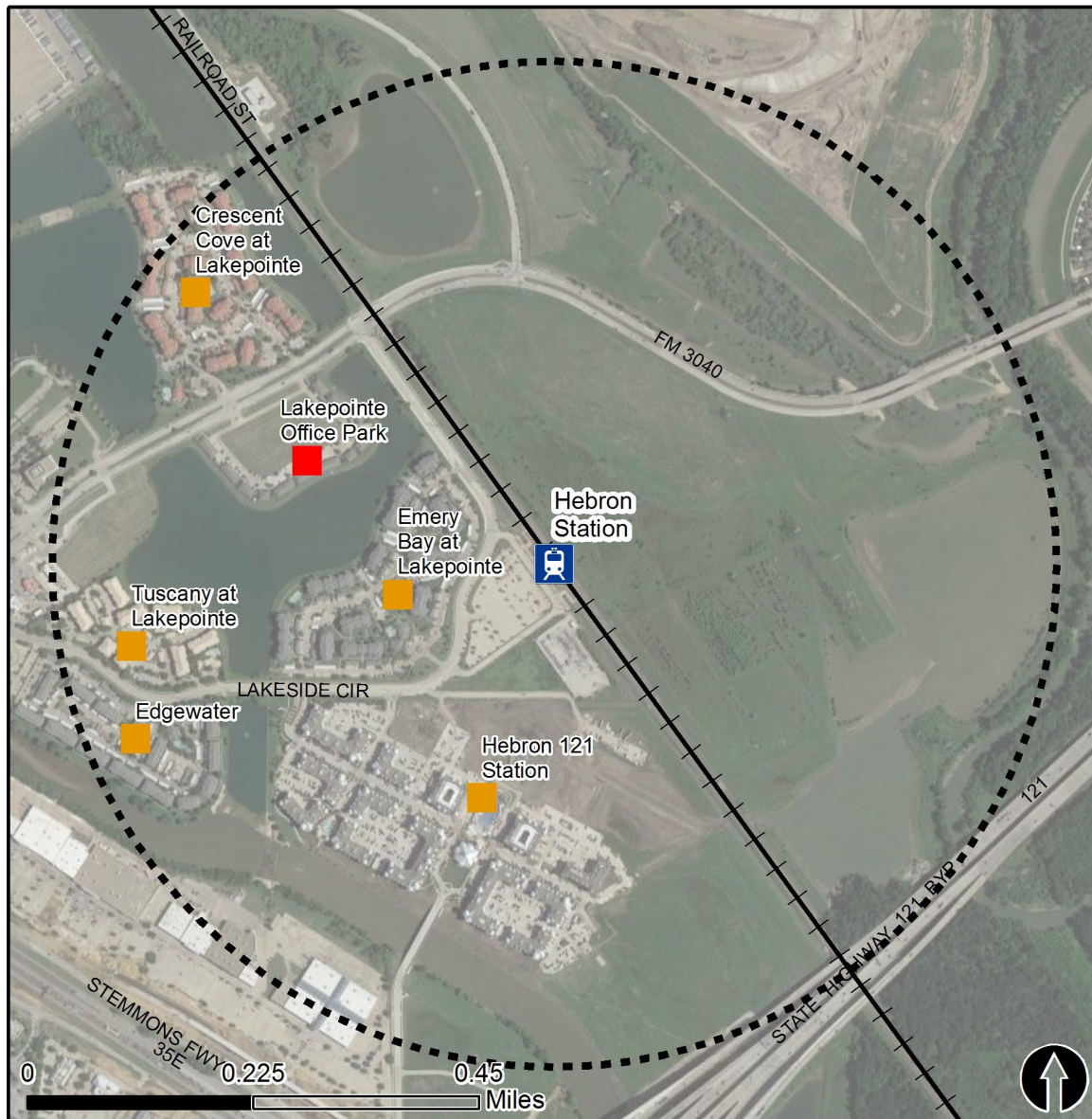


# Rail Station Fact Sheet – Hebron Station



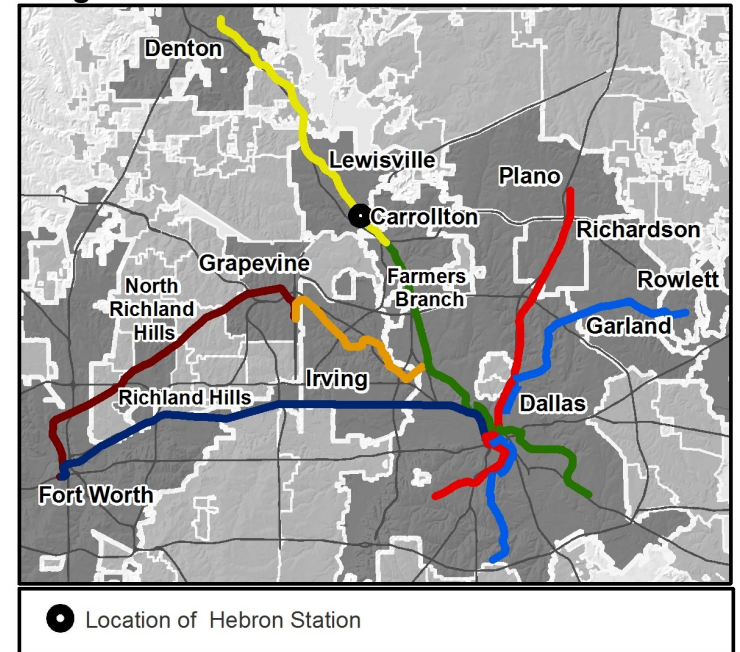
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## Station Overview

Hebron Station is located on Lakeside Circle north of the IH 35E and Sam Rayburn Tollway interchange in Lewisville. The station opened in 2011 and is served by the DCTA A-train.

## Regional Rail Transit Lines



0.5 Mile  
Station Buffer



Rail Stations



Rail Lines

### Key Developments



Multi-Family



Office

# Rail Station Fact Sheet – Hebron Station



## Station Characteristics<sup>1</sup>

Address	952 Lakeside Circle
City	Lewisville
Agency	Denton County Transportation Authority
Rail Line(s)	A-train
Corridor	DCTA A-train
Year Opened	2011
Park & Ride Spaces	344

## Ridership<sup>1</sup>

2015 Avg. Weekday	162
2015 Avg. Saturday	38
2015 Avg. Sunday	N/A

## 2014 On-Board Transit Survey: Access Mode to Station<sup>2</sup>

Bike	5.8%
Drive Alone	12.3%
Carpool	7.9%
Walk	25.5%
Drop Off	8.3%
Other	0.0%
Transit Transfer	40.1%

## Station Area Plans and Studies

Title	
Publisher	
Year	
Web Location	

## Station Area Characteristics (1/2 mile radius)

### Demographics<sup>3</sup>

Total Population	9,102
Population Density (pop/sq. mile)	1,570
Average Median Age	31
Average Median Income	\$55,721.50

### Housing<sup>3</sup>

Total Housing Units	4,294
Housing Density (units/sq. mile)	740
Percent Occupied	93%
Percent Owner-Occupied	25%
Percent Renter-Occupied	75%

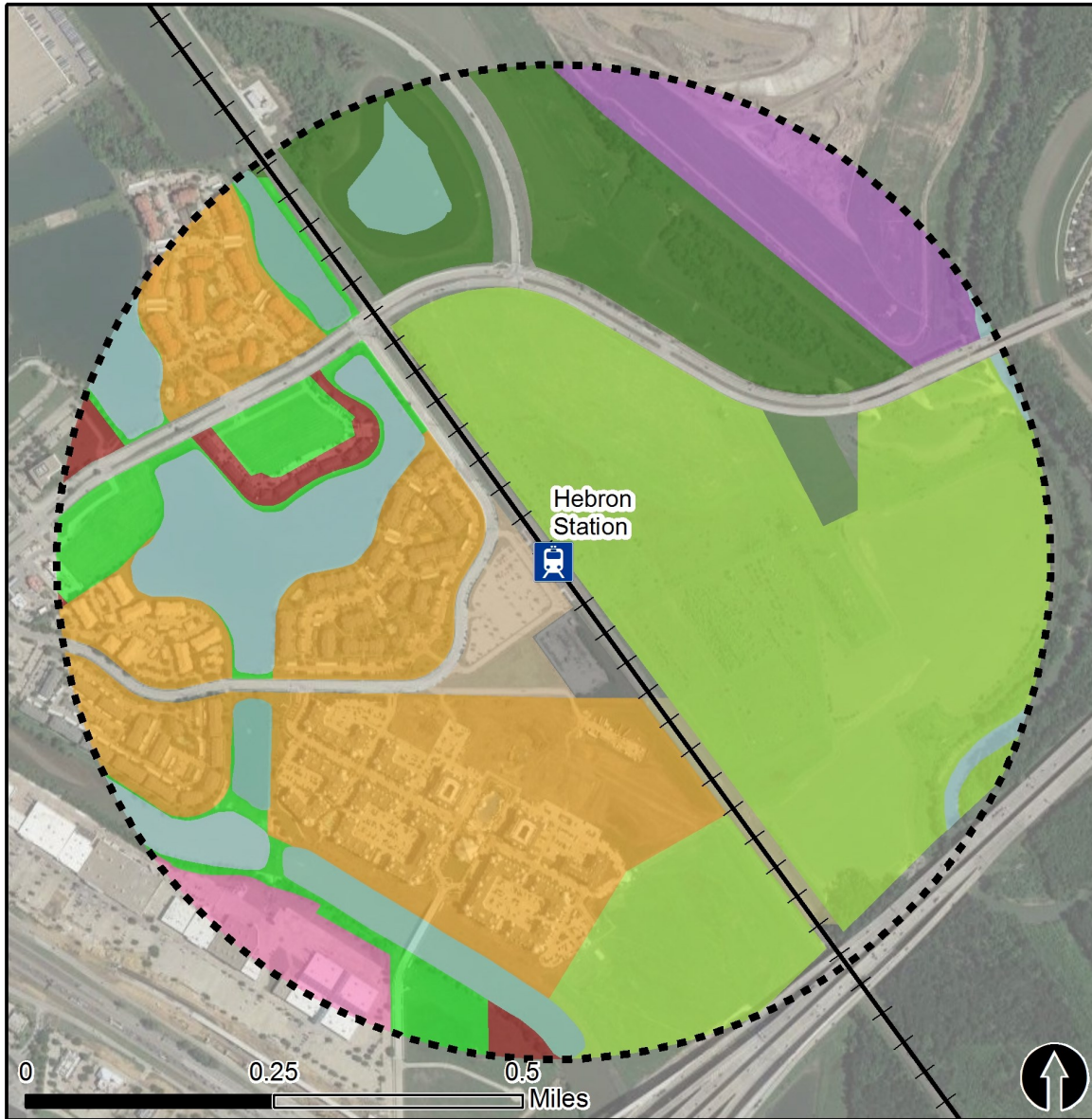
### Commute To Work<sup>3</sup>

Percent Automobile	90.7%
Percent Drive Alone	84.2%
Percent Carpool	6.5%
Percent Transit	0.3%
Percent Bike	0.4%
Percent Walk	0.5%
Percent Other	0.0%
Percent Work from Home	8.1%
Percent Zero-Vehicle Households	2.0%

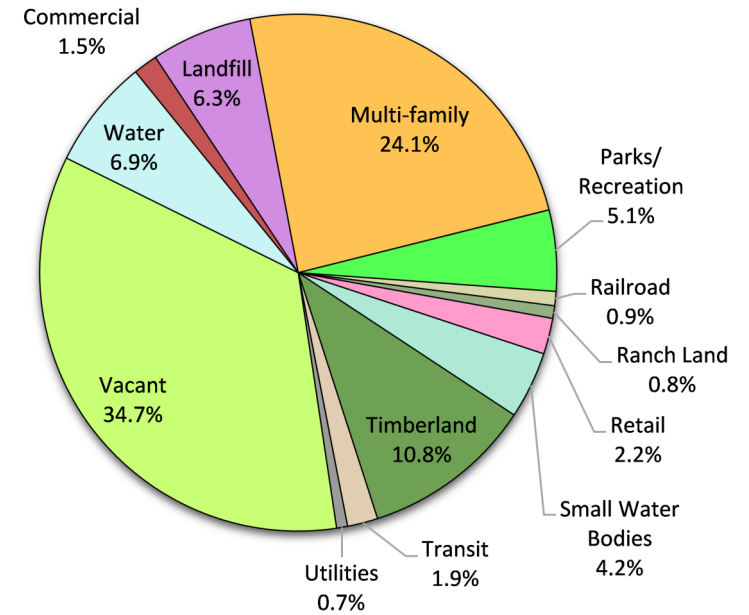
### Traffic Survey Zone 2017 Employment Forecast<sup>2</sup>

Total Jobs	14,995
Job Density (jobs/sq. mile)	2,681

# Land Use (2016) – Hebron Station



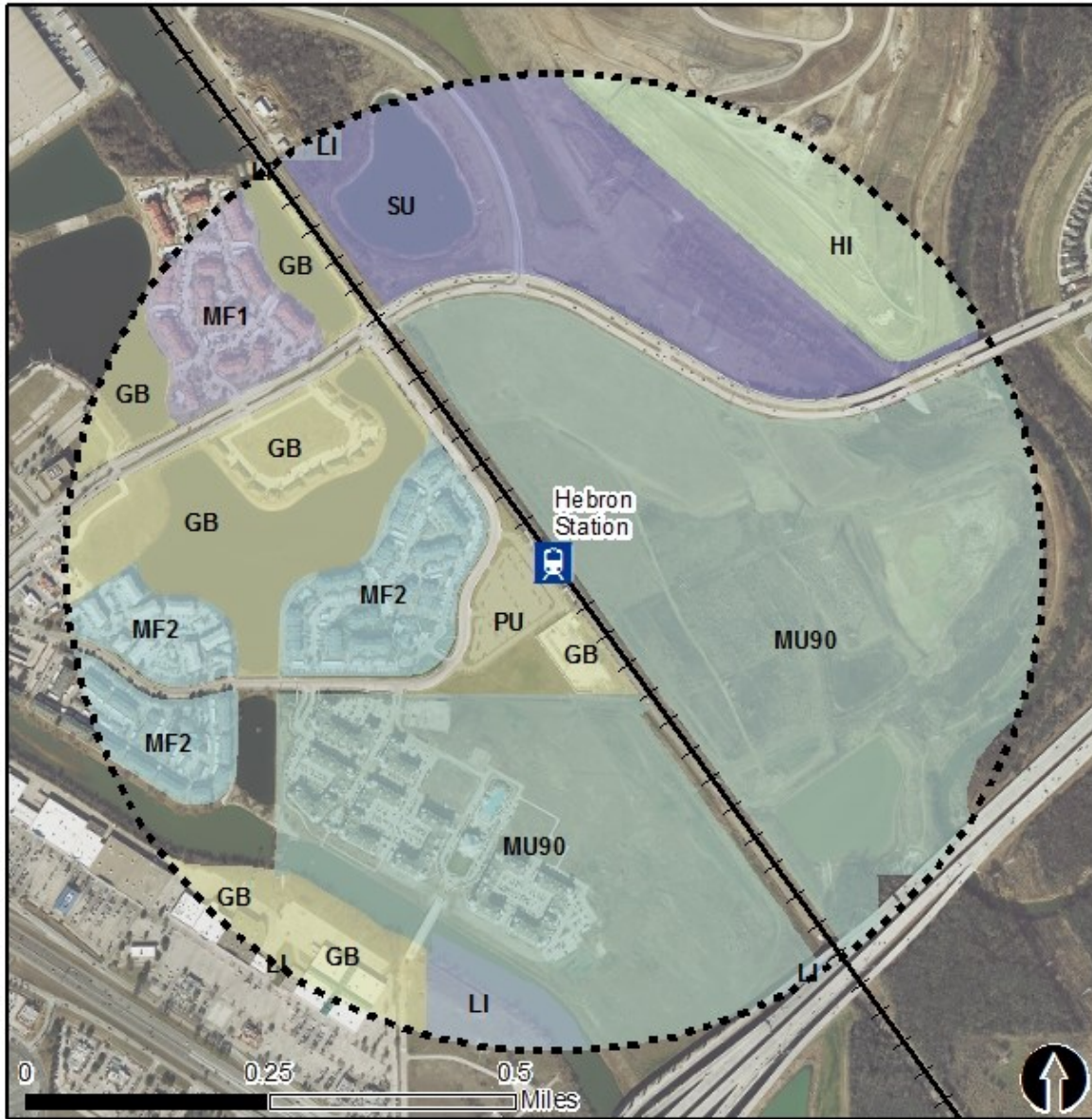
## Land Use Percentages



0.5 Mile Station Buffer

Rail Stations Rail Lines

# Zoning (2016) – Hebron Station



## Zoning Districts

- GB – General Business
- HI – Heavy Industrial District
- LI – Light Industrial
- MF-1 – Multi-family One
- MF-2 – Multi-family Two
- MU90 – Mixed-use 90
- SU – Specific Use District

For more information on zoning, please visit the City of Lewisville Zoning Ordinance at:

<http://www.cityoflewisville.com/index.aspx?page=650>



0.5 Mile  
Station Buffer



Rail Stations



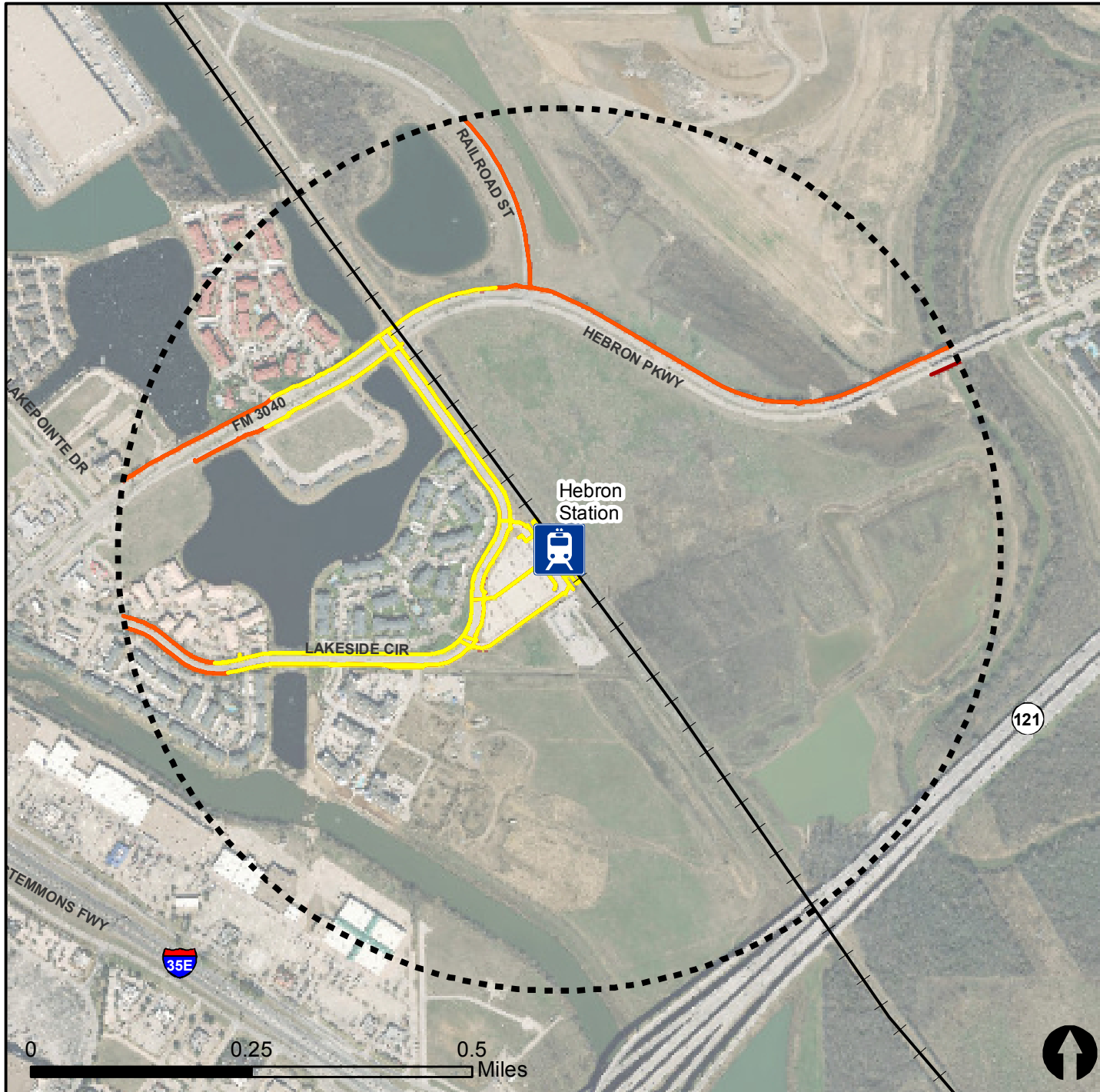
Rail Lines

# Pedestrian Routes to Rail - Hebron Station

Last Updated: February 2015



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## Legend



Rail Stations



0.5 Mile  
Station Buffer

Railroads

Existing sidewalk facilities within a  
0.5 mile walk distance

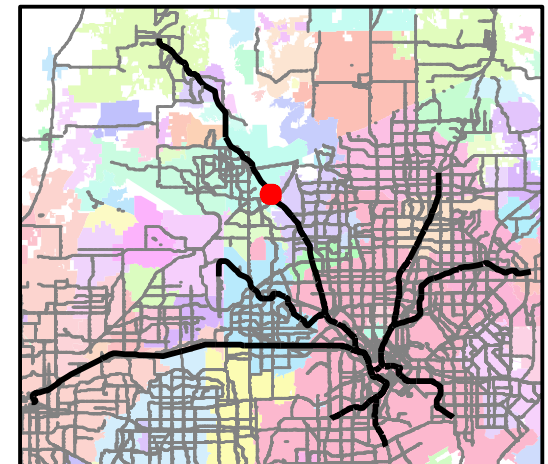
Existing sidewalk facilities greater than  
a 0.5 mile walk distance

Existing sidewalk facilities that are  
disconnected due to a gap in the  
network

## Project Overview

The Pedestrian Routes to Rail study identifies all existing pedestrian facilities within a half-mile radius of existing light rail and commuter rail stations in the Dallas-Fort Worth region based on 2014 data. ArcGIS Network Analyst tool was used to identify continuous facilities that are less than or greater than a half-mile actual walking distance to a station. The maps also reflect existing facilities that are disconnected due to gaps or other barriers not allowing a continuous pedestrian route to a station. The maps do not reflect the condition or ADA compliance of the existing infrastructure. More information on the Routes to Rail study and methodology is available at:

[nctcog.org/RoutesToRail](http://nctcog.org/RoutesToRail)

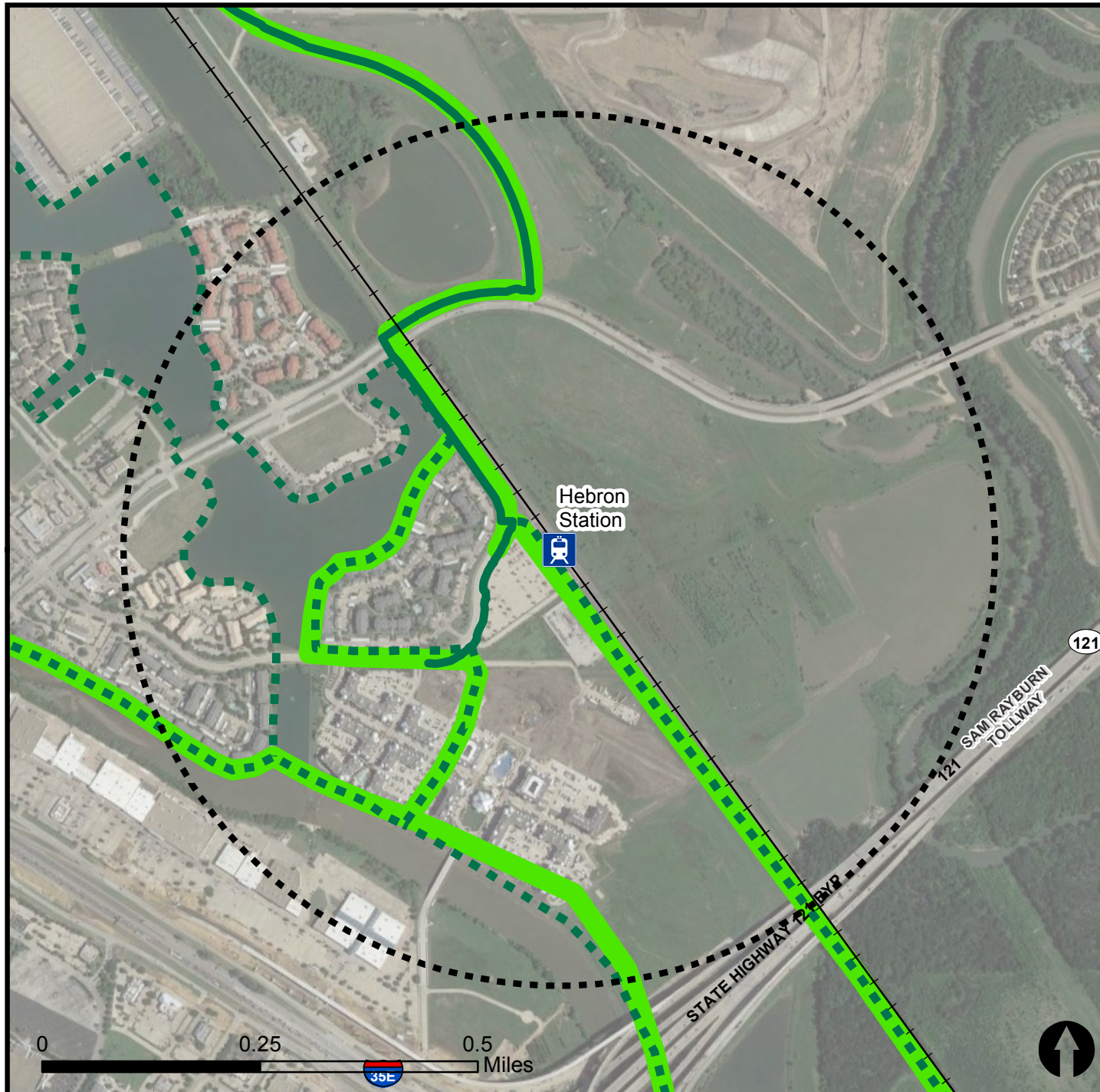


# Bicycle Routes to Rail - Hebron Station

Last Updated: October 2016



North Central Texas  
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## Legend

- Rail Stations
- 0.5 Mile Station Buffer
- Rail Lines
- On-Street Bikeway, Existing
- On-Street Bikeway, Planned
- 2040 Veloweb
- Off-Street Path, Existing
- Off-Street Path, Planned

## Project Overview

The Bicycle Routes to Rail study identifies all existing and planned bikeways in proximity to existing or under-construction light rail and commuter rail stations in the Dallas / Fort Worth region based on 2016 data. The maps reflect off-street paths (trails) and streets designated by local adopted master plans for dedicated bikeways (e.g. bike lanes, cycle tracks) located on the street. In accordance with the Texas Transportation Code, bicyclists have a right to the road. As such, the map does not reflect other roadways around the station that may have signed bike routes or by state law may be used by bicyclists. More information about the Routes to Rail study and methodology is available at:

[nctcog.org/RoutesToRail](http://nctcog.org/RoutesToRail)

