North Central Texas
Opportunity Zones

June 27, 2019
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)

## Opportunity Zone Statistics

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

*Source: 2017 ACS 5-year estimates  
^Source: 2015 Census LODES Jobs on the Map
Regional Overview
Transportation
Highlights of Selected Opportunity Zones
## Highlighted Zones (16 of 35)

<table>
<thead>
<tr>
<th>Dallas County</th>
<th>Collin County</th>
<th>Wise County</th>
<th>Hunt County</th>
<th>Kaufman County</th>
<th>Ellis County</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Dallas</td>
<td>• Plano</td>
<td>• Decatur</td>
<td>• Greenville/Commerce</td>
<td>• Terrell</td>
<td>• Waxahachie/Ennis</td>
</tr>
<tr>
<td>• Grand Prairie</td>
<td>• Denton</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Garland</td>
<td>• Lewisville</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Tarrant County</strong></td>
<td><strong>Johnson County</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Fort Worth</td>
<td>• Cleburne</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Arlington</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Focus Cities

North Central Texas Council of Governments
Dallas

(15 zones)
Dallas Priority Zone 1
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

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

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

- Commercial Use Along S Malcolm X Blvd
- Farmer’s Market and Residential On Taylor St
- Transit and Health Care Facilities Along Lancaster Rd
- Margaret McDermott Bridge
Grand Prairie

(1 zone*)

*Shares part of zone with City of Dallas
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

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)

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

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
Garland

City of Garland

(1 zone)
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


Major Employers: South Garland High School (226)

<table>
<thead>
<tr>
<th>Zone Acres</th>
<th>671</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2017)¹</td>
<td>6,475</td>
</tr>
<tr>
<td>Jobs (2015)²</td>
<td>978</td>
</tr>
<tr>
<td>Bus Stops</td>
<td>8</td>
</tr>
<tr>
<td>Rail Stations</td>
<td>0</td>
</tr>
<tr>
<td>Major Roads</td>
<td>Broadway Blvd, Duck Creek Dr</td>
</tr>
</tbody>
</table>

¹ 2017 Census ACS 5 Year Estimate
² 2015 Census LODES OnTheMap
Garland Opportunity Zone

Shopping Centers

Residential

Elementary, Middle, and High Schools
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


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

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

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
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

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

<table>
<thead>
<tr>
<th>Zone Acres</th>
<th>654</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2017)(^1)</td>
<td>8,347</td>
</tr>
<tr>
<td>Jobs (2015)(^2)</td>
<td>2,377</td>
</tr>
<tr>
<td>Bus Stops</td>
<td>0</td>
</tr>
<tr>
<td>Rail Stations</td>
<td>0</td>
</tr>
<tr>
<td>Major Roads</td>
<td>Pioneer Pkwy, near SH 303 and SH 360</td>
</tr>
</tbody>
</table>

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

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)

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

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
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

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)

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

1. 2017 Census ACS 5 Year Estimate
2. 2015 Census LODES OnTheMap
Denton Opportunity Zone
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](https://ecodevlewisville.com/special-initiatives)
• Zoning and incentives to encourage new development and redevelopment currently in place for Old Town
Lewisville Opportunity Zones

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)

<table>
<thead>
<tr>
<th>Zone Acres</th>
<th>1,468</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2017)$^1$</td>
<td>7,809</td>
</tr>
<tr>
<td>Jobs (2015)$^2$</td>
<td>8,007</td>
</tr>
<tr>
<td>Bus Stops</td>
<td>36</td>
</tr>
<tr>
<td>Rail Stations</td>
<td>Old Town Station DCTA</td>
</tr>
<tr>
<td>Major Roads</td>
<td>I-35E, SH 121B</td>
</tr>
</tbody>
</table>

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

North Central Texas Council of Governments
Cleburne Opportunity Zone

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)

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

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

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)

<table>
<thead>
<tr>
<th>Zone Acres</th>
<th>13,176</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2017)</td>
<td>6,210</td>
</tr>
<tr>
<td>Jobs (2015)</td>
<td>7,194</td>
</tr>
<tr>
<td>Bus Stops</td>
<td>0</td>
</tr>
<tr>
<td>Rail Stations</td>
<td>0</td>
</tr>
<tr>
<td>Major Roads</td>
<td>HWY 81, HWY 380, HWY 287</td>
</tr>
</tbody>
</table>

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

US 380 – Manufacturing Center

US 81

Medical Center Drive

Town Square
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

| Zone Acres | 41,927 |
| Population (2017)¹ | 17,919 |
| Jobs (2015)² | 6,970 |
| Bus Stops | 0 |
| Rail Stations | 0 |
| Major Roads | 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
(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

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)

<table>
<thead>
<tr>
<th>Zone Acres</th>
<th>15,099</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2017)$^1$</td>
<td>17,223</td>
</tr>
<tr>
<td>Jobs (2015)$^2$</td>
<td>10,600</td>
</tr>
<tr>
<td>Bus Stops</td>
<td>0</td>
</tr>
<tr>
<td>Rail Stations</td>
<td>0</td>
</tr>
</tbody>
</table>

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

- Commercial Retail
- Residential Lots
- Highway Access
Ellis County Opportunity Zones
(5 zones)
Ellis County – Ennis
(2 zones)
Ellis County - Waxahachie

(2 zones)
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

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)

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

1. 2017 Census ACS 5 Year Estimate
2. 2015 Census LODES OnTheMap
Ellis County Opportunity Zones

Historic Downtown Waxahachie

Bardwell Lake
NCTCOG Contacts

Karla Weaver, AICP
Senior Program Manager
kweaver@nctcog.org
(817) 608-2376

Travis Liska, AICP
Senior Transportation Planner
tliska@nctcog.org
(817) 704-2512