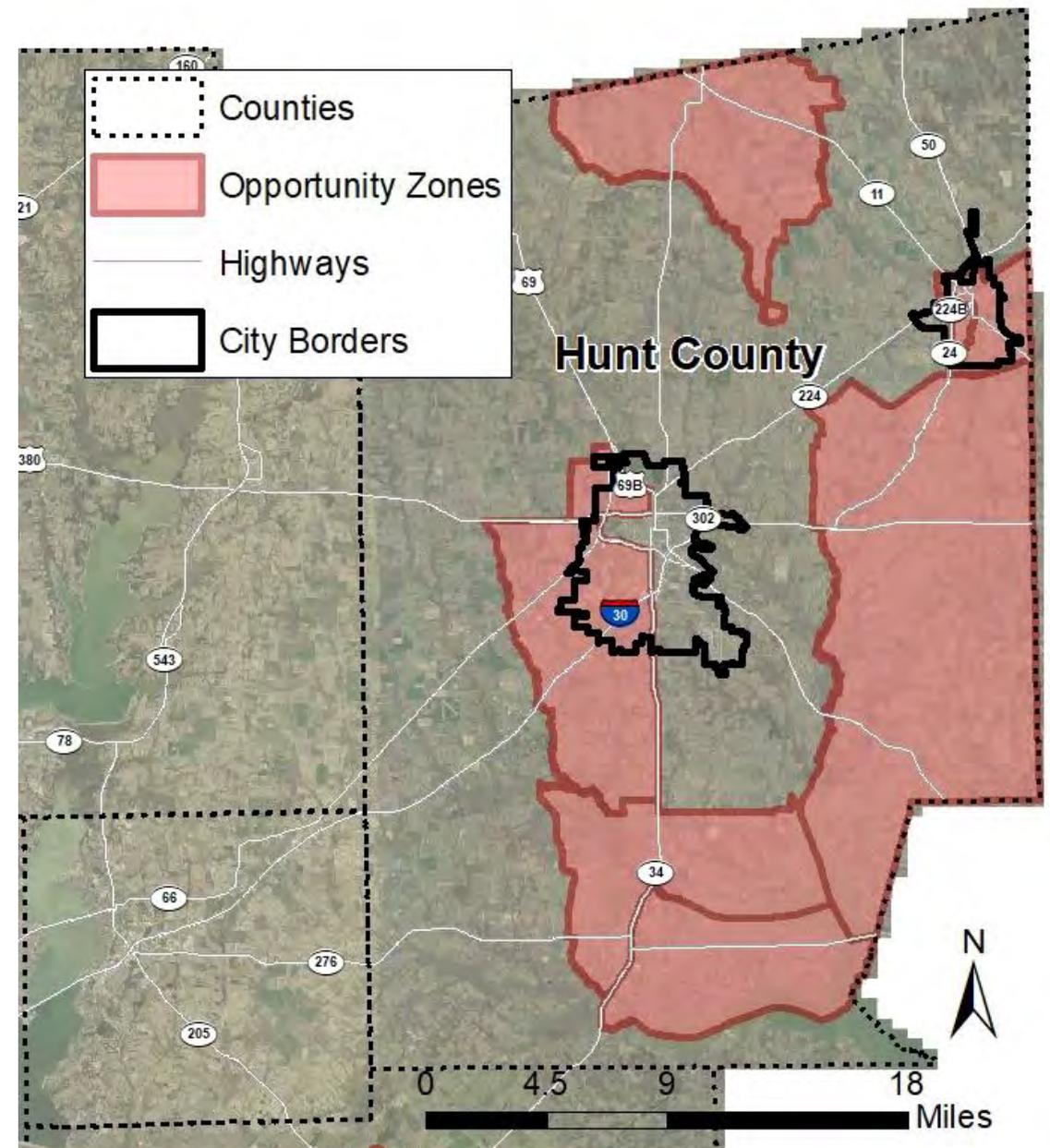
1. 2017 Census ACS 5 Year Estimate
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# Decatur Opportunity Zone



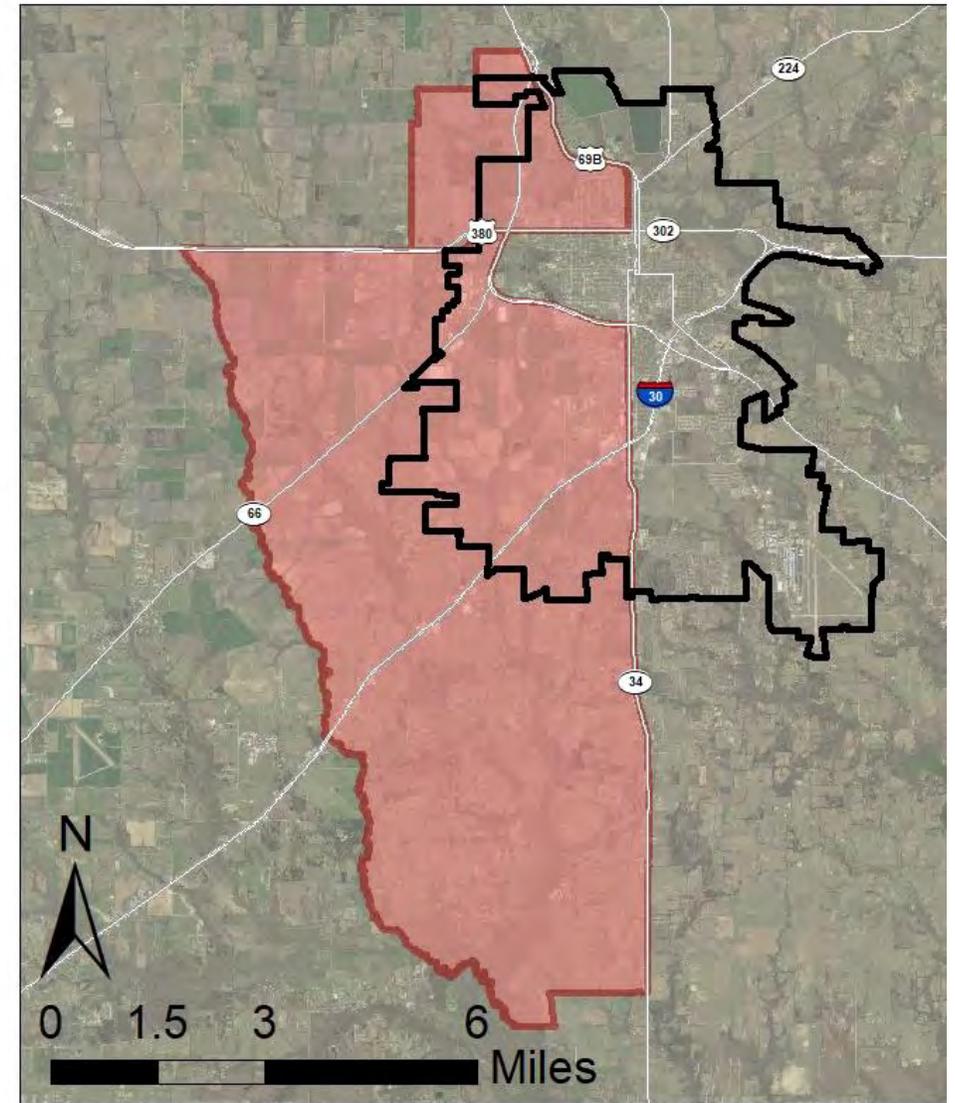
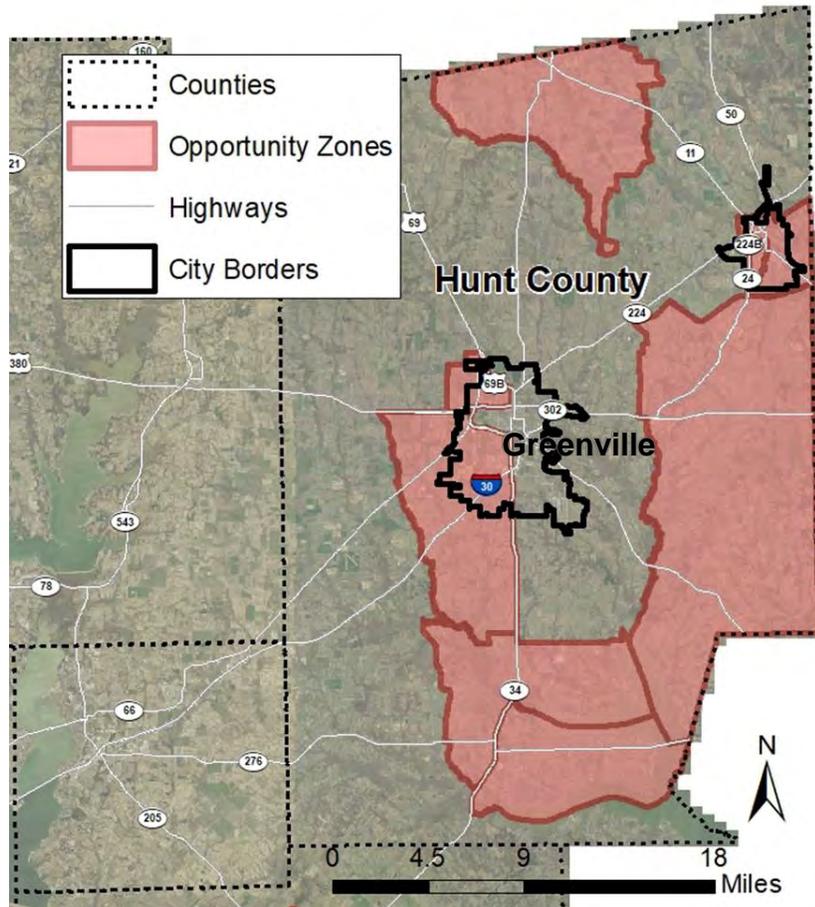
# Hunt County Opportunity Zones

(8 zones)

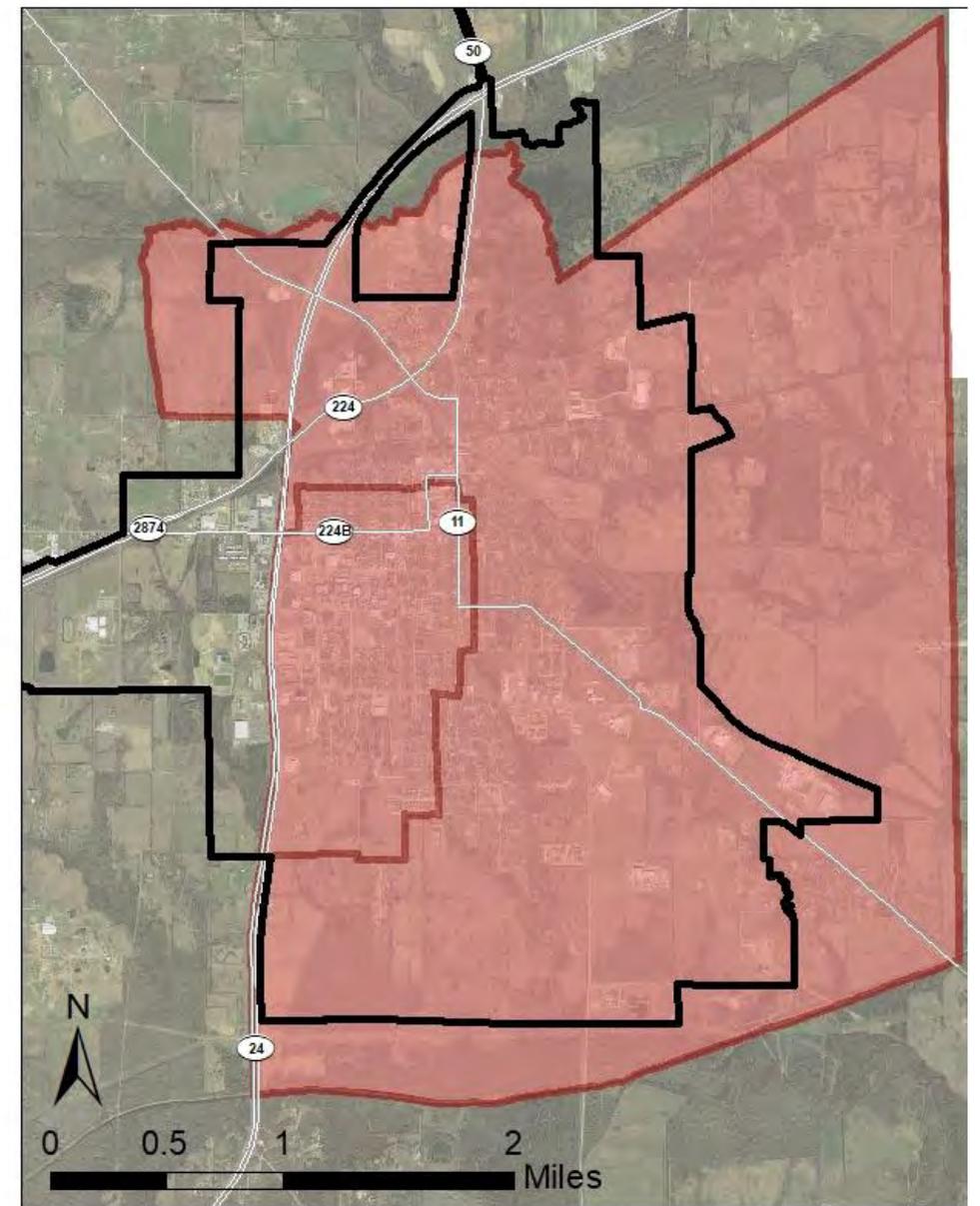
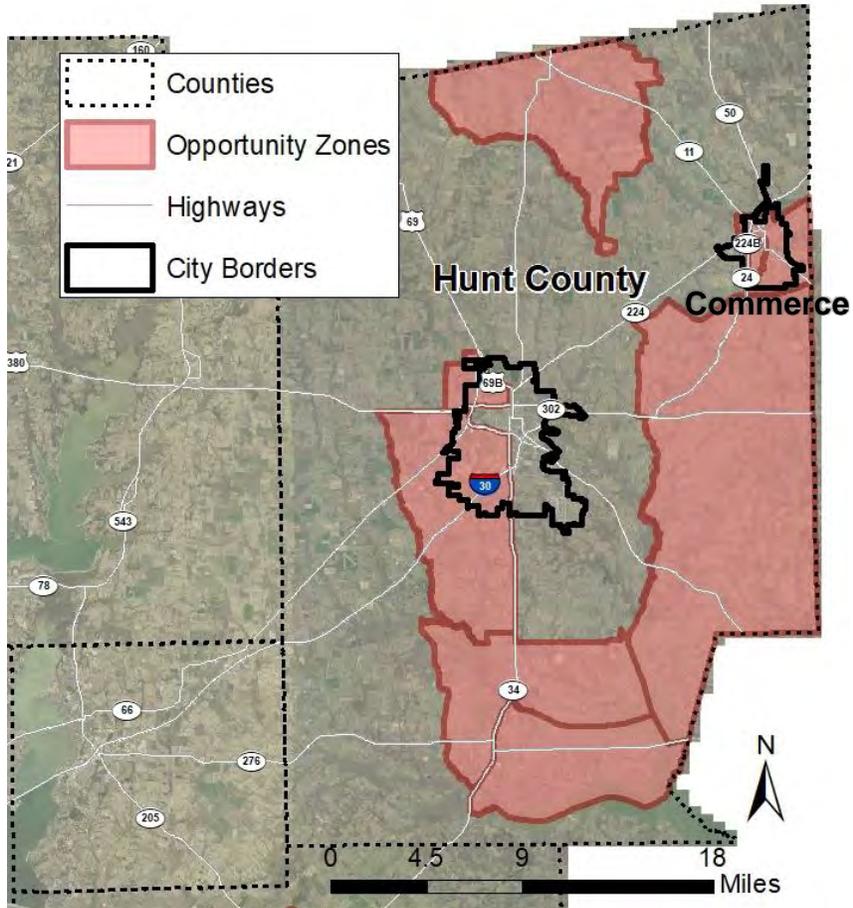


# Hunt County – Greenville

(2 zones)

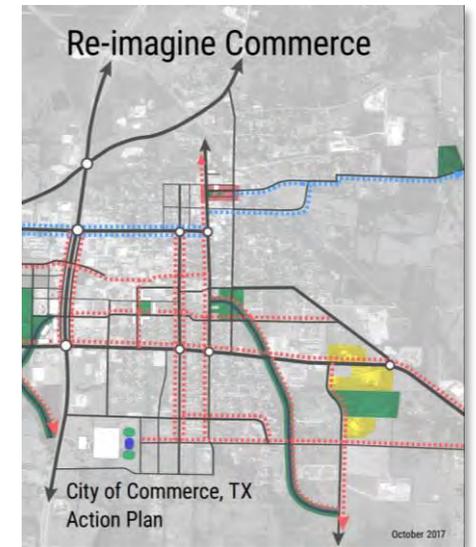


# Hunt County – Commerce (2 zones)



# Hunt County Opportunity Zone Features

- Mostly rural, undeveloped land
- Includes part of Greenville’s historic downtown
  - [West Greenville Small Area Plan](#) (2011)
    - [Tax Increment Reinvestment Zone \(TIRZ\) # 1](#)
    - Development focus on I-30
- Commerce historic downtown and city hall
  - Texas A&M University Commerce
  - Opportunity Zone is part of city’s 2017 “[Re-Imagine Commerce](#)” Action Plan



# Hunt County Opportunity Zones

<b>Zone Acres</b>	41,927
<b>Population (2017)<sup>1</sup></b>	17,919
<b>Jobs (2015)<sup>2</sup></b>	6,970
<b>Bus Stops</b>	0
<b>Rail Stations</b>	0
<b>Major Roads</b>	IH-30, Hwy 36, Hwy 50

Hunt County- population 97,410 (2019 estimate). 13% Increase since 2010

Major Employers: Hunt Regional Medical Center (850), Texas A&M – Commerce (850), Cytec Engineered Materials (350), Masonite Corp (250), Weatherford International (225), Innovations First (225)

Education: Texas A&M University Commerce

1. 2017 Census ACS 5 Year Estimate
2. 2015 Census LODES OnTheMap

# Hunt County Opportunity Zones



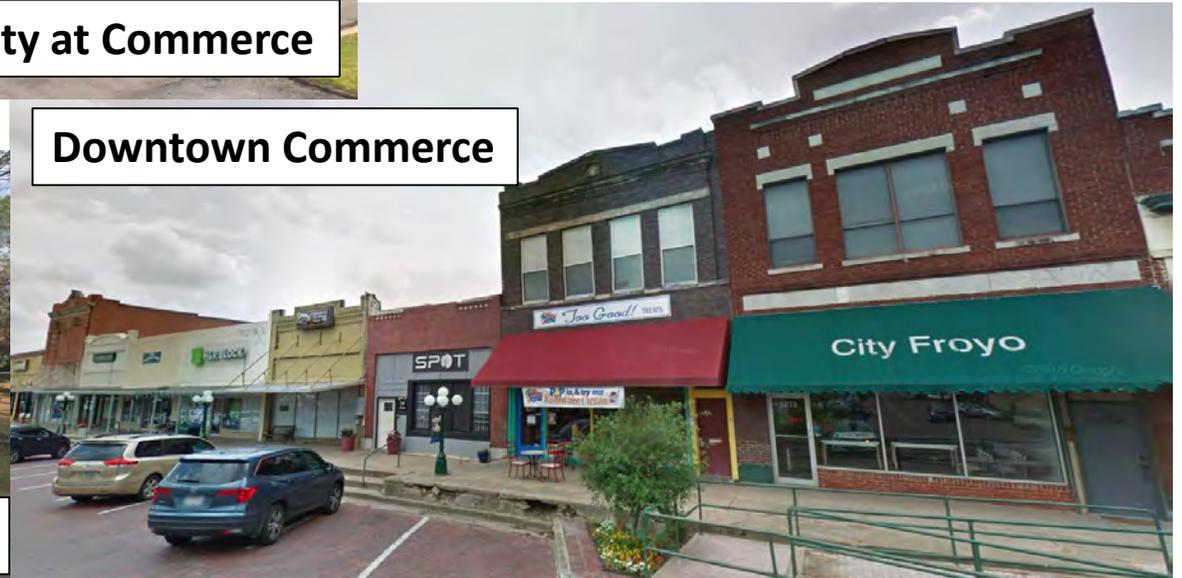
Texas A&M University at Commerce



Highway Access and Open Land



Vacant Residential Lots

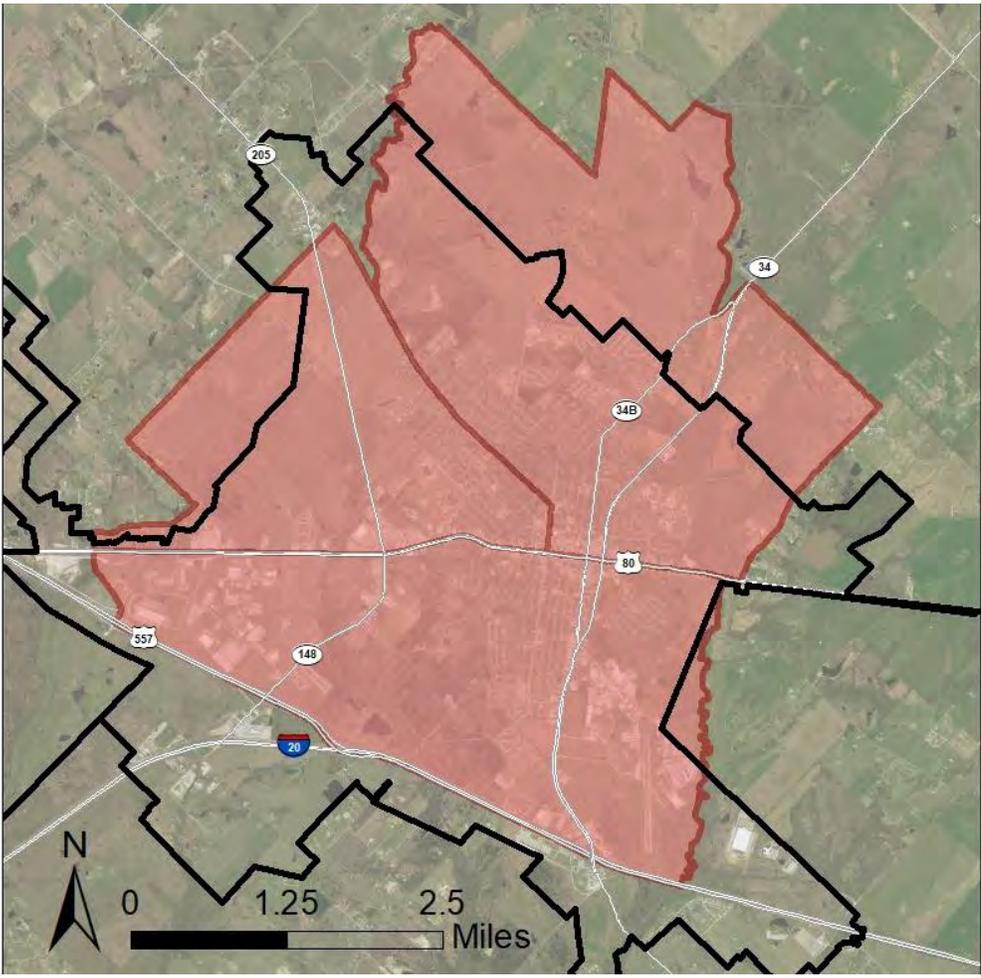
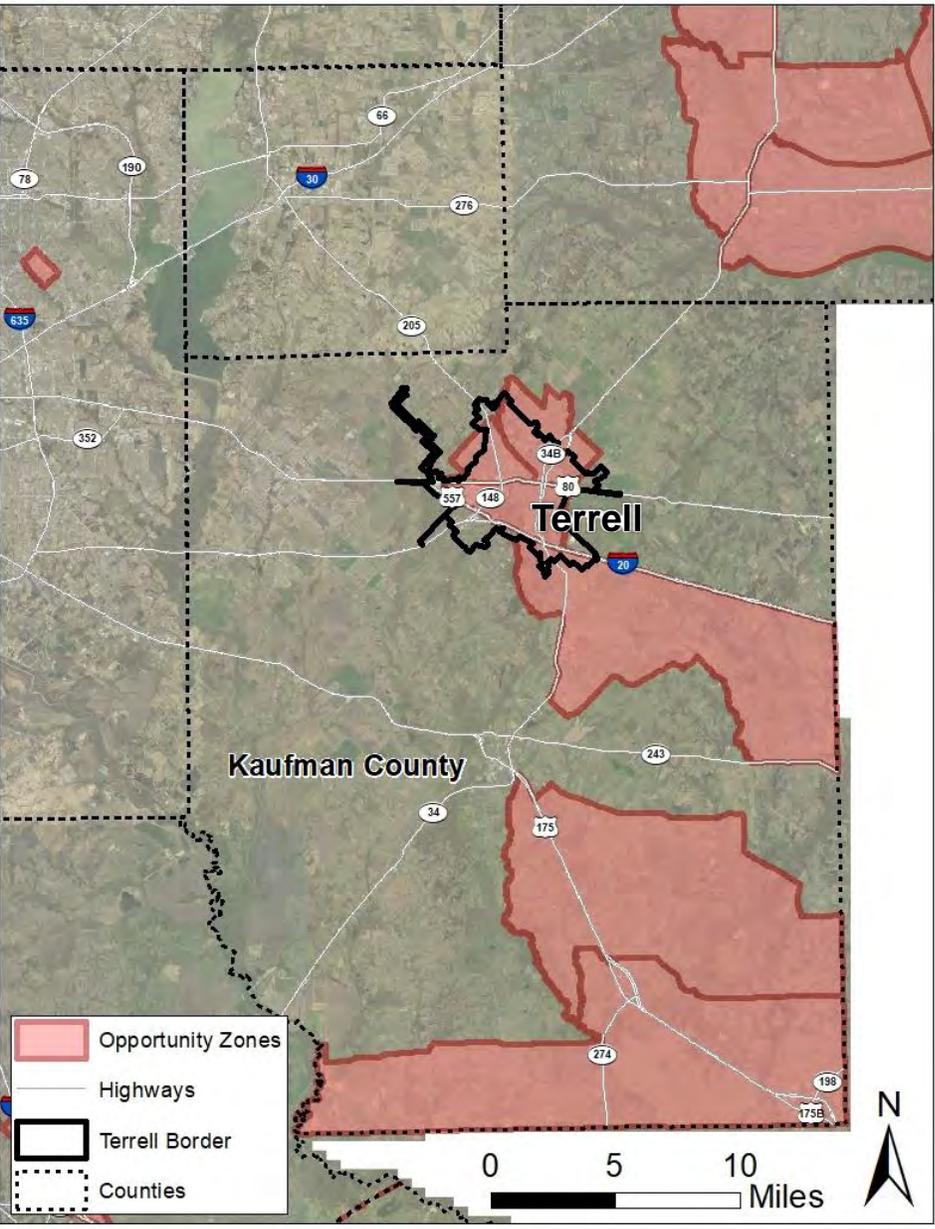


Downtown Commerce



# Terrell

(3 zones)



# Terrell Opportunity Zone Features

- [Kaufman County Transportation plan, 2016](#)
  - Thoroughfare improvements, bikeway planning, and transit planning
- Zones include:
  - Terrell Municipal Airport
  - Terrell Historic Downtown
- Primarily land uses are industrial, agricultural, then residential and commercial
- Primary industries are manufacturing, retail, and healthcare
- [Tax Increment Finance Zone #1](#)



# Terrell Opportunity Zones

<b>Zone Acres</b>	15,099
<b>Population (2017)<sup>1</sup></b>	17,223
<b>Jobs (2015)<sup>2</sup></b>	10,600
<b>Bus Stops</b>	0
<b>Rail Stations</b>	0
<b>Major Roads</b>	I-20, US-80, SH 34, SH 34B, SH 205, SH 148, SH 557

City of Terrell – population 16,740 (2019 estimate). 6% Increase since 2010

Major Employers: Oldcastle Building Envelope Inc (900), Terrell State Hospital (750), Madix (610), Walmart Distribution Center (500), Walmart Supercenter (500)

1. 2017 Census ACS 5 Year Estimate
2. 2015 Census LODES OnTheMap

# Terrell Opportunity Zones



Commercial Retail



Highway Access

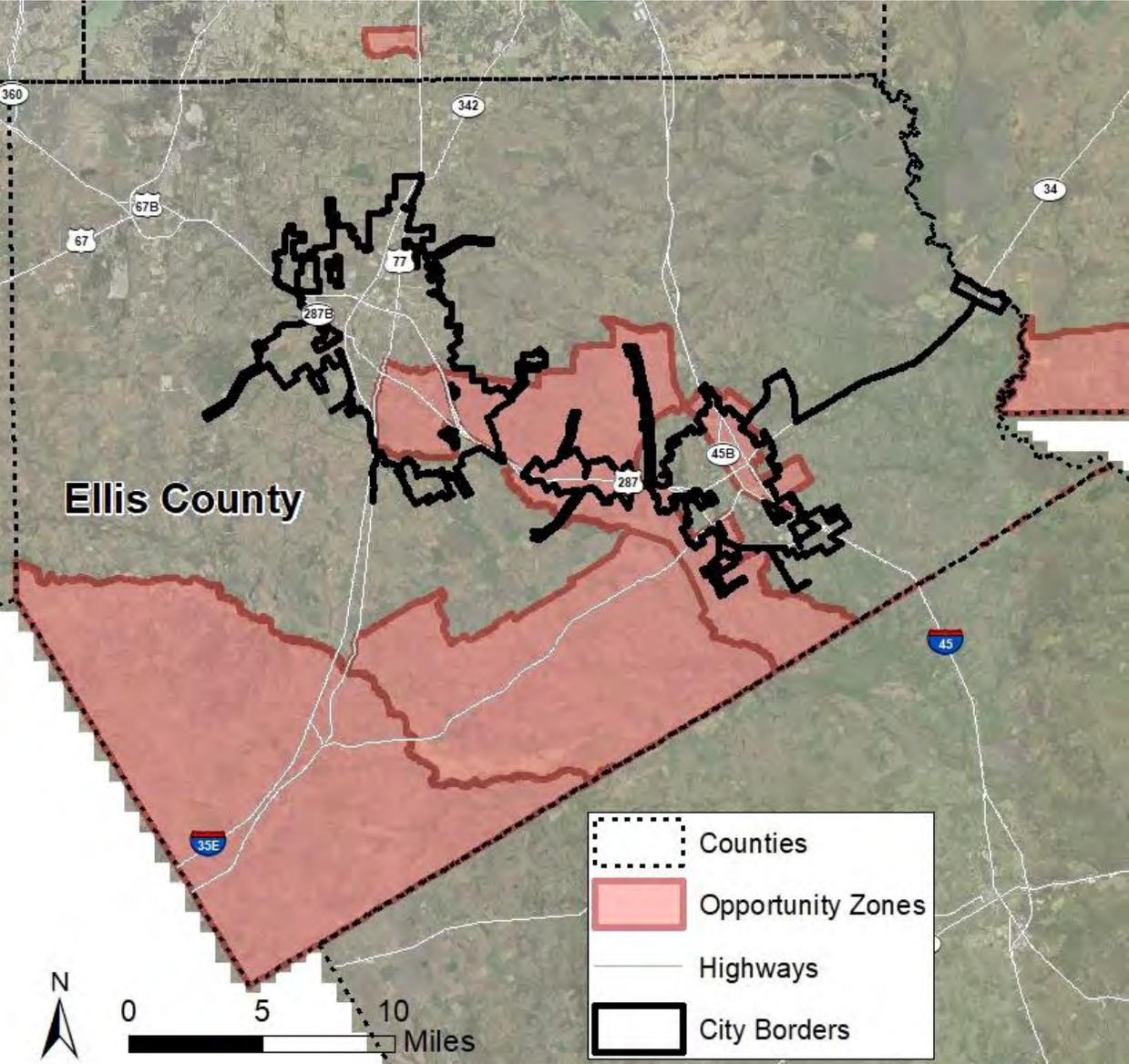


Residential Lots



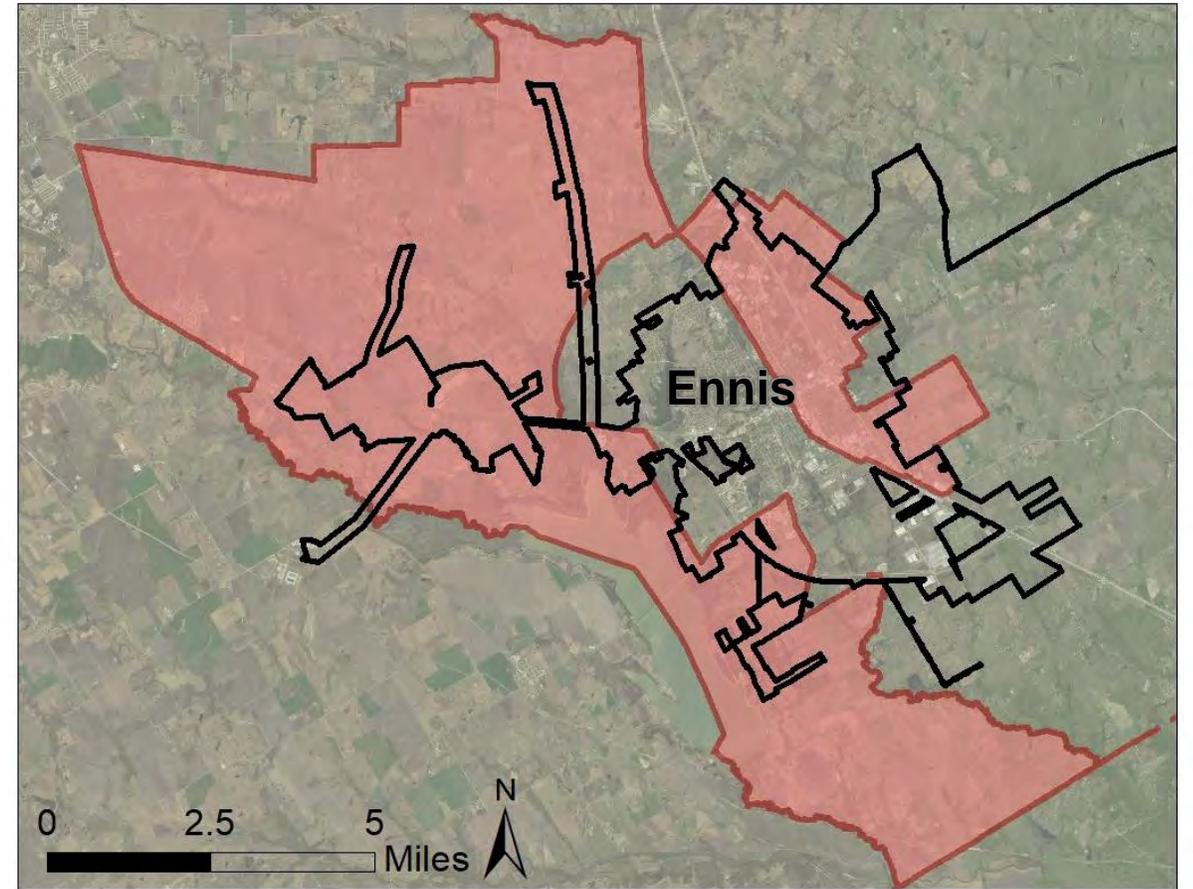
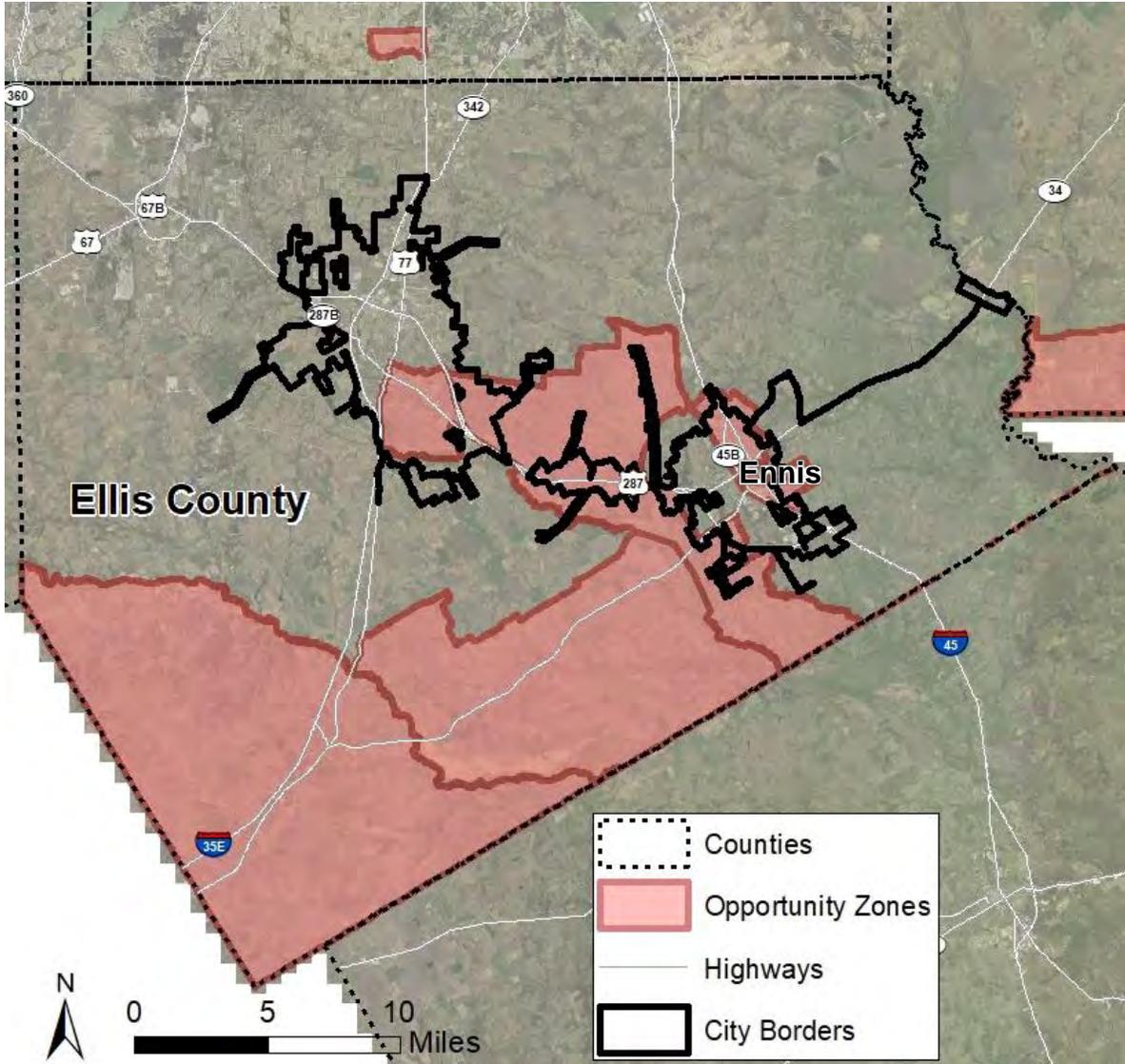
# Ellis County Opportunity Zones

(5 zones)

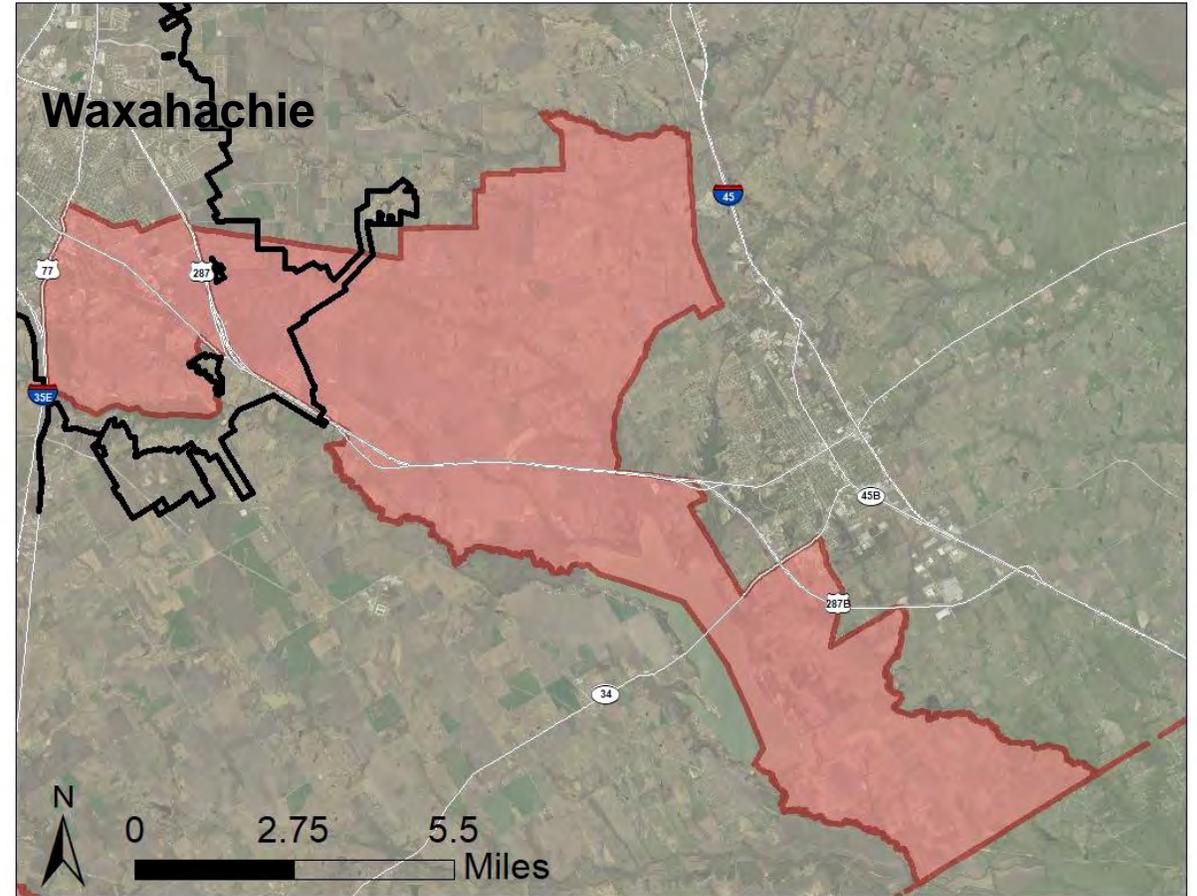
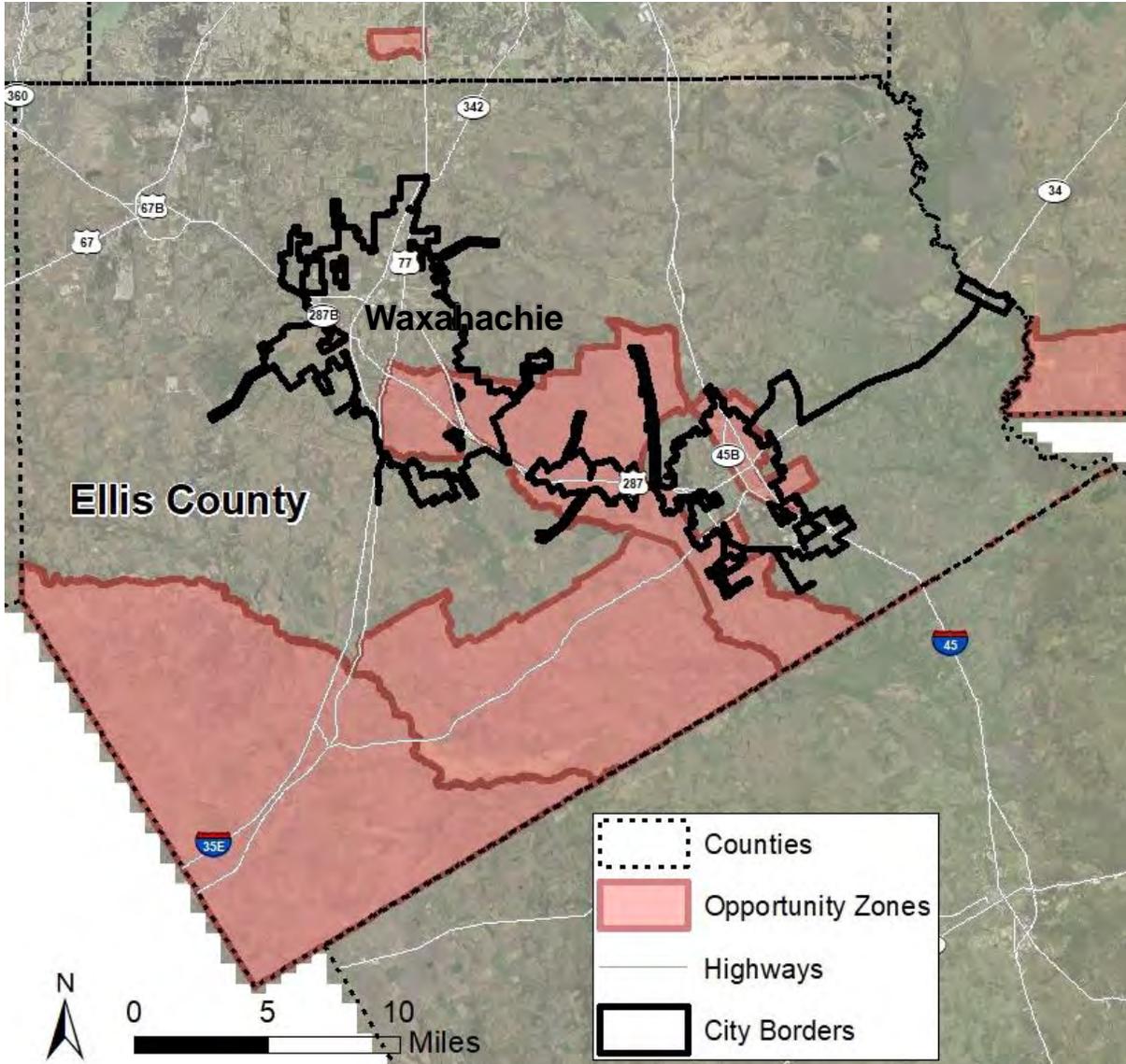


# Ellis County – Ennis

(2 zones)



# Ellis County - (2 zones) Waxahachie



# Ellis County Opportunity Zone Features

- Ellis County Historic Courthouse and Historic Downtown Waxahachie (Tax Increment Reinvestment Zone #1)
- Partially in Ennis Historic Downtown (Tax Increment Reinvestment Zone #1 and #2)
- Current land use primarily consists of historic downtowns, highway frontage, large tracts of rural land
- [Ellis County Thoroughfare Network Update](#), 2019
- Zone includes:
  - Texas Motorplex
  - Lake Waxahachie and Lake Bardwell

# Ellis County Opportunity Zones

<b>Zone Acres</b>	49,034 (all zones)
<b>Population (2017)<sup>1</sup></b>	13,267
<b>Jobs (2015)<sup>2</sup></b>	6,760 (all zones)
<b>Bus Stops</b>	0
<b>Rail Stations</b>	0
<b>Major Roads</b>	IH-35E and IH-45

Ellis County – population 189,820 (2019 estimate). 27% increase since 2010

Major Employers: Leggett & Platt Inc (500), Walmart Supercenter (350), Cabinet Specialists (240), Ellis County Sheriff's Department (234), GAF (215)

1. 2017 Census ACS 5 Year Estimate
2. 2015 Census LODES OnTheMap

# Ellis County Opportunity Zones

Historic Downtown Waxahachie



Bardwell Lake



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