



Old Town – Master Plan Update

Transit-Oriented Development District



CATALYST
URBAN PLANNING

Intelligent. Urban. Community.

Adopted October 16, 2023

Topics

1. Planning Context
2. Real Estate Analysis
3. Districts and Framework Plan
4. Illustrative Master Plan
5. Development Projects



Credits: Planning work performed at RTKL Associates; Photo credits: David Whitcomb

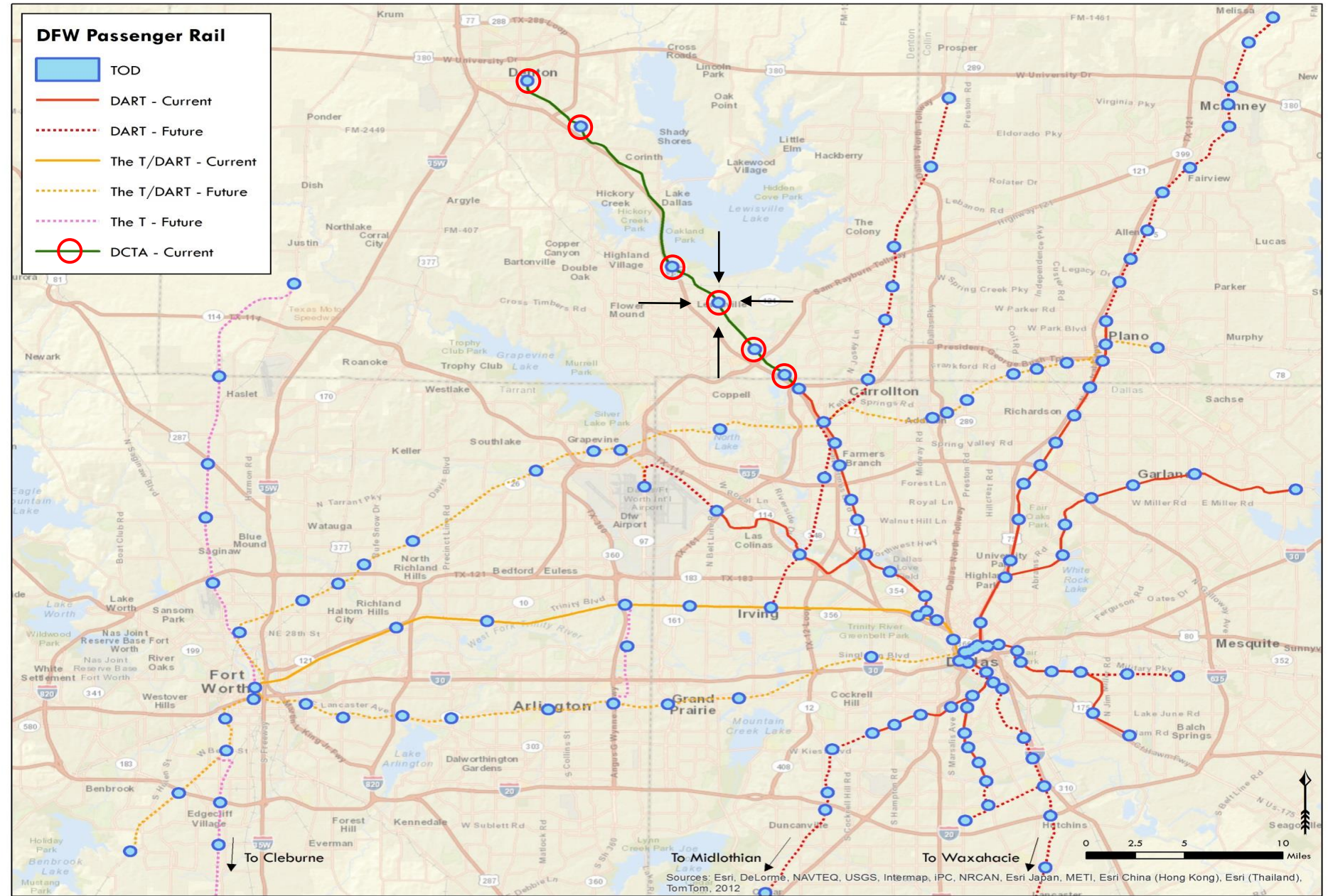
Transit Context

Existing 115 Existing Stations
 126 ac/station
 14,490 ac

Planned 106 Planned Stations
 126 ac/station
 13,356 ac

Total **221 Station Areas**
 27,846 ac
 Total TOD Opportunity:
1.48% of MSA

Old Town: 0.45% of all Stations
0.01% of MSA



Sources: DART, The T, DCTA, NCTCOG, ESRI, Catalyst.



Market Context

- The consumer marketplace has changed dramatically over last generation, and this is driving real estate development away from the urban patterns of the 60's-90's
- Post Covid, the market continues to reward customized, mixed-use and visually appealing environments that are convenient and authentic
- The notion of “workplace” is also changing. With more people working from home, a mixed-use setting where a range of activities can take place encourages innovation, attracts employment, and creates new community experiences
- There aren't many places like Old Town in the Metroplex where these trends can be leveraged



Credits: Planning work performed at RTKL Associates; Photo credits: David Whitcomb (1), Post Properties (2), Columbus Realty (3), Karahan Co. (4), Trammell Crow (5), Catalyst (6)

Area Dynamics



Area Opportunities

100-Year
Floodplain

Lewisville
Green
Centerpiece
Zone

MCL
Grand

Western Area – **Streetscape District**
Fine-grained, historic, walkable
streetscape district (small-to-med)

Eastern Area – **Innovation District**
Larger tracts open for transit-oriented
employment and supporting uses

10-Minute Walk

Streetscape Districts

- These are typically the strongest identity-driving districts in the region
- They are “one” with their community
- They don’t feel “private”
- Typically involves smaller incremental development, though can have some larger anchoring developments (particularly in mixed-use housing)



Charlottesville, VA



Asheville, NC



Greenville, SC



Franklin, TN



Winter Park, FL



Petaluma, CA



Manhattan, KS



Fort Collins, CO



Oxford, MS

Streetscape Districts

- These aren't only successful nationally; they exist in multiple places within our region
- However, they represent only a small percentage of "places" in DFW and are valuable as such
- The reinvigoration of these districts require more City input, management, and assistance than usual due to the multitude of owners and infrastructural issues involved



Bishop Arts



McKinney



Boerne



Knox Street



Denton



Granbury



Georgetown



Sulphur Springs



Grapevine

Innovation Districts

- This is a strong post-Covid trend that is gaining traction nationally
- It combines the desire to live near where you work, with the opportunities to recreate and dine within a “mix” of supportive uses
- Creative and knowledge-based economy companies are prime drivers
- Educational and health care institutions are often involved to help fuel research and drive branding



Shops at Legacy



West 7th Fort Worth



Cityline Richardson



West Village Dallas

Our Experience

- Successful streetscape and innovation districts require curated tenant mix, unique identity/amenities and proper parking
- They often require a City to go beyond its normal role, often working with a master developer to advance the vision



West Village
Dallas, TX



Shops at
Legacy



Legacy West
Plano, TX



The Domain
Austin, TX



Hill Country Galleria
Bee Caves, TX



The Woodlands Town Center
Woodlands, TX



The Streets at Southpoint
Durham, NC



Clay Terrace
Carmel, IN



Paseo Colorado
Pasadena, CA



Addison Circle
Addison, TX



Mockingbird
Station
Dallas, TX



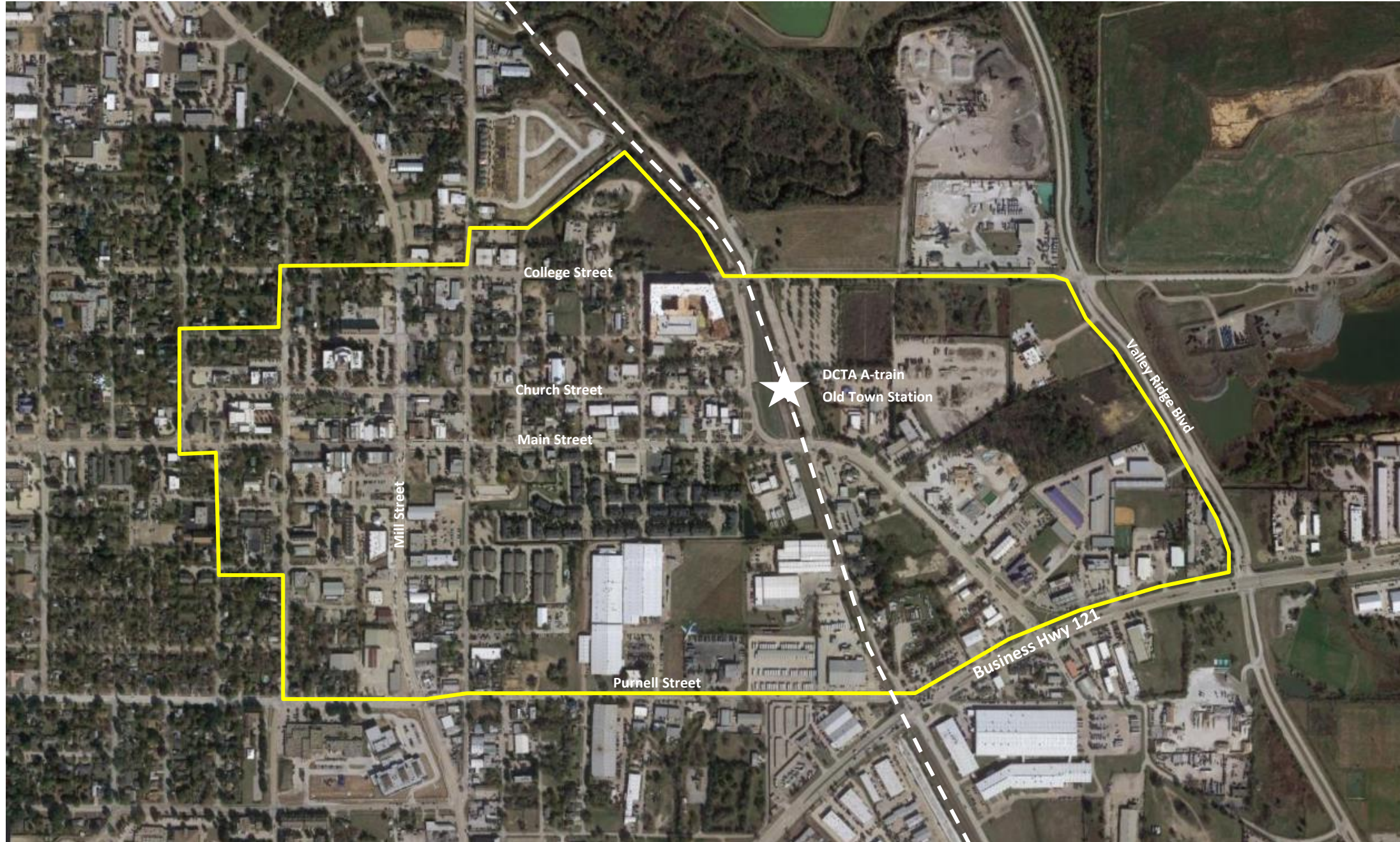
The Triangle
Austin, TX

Credits: Planning work performed while at RTKL Associates; Photo credits: David Whitcomb

Land Analysis

Existing








- Historic center of the City
- Fully mixed use, with direct access to passenger transit
- Blend of urban, suburban and industrial development that that generate a disconnected identity of disparate zones
- Fragmented ownership and parcel boundaries

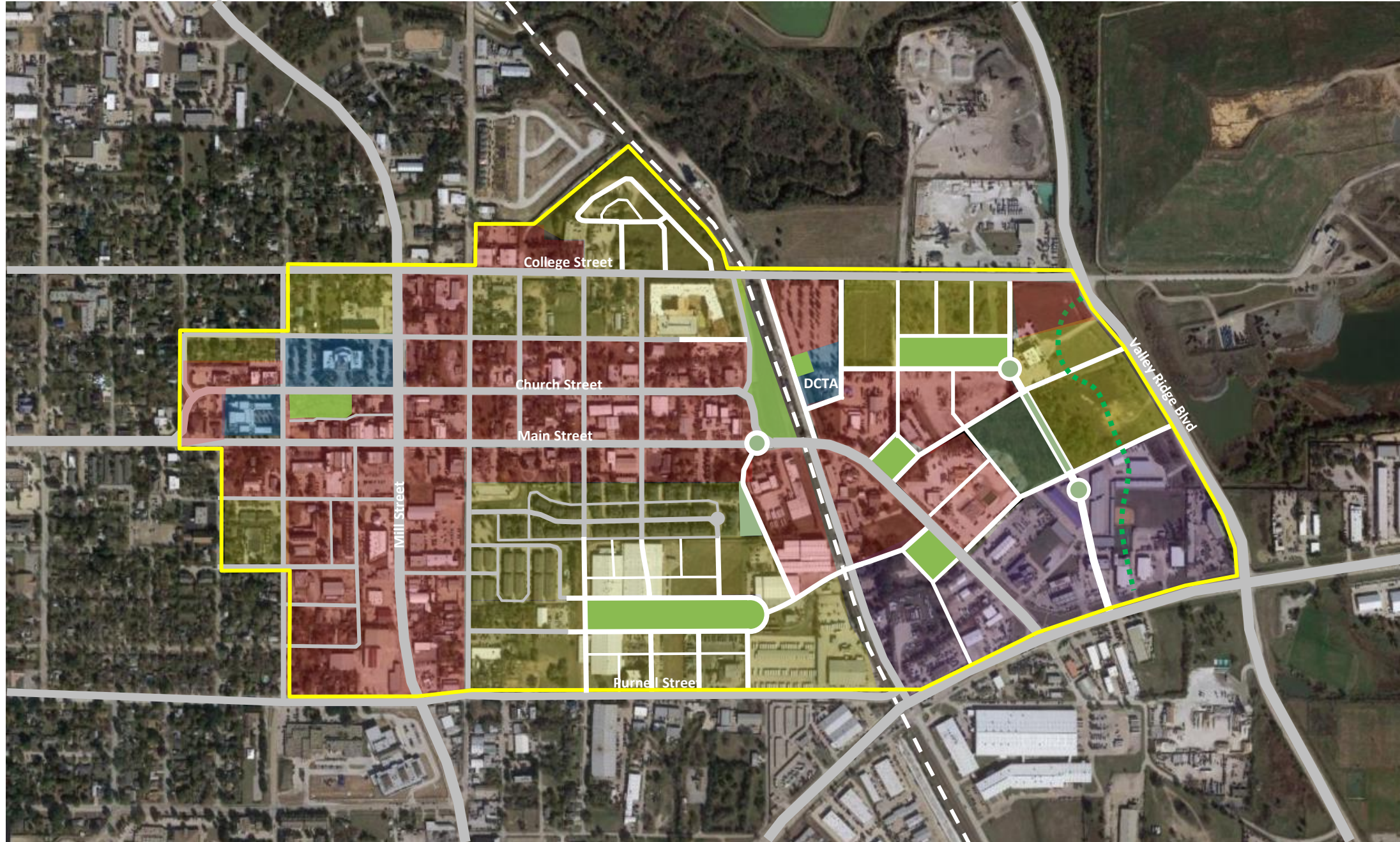


Framework

Plan Concept

A mix of uses including restaurants/retail, blended residential and employment




-  Mixed Residential (MF/TH)
-  Mixed-Use (MF/O/R)
-  Employment (O/R/Tech)
-  Public/Civic
-  Active Open Space
-  Passive Open Space
-  General Flood Plain Boundaries

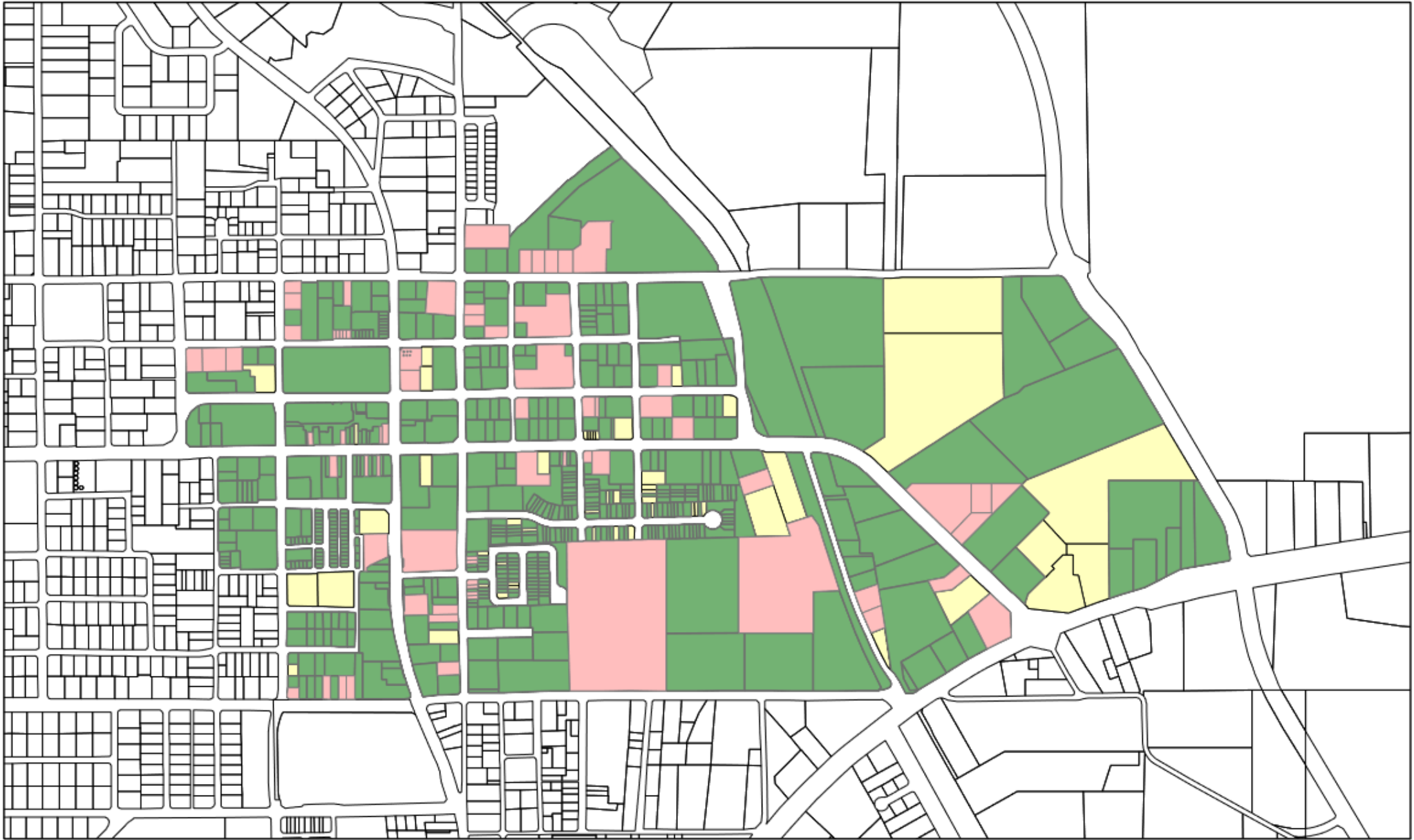


Land Analysis

Ownership Type

Legend

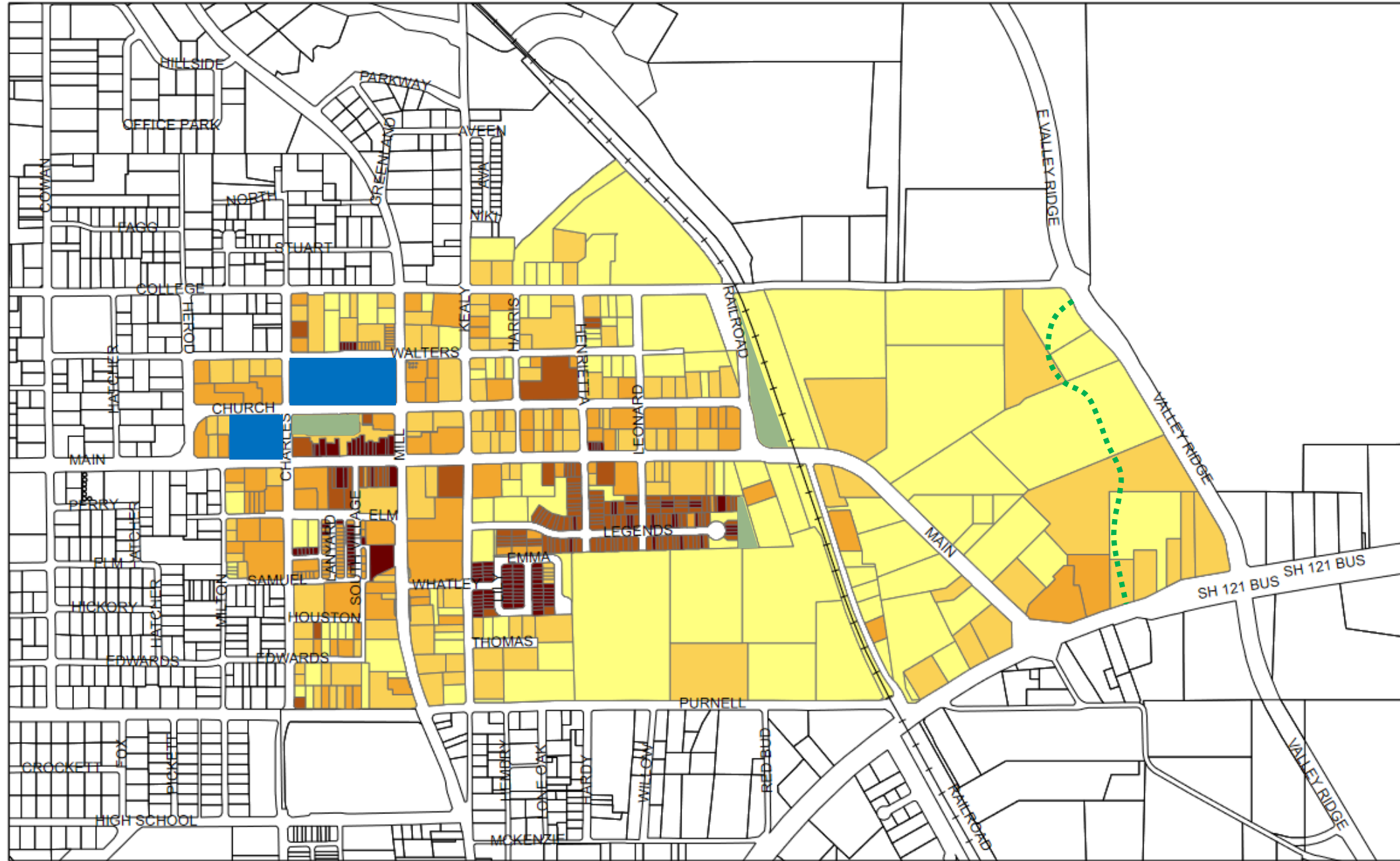
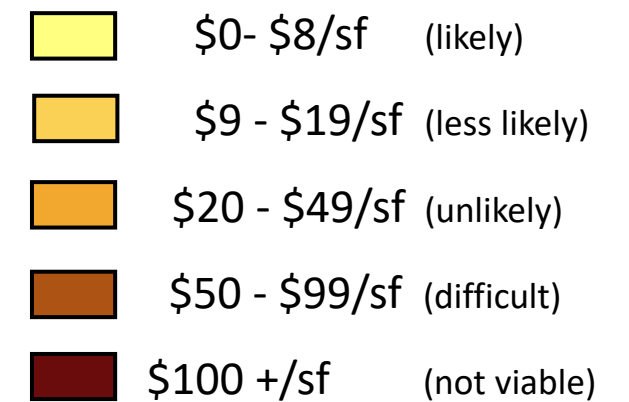
-  Business owner / land owner
-  Business owner not land owner (in DFW)
-  Business owner not land owner (non-DFW)



Land Analysis

Valuation and Assembly

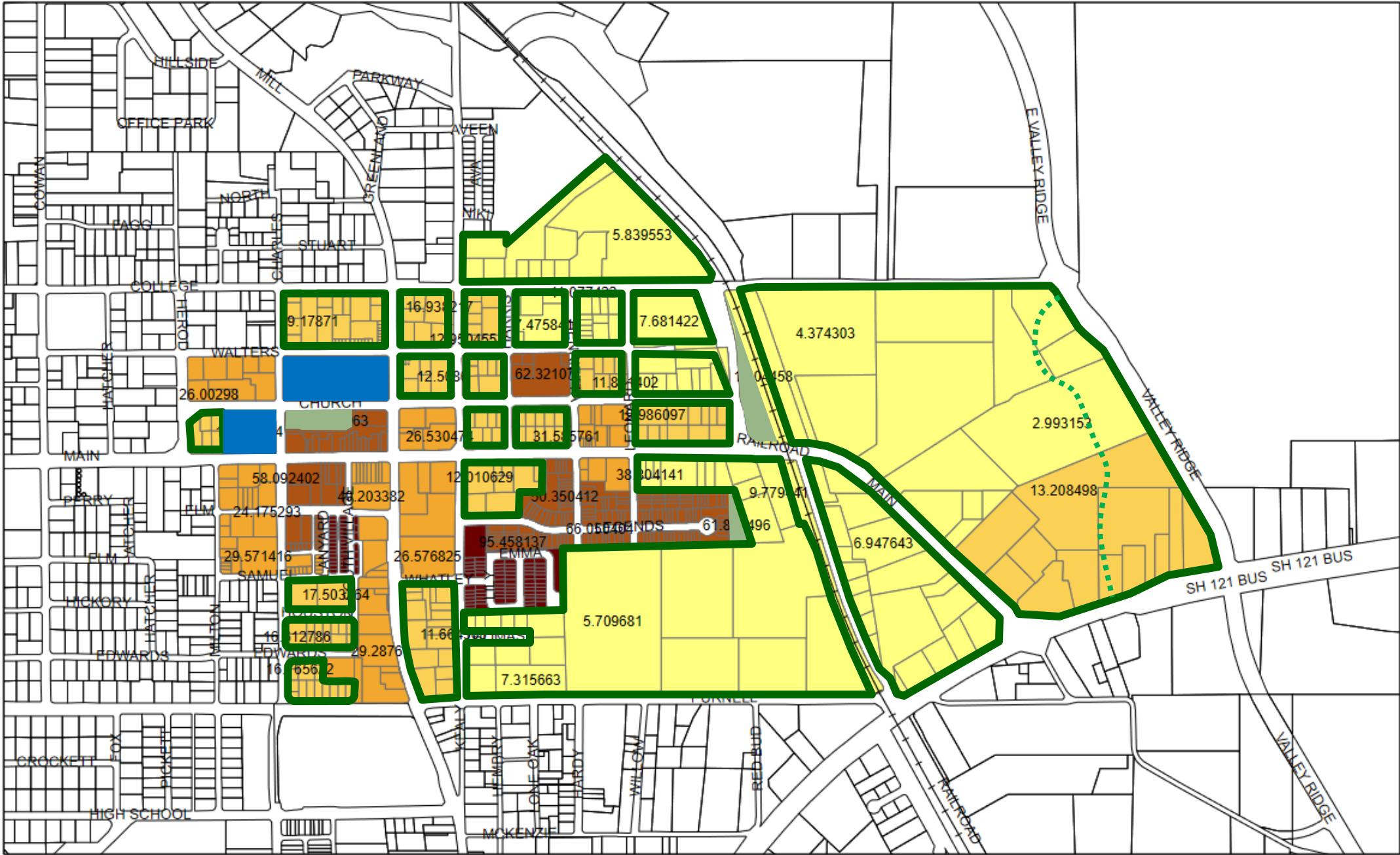
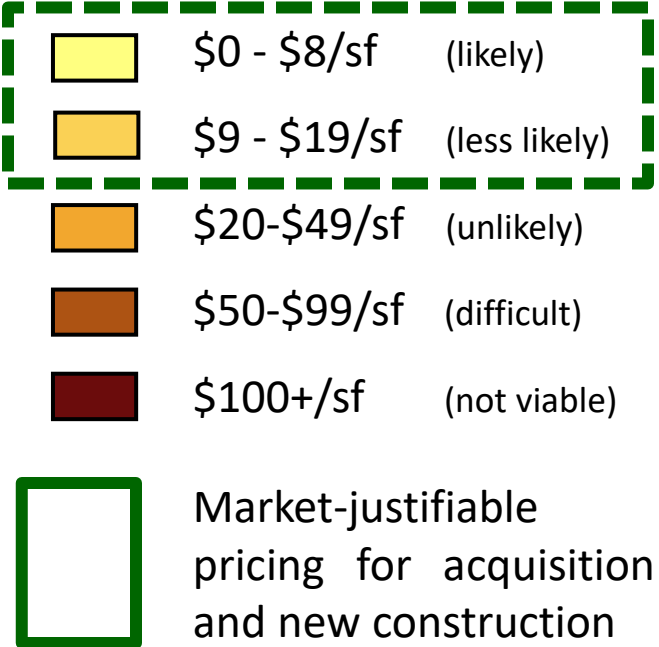
- Analysis based on Appraisal District total assessed parcel value applied to the land area
- Conclusions are based on the likelihood of unassisted new construction on the parcel



Land Analysis

Land Value -- Existing

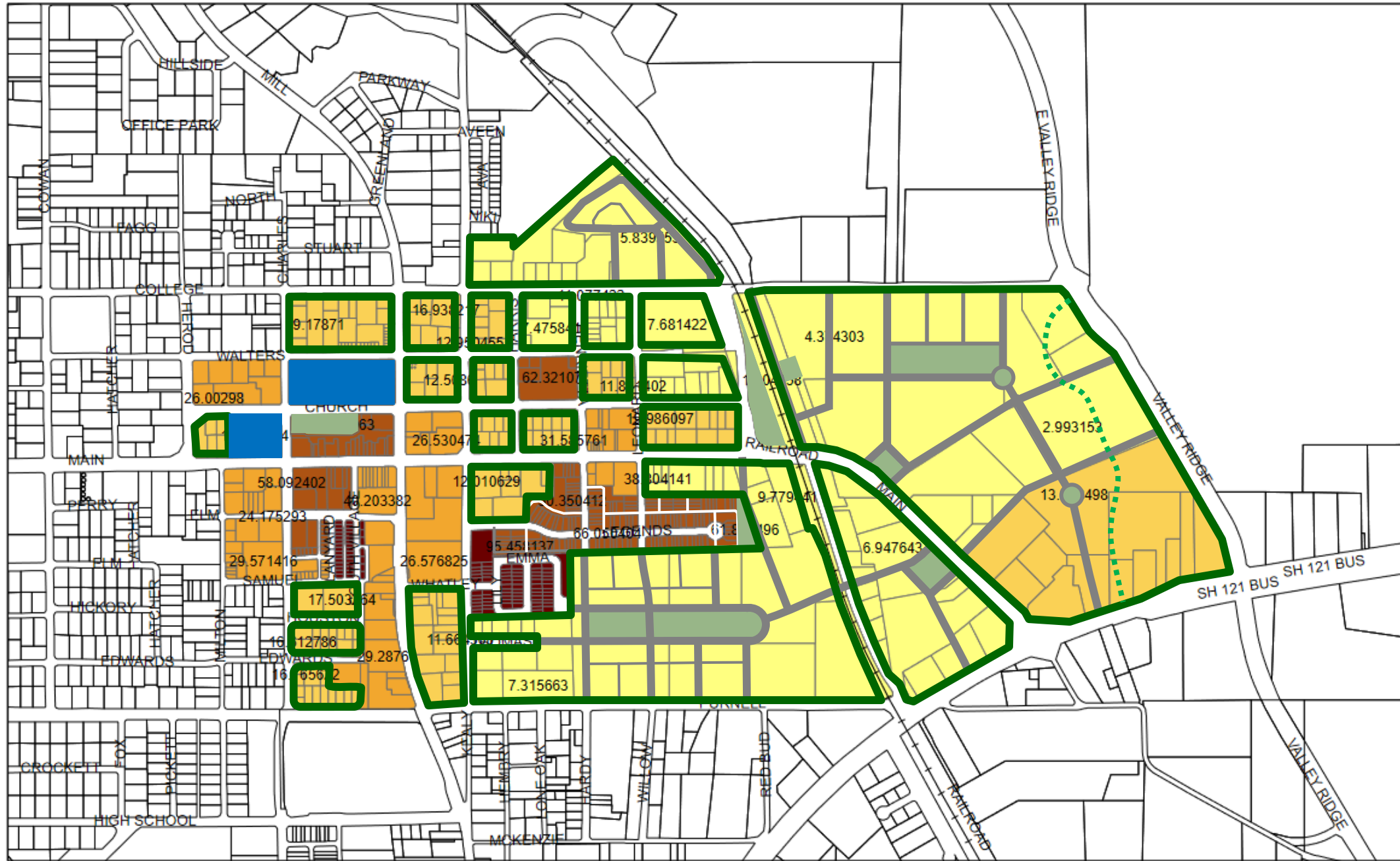
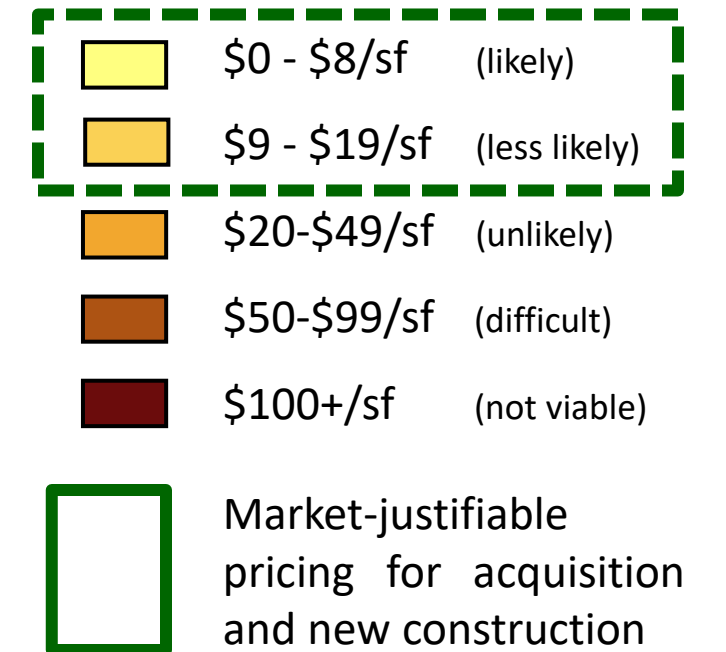
- Weighted values (\$/sf) by street / project block area
- Land value over \$20/sf will likely require public incentive



Land Analysis

Land Value – Plan Concept

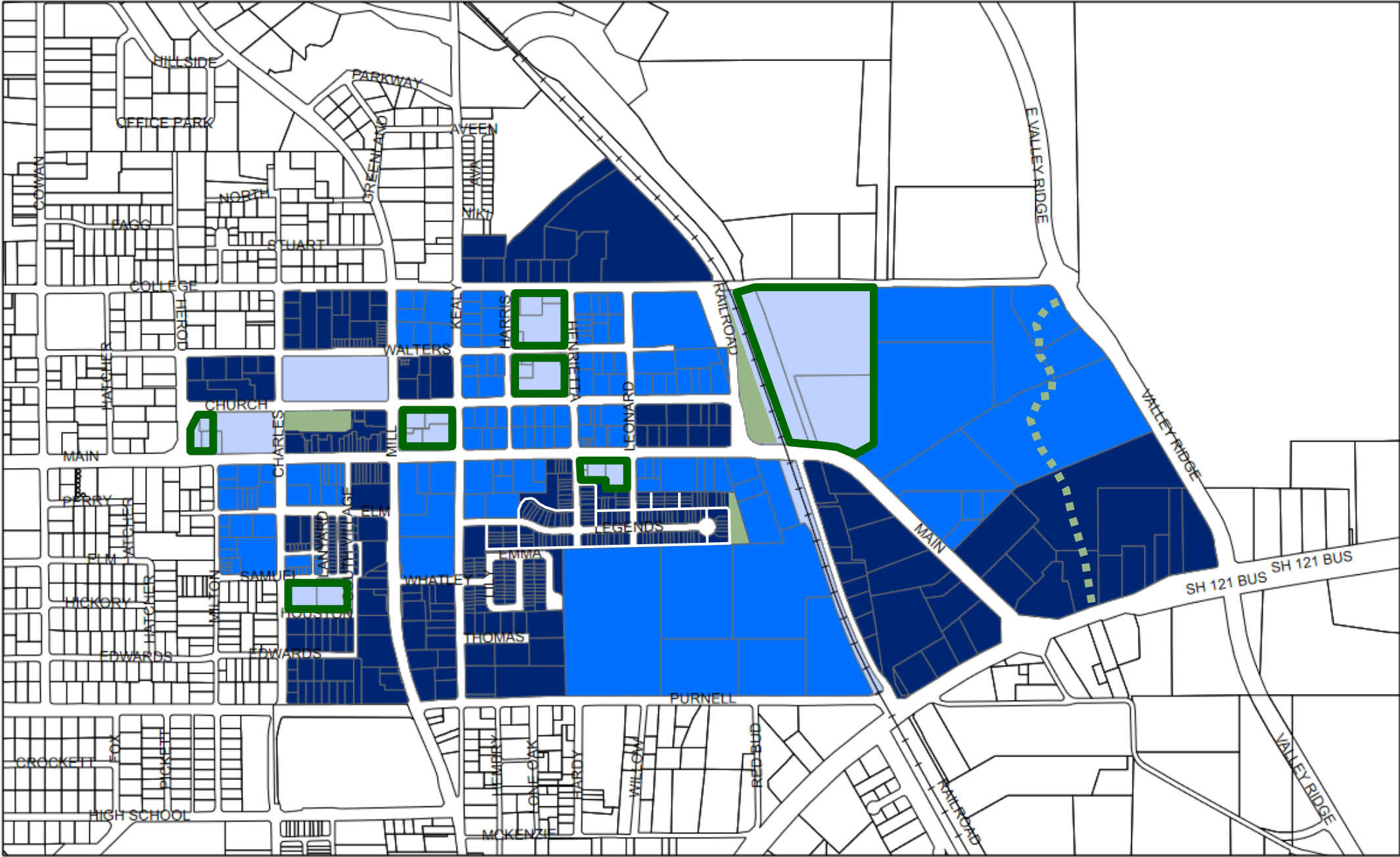
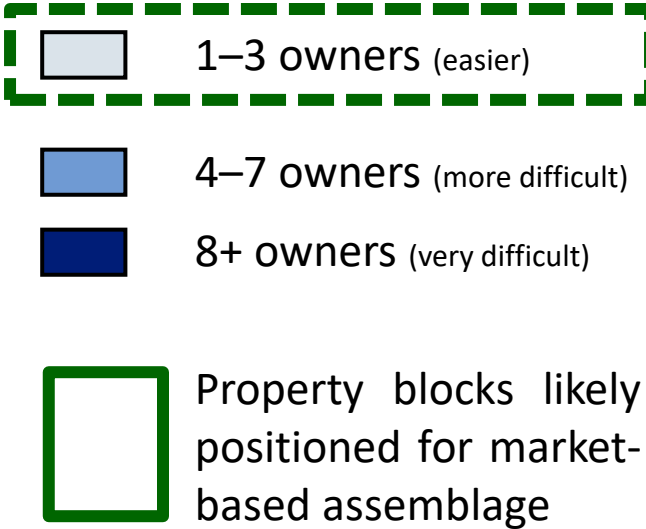
- Weighted values (\$/sf) by street / project block area
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Land Analysis

Land Assembly -- Existing

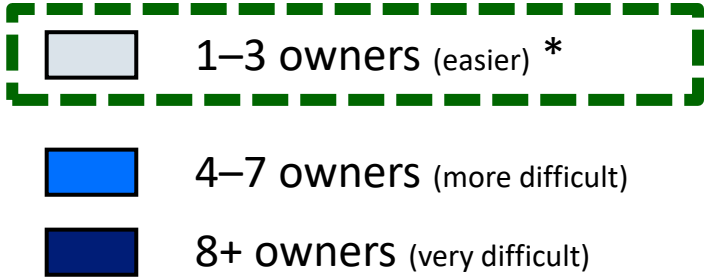
- Analysis based on number of property owners / degree of assembly difficulty



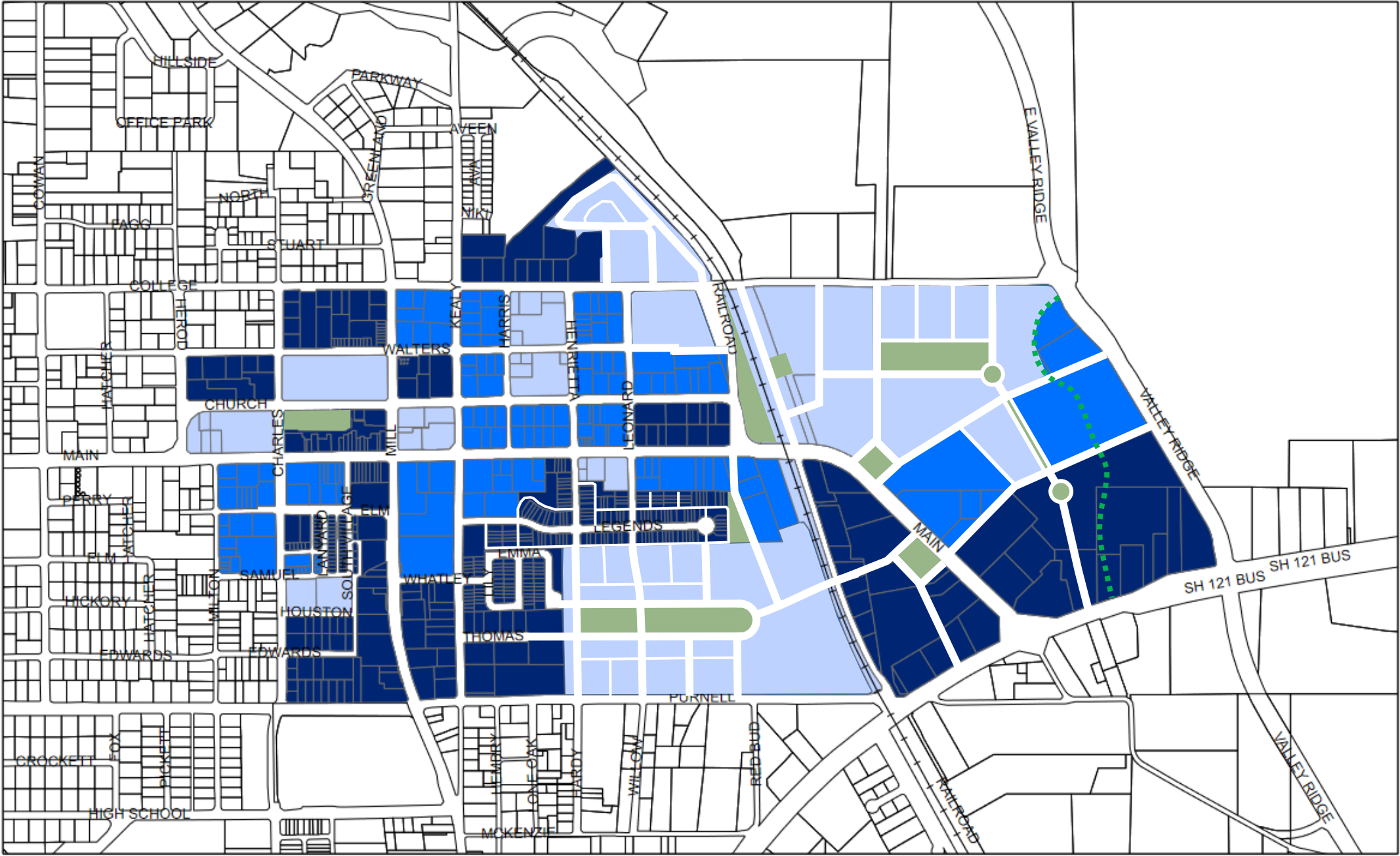
Land Analysis

Land Assembly – Plan Concept

- Analysis based on number of property owners / degree of assembly difficulty






* Property blocks likely positioned for market-based assemblage

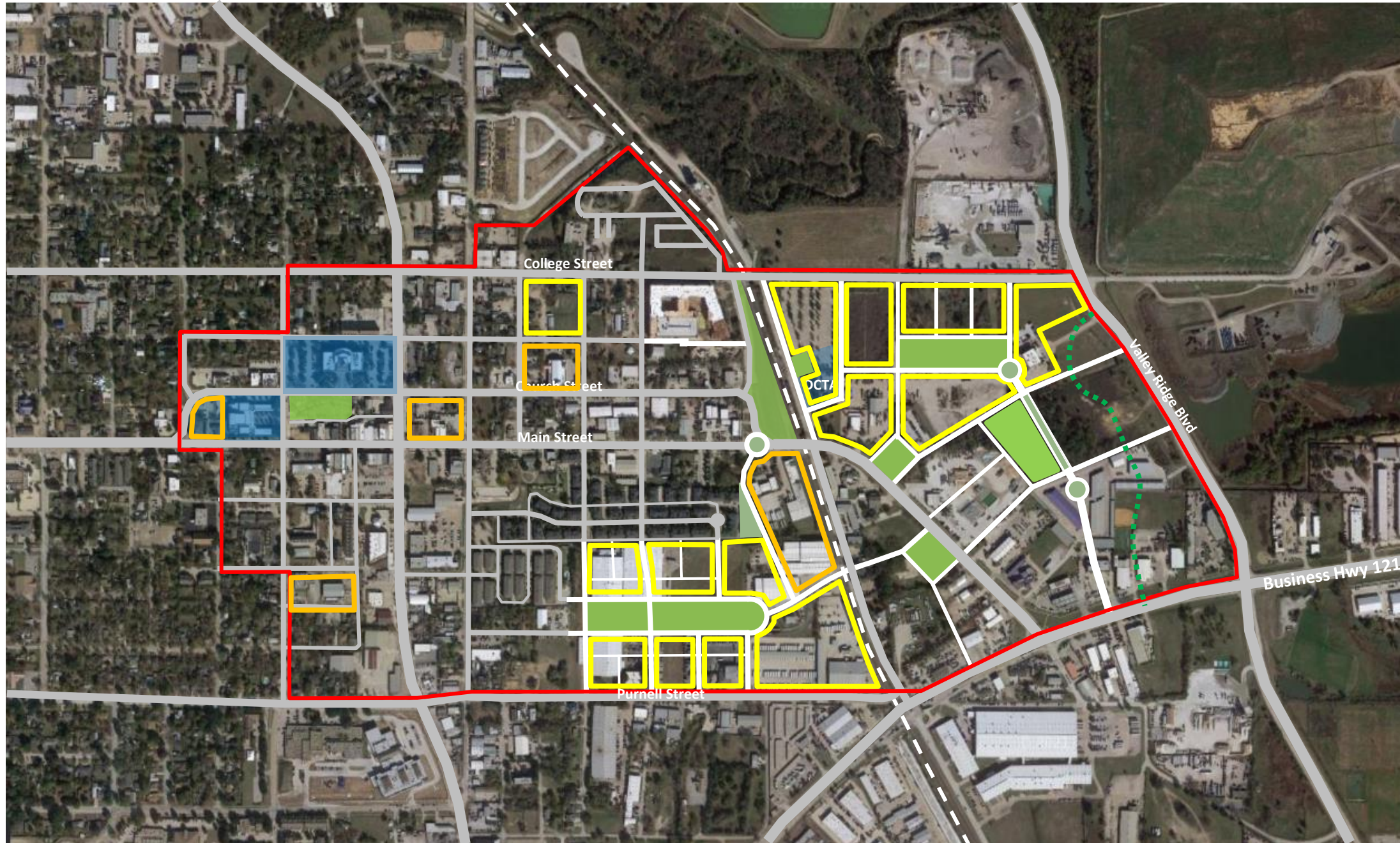


Framework

Ease of Development

Analysis shows sites having greatest theoretical potential for assembly and redevelopment

-  **Market Opportunity**
(Most likely to occur w/infrastructure)
-  **More Difficult**
(Less likely to occur w/o incentives)
-  **Likely requires economic incentives for larger new redevelopments**



Master Plan

Illustrative Build-Out Plan

Historic Old Town

- Expands the historic core to the rail through infill and small open spaces

Transit-Oriented Development

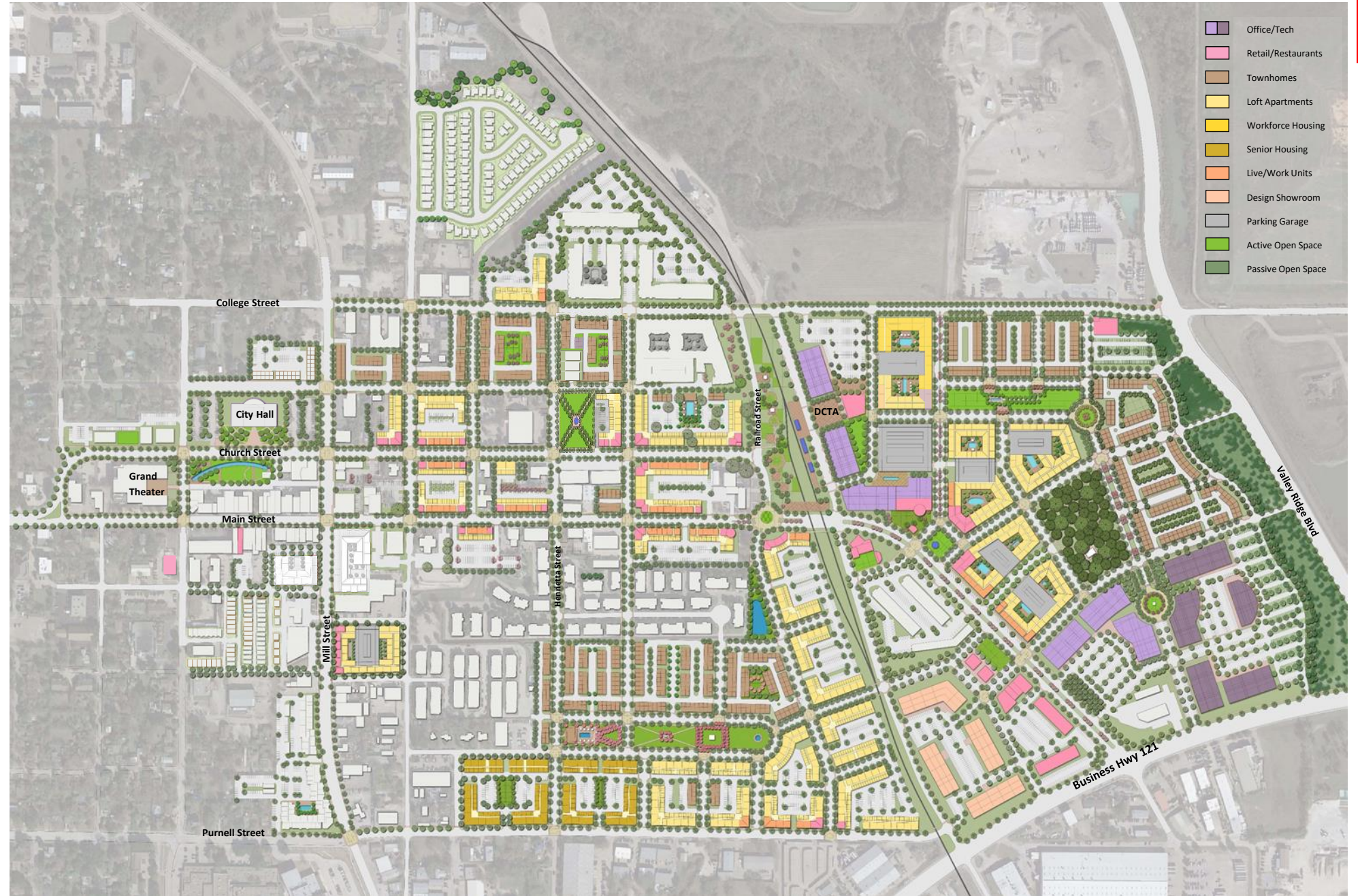
- Transit-friendly uses with connection to station including DCTA headquarters, housing, and restaurants

Innovation District

- Mixed-use walkable district east of rail that offers employment, restaurants and housing, all with an “green” and innovation focus

New Community

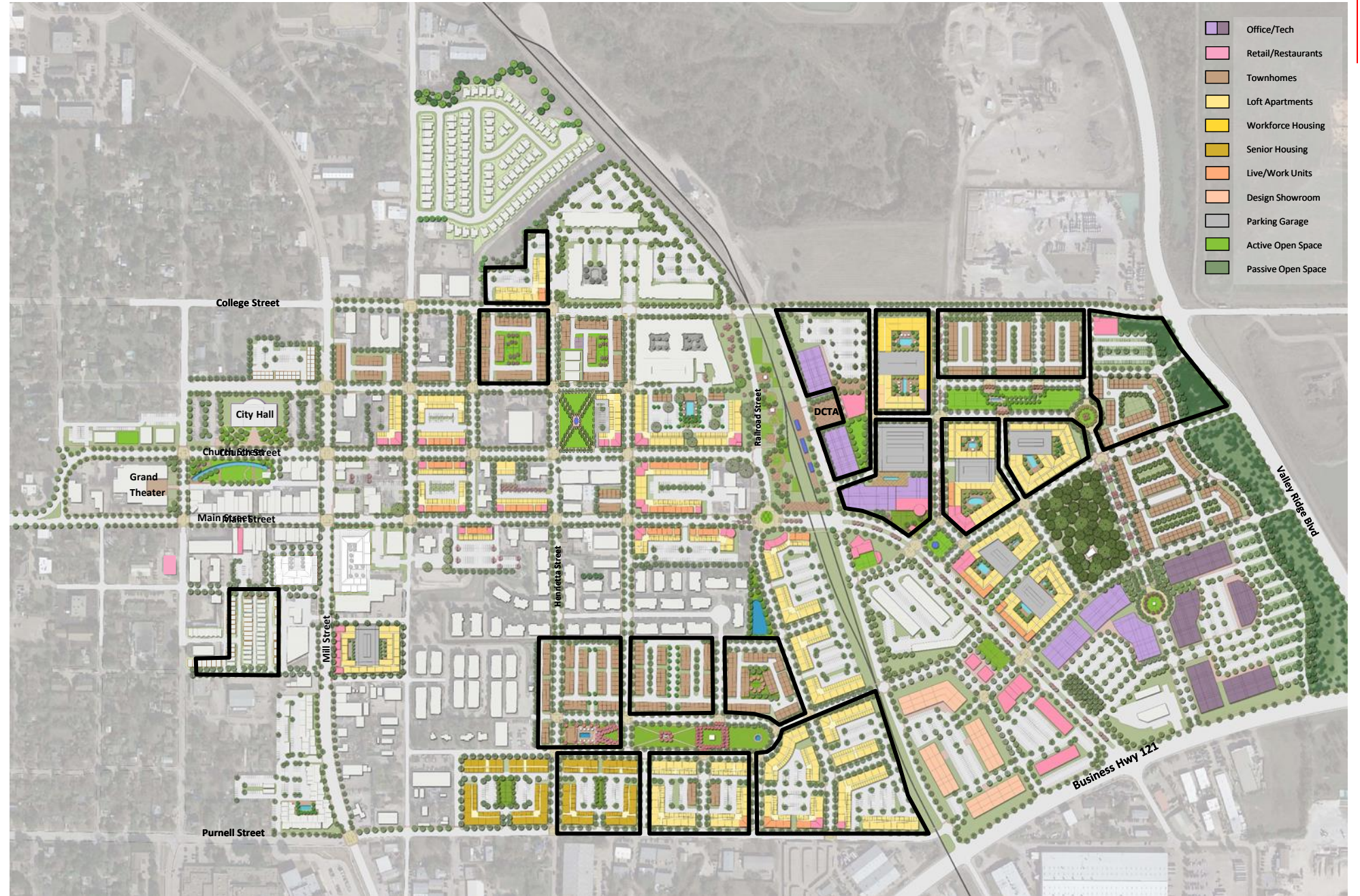
- Mixed density and housing types in walkable format along Purnell



Master Plan

Market-Opportunity Blocks

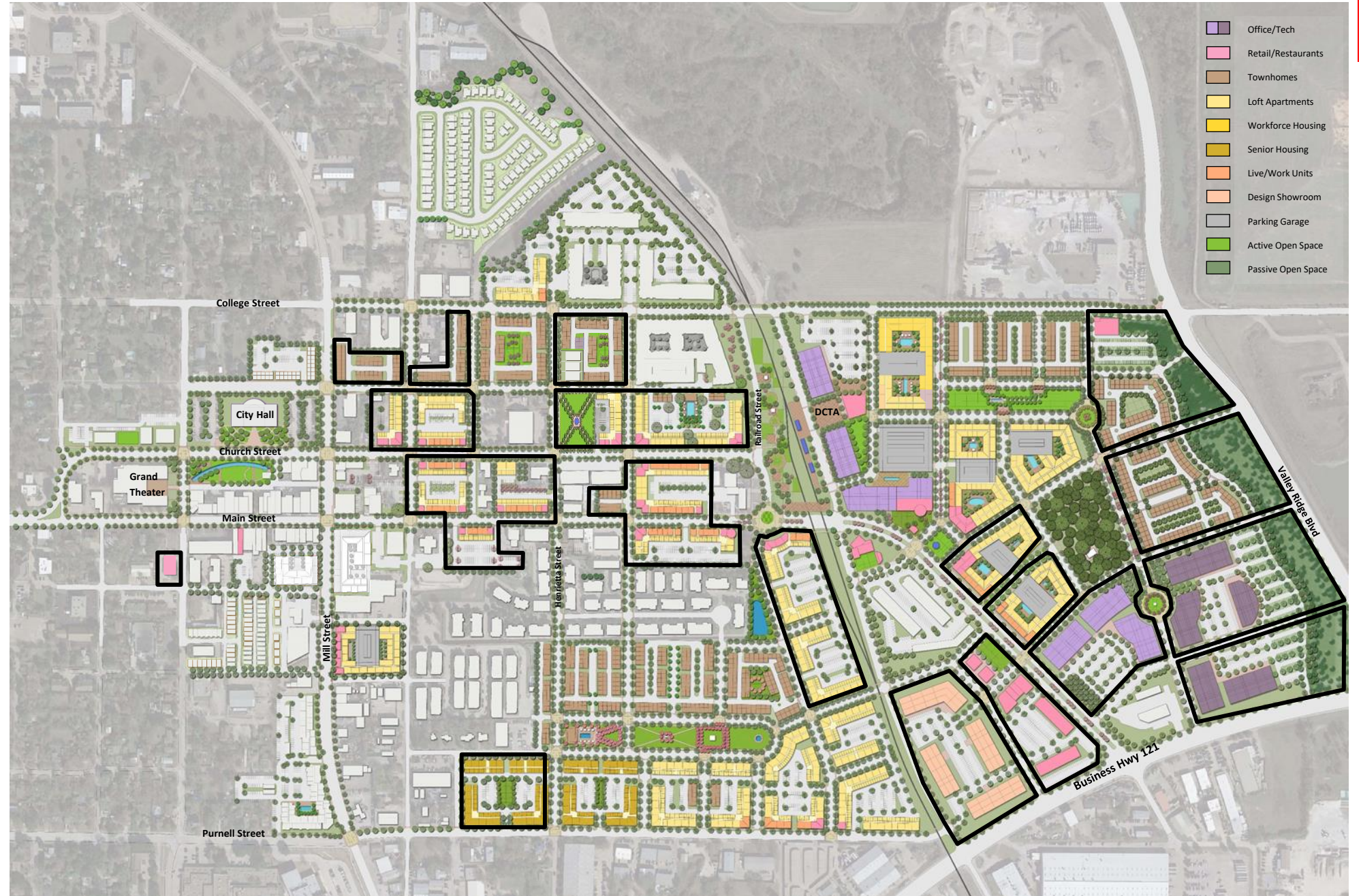
Market-Opportunity	
Land	
Site Acreage	79 acres
Total Building Area	
Gross Area	2,534,343 sf
Net Area	2,114,505 sf
Residential Units	
Multifamily	1,300 du
Senior Housing	152 du
Townhomes	293 du
Commercial Area (gross sf)	
Retail	52,265 sf
Office	192,600 sf
Tech Space	51,000 sf
Parking	
Parking Required	3,402 sp
Parking Provided	4,371 sp
Private Surface	876 sp
Public Street	765 sp
Garage	2,730 sp



Master Plan

Blocks Requiring Incentives

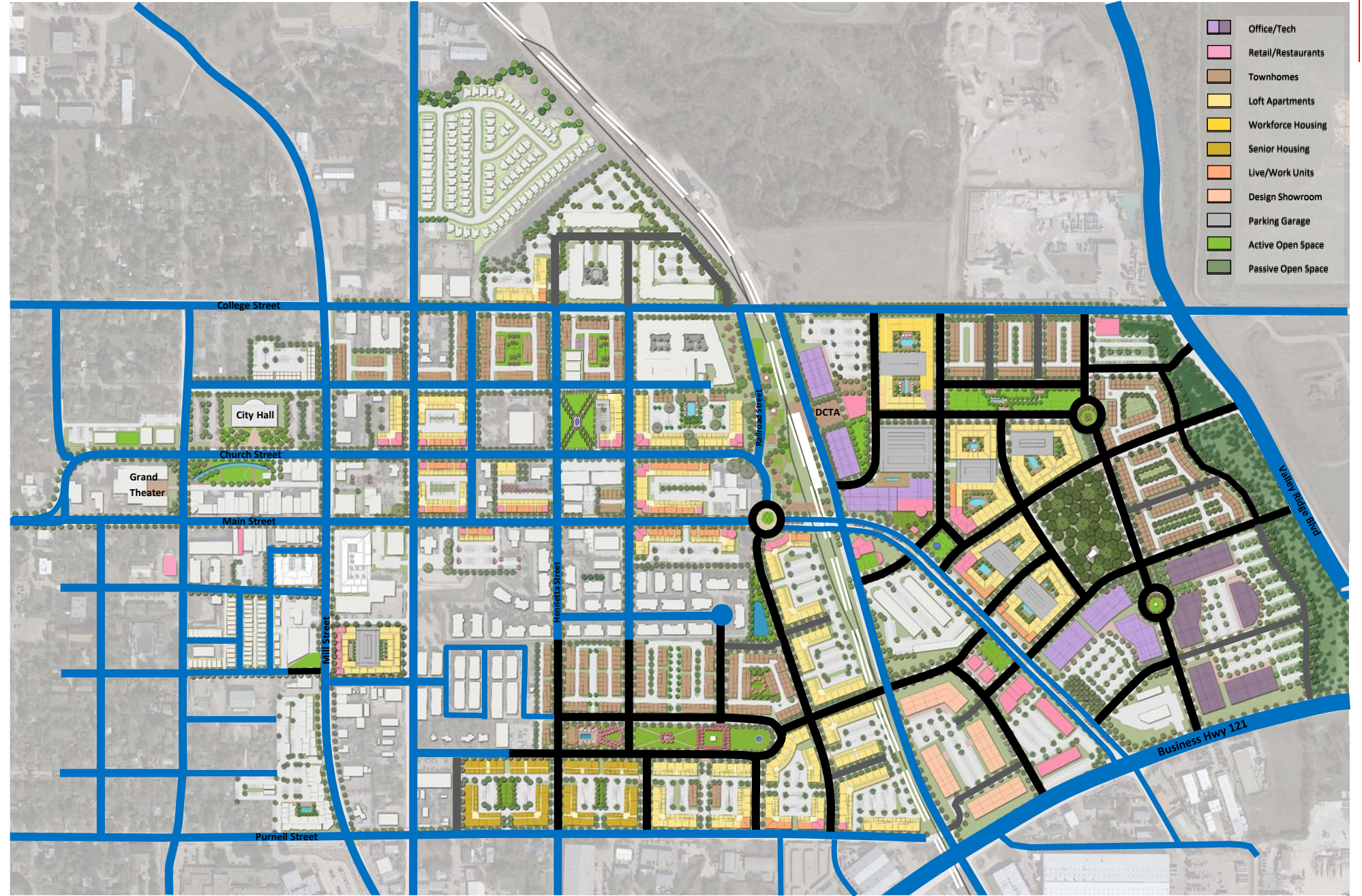
Market-Incentive	
Land	
Site Acreage	115 acres
Total Building Area	
Gross Area	2,669,318 sf
Net Area	2,154,995 sf
Residential Units	
Multifamily	1,366 du
Senior Housing	158 du
Townhomes	211 du
Commercial Area (gross sf)	
Retail	104,659 sf
Office	191,880 sf
Tech Space	139,800 sf
Parking	
Parking Required	3,735 sp
Parking Provided	4,772 sp
Private Surface	2,409 sp
Public Street	823 sp
Garage	1,437 sp



Master Plan

Infrastructure Improvements

- New Public Streets**
 (Utilities, paving, curbs, sidewalks, streetscape)
- New Private Streets**
 (Utilities, paving, curbs, sidewalks, streetscape)
- Existing Streets**
 (Requiring some retrofit associated with new developments)
- New Parks**
 (Smaller public open spaces programmed to induce community activity and spirit)



Master Plan

Theoretical Value Potential

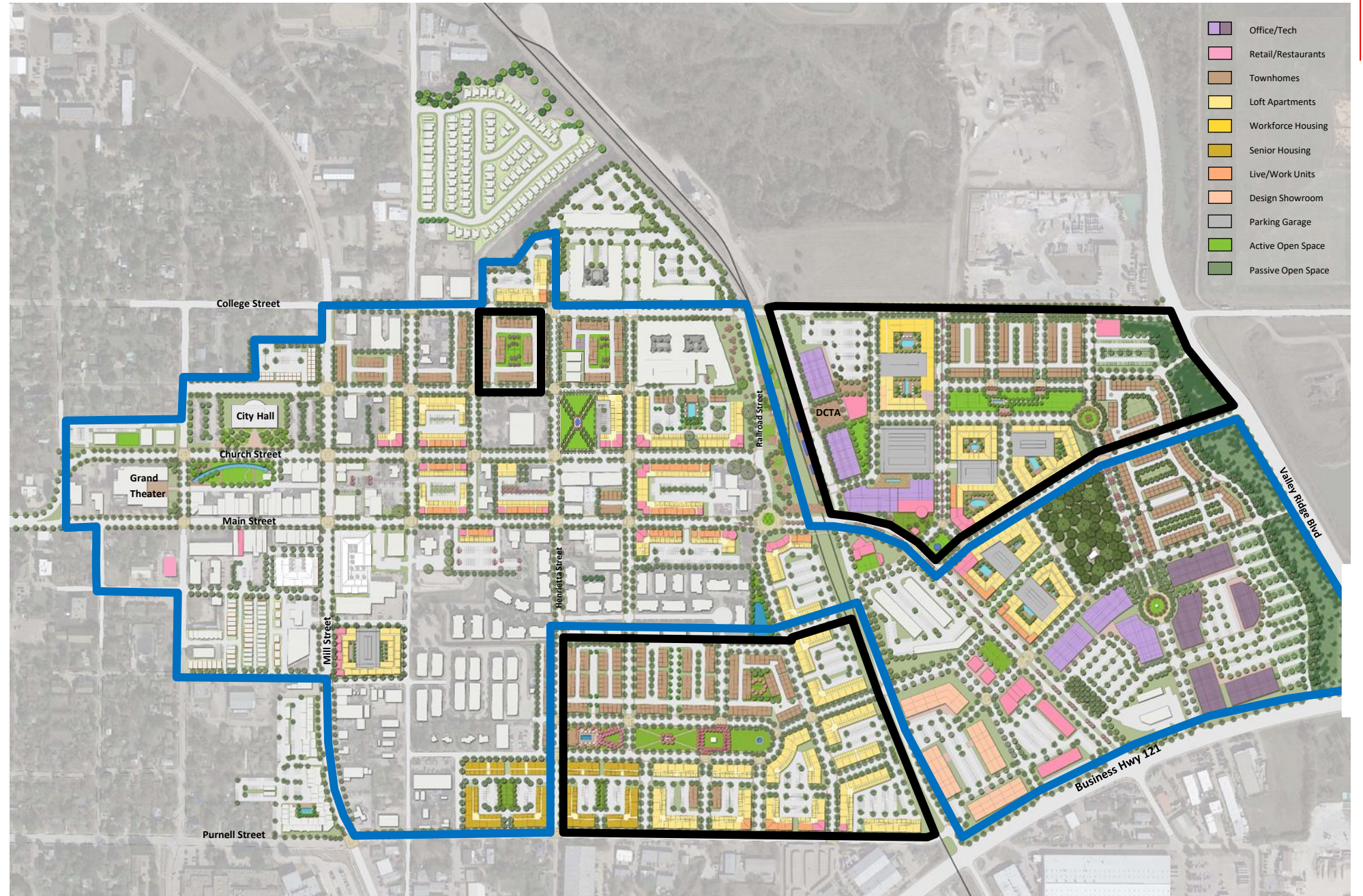
Present Value of \$1,044,261,189

Market-Opportunity

Potential Conceptual Present Value
\$497,199,389

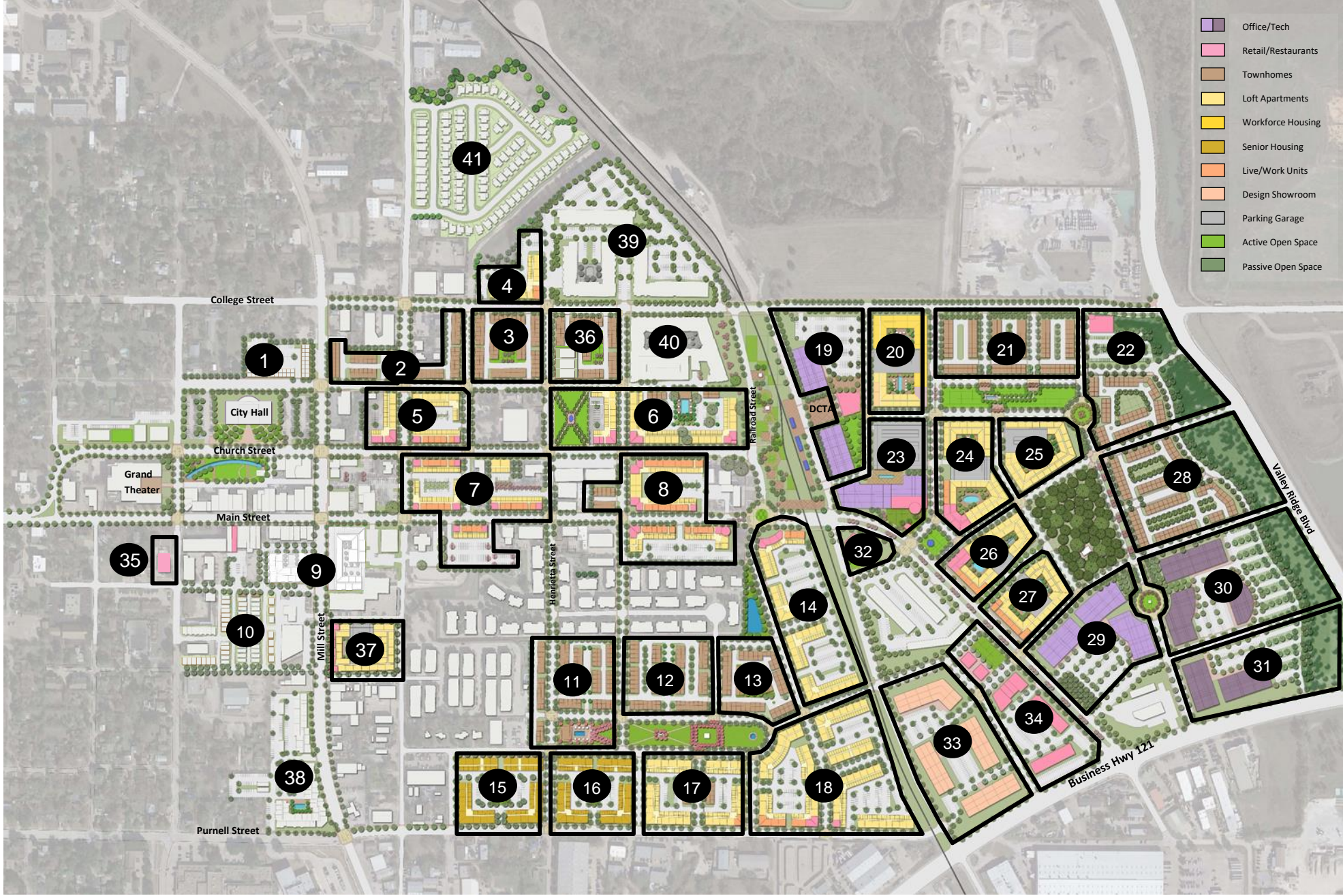
Incentive-Related

Potential Conceptual Present Value
\$547,061,800



Development Blocks

Detailed spreadsheets provided for program, estimated values, and infrastructure costs by block.



Market Assessment

Catalyst Commercial – 2/23/22

	Infill/Urban Residential	Boutique/ Small Office	Destination Retail	Niche Restaurants	
Demand	Moderate	Moderate	High	High	
Opportunities	Strong population growth and regional job market create high demand for quality housing. Available land. Existing development is high quality. Mixed-use product would enhance and build upon existing character.	Small office. Medical office. Innovative/incubator space. 2nd floor office to provide daytime traffic and activation.	Destination retail. Entertainment use to provide activation after work hours. Active patios and integration to common space to enhance pedestrian experience. Connection to Old Town Station creates opportunity for destination shoppers.	Destination/entertainment concept that enables "staying power". Integration into Wayne Ferguson Plaza. Active/programmed space. Incorporation of patios and open air concepts to capitalize on post-COVID trends.	
Challenges	Some infill sites lack adjacent predictability. Increased capital costs with infill and small-scale development. Regulatory approval may be needed for some infill sites.	Product will need to be high quality in order to attract regional employment. Product will have to differentiate itself from traditional suburban development.	Competition with Denton retail. Merchandising will need to service a destination-oriented population. Physical design will need to appeal to a diverse clientele.	Competition with other regional destination-concepts like downtowns in Roanoke and Denton. Limited access from the east.	
Target	Mixed-use. Walkable. High-density product. Highly amenitized with open space and integration into existing neighborhood.	Mixed-use. Second floor office with appropriate connections to open space, integration to Old Town Station.	Mixed-use. Authentic and differentiated retail concepts that deviate from national chain retail. Focus on pedestrian connectivity and ground-level experience.	Sit down concepts Destination restaurants with active patios (can be regional credit).	
Target Market Values	\$1,500 + rental rates. +/- \$300,000 home values.	+/- \$30/SF	+/- \$25/SF	+/- \$25/SF	
Annual Demand	185 Owner Occupied Units	309 Renter Occupied Units	17,246 SF	533,873 SF	62,300 SF
10-year Demand	2,026 Owner Occupied Units	3,383 Renter Occupied Units	188,839 SF	640,650 SF	74,760 SF
20-year Demand	2,495 Owner Occupied Units	7,508 Renter Occupied Units	419,032 SF	1,281,297 SF	149,520 SF



Programming

Planning Program vs. Market Assessments

Based on Physical Plan
May not Require PPP

Based on Physical Plan
Likely Requires PPP

Based on Trade Area
Measurement over 10 yrs

Based on Trade Area
Measurement over 10 yrs

Total Plan Analysis	Completed	Market-Opportunity	Market-Incentive	Market Analysis 1 10-minute Trade Area (10 yr)	Market Analysis 2 5&10 minute Trade Areas (5 yr)
Land					
Gross Study Area	33 acres	79 acres	115 acres	353 acres	353 acres
Net New Development Sites					
Total Building Area					
Gross Area	1,377,930 sf	2,534,343 sf	2,669,318 sf	9,217,308 sf (1)	6,389,732 sf
Net Area	1,024,088 sf	2,114,505 sf	2,154,995 sf	8,642,198 sf	6,020,786 sf
Residential Units					
Multifamily	652 du	1,300 du	1,366 du	3,383 du (2)	2,170 du (2)
Senior Housing	- du	152 du	158 du	N/A du	N/A du
Townhomes and Single Family	120 du	293 du	211 du	2,026 du	1,300 du
Commercial Area (gross sf)					
Retail & Restaurant	22,675 sf	52,265 sf	104,659 sf	715,409 sf	98,374 sf
Office (Loft and Traditional)	- sf	192,600 sf	191,880 sf	188,839 sf	958,336 sf (3, 4)
Tech Space	- sf	51,000 sf	139,800 sf	N/A sf	N/A sf
Parking					
Parking Required	1,851 sp	3,402 sp	3,735 sp	15,144 sp	8,576 sp
Parking Provided	1,861 sp	4,371 sp	4,772 sp	10,624 sp	10,624 sp
Private Surface	105 sp	876 sp	2,409 sp	3,335 sp	3,335 sp
Public Street	106 sp	765 sp	823 sp	1,713 sp	1,713 sp
Garage	1,499 sp	2,730 sp	1,437 sp	10,096 sp	3,528 sp
Theoretical Value	\$ 203,636,795	\$ 519,982,781	\$ 537,406,021	\$ 2,141,651,874	\$ 1,484,661,507

Approximate 15-
year timeframe

Completed Since
2017 Plan Adopted

Catalyst Commercial 2/23/2022
(1) Demand analysis only; no supply

LSCA 11/22/22
(2) Using CC's 63% MF Split
(3) Assuming 20% Capture
(4) Net employees x 320 sf

Additional parking garages than shown in plan required to meet larger req's in red

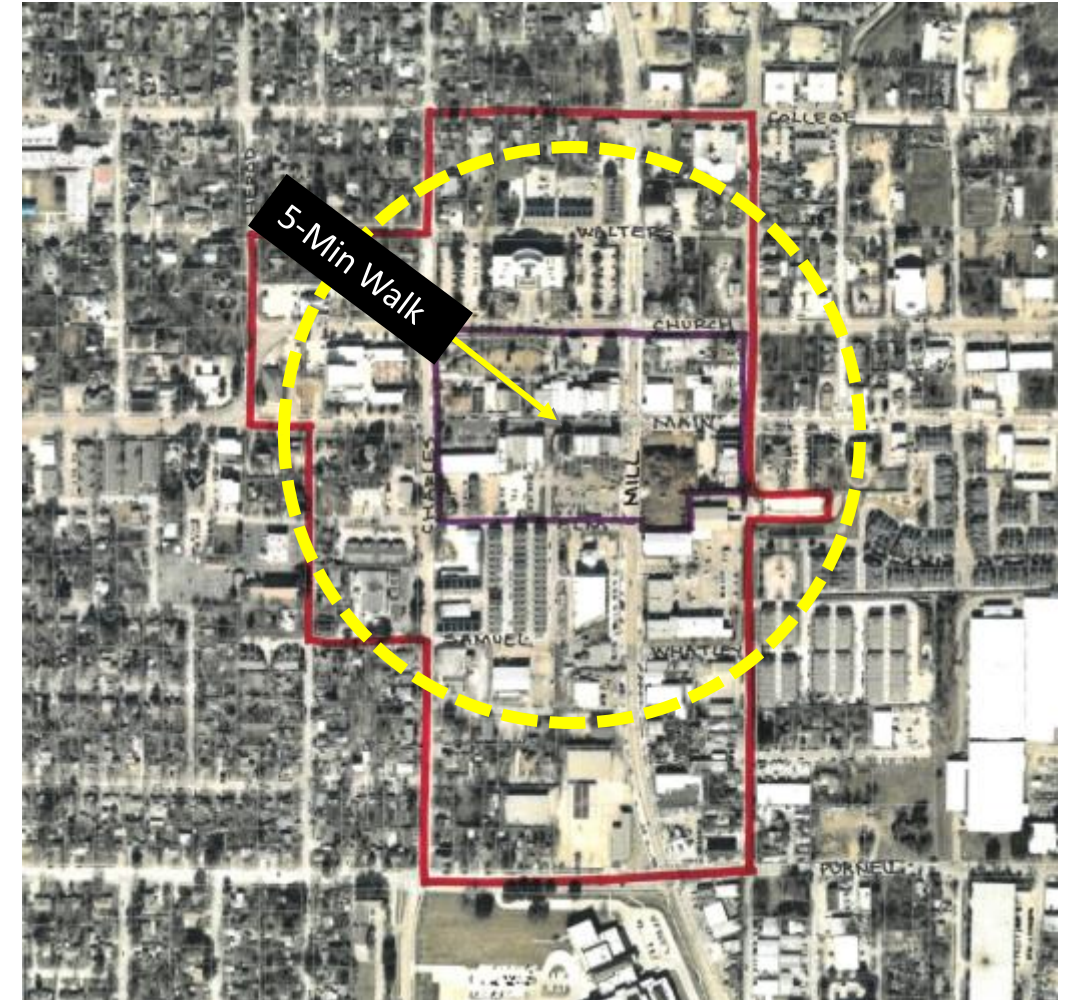
Parking Analysis

█ **Parking Demand**
 Old Town Core
 Historic center buildings

Existing Uses	Area	Parking Required	Parking Ratio
Entertainment	5,000 sf	25 spaces	5 spaces / 1000 sf
Office	28,421 sf	85 spaces	3 spaces / 1000 sf
Restaurant	6,592 sf	66 spaces	10 spaces / 1000 sf
Retail	42,303 sf	212 spaces	5 spaces / 1000 sf
Vacant	11,125 sf	56 spaces	5 spaces / 1000 sf
	93,441 sf	443 spaces	

█ **Parking Supply**
 Parking Study Boundary
 Area City Staff has quantified parking supply (on & off site)

Parking Location	0-5 Min Walk	5+ Min Walk	Totals
On-Street	348 spaces	231 spaces	579 spaces
Off-Street	503 spaces	88 spaces	591 spaces
	851 spaces	319 spaces	1170 spaces



Conclusions

- Historic core has ample convenient after-business-hour parking (on non-special event days and without new programming)
- Remainder of Old Town should be analyzed by sub-district and time of use with new programming potential to formalize a comprehensive strategy. This should include allowances for special events given Old Town’s importance to the City.

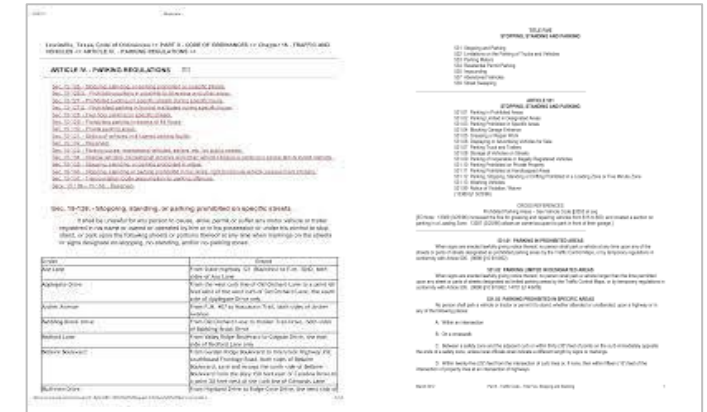
Parking Strategies

Near Term

Expand parking inventory to measure supply/demand for total Old Town area by subdistrict



Consider shared parking strategies and code amendments (outside core), and strategic land acquisitions.



Mid-Term

Maximize amount of parking that can be added to the streetscape, and create parking management plan that includes block valet



Form strategic partnerships with private developers to add to their parking garage supply for public use.



Long-Term

Continue to induce additional parking to be constructed with private developments



If demand outpaces supply, consider a municipal garage (last case scenario)



Summary

New Developments

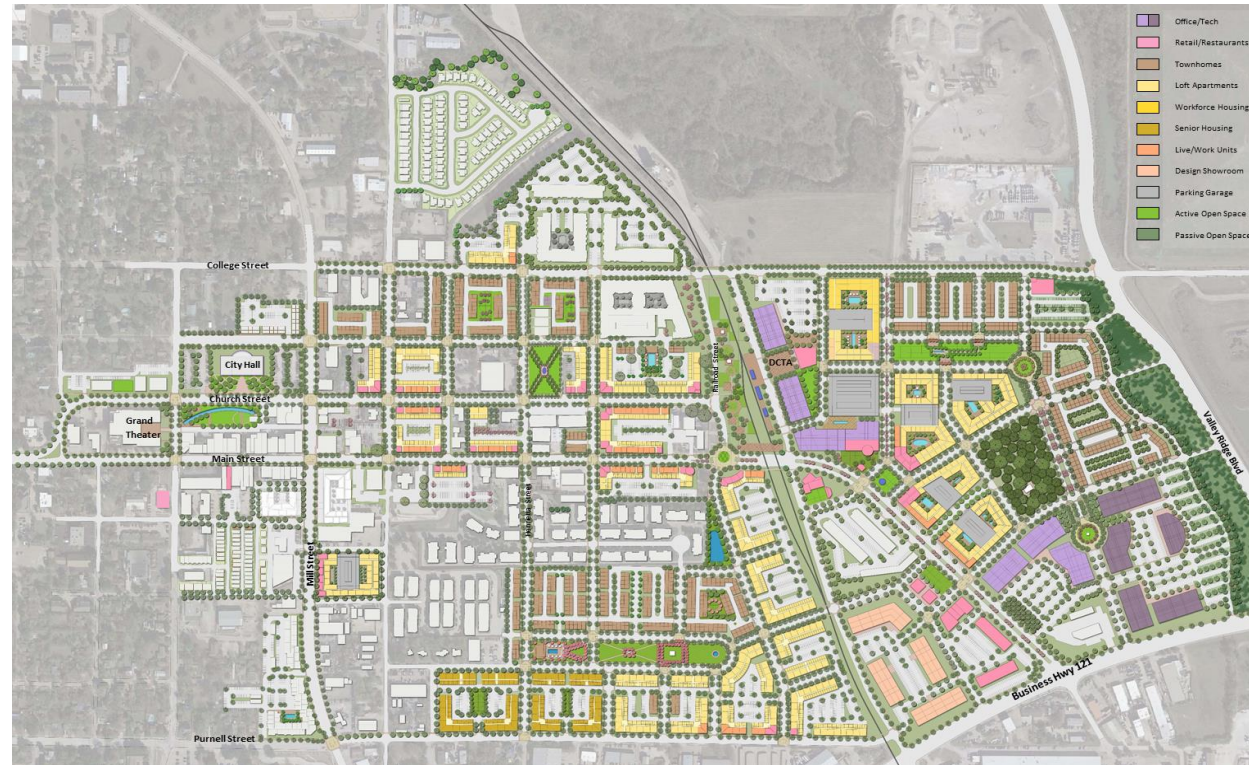
(54 projects from initial 2017 planning):

- 9 new parks and open spaces
- 17 mixed-use/urban housing
- 1 workforce housing
- 2 senior living projects
- 12 townhome / SF projects
- 3 office/showroom projects
- 2 large format tech projects
- 8 retail/restaurant developments

Note: The categories above reflect majority program type in the specific block. Please see Project Value spreadsheet for more detail by block.

City Returns:

- \$1.26B in total potential taxable value over 15 years (since 2017 plan was adopted)
- Generates a critical mass of use and activity
- Multiple street faces redeveloped
- New vitality for Old Town
- New workplace address east of the rail
- Better return on transit-investment



Public Input

The public engagement for this plan update focused on a June 1, 2023 open house with a general invitation to the entire community and 538 direct mailer invitations to those in the study area. Seven residents, eight business representatives and one property owner attended. The open house format let participants move around to learn from different boards and speak to staff with their concerns and questions. A variety of boards were available where participants could provide feedback through using stickers or notes, images of these boards are included at the end of this section for reference. The input received show desire for the proposed street network and zoning to be established to support the development goals for the area. Of the implementation Step options, the ranking came back as follows:

1. Rezone all properties to a Mixed-Use Zoning District, regardless of ownership support
2. Add all concept plan streets to the Thoroughfare Plan
3. Provide economic incentives for developments based on pro-forma and compliance with the concept plan
4. Invest in the public infrastructure needed to support private development
5. Market to developers and landowners for the desired development pattern
6. Add key concept streets to the Thoroughfare Plan

In addition, participants marked the following items as very important

- Invest and support the development of utilities to enable desired development types
- Change the zoning regulations to ensure the desired uses are allowed and incompatible uses are not allowed
- Ensure the proposed public street network is created

The draft plan was posted on the city website since June for public comment.

Individual engagement meetings were held with key stakeholders including property owners, existing businesses, and developers in March through September of 2023. These meetings were tailored to the specific business or property owners. The majority expressed strong support for the overall vision, support for the implementation steps, and willingness to work with the city to achieve desired results. Unfortunately, a few landowners did not wish to meet despite multiple attempts to reach them, so their input and opinions could not be gathered. A list of the various groups and their meetings dates is provided below:

- Toll Brothers, March 27
- Ojala Holdings, March 29, April 27
- TK's Comedy, April 4, April 17
- Savoy Equity Partners, April 10
- US Prime Group, April 12
- RCD Groups LLC, April 17
- Cook Commercial Realty, April 19
- Saddlebrook Investments, April 20, May 4
- OHT Partners, May 3
- CCA, May 16
- Pro Tow, May 18
- Bendt Distillery, May 31
- Cornerstone Associates, June 8
- Keller Williams, June 13
- Unarco Material Handling, June 27
- Granite Construction, July 6
- Upper Trinity Regional Water District, July 18
- LISD, September 12
- Clements Nut Company, September 14

Email communication with the following:

- Bio Synthesis
- Andes Coil Processors
- Kent Companies
- Vista Ridge Concrete Pumping

Old Town Transit-Oriented Development Master Plan Update Open House

Please take a dot from the category you identify with and place it on your location in Old Town.



live here



work here



own property here



own a business here

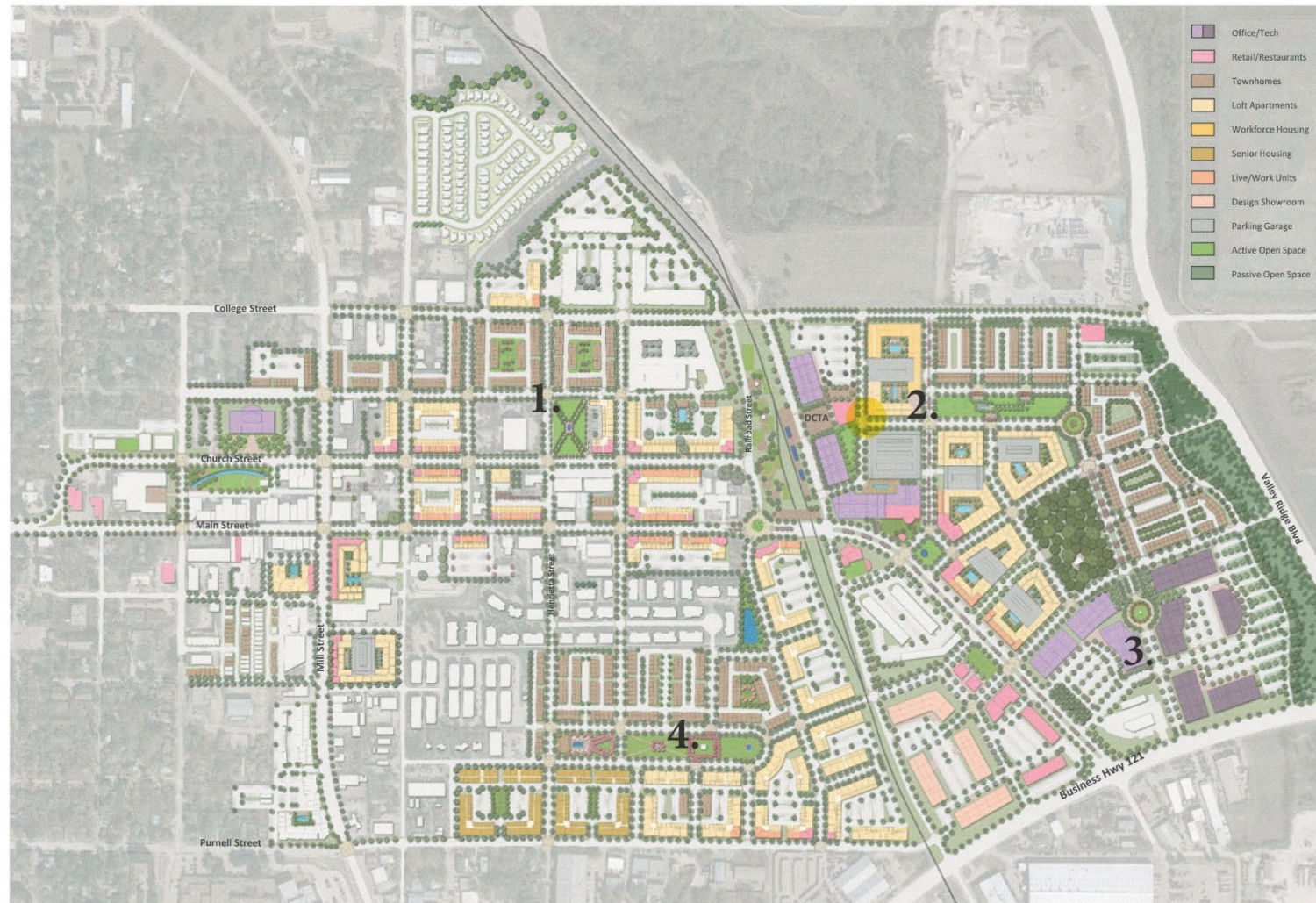


love it here



Old Town – Master Plan Update

Transit-Oriented Development District



Which one of these areas do you think is the highest priority now?

Put your dot under it

1. Historic Old Town - Expands the historic and walkable core west of rail and includes new small open spaces

2. Transit-Oriented Development - Creates Transit-Oriented Development around station with DCTA HQ and related office, housing, and restaurants



3. Innovation District - Creates a mixed-use Innovation District east of rail that offers employment, restaurants, housing, with an environmental / green focus



4. New Community - Creates a new mixed-density and ownership community along Purnell

Old Town – Master Plan Update

Transit-Oriented Development District

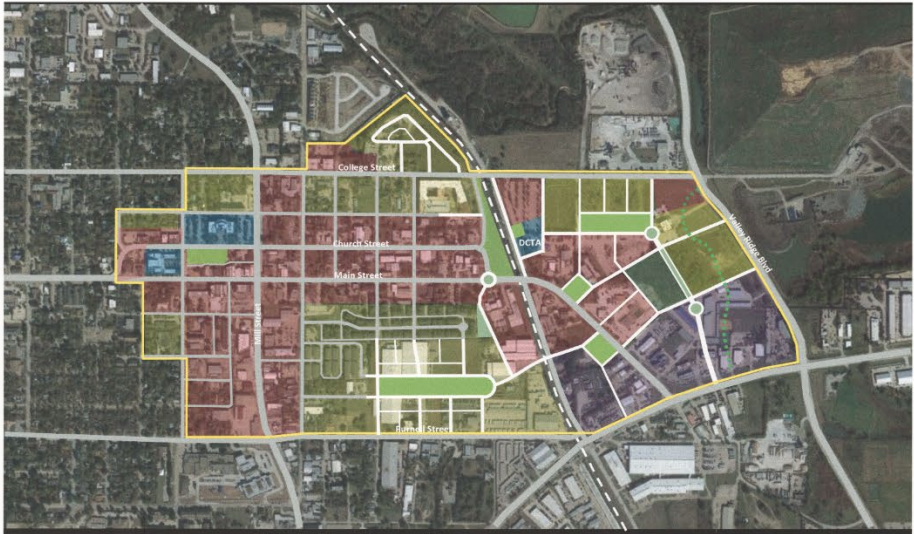
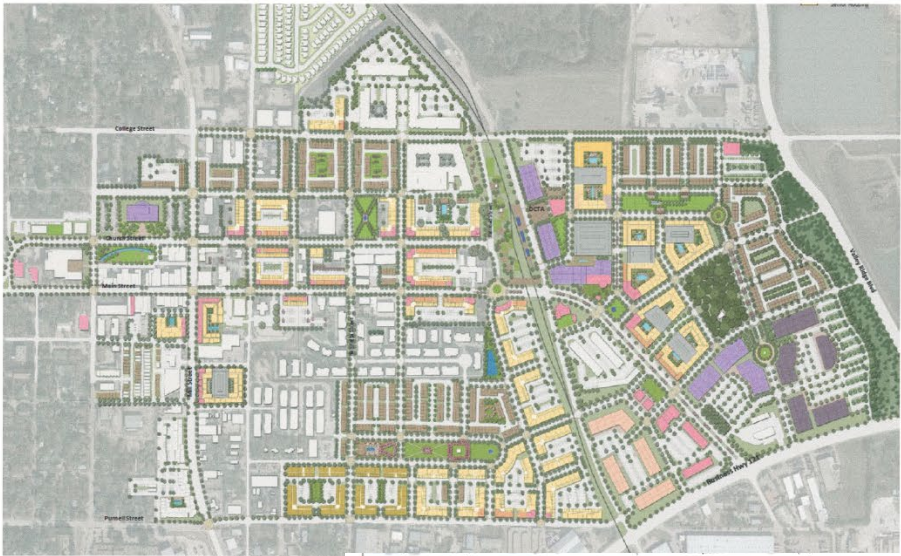


Illustration of potential uses



Illustrative plan of Old Town Lewisville

Framework

Plan Concept

A mix of uses including restaurants/retail, blended residential and employment

- Mixed Residential (MF/TH)
- Mixed-Use (MF/O/R)
- Employment (O/R/Tech)
- Public/Civic
- Active Open Space
- Passive Open Space
- General Flood Plain Boundaries

Please write your feedback on this framework plan on a sticky note and stick to this board. Development will not be exactly as illustrated. Please consider:

1. Land Use. Are these the desirable land uses? Are there other you would like to see? Are there some you do not want to see?
2. Open Space. Is the amount of open space provided right? Is the location of open space right?
3. Streets. Are streets shown adequate to support the desired walkability and land uses?

1. These are desirable land uses, I'd like to see more mixed-use instead of mixed residential.
 2. More passive open space preferably.
 3. Streets should have safer bike lanes.

Side walks need to be wider.
 Have streets rise to sidewalk level at crosses to emphasize pedestrian priority.

Plan Implementation Steps

Please put a sticker by ALL steps you would like the city to take to implement this plan. If you have other ideas, please write them on a sticky note.

Action Item	Pros & Cons	Place your stickers here
Rezone properties with willing owners to a Mixed Use Zoning District	Many property owners may participate and buy-into the plan. If any property owner does not participate, industrial uses may be developed on their property.	
Rezone all properties to a Mixed Use Zoning District, regardless of ownership support	Eliminates possibility of new incompatible industrial development. Some property owners may not support the zone change.	
Add key concept plan streets to the Thoroughfare Plan	Lighter touch and achieves main walkability goals. May not achieve smaller block structure as shown.	
Add all concept plan streets to Thoroughfare Plan	Ensure smaller block and promotes enhanced walkability. Confirms with rest of Old Town where all streets are shown. May not be desired by developers as those streets could potentially be developed privately. May have to adjust street locations with development.	
Provide economic incentives for developments based on pro-formas and compliance with the concept plan.	Case by case analysis allows each project to be evaluated individually on its merits. Can be slower and is staff intensive.	
Invest in the the public infrastructure needed to support private development.	Development will not be feasible without significant infrastructure investment that is likely to expensive to support desired development	
Market to developers and landowners for the desired development pattern.	Potential for win-win situation with property, owners, developers and plan goals. Possibly slow and ineffective.	

Please use a sticker to indicate how important an item is to you.

How important is it for the City to....	Very Important	Somewhat Important	Neither Important or Unimportant	Somewhat Unimportant	Very Unimportant	Unsure
Invest and support the development of utilities to enable desired development types.						
Change the zoning regulations to ensure the desired uses are allowed and incompatible uses are not allowed.						
Ensure the proposed public street network is created.						

Total Plan Analysis		Completed	Market-Opportunity	Market-Incentive
Land				
Gross Study Area	353 acres	33 acres	79 acres	115 acres
Net New Development Sites	222 acres			
Total Building Area				
Gross Area	5,427,241 sf	1,377,930 sf	2,534,343 sf	2,669,318 sf
Net Area	4,463,478 sf	1,024,088 sf	2,114,505 sf	2,154,995 sf
Residential Units				
Multifamily	3,739 du	652 du	1,300 du	1,366 du
Senior Housing	310 du	- du	152 du	158 du
Townhomes and Single Family	588 du	120 du	293 du	211 du
Commercial Area (gross sf)				
Retail & Restaurant	176,899 sf	22,675 sf	52,265 sf	104,659 sf
Office (Loft and Traditional)	384,480 sf	- sf	192,600 sf	191,880 sf
Tech Space	190,800 sf	- sf	51,000 sf	139,800 sf
Parking				
Parking Required	8,917 sp	1,851 sp	3,402 sp	3,735 sp
Parking Provided	10,624 sp	1,861 sp	4,371 sp	4,772 sp
Private Surface	3,335 sp	105 sp	876 sp	2,409 sp
Public Street	1,713 sp	106 sp	765 sp	823 sp
Garage	5,576 sp	1,499 sp	2,730 sp	1,437 sp
Theoretical Value	\$ 1,261,025,597	\$ 203,636,795	\$ 519,982,781	\$ 537,406,021

Summary	
Land	
Site Acreage	353 acres
Total Building Area	
Gross Area	5,427,241 sf
Net Area	4,463,478 sf
Residential Units	
Multifamily	3,739 du
Senior Housing	310 du
Townhomes	588 du
Commercial Area (gross sf)	
Retail	176,899 sf
Office	384,480 sf
Tech Space	190,800 sf
Parking	
Parking Required	8,917 sp
Parking Provided	10,624 sp
Private Surface	3,335 sp
Public Street	1,713 sp
Garage	5,576 sp

Market-Opportunity	
Land	
Site Acreage	79 acres
Total Building Area	
Gross Area	2,534,343 sf
Net Area	2,114,505 sf
Residential Units	
Multifamily	1,300 du
Senior Housing	152 du
Townhomes	293 du
Commercial Area (gross sf)	
Retail	52,265 sf
Office	192,600 sf
Tech Space	51,000 sf
Parking	
Parking Required	3,402 sp
Parking Provided	4,371 sp
Private Surface	876 sp
Public Street	765 sp
Garage	2,730 sp

Market-Incentive	
Land	
Site Acreage	115 acres
Total Building Area	
Gross Area	2,669,318 sf
Net Area	2,154,995 sf
Residential Units	
Multifamily	1,366 du
Senior Housing	158 du
Townhomes	211 du
Commercial Area (gross sf)	
Retail	104,659 sf
Office	191,880 sf
Tech Space	139,800 sf
Parking	
Parking Required	3,735 sp
Parking Provided	4,772 sp
Private Surface	2,409 sp
Public Street	823 sp
Garage	1,437 sp

Old Town Lewisville -- Conceptual Program

Development Zones	Areas				Uses						Parking				
	Acreage	Gross	Net		Multifamily	Seniors	Townhome	Tech Space	Retail	Office	Required Pkg	Private Surface	Public Street	Total Garage	Provided Pkg
Zone 1															
Townhomes		47,250 sf	47,250 sf				23 du				45 sp	55 sp	27 sp	70	152 sp
	4.26	47,250 sf	47,250 sf				23				45 sp	55 sp	27 sp	70 sp	152 sp
Zone 2															
Townhomes		91,350 sf	91,350 sf				44 du				87 sp		22	42 sp	64 sp
	1.21	91,350 sf	91,350 sf				44 du				87 sp		22	42 sp	64 sp
Zone 3															
Townhomes		115,500 sf	115,500 sf				55 du				110 sp		39	110 sp	149 sp
	3.26	115,500 sf	115,500 sf				55 du				110 sp		39	110 sp	149 sp
Zone 4															
Multifamily (3)		66,690 sf	45,464 sf		55 du						72 sp	103 sp		25 sp	128 sp
	6.71	66,690 sf	45,464 sf		55 du						72 sp	103 sp		25 sp	128 sp
Zone 5															
Multifamily (1)		52,530 sf	39,923 sf		49 du						63 sp	36 sp		20 sp	56 sp
Retail		2,520 sf	2,520 sf					2,520 sf		13 sp					
Retail		1,770 sf	1,770 sf					1,770 sf		9 sp					
Multifamily (2)		95,850 sf	82,631 sf		101 du					131 sp	26 sp	44	45 sp	115 sp	
Retail		900 sf	900 sf					900 sf		5 sp					
Retail		1,140 sf	1,140 sf					1,140 sf		6 sp					
Club		4,800 sf								- sp					
	4.04	159,510 sf	128,884 sf		149 du			6,330 sf		226 sp	62 sp	44	65 sp	171 sp	
Zone 6															
Multifamily (1)		52,530 sf	39,923 sf		49 du					63 sp	36 sp		20 sp	56 sp	
Multifamily (2)		148,225 sf	92,496 sf		113 du					147 sp	88 sp	34	56 sp	178 sp	
Retail		3,175 sf	3,175 sf					3,175 sf		16 sp					
Retail		3,175 sf	3,175 sf					3,175 sf		16 sp					
Townhomes		14,700 sf	14,700 sf				7 du			14 sp			14 sp	14 sp	
	7.71	221,805 sf	153,469 sf		161 du		7 du	6,350 sf		256 sp	124 sp	34	90 sp	248 sp	
Zone 7															
Multifamily (1)		101,550 sf	63,222 sf		77 du					100 sp	24 sp	29	46 sp	99	
Retail		900 sf	900 sf					900 sf		5 sp					
Retail		900 sf	900 sf					900 sf		5 sp					
Retail		900 sf	900 sf					900 sf		5 sp					
Retail		1,200 sf	1,200 sf					1,200 sf		6 sp					
Multifamily (2)		63,150 sf	39,294 sf		48 du					62 sp	30 sp	16	29 sp	75	
Retail		900 sf	900 sf					900 sf		5 sp					
Retail		900 sf	900 sf					900 sf		5 sp					
Multifamily (3)		28,950 sf	17,217 sf		21 du					27 sp	94 sp	5	14 sp	113	
	7.12	199,350 sf	125,433 sf		146 du			5,700 sf		218 sp	148 sp	50	89 sp	287 sp	
Zone 8															
Townhomes		21,000 sf	21,000 sf				10 du			20 sp		4	20 sp	24 sp	
Multifamily		164,700 sf	95,012 sf		116 du					151 sp	167 sp	30	75 sp	272 sp	
Retail		12,000 sf	12,000 sf					12,000		60 sp		21		21	
	7.18	197,700 sf	128,012 sf		116 du		10 du	12,000 sf		231 sp	167 sp	55	95 sp	317 sp	
Zone 9															
Multifamily (1)		69,650 sf	56,294 sf		69 du					89 sp	50 sp	36	40 sp	126 sp	
Retail		6,475 sf	6,475 sf					6,475 sf		67 sp					
Multifamily (2)		85,655 sf	69,409 sf		85 du					110 sp					
Retail		13,500 sf	13,500 sf					13,500 sf		103 sp					
	3.07	175,280 sf	145,678 sf		153 du			19,975 sf		369 sp	50 sp	36 sp	40 sp	126 sp	
Zone 10															
Single Family		63,000 sf	63,000 sf				30 du			60		18	60 sp	78	
	2.77	63,000 sf	63,000 sf				30 du			60		18	60 sp	78	
Zone 11															
Townhomes		115,500 sf	115,500 sf				55 du			110 sp		60	110 sp	170 sp	
	6.04	115,500 sf	115,500 sf				55 du			110 sp		60	110 sp	170 sp	
Zone 12															
Townhomes		117,600 sf	117,600 sf				56 du			112 sp		27	112 sp	139 sp	
	4.17	117,600 sf	117,600 sf				56 du			112 sp		27	112 sp	139 sp	
Zone 13															
Townhomes		100,800 sf	100,800 sf				48 du			96 sp		35	96 sp	131 sp	
	6.95	100,800 sf	100,800 sf				48 du			96 sp		35	96 sp	131 sp	
Zone 14															
Multifamily (1)		127,424 sf	80,747 sf		98 du					128 sp	105 sp		42	147 sp	
Club		4,828 sf								- sp					
Multifamily (2)		162,600 sf	108,496 sf		132 du					172 sp	130 sp		41	171 sp	
Retail		4,800 sf	4,800 sf					4,800 sf		24 sp		55		55	
	6.67	299,652 sf	194,043 sf		231 du			4,800 sf		324 sp	235 sp	55	83 sp	373 sp	
Zone 15															
Senior Housing (1)		187,092 sf	142,190 sf			158 du				158 sp	88 sp	42	70 sp	200 sp	
	4.03	187,092 sf	142,190 sf			158 du				158 sp	88 sp	42	70 sp	200 sp	
Zone 16															

Senior Housing (2)		180,504 sf	137,183 sf			152 du						152 sp	84 sp	42	62 sp	188 sp
	4.03	180,504 sf	137,183 sf	-	-	152 du	-	-	-	-	-	152 sp	84 sp	42	62 sp	188 sp
Zone 17																
Townhomes		21,000 sf	21,000 sf				10 du					20 sp			20	20 sp
Multifamily		234,075 sf	149,332 sf			182 du						237 sp	100 sp	60	85	245 sp
	5.01	255,075 sf	170,332 sf			182 du						257 sp	100 sp	60	105 sp	265 sp
Zone 18																
Multifamily (1)		189,810 sf	125,256 sf			153 du						199 sp	85 sp		60 sp	145 sp
Club		4,000 sf										- sp				
Retail		3,630 sf	3,630 sf						3,630 sf			18 sp				
Multifamily (2)		118,560 sf	81,696 sf			100 du						130 sp	80 sp		40 sp	120 sp
Multifamily (3)		139,635 sf	86,461 sf			105 du						137 sp	120 sp		60 sp	180 sp
Club		5,600 sf										- sp				
Retail		1,444 sf	1,444 sf						1,444 sf			7 sp		100 sp		
	11.29	462,679 sf	298,486 sf			358 du			5,074 sf			491 sp	285 sp	100 sp	160 sp	545 sp
Zone 19																
Office (1)		57,600 sf	57,600 sf									173 sp				
Office (2)		57,600 sf	86,400 sf									259 sp				
Retail		14,400 sf	14,400 sf						14,400 sf			72 sp				
Parking		- sf	- sf									- sp				
	4.32	129,600 -	158,400 -	-	-	- -	- -	- -	14,400 -	144,000 -	-	504 -	185 -	66 -	385 -	636 -
Zone 20																
Workforce Multifamily		246,680 sf	198,971 sf			243 du						315 sp			345 sp	345 sp
Club		6,000 sf										- sp		45		
	3.93	252,680 sf	198,971 sf			243 du						315 sp		45	345 sp	390 sp
Zone 21a																
Townhome		48,300 sf	48,300 sf									46 sp		30	46	76 sp
	1.81	48,300 sf	48,300 sf									46 sp		30	46	76 sp
Zone 21b																
Townhome		48,300 sf	48,300 sf									46 sp		30	46	76 sp
	1.81	48,300 sf	48,300 sf									46 sp		30	46 sp	76 sp
Zone 21c																
Townhome		48,300 sf	48,300 sf									46 sp		30	46 sp	76
	1.81	48,300 sf	48,300 sf									46 sp		30	46 sp	76 sp
Zone 22																
Retail		9,840 sf	9,840 sf						9,840 sf			49 sp	114 sp			114 sp
Industrial		51,000 sf	51,000 sf					51,000 sf				64 sp	108 sp	76		184 sp
	9.08	60,840 sf	60,840 sf					51,000 sf	9,840 sf			113 sp	222 sp	76		298 sp
Zone 23																
Office		48,600 sf	48,600 sf									146 sp			350	
Retail		12,214 sf	12,214 sf						12,214 sf			96 sp		35		
	4.29	60,814 sf	60,814						12,214 sf	48,600		242 sp		35	350 sp	385 sp
Zone 24																
Multifamily		302,114 sf	243,512 sf			297 du						386 sp			427 sp	427 sp
Retail		10,738 sf	10,738 sf						10,738 sf			89 sp		55		
	7.22	312,852 sf	254,250 sf			297 du			10,738 sf			475 sp		55	427 sp	482 sp
Zone 25																
Multifamily		225,000 sf	180,930 sf			221 du						287 sp		35	330 sp	365 sp
	3.56	225,000 sf	180,930 sf			221 du						287 sp		35	330 sp	365 sp
Zone 26																
Multifamily		183,500 sf	148,035 sf			181 du						235 sp			264 sp	264 sp
Club		6,300 sf	6,300 sf									- sp				
Retail		720 sf	720 sf						720 sf			39 sp		45 sp		45 sp
	3.31	190,520 sf	155,055 sf			181 du			720 sf			273 sp		45 sp	264 sp	309 sp
Zone 27																
Multifamily		181,900 sf	146,619 sf			179 du						232 sp			300 sp	300 sp
Club		3,300 sf	3,300 sf									- sp		45 sp		
	2.80	185,200 sf	149,919 sf			179 du						232 sp		45 sp	300 sp	345 sp
Zone 28																
Townhomes		153,300 sf	153,300 sf									146 sp	146 sp	55		201 sp
	11.22	153,300 sf	153,300 sf									146 sp	146 sp	55		201 sp
Zone 29																
Office		36,000 sf	36,000 sf									108				
Office		22,800 sf	22,800 sf									68				
Office		24,000 sf	24,000 sf									72 sp	200 sp	50		250 sp
	5.44	82,800 sf	82,800 sf									248 sp	200 sp	50		250 sp
Zone 30																
Industrial		25,200 sf	25,200 sf									32				
Industrial		27,600 sf	27,600 sf									35				
Industrial		28,200 sf	28,200 sf									35 sp	230 sp	16		246 sp
	12.17	81,000 sf	81,000 sf						81,000 sf			101 sp	230 sp	16		246 sp
Zone 31																
Industrial		30,000 sf	30,000 sf									38				
Industrial		28,800 sf	28,800 sf									36 sp	207 sp	60		267 sp
	6.83	58,800 sf	58,800 sf						58,800 sf			74 sp	207 sp	60		267 sp
Zone 32																
Retail		11,250 sf	11,250 sf									56 sp	60		sp	60 sp
	2.13	11,250 sf	11,250 sf			- du						56 sp	60 sp	- sp		60 sp

Zone 33																												
Office		31,786	sf	31,786	sf										31,786			95	sp	109	sp				109	sp		
Office		24,479	sf	24,479	sf										24,479			73	sp	57	sp				57	sp		
Office		24,479	sf	24,479	sf										24,479			73	sp	79	sp				79	sp		
Office		28,336	sf	28,336	sf										28,336			85	sp	41	sp	100	sp		141	sp		
		9.92		109,080	sf	109,080	sf								109,080			327	sp	286	sp	100	sp		386	sp		
Zone 34																												
Retail (1)		3,721	sf	3,721	sf										3,721	sf		19	sp	36	sp				36	sp		
Retail (2)		3,721	sf	3,721	sf										3,721	sf		19	sp	19	sp				19	sp		
Retail (3)		16,201	sf	16,201	sf										16,201	sf		116	sp	75	sp				75	sp		
Retail (4)		14,136	sf	14,136	sf										14,136	sf		71	sp	83	sp				83	sp		
Retail (5)		14,030	sf	14,030	sf										14,030	sf		70	sp	85	sp	60	sp		145	sp		
		6.44		51,809	sf	51,809	sf								51,809	sf		294	sp	298	sp	60	sp		358	sp		
Zone 35																												
Retail		3,000	sf	3,000	sf										3,000			15			20	sp			20	sp		
		0.46		3,000	sf	3,000	sf								3,000			15	sp		20	sp			20	sp		
Zone 36																												
Townhomes		100,800	sf	100,800	sf													84	sp		39	sp	110	sp		149	sp	
		3.26		100,800	sf	100,800	sf											84	sp		39	sp	110	sp		149	sp	
Zone 37																												
Multifamily		150,660	sf	121,387	sf														192	sp				248	sp	248	sp	
Club		3,300	sf	3,300	sf														-	sp								
Retail		2,700	sf	2,700	sf										2,700	sf		49	sp		10	sp			10	sp		
		1.72		156,660	sf	127,387	sf								148	du		241	sp		10	sp		248	sp	258	sp	
Zone 38																												
Multifamily		213,000	sf	171,614	sf														277	sp				277	sp	277	sp	
Club		3,300	sf	3,300	sf														-	sp								
Retail		2,700	sf	2,700	sf										2,700	sf		49	sp		20	sp			20	sp		
		4.70				213	du											325			20	sp		277	sp	297	sp	
Zone 39																												
Multifamily		420,000	sf	338,394	sf														546	sp				546	sp	546	sp	
Club		3,300	sf	3,300	sf														-	sp		15	sp		15	sp		
		10.38				420	du											546			15	sp		546	sp	561	sp	
Zone 40																												
Multifamily		286,000	sf	230,430	sf														372	sp				372	sp	372	sp	
Club		3,300	sf	3,300	sf														-	sp		25	sp		25	sp		
		3.83				286	du											372			25	sp		372	sp	397	sp	
Zone 41																												
Single Family		4.36	160,800	sf	160,800	sf																				5	sp	
		4.36				67	du											134	sp		5	sp			5	sp		
Total		222	5,427,241	sf	4,463,478	sf	3,739	du	310	du	588	du	190,800	sf	176,899	sf	384,480	sf	8,917	sp	3,335	sp	1,713	sp	5,576	sp	10,624	sp

Old Town Lewisville -- Market-Opportunity Blocks																	
Development Zone	Acreage	Areas			Uses							Parking					
		Gross	Net		Multifamily	Seniors	Townhome	Showroom	Retail	Office	Municipal	Required Pkg	Private Surface	Public Street	Total Garage	Provided Pkg	
Zone 3																	
Townhomes	-	115,500 sf	115,500 sf	-	-	-	55 du	-	-	-	-	-	-	110 sp	39 sp	110 sp	149 sp
	3.26	115,500 sf	115,500 sf				55 du							110 sp	39 sp	110 sp	149 sp
Zone 11																	
Townhomes	-	115,500 sf	115,500 sf	-	-	-	55 du	-	-	-	-	-	-	110 sp	60 sp	110 sp	170 sp
	6.04	115,500 sf	115,500 sf				55 du							110 sp	60 sp	110 sp	170 sp
Zone 12																	
Townhomes	-	117,600 sf	117,600 sf	-	-	-	56 du	-	-	-	-	-	-	112 sp	27 sp	112 sp	139 sp
	4.17	117,600 sf	117,600 sf				56 du							112 sp	27 sp	112 sp	139 sp
Zone 13																	
Townhomes	-	100,800 sf	100,800 sf	-	-	-	48 du	-	-	-	-	-	-	96 sp	35 sp	96 sp	131 sp
	6.95	100,800 sf	100,800 sf				48 du							96 sp	35 sp	96 sp	131 sp
Zone 16																	
Senior Housing (2)	-	180,504 sf	137,183 sf	-	-	-	152 du	-	-	-	-	-	-	152 sp	84 sp	42 sp	62 sp
	4.03	180,504 sf	137,183 sf				152 du							152 sp	84 sp	42 sp	62 sp
Zone 17																	
Townhomes	-	21,000 sf	21,000 sf	-	-	-	10 du	-	-	-	-	-	-	20 sp	-	20 sp	20 sp
Multifamily	-	234,075 sf	149,332 sf	-	-	-	182 du	-	-	-	-	-	-	237 sp	100 sp	60 sp	85 sp
	5.01	255,075 sf	170,332 sf				182 du							257 sp	100 sp	60 sp	105 sp
Zone 18																	
Multifamily (1)	-	189,810 sf	125,256 sf	-	-	-	153 du	-	-	-	-	-	-	199 sp	85 sp	60 sp	145 sp
Club	-	4,000 sf	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	-	3,630 sf	3,630 sf	-	-	-	-	-	-	3,630 sf	-	-	-	18 sp	-	-	-
Multifamily (2)	-	118,560 sf	81,696 sf	-	-	-	100 du	-	-	-	-	-	-	130 sp	80 sp	40 sp	120 sp
Multifamily (3)	-	139,635 sf	86,461 sf	-	-	-	105 du	-	-	-	-	-	-	137 sp	120 sp	60 sp	180 sp
Club	-	5,600 sf	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	-	1,444 sf	1,444 sf	-	-	-	-	-	-	1,444 sf	-	-	-	7 sp	100 sp	-	-
	11.29	462,679 sf	298,486 sf				358 du			5,074 sf				491 sp	285 sp	100 sp	160 sp
Zone 19																	
Office (1)	-	57,600 sf	57,600 sf	-	-	-	-	-	-	-	57,600 sf	-	-	173 sp	-	-	-
Office (2)	-	57,600 sf	86,400 sf	-	-	-	-	-	-	-	86,400 sf	-	-	259 sp	-	-	-
Retail	-	14,400 sf	14,400 sf	-	-	-	-	-	-	14,400 sf	-	-	-	72 sp	-	-	-
Parking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	185 sp	66 sp	385 sp
	4.32	129,600 sf	158,400 sf							14,400 sf	144,000 sf			504 sp	185 sp	66 sp	385 sp
Zone 20																	
Multifamily	-	246,680 sf	198,971 sf	-	-	-	243 du	-	-	-	-	-	-	315 sp	-	345 sp	345 sp
Club	-	6,000 sf	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	3.93	252,680 sf	198,971 sf				243 du							315 sp	45 sp	345 sp	390 sp
Zone 21a																	
Townhome	-	48,300 sf	48,300 sf	-	-	-	23 du	-	-	-	-	-	-	46 sp	30 sp	46 sp	76 sp
	1.81	48,300 sf	48,300 sf				23 du							46 sp	30 sp	46 sp	76 sp
Zone 21b																	
Townhome	-	48,300 sf	48,300 sf	-	-	-	23 du	-	-	-	-	-	-	46 sp	30 sp	46 sp	76 sp
	1.81	48,300 sf	48,300 sf				23 du							46 sp	30 sp	46 sp	76 sp
Zone 21c																	
Townhome	-	48,300 sf	48,300 sf	-	-	-	23 du	-	-	-	-	-	-	46 sp	30 sp	46 sp	76 sp
	1.81	48,300 sf	48,300 sf				23 du							46 sp	30 sp	46 sp	76 sp
Zone 22																	
Retail	-	9,840 sf	9,840 sf	-	-	-	-	-	-	9,840 sf	-	-	-	49 sp	114 sp	-	114 sp
Tech Space	-	51,000 sf	51,000 sf	-	-	-	-	-	51,000 sf	-	-	-	-	64 sp	108 sp	76 sp	184 sp
	9.08	60,840 sf	60,840 sf						51,000 sf	9,840 sf				113 sp	222 sp	76 sp	298 sp
Zone 23																	
Office	-	48,600 sf	48,600 sf	-	-	-	-	-	-	48,600 sf	-	-	-	146 sp	-	350 sp	350 sp
Retail	-	12,214 sf	12,214 sf	-	-	-	-	-	-	12,214 sf	-	-	-	96 sp	35 sp	-	35 sp
	4.29	60,814 sf	60,814 sf							12,214 sf	48,600 sf			242 sp	35 sp	350 sp	385 sp
Zone 24																	
Multifamily	-	302,114 sf	243,512 sf	-	-	-	297 du	-	-	-	-	-	-	386 sp	-	427 sp	427 sp
Retail	-	10,738 sf	10,738 sf	-	-	-	-	-	-	10,738 sf	-	-	-	89 sp	55 sp	-	-
	7.22	312,852 sf	254,250 sf				297 du			10,738 sf				475 sp	55 sp	427 sp	482 sp
Zone 25																	
Multifamily	-	225,000 sf	180,930 sf	-	-	-	221 du	-	-	-	-	-	-	287 sp	35 sp	330 sp	365 sp
	3.56	225,000 sf	180,930 sf				221 du							287 sp	35 sp	330 sp	365 sp
Total	79 AC	2,534,343 sf	2,114,505 sf				1,300 du	152 du	293 du	51,000 sf	52,265 sf	192,600 sf		3,402 sp	876 sp	765 sp	2,730 sp

\$ 292,543,063	\$ 33,533,632	\$ 117,200,000	\$ 7,650,000	\$ 20,906,087	\$ 48,150,000
\$ 519,982,781 conceptual present value					

Old Town Lewisville -- Market Incentive Blocks																		
Development Zone	Acreage	Areas		Uses							Parking							
		Gross	Net	Multifamily	Seniors	Townhome	Industrial	Retail	Office	Municipal	Required Pkg	Private Surface	Public Street	Total Garage	Provided Pkg			
Zone 1																		
Townhomes		47,250 sf	47,250 sf			23 du								45 sp	55 sp	27 sp	70 sp	152 sp
	4.26	47,250 sf	47,250 sf			23								45 sp	55 sp	27 sp	70 sp	152 sp
Zone 2																		
Townhomes		91,350 sf	91,350 sf			44 du								87 sp		22 sp	42 sp	64 sp
	1.21	91,350 sf	91,350 sf			44 du								87 sp		22 sp	42 sp	64 sp
Zone 4																		
Multifamily (3)		66,690 sf	45,464 sf			55 du								72 sp	103 sp		25 sp	128 sp
	6.71	66,690 sf	45,464 sf			55 du								72 sp	103 sp		25 sp	128 sp
Zone 5																		
Multifamily (1)		52,530 sf	39,923 sf			49 du								63 sp	36 sp		20 sp	56 sp
Retail		2,520 sf	2,520 sf							2,520 sf				13 sp				
Retail		1,770 sf	1,770 sf							1,770 sf				9 sp				
Multifamily (2)		95,850 sf	82,631 sf			101 du								131 sp	26 sp	44 sp	45 sp	115 sp
Retail		900 sf	900 sf							900 sf				5 sp				
Retail		1,140 sf	1,140 sf							1,140 sf				6 sp				
Club		4,800 sf												1 sp				
	4.04	159,510 sf	128,884 sf			149 du				6,330 sf				226 sp	62 sp	44 sp	65 sp	171 sp
Zone 6																		
Multifamily (1)		52,530 sf	39,923 sf			49 du								63 sp	36 sp		20 sp	56 sp
Multifamily (2)		148,225 sf	92,496 sf			113 du								147 sp	88 sp	34 sp	56 sp	178 sp
Retail		3,175 sf	3,175 sf							3,175 sf				16 sp				
Retail		3,175 sf	3,175 sf							3,175 sf				16 sp				
Townhomes		14,700 sf	14,700 sf					7 du						14 sp			14 sp	14 sp
	7.71	221,805 sf	153,469 sf			161 du		7 du		6,350 sf				256 sp	124 sp	34 sp	90 sp	248 sp
Zone 7																		
Multifamily (1)		101,550 sf	63,222 sf			77 du								100 sp	24 sp	29 sp	46 sp	99 sp
Retail		900 sf	900 sf							900 sf				5 sp				
Retail		900 sf	900 sf							900 sf				5 sp				
Retail		900 sf	900 sf							900 sf				5 sp				
Retail		1,200 sf	1,200 sf							1,200 sf				6 sp				
Multifamily (2)		63,150 sf	39,294 sf			48 du								62 sp	30 sp	16 sp	29 sp	75 sp
Retail		900 sf	900 sf							900 sf				5 sp				
Retail		900 sf	900 sf							900 sf				5 sp				
Multifamily (3)		28,950 sf	17,217 sf			21 du								27 sp	94 sp	5 sp	14 sp	113 sp
	7.12	199,350 sf	125,433 sf			146 du				5,700 sf				218 sp	148 sp	50 sp	89 sp	287 sp
Zone 8																		
Townhomes		21,000 sf	21,000 sf					10 du						20 sp		4 sp	20 sp	24 sp
Multifamily		164,700 sf	95,012 sf			116 du								151 sp	167 sp	30 sp	75 sp	272 sp
Retail		12,000 sf	12,000 sf							12,000 sf				60 sp		21 sp		21 sp
	7.18	197,700 sf	128,012 sf			116 du		10 du		12,000 sf				231 sp	167 sp	55 sp	95 sp	317 sp
Zone 14																		
Multifamily (1)		127,424 sf	80,747 sf			98 du								128 sp	105 sp		42 sp	147 sp
Club		4,828 sf												1 sp				
Multifamily (2)		162,600 sf	108,496 sf			132 du								172 sp	130 sp		41 sp	171 sp
Retail		4,800 sf	4,800 sf							4,800 sf				24 sp		55 sp		55 sp
	6.67	299,652 sf	194,043 sf			231 du				4,800 sf				324 sp	235 sp	55 sp	83 sp	373 sp
Zone 15																		
Senior Housing (1)		187,092 sf	142,190 sf					158 du						158 sp	88 sp	42 sp	70 sp	200 sp
	4.03	187,092 sf	142,190 sf					158 du						158 sp	88 sp	42 sp	70 sp	200 sp
Zone 26																		
Multifamily		183,500 sf	148,035 sf			181 du								235 sp			234 sp	234 sp
Club		6,300 sf	6,300 sf											1 sp				
Retail		720 sf	720 sf							720 sf				39 sp		39 sp		39 sp
	3.31	190,520 sf	155,055 sf			181 du				720 sf				273 sp		39 sp	234 sp	309 sp
Zone 27																		
Multifamily		181,900 sf	146,619 sf			179 du								232 sp			232 sp	232 sp
Club		3,300 sf	3,300 sf											1 sp		45 sp		45 sp
	2.80	185,200 sf	149,919 sf			179 du								232 sp		45 sp	232 sp	345 sp
Zone 28																		
Townhomes		153,300 sf	153,300 sf					73 du						146 sp	146 sp	55 sp		201 sp
	11.22	153,300 sf	153,300 sf					73 du						146 sp	146 sp	55 sp		201 sp
Zone 29																		
Office		36,000 sf	36,000 sf											108 sp				
Office		22,800 sf	22,800 sf											68 sp				
Office		24,000 sf	24,000 sf							24,000 sf				72 sp	200 sp	50 sp		250 sp
	5.44	82,800 sf	82,800 sf							82,800 sf				248 sp	200 sp	50 sp		250 sp
Zone 30																		
Tech Space		25,200 sf	25,200 sf							25,200 sf				32 sp				
Tech Space		27,600 sf	27,600 sf							27,600 sf				35 sp				
Tech Space		28,200 sf	28,200 sf							28,200 sf				35 sp	230 sp	16 sp		246 sp
	12.17	81,000 sf	81,000 sf							81,000 sf				101 sp	230 sp	16 sp		246 sp
Zone 31																		
Tech Space		30,000 sf	30,000 sf							30,000 sf				38 sp				
Tech Space		28,800 sf	28,800 sf							28,800 sf				36 sp	207 sp	60 sp		267 sp
	6.83	58,800 sf	58,800 sf							58,800 sf				74 sp	207 sp	60 sp		267 sp
Zone 32																		
Retail		11,250 sf	11,250 sf							11,250 sf				56 sp	60 sp			60 sp
	2.13	11,250 sf	11,250 sf							11,250 sf				56 sp	60 sp			60 sp

Zone 33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Office	-	31,786 sf	31,786 sf	-	-	-	-	-	-	-	-	31,786 sf	-	-	95 sp	109 sp	-	109 sp
Office	-	24,479 sf	24,479 sf	-	-	-	-	-	-	-	-	24,479 sf	-	-	73 sp	57 sp	-	57 sp
Office	-	24,479 sf	24,479 sf	-	-	-	-	-	-	-	-	24,479 sf	-	-	73 sp	79 sp	-	79 sp
Office	-	28,336 sf	28,336 sf	-	-	-	-	-	-	-	-	28,336 sf	-	-	85 sp	41 sp	100 sp	141 sp
	-	9.92	109,080 sf	109,080 sf	-	-	-	-	-	-	-	109,080 sf	-	-	327 sp	286 sp	100 sp	386 sp
Zone 34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Retail (1)	-	3,721 sf	3,721 sf	-	-	-	-	-	-	-	3,721 sf	-	-	-	19 sp	36 sp	-	36 sp
Retail (2)	-	3,721 sf	3,721 sf	-	-	-	-	-	-	-	3,721 sf	-	-	-	19 sp	19 sp	-	19 sp
Retail (3)	-	16,201 sf	16,201 sf	-	-	-	-	-	-	-	16,201 sf	-	-	-	116 sp	75 sp	-	75 sp
Retail (4)	-	14,136 sf	14,136 sf	-	-	-	-	-	-	-	14,136 sf	-	-	-	71 sp	83 sp	-	83 sp
Retail (5)	-	14,030 sf	14,030 sf	-	-	-	-	-	-	-	14,030 sf	-	-	-	70 sp	85 sp	60 sp	145 sp
	-	6.44	51,809 sf	51,809 sf	-	-	-	-	-	-	51,809 sf	-	-	-	294 sp	298 sp	60 sp	358 sp
Zone 35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Retail	-	3,000 sf	3,000 sf	-	-	-	-	-	-	-	3,000	-	-	-	15	-	20 sp	20 sp
	-	0.46	3,000 sf	3,000 sf	-	-	-	-	-	-	3,000	-	-	-	15 sp	-	20 sp	20 sp
Zone 36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Townhomes	-	115,500 sf	115,500 sf	-	-	55 du	-	-	-	-	-	-	-	-	110 sp	39 sp	110 sp	149 sp
	-	3.26	115,500 sf	115,500 sf	-	55 du	-	-	-	-	-	-	-	-	110 sp	39 sp	110 sp	149 sp
Zone 37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Multifamily	-	150,660 sf	121,387 sf	-	148 du	-	-	-	-	-	-	-	-	-	192 sp	-	231 sp	231 sp
Club	-	3,300 sf	3,300 sf	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	-	2,700 sf	2,700 sf	-	-	-	-	-	-	2,700 sf	-	-	-	-	49 sp	10 sp	-	10 sp
	-	1.72	156,660 sf	127,387 sf	148 du	-	-	-	-	2,700 sf	-	-	-	241 sp	10 sp	231 sp	241 sp	
Total	115	2,669,318 sf	2,154,995 sf	-	1,366 du	158 du	211 du	139,800 sf	104,659 sf	191,880 sf	-	sf	sf	3,735 sp	2,409 sp	823 sp	1,437 sp	4,772 sp

\$ 307,444,885	\$ 34,757,536	\$ 84,400,000	\$20,970,000	\$ 41,863,600	\$ 47,970,000
\$ 537,406,021 conceptual present value					

Old Town Lewisville -- Completed Blocks

		Areas				Uses								Parking				
Development Zone	Acreage	Gross		Net		Multifamily	Seniors	TH / SF	Tech / Flex	Retail	Office	Municipal	Required Pkg	Private Surface	Public Street	Garages	Provided Pkg	
Townhomes	-	-	47,250 sf	47,250 sf	-	-	23 du	-	-	-	-	-	45 sp	55 sp	27 sp	70 #	152 sp	
	4.26 ac		47,250 sf	47,250 sf			23 du						45 sp	55 sp	27 sp	70 sp	152 sp	
Zone 9																		
Multifamily (1)	-	-	69,650 sf	56,294 sf	69	du	-	-	-	-	-	-	89 sp	50 sp	36 -	40 sp	252 sp	
Retail	-	-	6,475 sf	6,475 sf	-	-	-	-	6,475 sf	-	-	-	67 sp	-	-	-	-	
Multifamily (2)	-	-	85,655 sf	69,409 sf	85	du	-	-	-	-	-	-	110 sp	-	-	-	-	
Retail	-	-	13,500 sf	13,500 sf	-	-	-	-	13,500 sf	-	-	-	103 sp	-	-	-	-	
	3.07 ac		175,280		153	du			19,975 sf				369 sp	50 sp	36 sp	40 sp	252 sp	
Zone 10																		
Townhomes			63,000 sf	63,000 sf			30 du						60 sp		18	60	78	
	2.77 ac		63,000 sf	63,000 sf			30 du						60 sp		18	60	78 sp	
Zone 38																		
Multifamily	-	-	213,000 sf	171,614 sf	213	du	-	-	-	-	-	-	277 sp	-	-	277 sp	277 sp	
Club	-	-	3,300 sf	3,300 sf	-	-	-	-	-	-	-	-	-	-	-	-	-	
Retail	-	-	2,700 sf	2,700 sf	-	-	-	-	2,700 sf	-	-	-	49 sp	-	20 sp	-	20 sp	
	4.70		219,000 sf	177,614 sf	213	du			2,700 sf				325 ssp		20 sp	277 sp	297 sp	
Zone 39																		
Multifamily	-	-	420,000 sf	338,394 sf	420.00	du	-	-	-	-	-	-	546 sp	-	-	546 sp	546 sp	
Club	-	-	3,300 sf	3,300 sf	-	-	-	-	-	-	-	-	-	-	15 sp	-	15 sp	
	10.38 ac		423,300 sf	341,694 sf									546 sp			546	546 sp	
Zone 40																		
Multifamily	-	-	286,000 sf	230,430 sf	286.00	du	-	-	-	-	-	-	372 sp	-	-	372 sp	372 sp	
Club	-	-	3,300 sf	3,300 sf	-	-	-	-	-	-	-	-	-	-	25 sp	-	25 sp	
	3.83 ac		289,300 sf	233,730 sf	286.00	du							372 sp			372	397 sp	
Zone 41																		
Single Family	-	-	160,800 sf	160,800 sf	-	-	67 du	-	-	-	-	-	134 sp	-	5 sp	-	139 sp	
	4.36 ac		160,800 sf	160,800 sf			67 du						134 sp		5 sp	134	139 sp	
TOTALS	33.37 ac		1,377,930 sf	1,024,088 sf	652 du	-	120 du	-	22,675 sf	-	-	1,851 sp	105 sp	106 sp	1,499 sp	1,861 sp		

#####	\$ -	#####	\$ -	#####	\$ -
##### conceptual present value					