BENEFITS OF JOINT DEVELOPMENT PARTNERSHIPS

✓ Mutual Benefit
✓ Execute Shared Vision
✓ Leverage Assets & Resources
✓ Secure Various Funding Mechanisms
✓ Efficient Capital & Infrastructure Investments
DOWNTOWN DENTON
City of Denton, Union Pacific, DCTA

✓ City’s 2030 Strategic Plan
✓ Growing Entertainment District
✓ Parking Shortage
✓ Increase Walkability & Mobility
✓ Aesthetics Improvement
✓ Safety Enhancement
✓ Multi Public – Private Partnership
DOWNTOWN DENTON
OLD TOWN STATION
TOD Partnership with City of Lewisville

✓ City’s 2025 Strategic Plan
✓ Historic Community Revitalization
✓ DCTA Old Town Station & Bus Service
✓ City Investments
✓ New Private Investments
✓ Improved Walkability & Mobility
✓ Access to Major Thoroughfares
Old Town Lewisville
HEBRON STATION

JD Project with Huffines Developers

- Federal Funding Used To Purchase Park & Ride Property
- Identified Need for Connectivity/Mobility
- Leverage DCTA Transit Investments
- Hebron 121 Station Luxury Apartment Community Mixed Use Development
- Up to 1800 Residential Units
- Restaurant/Retail Space
HEBRON STATION

✓ Joint Development Project FTA Approval
✓ Plans Approved by City
✓ Construction Beginning Soon