

22nd Annual Economic Development Summit



Jared Johnson

DDA Chairman

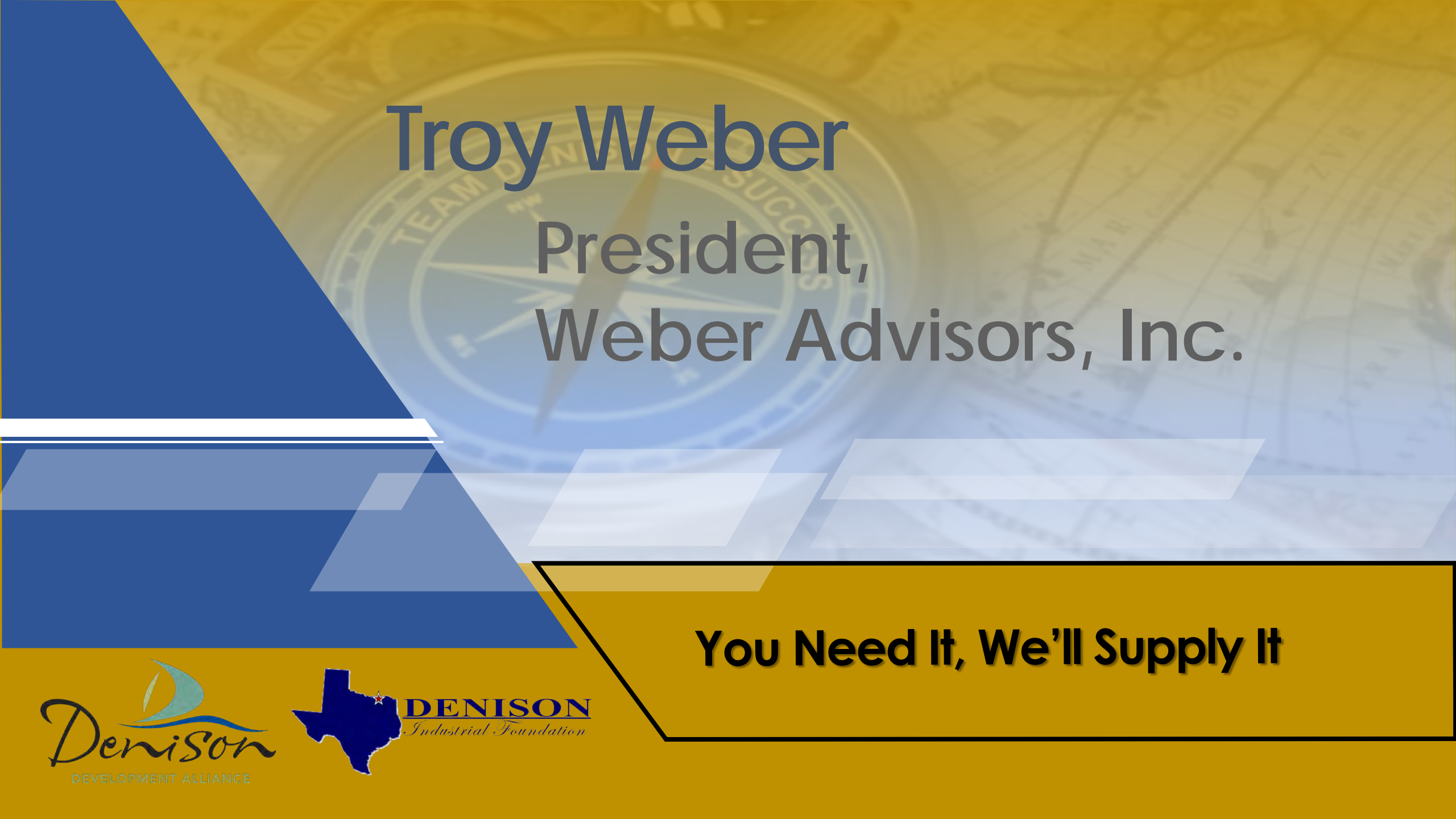
President,

Simmons Bank (Denison Branch)

Welcome to the Summit!







Troy Weber
President,
Weber Advisors, Inc.

You Need It, We'll Supply It





Texas Instruments:
Building the next era of semiconductor manufacturing in Sherman, Texas



Denison 22nd Annual Economic Development Summit

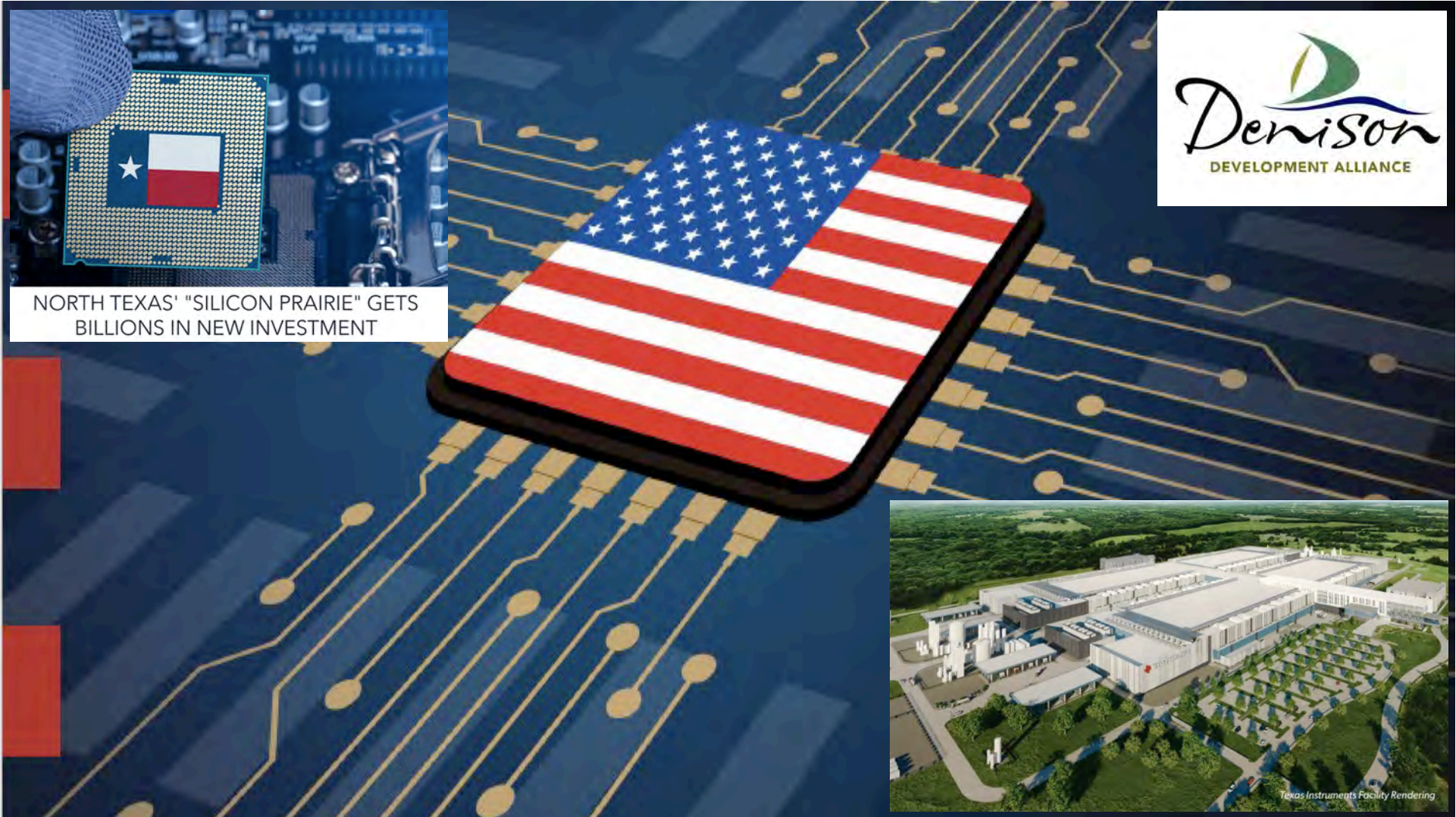
1/19/24




Troy Weber
President - Weber Advisors, Inc.



You Need It, We'll Supply It!!



NORTH TEXAS' "SILICON PRAIRIE" GETS BILLIONS IN NEW INVESTMENT



Denison
DEVELOPMENT ALLIANCE

Texas Instruments Facility Rendering



You Need It,
We'll Supply It!!

WHO?







gov.texas.gov/business
512.936.0100

 @TexasEconDev

SEMICONDUCTOR INDUSTRY

As home to the invention of the integrated circuit, **Texas has been a global leader in semiconductors from the industry's beginnings.** Texas is home to major manufacturing and corporate facilities for some of the world's largest semiconductor companies, which continue to expand their presence in the state.



Texas **#1** in semiconductor manufacturing capacity, accounting for 36% of the U.S. total.

Texas is a leading state for semiconductor manufacturing employment, with a workforce of nearly **41,000**.

SEMICONDUCTOR INDUSTRY	TEXAS' RANK
Total Exports (U.S. Rank, 2022)	#1
Total Establishments (U.S. Rank, 2021)	#2
Total Employment (U.S. Rank, 2021)	#2

SAMSUNG

TEL

TOKYO ELECTRON

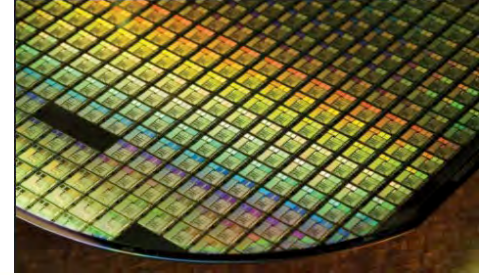


GlobalWafers

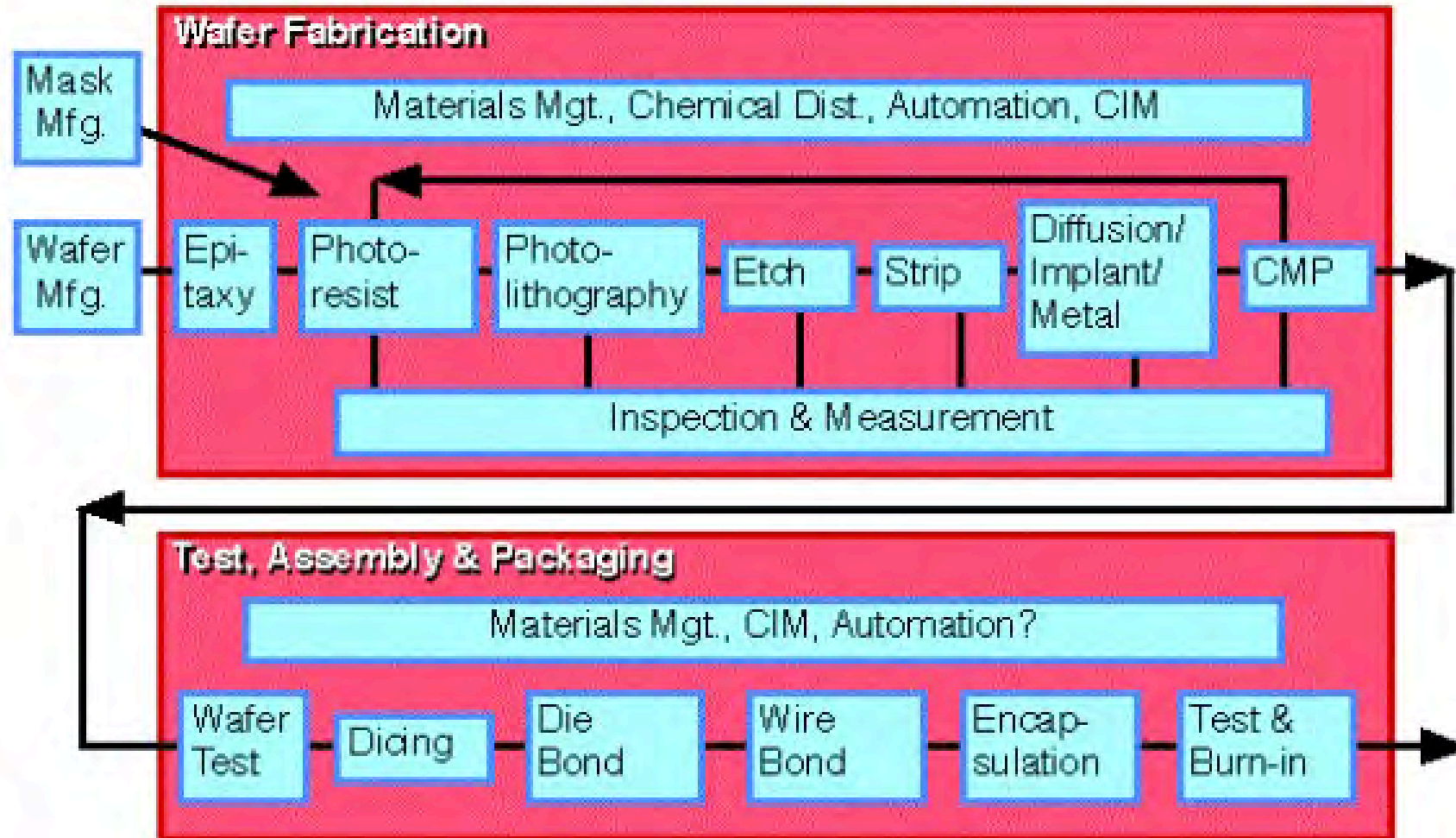


TEXAS INSTRUMENTS





The Chip Making Process

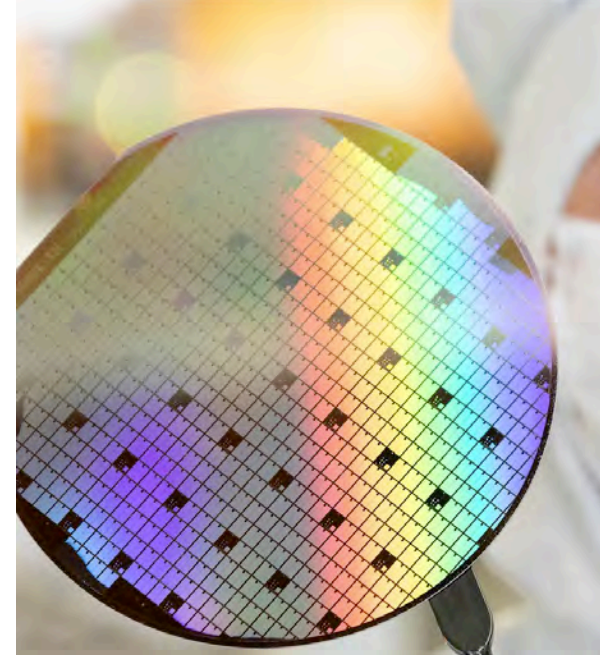


OPPORTUNITY RECOMMENDATIONS

Due to the proximity of the NTLP to the growing semiconductor hub of Sherman, it is in a prime location to take advantage of the supply chain spinoffs of the Texas Instruments and GlobiTech expansions. With easy access on US-75, quick connectivity with the North Texas Regional Airport, robust utility capacity and a strong workforce component, the ability to attract semiconductor supply chain businesses should be a priority.

Certain sectors of the semiconductor supply chain should be focused on, including:

- * Raw Materials
- * Semiconductor Machinery Manufacturing
- * Outsourced Assembly &
- * Third Party Logistics (3PL) Warehouse outbound Test Sites, product r



NORTH TEXAS
LOGISTICS PARK

MARKET AND
TRANSPORTATION
ANALYSIS

PREPARED BY:
Antero Group

Denison
DEVELOPMENT ALLIANCE

You Need It,
We'll Supply It!!

WHAT?



DENISON'S ADVANCED MANUFACTURING PARKS



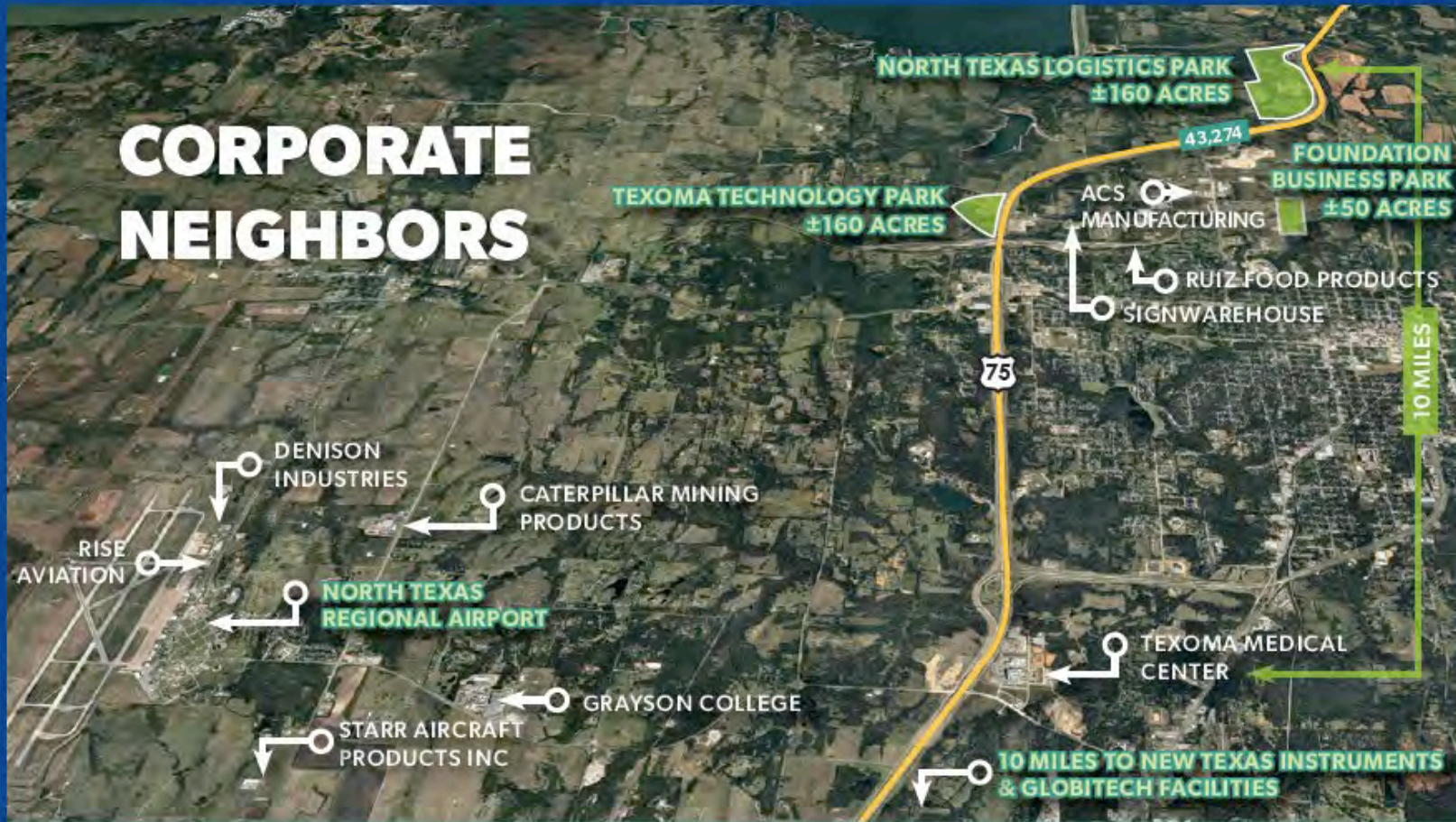
**FOUNDATION
BUSINESS PARK**



**NORTH TEXAS
LOGISTICS PARK**

Denison's Industrial Parks offer over 200 acres of available property with multiple shell buildings and build-to-suit options from 20,000-90,000 sf, all within 15 minutes of the North Texas Regional Airport.

CORPORATE NEIGHBORS

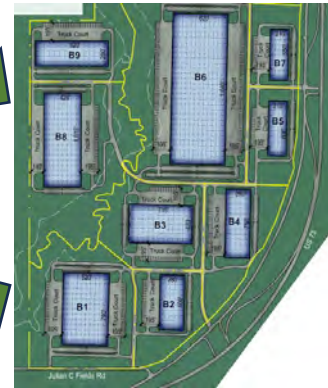


A Strategic Location for Advanced Manufacturers

North Texas Logistics Park VISION = Support Tech Sector

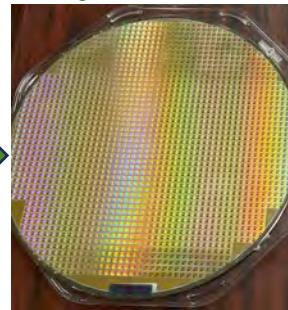


❖ FTZ
❖ Int'l Gateway



❖ Raw Materials
❖ Tech Services
❖ Supplies

❖ Support Growing
TECH Sector



❖ Product Distribution
❖ Finished Wafer Staging
❖ E-Commerce Hub



Outbound
Shipments



Biden-Harris Administration Designates Tech Hub in Texoma Region to Drive Innovation in Semiconductor Manufacturing

As part of the President's Investing in America agenda, the U.S. Department of Commerce identifies regional centers primed for innovation and job creation.



Biden-Harris Administration Designates 31 Tech Hubs Across America

DENISON'S ADVANCED MANUFACTURING PARKS



FOUNDATION BUSINESS PARK



NORTH TEXAS LOGISTICS PARK

Denison's Industrial Parks offer over 200 acres of available property with multiple shell buildings and build-to-suit options from 20,000-90,000 sf, all within 15 minutes of the North Texas Regional Airport.




You Need It,
We'll Supply It!!

WHERE?



PROPERTY FEATURES

Building Use/Zoning: Light Industrial





NORTH TEXAS LOGISTICS PARK

Only 79 Miles Northeast of Dallas-Fort Worth International Airport

Land Size
±160 acres developable

Location
One hour northeast from Dallas-Fort Worth Metroplex. Quick access to 15 major cities in North Texas. Less than 15 miles from 9,000 ft. runway at North Texas Regional Airport.
Only 79 miles from Dallas-Fort Worth International Airport.





DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT

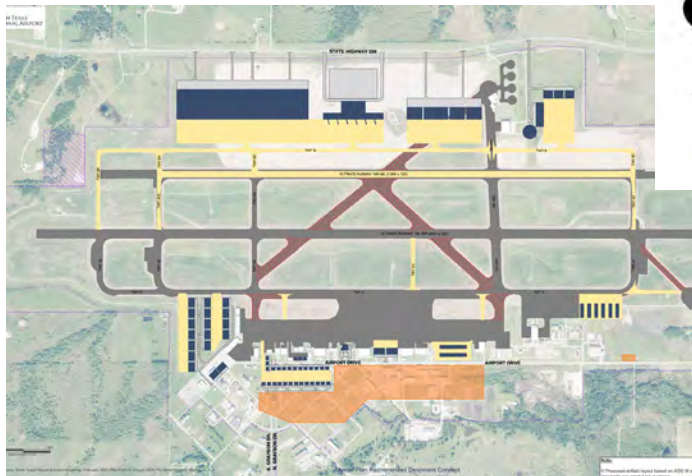


\$35 BILLION IN TECHNOLOGY INVESTMENTS ARE COMING OUR WAY!

And we have two premier Industrial Parks available for the suppliers who support these tech companies.



NORTH TEXAS REGIONAL AIRPORT



Land Size
±50 acres

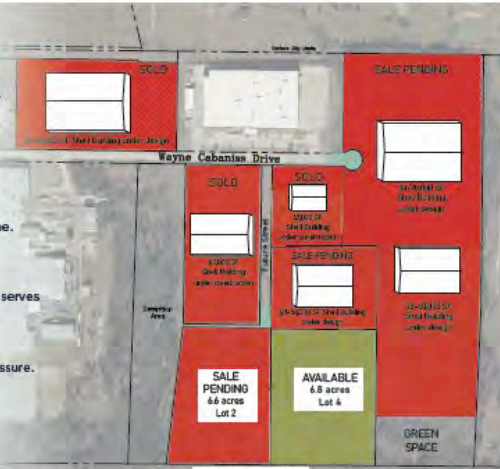
Location & Highway Access
Easily accessed via U.S. Hwy. 75, F.M. 84 & State Hwy 91, on the Texas-Oklahoma border. <10 miles from North Texas Regional Airport and only 79 miles from Dallas-Fort Worth International Airport.

Water & Sewer Service
City of Denison: Water delivered via 8" line. 8" Sewer line.

Electrical Service
3 Phase Distribution line along SH 91 that serves Florestone Products. Supplied by Oncor

Natural Gas Service
4" poly line with 35-pound operating pressure. Supplied by Atmos Energy

Fiber Optics
Supplied by Sparklight, AT&T and Zayo



FOUNDATION BUSINESS PARK

Land Size

±160 acres developable

Location

One hour northeast from Dallas-Fort Worth Metroplex, quick access to 15 major cities in North Texas. Less than 12 miles from 9,000 ft. runway at North Texas Regional Airport. Only 79 miles from Dallas-Fort Worth International Airport.



Highway Access

Immediate frontage access to US-75 and US-69 with quick access to east-west route at Highway 82.

Water & Sewer Service

City of Denison: Water delivered via 14" line. 21" Sewer line.

Red River Basin Water Rights

4,000 acre-feet of water per year. Maximum rate of 4.51 cfs (2,030 gpm)

Electrical Service

5 Megawatts immediately available - Supplied by Oncor

Natural Gas Service

Supplied by Atmos Energy. 3" poly line with 35-pound operating pressure. Can be upgraded to 6" line.

Fiber Optics

Supplied by Sparklight, AT&T, and ZAYO



Conceptual Plan

DUE DILIGENCE COMPLETED:

- ALTA Survey
- Archaeological/Historical Survey
- Geotechnical Assessment
- Phase II ESA
- Endangered Species

PROPERTY FEATURES

Building Use/Zoning: Light Industrial



FOUNDATION BUSINESS PARK



Land Size

±50 acres

Location & Highway Access

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Electrical Service

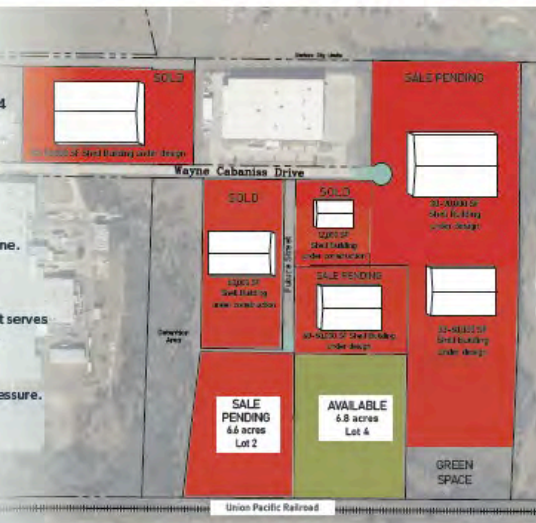
3 Phase Distribution line along SH 91 that serves Florestone Products. Supplied by Oncor

Natural Gas Service

4" poly line with 35-pound operating pressure. Supplied by Atmos Energy

Fiber Optics

Supplied by Sparklight, AT&T and Zayo

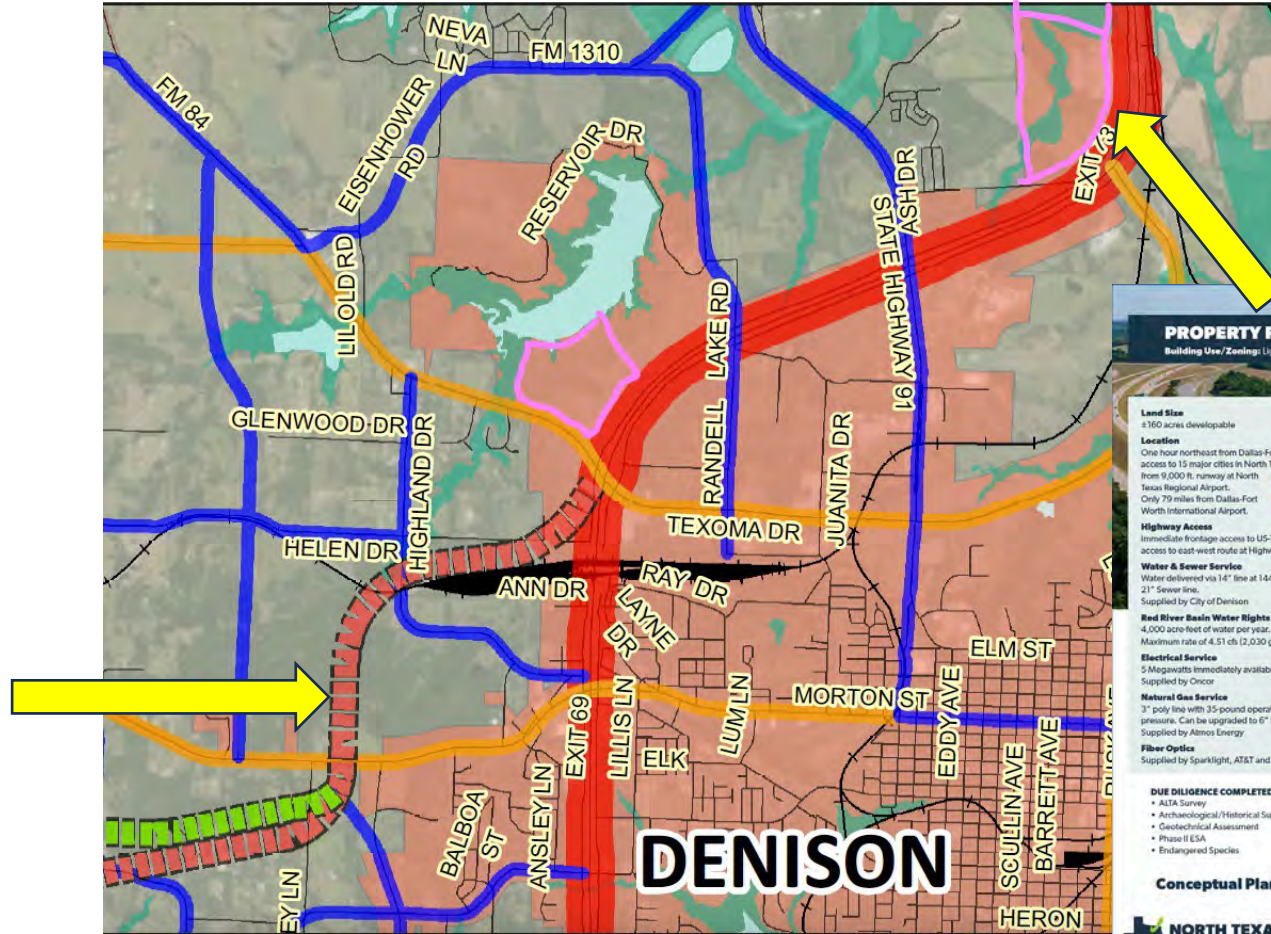




FOUNDATION BUSINESS PARK
AVAILABLE PROPERTY

HWY 91 and FM 84
Denison, Texas





PROPERTY FEATURES

Building Use/Zoning: Light Industrial

 **NORTH TEXAS LOGISTICS PARK**

Only 7.9 Miles Northeast of Dallas-Fort Worth International Airport

Land Size
± 160 acres developable

Location
One hour northeast from Dallas-Fort Worth Metroplex. Quick access to 15 major cities in North Texas. Less than 15 miles from 9,000 ft. runway at North Texas Regional Airport. Only 7.9 miles from Dallas-Fort Worth International Airport.

Highway Access
Immediate frontage access to US-75 and US-69 with quick access to east-west route at Highway 82.

Water & Sewer Service
Water delivered via 14" line at 144 PSI, 21" Sewer line. Supplied by City of Denison

Red River Basin Water Rights
4,000 acre-feet of water per year. Maximum rate of 4.51 cfs (2,030 gpm)

Electrical Service
5 Megawatts immediately available. Supplied by Oncor

Natural Gas Service
3" poly line with 35-pound operating pressure. Can be upgraded to 6" line. Supplied by Atmos Energy

Fiber Optics
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DUE DILIGENCE COMPLETED:

- AIA Survey
- Archaeological/Historical Survey
- Geotechnical Assessment
- Phase II ESA
- Endangered Species

Conceptual Plan



Use C Parking 100



Scan QR Code to View Details



NORTH TEXAS LOGISTICS PARK

You Need It,
We'll Supply It!!

WHEN?



NOW!!

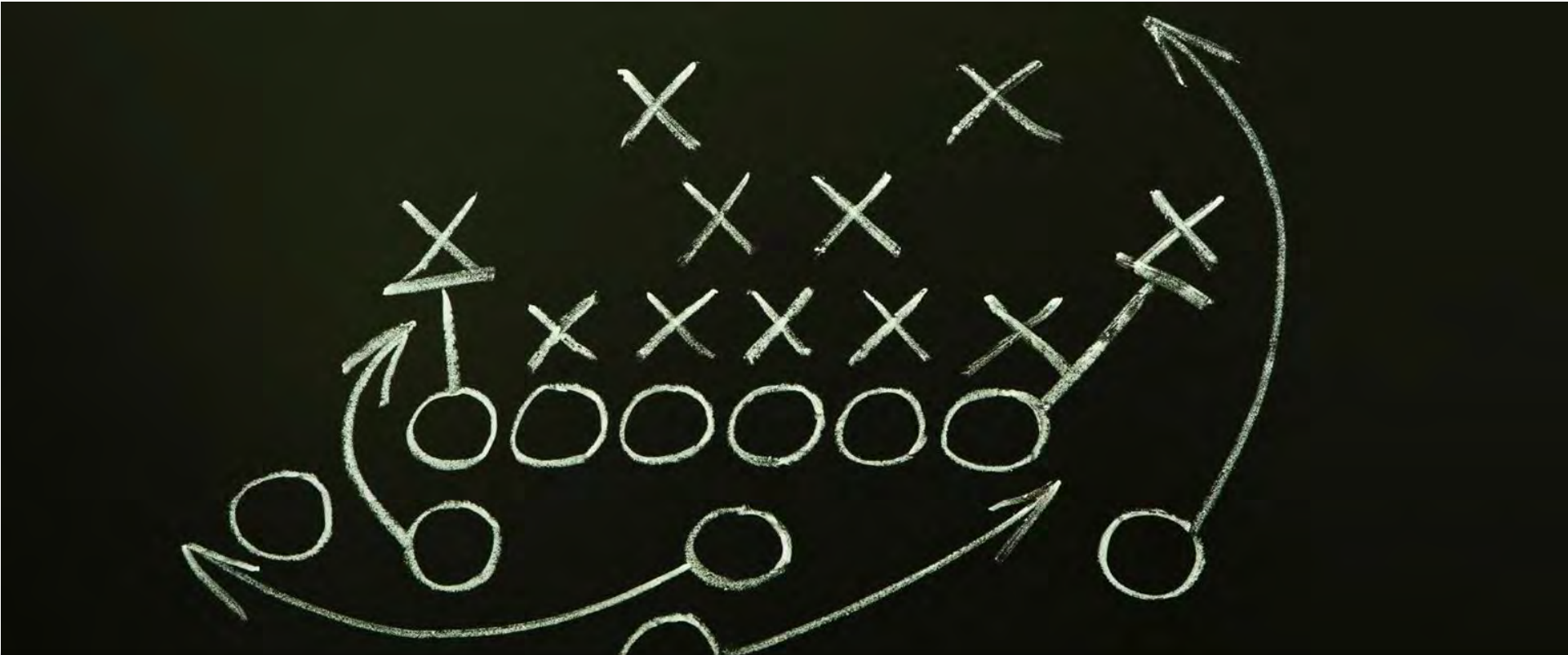
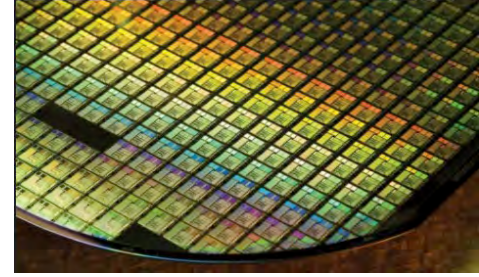


Production from the first of four planned 300-mm fabs is expected to begin as early as 2025.

You Need It,
We'll Supply It!!

HOW?





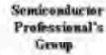
Game Plan...

~750K LI Connections / Post



Third Party Logistics

84,398 members



Semiconductor Professional's Group

152,446 members



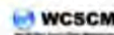
The North American Logistics/Transportation & Supply Chain Group

171,500 members



Logistics Consulting

90,228 members



World Class Supply Chain Management

92,387 members



Supply Chain Minded (#1 Sourcing, Production, Warehousing, Transport, Reverse Logistics, Lean group)

67,201 members



Semiconductor - Sales & Marketing

46,487 members



Semiconductor Manufacturing

44,146 members



Denison Development Alliance

407 followers

+ Create

View as member

Feed

Activity 4

Analytics

Settings

Analytics

Content Visitors Followers Leads Competitors



Nov 28, 2023 - Dec 27, 2023

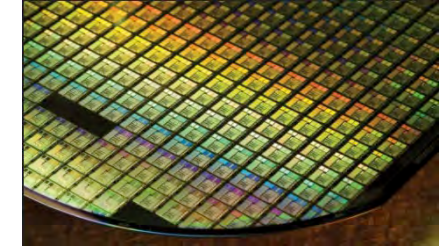
Edit competitors

Export

Follower metrics

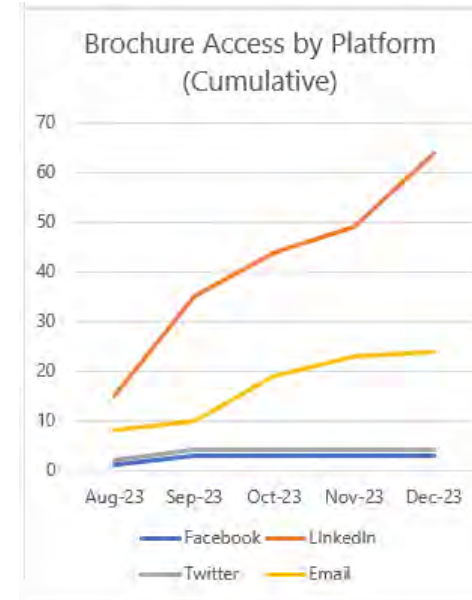
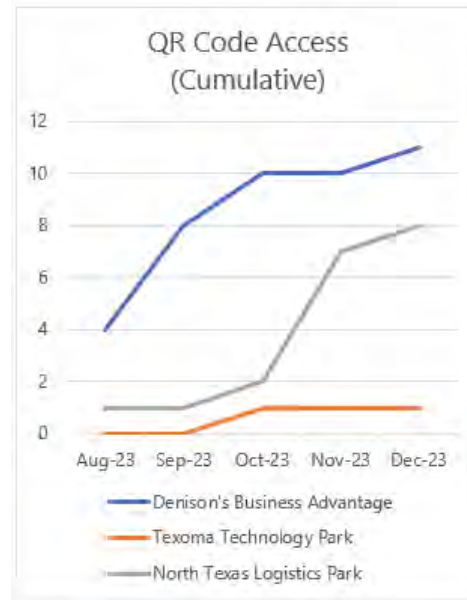
Ranked by new followers

Page		Total followers	New followers
1	 Sherman Economic Development Corporation	1,630	43
2	 Denison Development Alliance	407	18
3	 Gainesville Economic Development Corporation	392	11
4	 City of Denison	370	8
5	 Sherman Economic Development	131	4
6	 McKinney Economic Development Corporation	511	3
7	 City of Bridgeport - Texas	365	2



Advanced Manufacturing Properties Marketing (Lifetime)

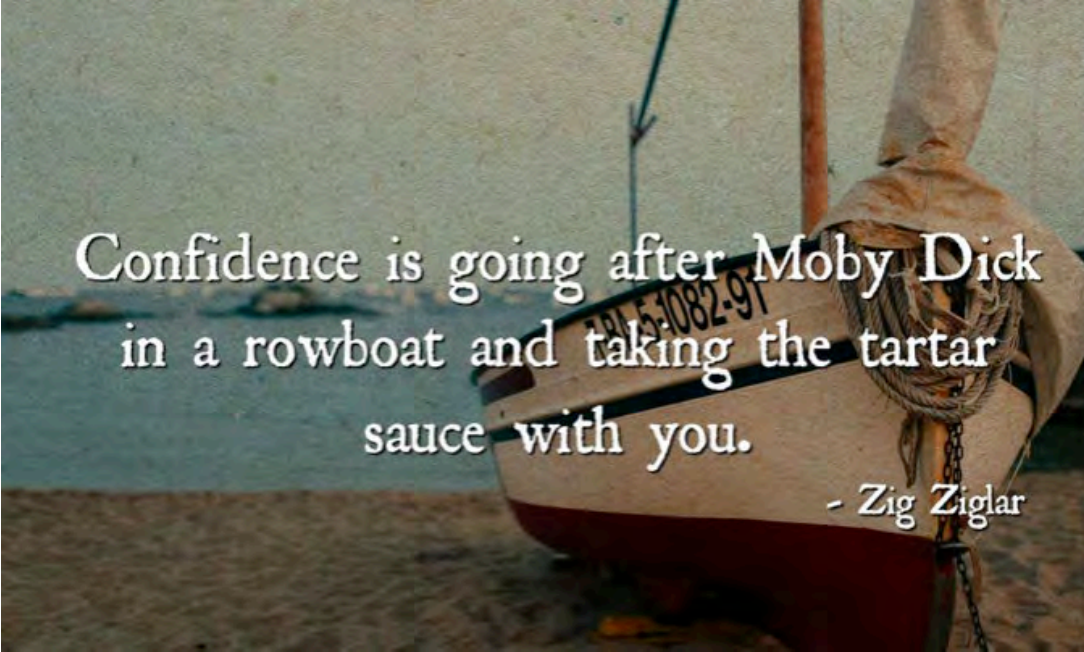
QR Code	Engagement (Growth over last month)	Source	Viewer Location (in last 30 days)
Denison's Business Advantage	11 (10%)	Brochure	United States (1)
Texoma Technology Park	1 (0%)	Brochure	--
North Texas Logistics Park	8 (14%)	Brochure	United States (1)
Brochure Access by Platform			
Facebook	3 (0%)		--
LinkedIn	64 (31%)		United States (13), Georgia (1), Germany (1)
Twitter (X)	4 (0%)		--
Email	24 (4%)		United States (1)





ROI **ROI** DIGITAL
RESEARCH ON INVESTMENT LABS

LEAD GENERATION SERVICES



Confidence is going after Moby Dick
in a rowboat and taking the tartar
sauce with you.

- Zig Ziglar



WEBERADVISORS

CONSULTING & COACHING EXCELLENCE





Troy Weber
PRESIDENT - WEBER ADVISORS INC.
CONSULTANT & CERTIFIED BUSINESS/EXECUTIVE COACH

Get In Touch:

-  214.429.3707 Office
214.212.0290 Cell
-  weberadvisors.pro
-  Troy@weberadvisors.pro



WEBERADVISORS
CONSULTING & COACHING EXCELLENCE



Bill Baumgardner

**Executive Vice President,
Van Trust Real Estate**

Build It and They Will Come





VanTrust[®]

Developing with a Difference.

VANTRUSTRE.COM

JANUARY 2024





Bill Baumgardner

Executive Vice President
VanTrust Real Estate, LLC
Dallas, TX

EDUCATION

Bachelor of Science in Business
Administration, Ohio State University

PROFESSIONAL AFFILIATIONS

Member, NAIOP
Board Member, North Texas Chapter of NAIOP
Member, The Real Estate Council
Past President, Central Ohio NAIOP Chapter

CIVIC INVOLVEMENT

Worthington Youth Boosters, Past President



We're the **relationship type.**

- Enterprise overseeing the business interests of the Van Tuyl family, engaging in a broad range of investment activities
 - The Van Tuyl family built the largest privately held auto dealership network in the US and successfully exited to Warren Buffett and Berkshire Hathaway in 2015
 - After the sale, Larry Van Tuyl established the Van Tuyl Companies to perpetuate the legacy of the family's business enterprises
-

A relationship *you can build upon.*



WE SHOW UP:

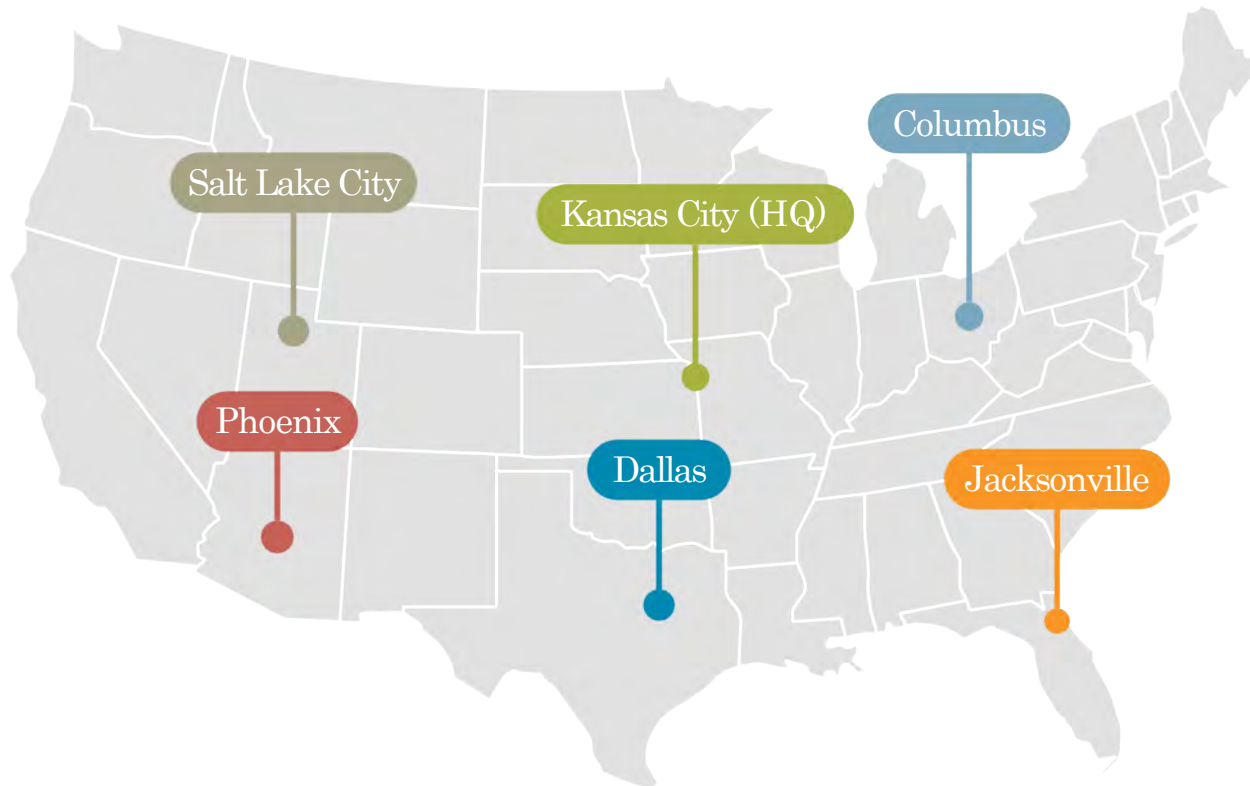
- To be responsible stewards to the real estate, our communities and our investors
- To provide our clients and customers unparalleled real estate service with the conviction of fiduciaries
- To do this with a dedicated work ethic, sound fundamentals and a healthy appreciation for fun
- To measure our performance based upon our collective success, which includes all constituents, whom we value and respect



Development solutions **from beginning to end.**

- A portfolio of assets and an unmatched level of commercial development spanning a wide variety of product types across the nation
- Regularly respond to build-to-suit, speculative, and third-party fee development opportunities
- In addition to user clients, we build for the account of our parent company, Van Tuyl Companies

OFFICE LOCATIONS



COMPANY SIZE

68 employees



DEVELOPMENT SF

66M square feet

DEVELOPMENT VOLUME

More than \$6.8B in development and acquisitions

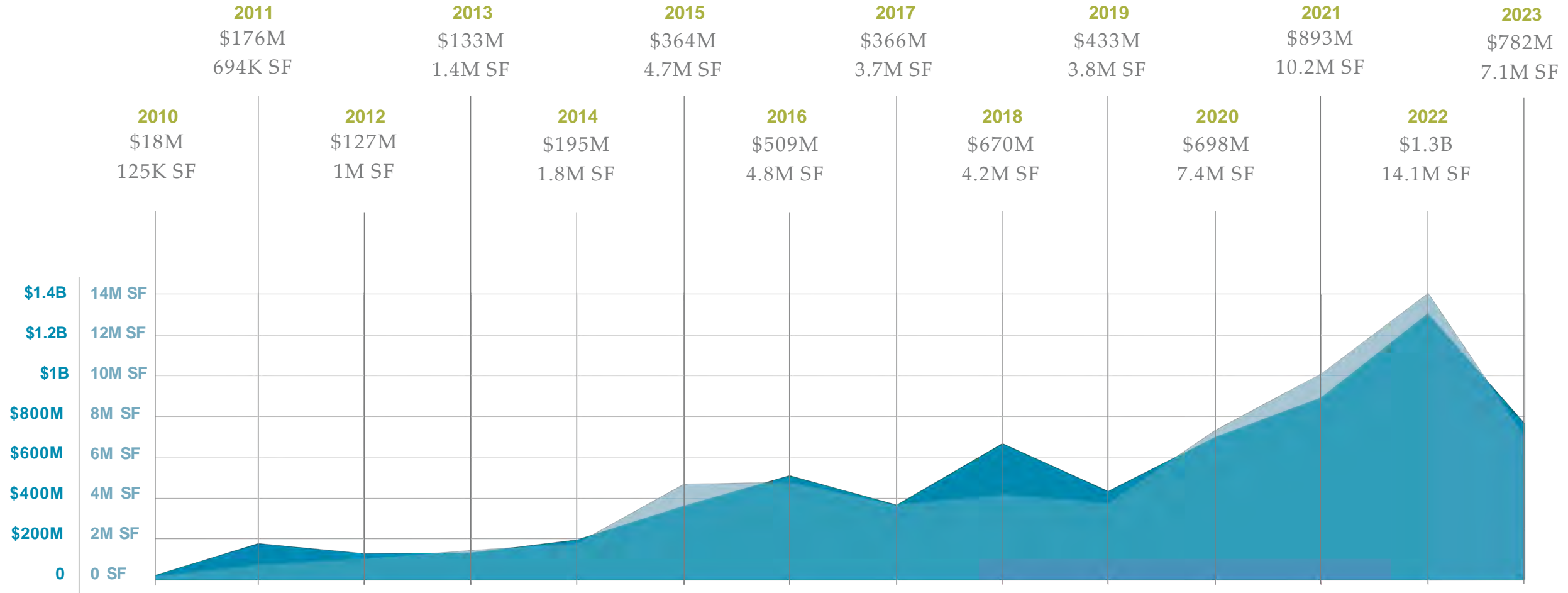
PRODUCT TYPES

Office, industrial, multifamily, science + technology and mixed-use

COMPANY OVERVIEW



DEVELOPMENT STARTS:



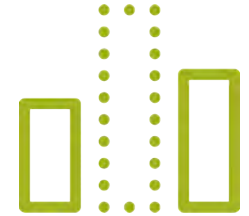


Developing with a difference.

- VanTrust exceeds expectations by offering a full spectrum of services
- Primarily develops for the Van Tuyl Family, select partnerships and fee-based development services
- Specializes in office, industrial, multi-family, science + technology and mixed-use projects



ACQUISITIONS /
DISPOSITIONS



CORPORATE
SERVICES



DEVELOPMENT



DEVELOPMENT
SERVICES

SCOPE OF SERVICES



We build stronger, healthier communities.

PARTIAL LIST OF ORGANIZATIONS THAT HAVE RECEIVED OUR SUPPORT:



NATIONAL TENANTS (PARTIAL LIST)





Frisco
Station
- The
Offices
Three

START DATE

2020

LOCATION

Frisco, TX

SIZE

210,000 SF

OFFICES ONE

210,000 SF

OFFICES TWO

228,000 SF



INDUSTRIAL PROJECT LOCATIONS



115

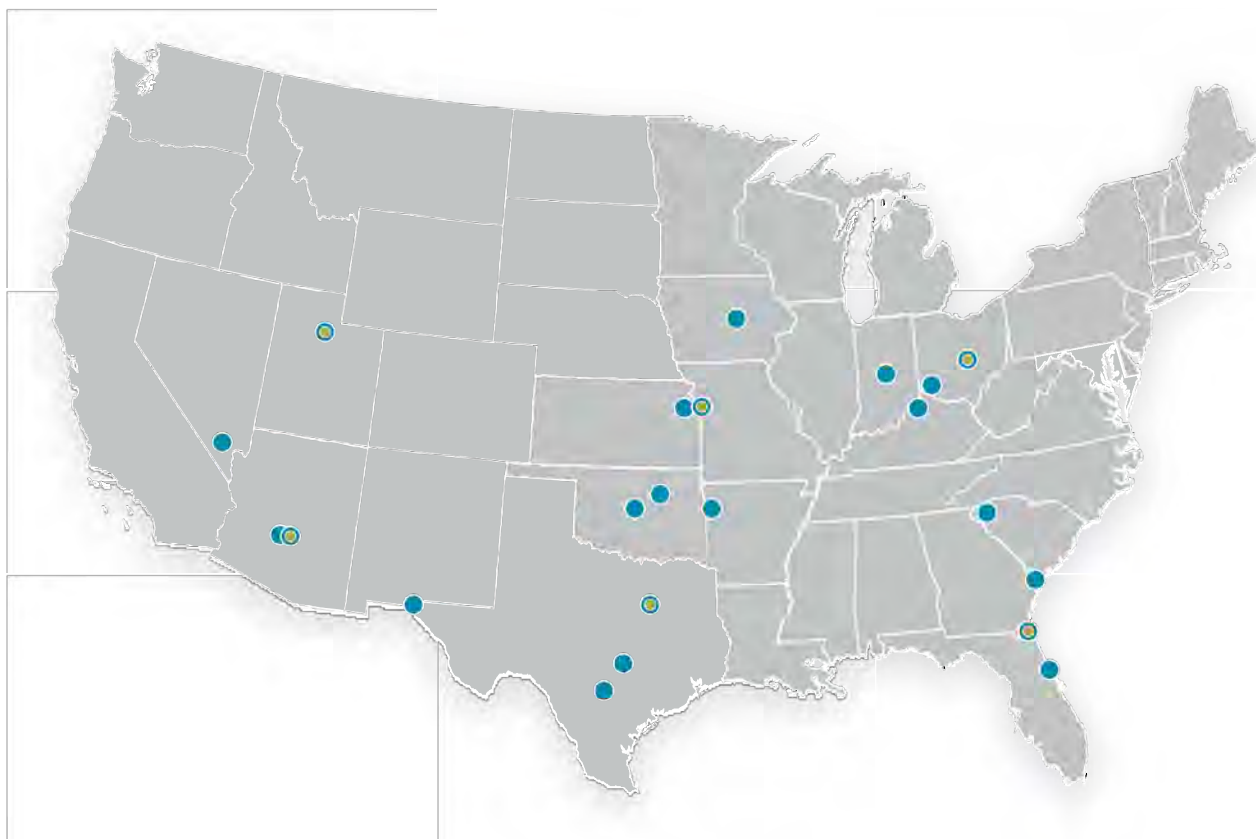
TOTAL INDUSTRIAL
PROJECTS

58M

TOTAL INDUSTRIAL
DEVELOPMENT (IN SF)

\$4.7B

TOTAL INDUSTRIAL
DEVELOPMENT VOLUME



INDUSTRIAL LOCATIONS (PROJECT COUNT BY MSA)

- Austin, TX (2)
- Cincinnati, OH (7)
- Columbus, OH (19)
- Dallas/Fort Worth, TX (7)
- Daytona Beach, FL (2)
- Des Moines, IA (4)
- El Paso, TX (2)
- Findlay, OH (1)
- Fort Smith, AK (1)
- Greenville, SC (5)
- Indianapolis, IN (7)
- Jacksonville, FL (8)
- Kansas City, KS/MO (14)
- Lawrence, KS (2)
- Laredo, TX (1)
- Louisville, KY (5)
- North Las Vegas, NV (14)
- Oklahoma City, OK (1)
- Phoenix/Tucson, AZ (6)
- Savannah, GA (4)
- San Antonio, TX (1)
- Tulsa, OK (2)

OFFICE LOCATIONS

- Columbus, OH
- Dallas, TX
- Jacksonville, FL
- Kansas City, MO
- Phoenix, AZ
- Salt Lake City, UT

INDUSTRIAL EXPERIENCE



1 Park 290 at I-26 Building 2 | 227,000 SF | Roebuck, SC | 2022*

2 Park 536 at Independence Building 1 | 306,000 SF | Cincinnati, OH | 2022*

3 Park 536 at Independence Building 2 | 581,000 SF | Cincinnati, OH | 2022*

4 Peoria Logistics Park Building 1 | 150,000 SF | Peoria, AZ | 2022*

5 Raymore Commerce Center Building 2 | 499,000 SF | Raymore, MO | 2022*

INDUSTRIAL EXPERIENCE



6 Amazon Tucson II - DAZ4 | 221,000 SF | Tucson, AZ | 2021*

7 Exchange Logistics Park at I-85 Building 2 | 348,000 SF | Greenville, SC | 2021*

8 Exchange Logistics Park at I-85 Building 3 | 157,000 SF | Greenville, SC | 2021*

9 Forney Distribution Center | 621,000 SF | Forney, TX | 2021*

10 Imeson 552B | 552,000 SF | Jacksonville, FL | 2021*

Why Denison?



T O N Y K A A I



Where are US fabs being built?

A significant portion of the \$223 billion to over \$260 billion being invested in

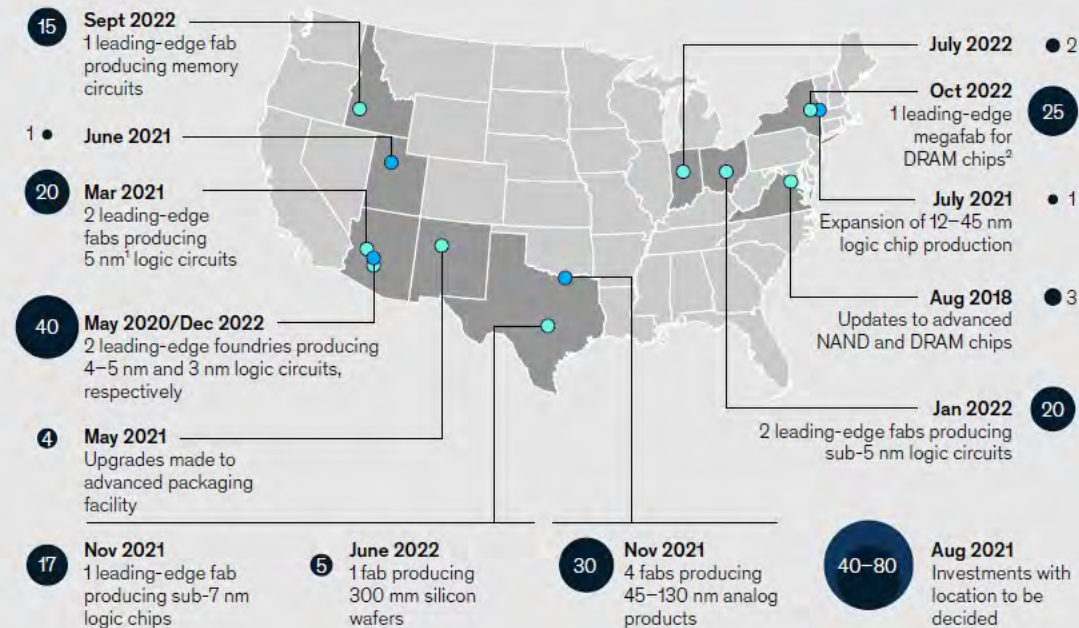
US fabs is concentrated in geographic clusters. The exhibit shows how US fab

locations, both current and announced, are distributed.

Exhibit

Distribution of chip fabrication plants, valued at about \$223 billion to over \$260 billion, across the United States.

US semiconductor fabrication plant investment plans, \$ billion ● Announced ● Under construction

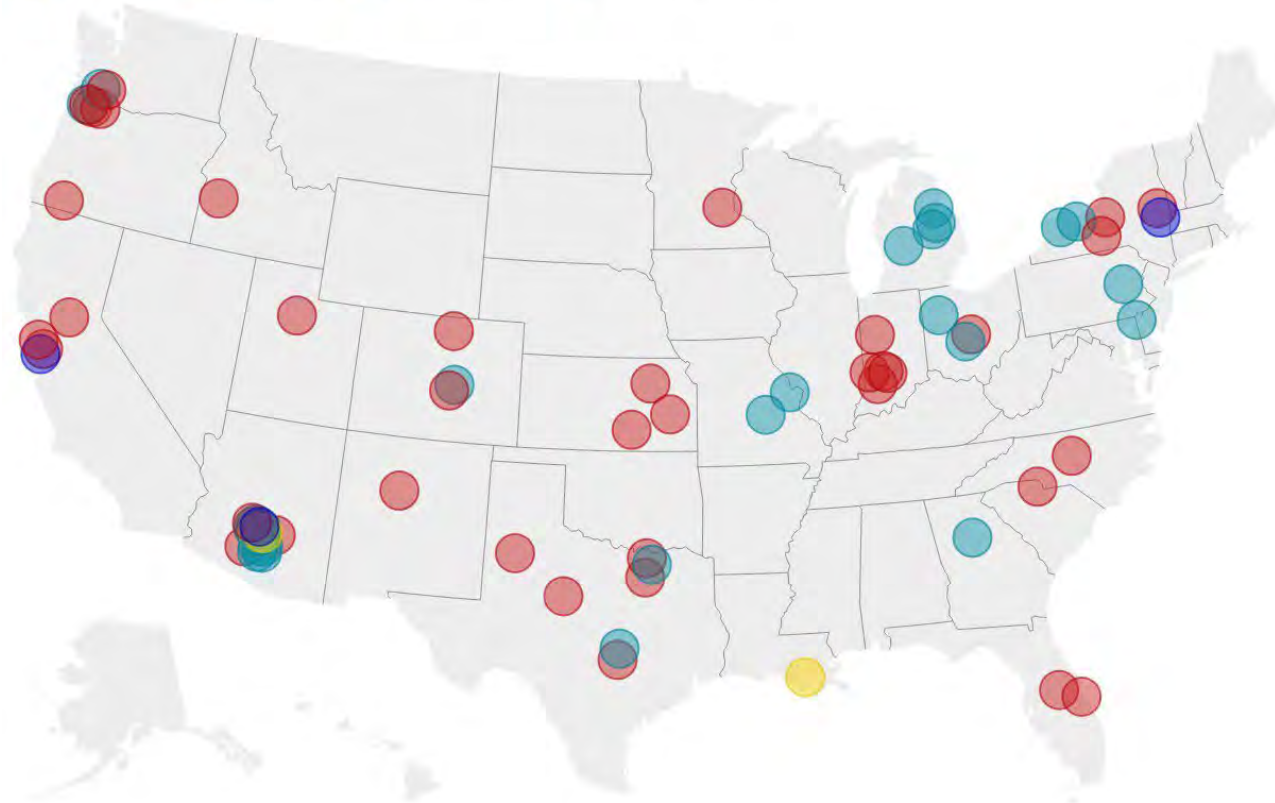


¹Nanometer.
²\$100 billion total commitment over the next >20 years.

The CHIPS Act in Action

Semiconductor supply chain manufacturing investments announced from May 2020 to December 2023

■ Equipment ■ Materials ■ R&D Facility ■ Semiconductors



Source: Semiconductor Industry Association analysis • Created with Datawrapper

DENISON LOCATION





VanTrust[®]

Developing with a Difference.



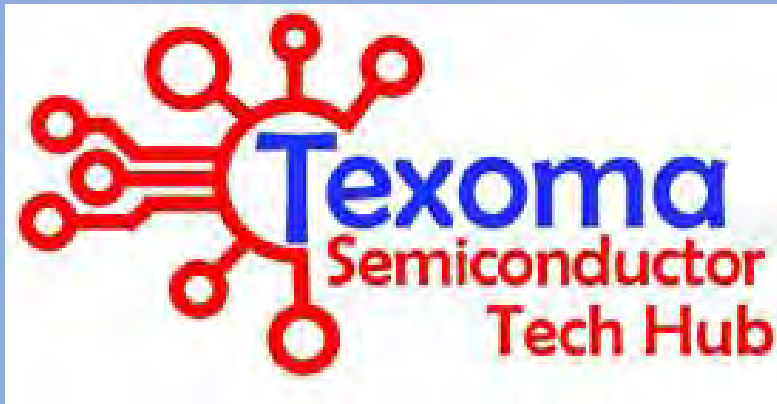
Janie Bates

Executive Director,
Workforce Solutions Texoma

Talent Made in Texoma



Talent Made in Texoma



WORKFORCE SOLUTIONS

Texoma

A proud partner of the  americanjobcenter® network

What is the Purpose of a Tech Hub?

- **Strengthen U.S. Economic and National Security to Become Globally Competitive**
- **Create Jobs in Technologies and Industries of the Future That will Start, Grow, and Remain in the U.S.**
- **Drive Economic Development**
- **Create Opportunities to Apply for and Receive Funding**

Why Texoma?

- **Initial Semiconductor Investments**
 - Texas Instruments - \$30B
 - Global Wafers - \$5B
 - Globitech - \$3B
 - Coherent - Pending
- **New Suppliers Visit Texoma Weekly**



Local Partners

Grayson College

Global Wafers/Globitech

Coherent

Texas Instruments

NCTC

SEDCO

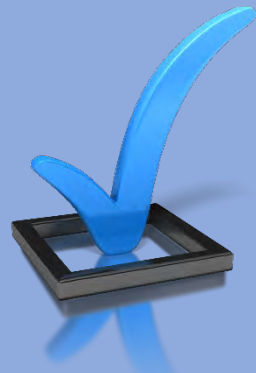
DDA

Austin College

Choctaw

Workforce Solutions Texoma



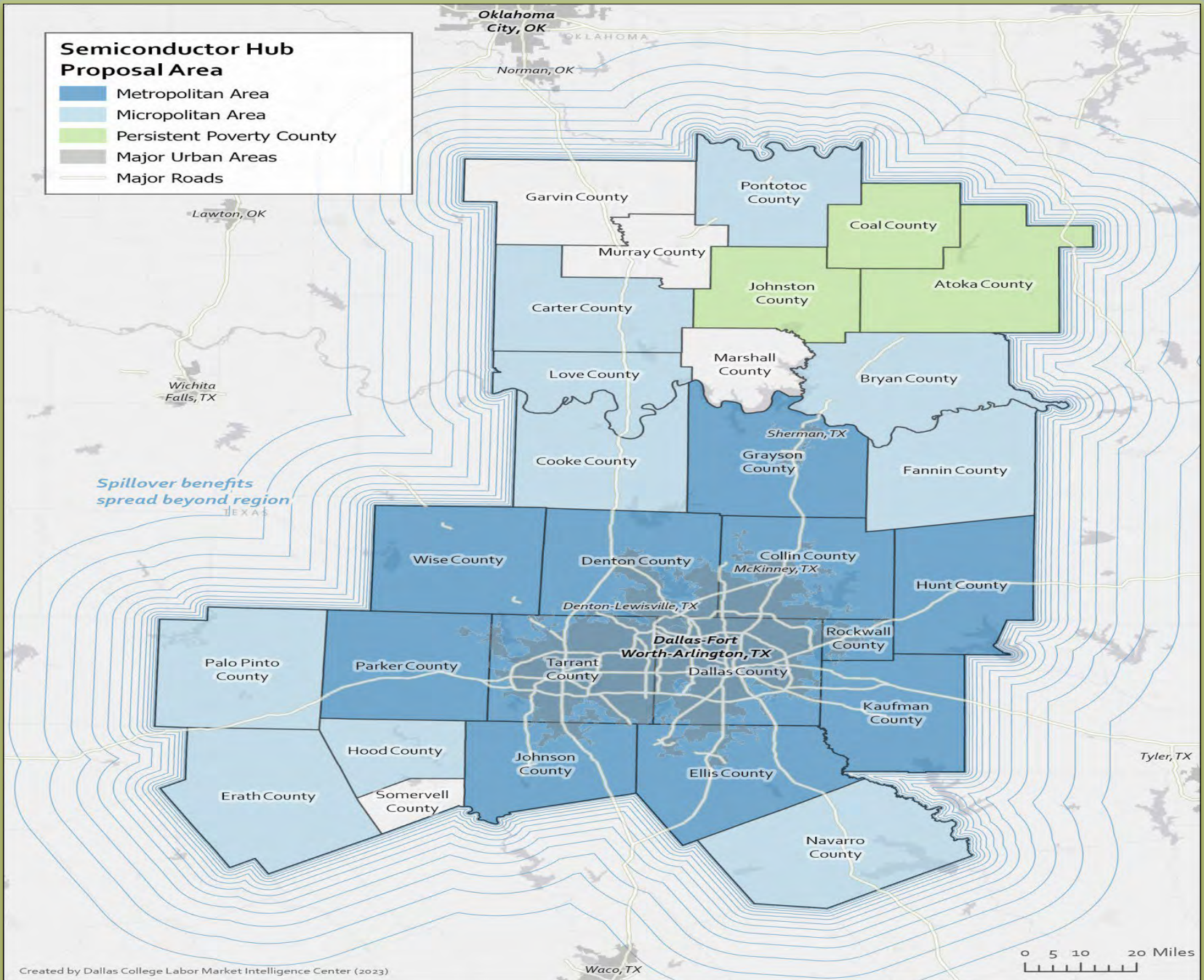


Progress

- **Grayson College Installed EET and Automation Labs**
- **GC Started Training Current Employees in June of '23**
- **SEDCO and Workforce Purchased EET Lab for Sherman High**
- **DDA and Workforce Submitted Grant for EET Lab for Denison High**
- **GEDCO and Workforce Purchased Mechatronics Lab for NCTC**

Semiconductor Hub Proposal Area

- Metropolitan Area
- Micropolitan Area
- Persistent Poverty County
- Major Urban Areas
- Major Roads





Dr. Jeremy McMillen

President,
Grayson College

Empower. Expand. Educate. Employ.



The logo for Grayson College, consisting of the letters 'GC' in a large, blue, serif font with a white outline. The background of the entire image is a photograph of a brick building with many windows, set against a dramatic sunset sky with orange and yellow clouds. A water tower is visible in the distance behind the building.

GC

**The mission of
Grayson College is
student success.**

Grayson College is a premier learning college that transforms individuals, builds communities and inspires excellence.

ABOUT GC



4,250 credit students annually

- 8% enrollment growth this year
- 50% first generation students
- Transfer Programs and Career/Technical Training
- Dual Credit- 1,350 students from 23 high schools
- Adult Education (GED & AEL)- 3,000 students annually



College Needs



INDUSTRIAL TECHNOLOGIES

Increased capacity in current programs and additional physical space for new programs, ensuring spaces are flexible and interchangeable to stay on top of industry trends.



HEALTH SCIENCES

Shared spaces will provide collaboration in simulation labs and other spaces, providing increased capacity in current programs and additional physical space for new programs.



RESIDENCE HALLS

Modern amenities with increased capacity will provide improved safety, ensuring a welcoming and productive atmosphere for student living learning.



INFRASTRUCTURE & SUPPORT

Improved and additional fiber, security, physical plant, parking and circulation to improve the safety, walkability and beauty of the campus environment.

Phase One

GC

RENOVATIONS AT CURRENT HS
(INDUSTRIAL TECHNOLOGY,
CRIMINAL JUSTICE, SCIENCE, CWL)

RENOVATIONS AT
CURRENT CTC
(INDUSTRIAL TECH)

NEW HEALTH
SCIENCE BUILDING

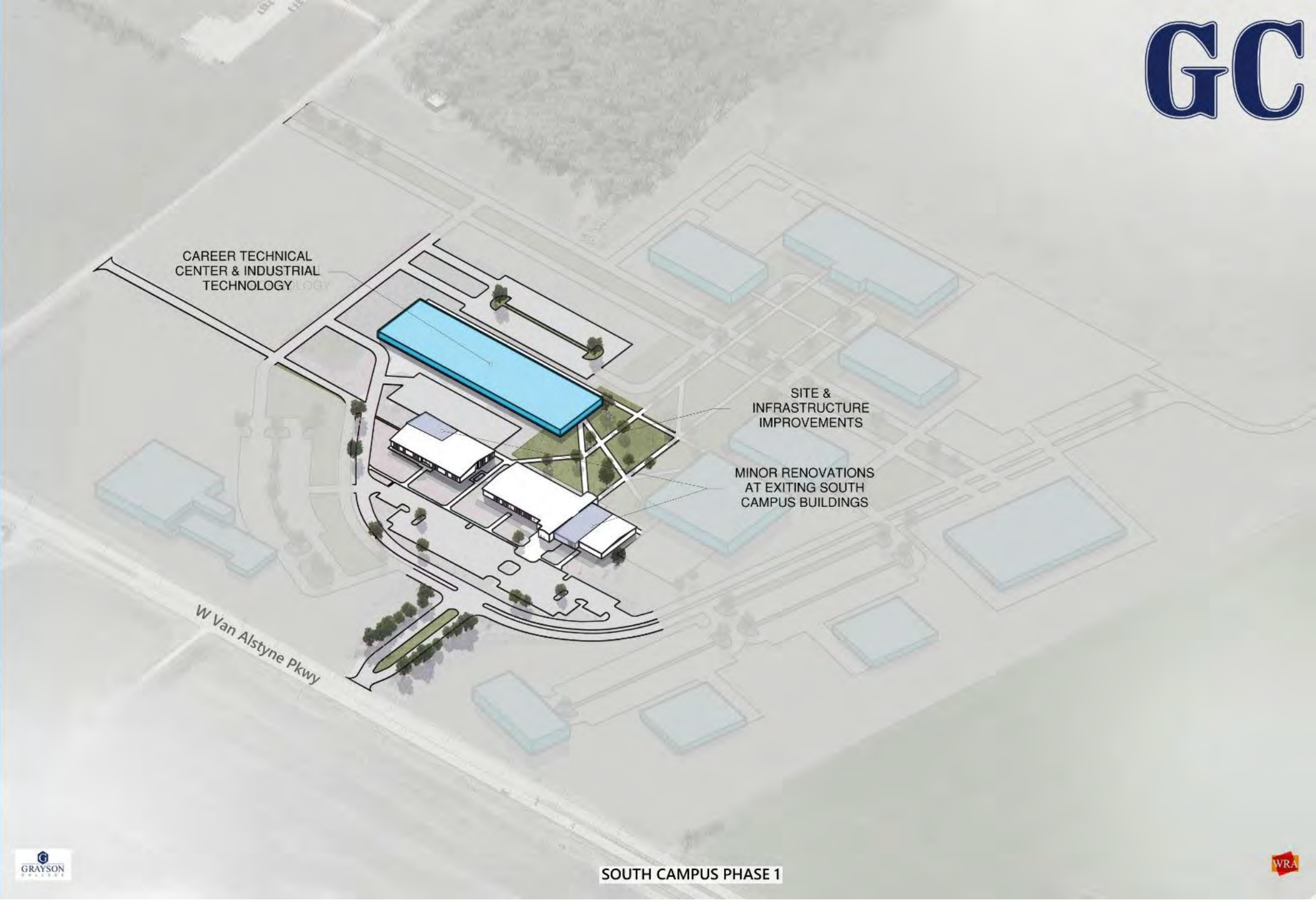
NEW RESIDENCE HALL

CAMPUS SECURITY
OFFICE / NETWORK IT

NEW CENTRAL DRIVE
AND PARKING

Phase One

GC



Phase Two

GC



NEW STUDENT CONNECTION CENTER

ALTERNATE ALIGNMENT OF NEW FRONT ENTRANCE

IMPROVED FRONT ENTRANCE

NEW MAINTENANCE AND CENTRAL RECEIVING

NEW EAST DRIVE LOOP

PHASE 2

Projects

Facility Type/Improvement	Campus	Phase	Project Budget
New Main Campus Health Sciences Building	Main	Phase 1	\$158,062,015
New Industrial Technologies Education Facility	South	Phase 2	\$39,583,395
New Career Technical Center	South	Phase 2	\$66,887,521
Renovate/Expand Main Campus Technical Center (Industrial Technologies)	Main	Phase 1	\$3,591,250
Renovate Existing Health Science Building (Industrial Technology Classrooms, Science, CWL, Criminal Justice, TBD)	Main	Phase 2	\$7,481,061
New Main Campus Residence Hall	Main	Phase 1	\$47,112,819
Improvements to Main Campus Central Quad, Pedestrian Circulation and Campus Signage	Main	Phase 1	\$12,993,500
Improvements to Main Campus Central Drive, Utilities, Parking, Engineering and Infrastructure	Main	Phase 2	\$22,293,375
New Network IT Operations Center	Main	Phase 1	\$9,759,401
New Campus Security/Police Department	Main	Phase 1	\$4,57,955
Renovate South Campus Administration (Science, 4-5 New Offices, and Grab & Go	South	Phase 2	\$595,696
Renovate South Campus Technical Center (Convert Welding to New Use)	South	Phase 2	\$491,005
Improvements to South Campus Central Drive, Utilities, Parking, Engineering, Quad and Infrastructure	South	Phase 2	\$9,179,625
New Maintenance, Central Shipping and Receiving and Grounds Facility	Main	Phase 2	\$28,089,653
New Student Connection Center	Main	Phase 2	\$41,277,862

No overall tax rate increase as a result of this program.



Summary



To provide high-quality education for high-demand jobs, Grayson College must expand building capacity.



We can meet the needs with **no increase to the overall tax rate.**



Our Facilities Planning Committee is engaged in ongoing conversations. We expect you'll learn more in the coming weeks.



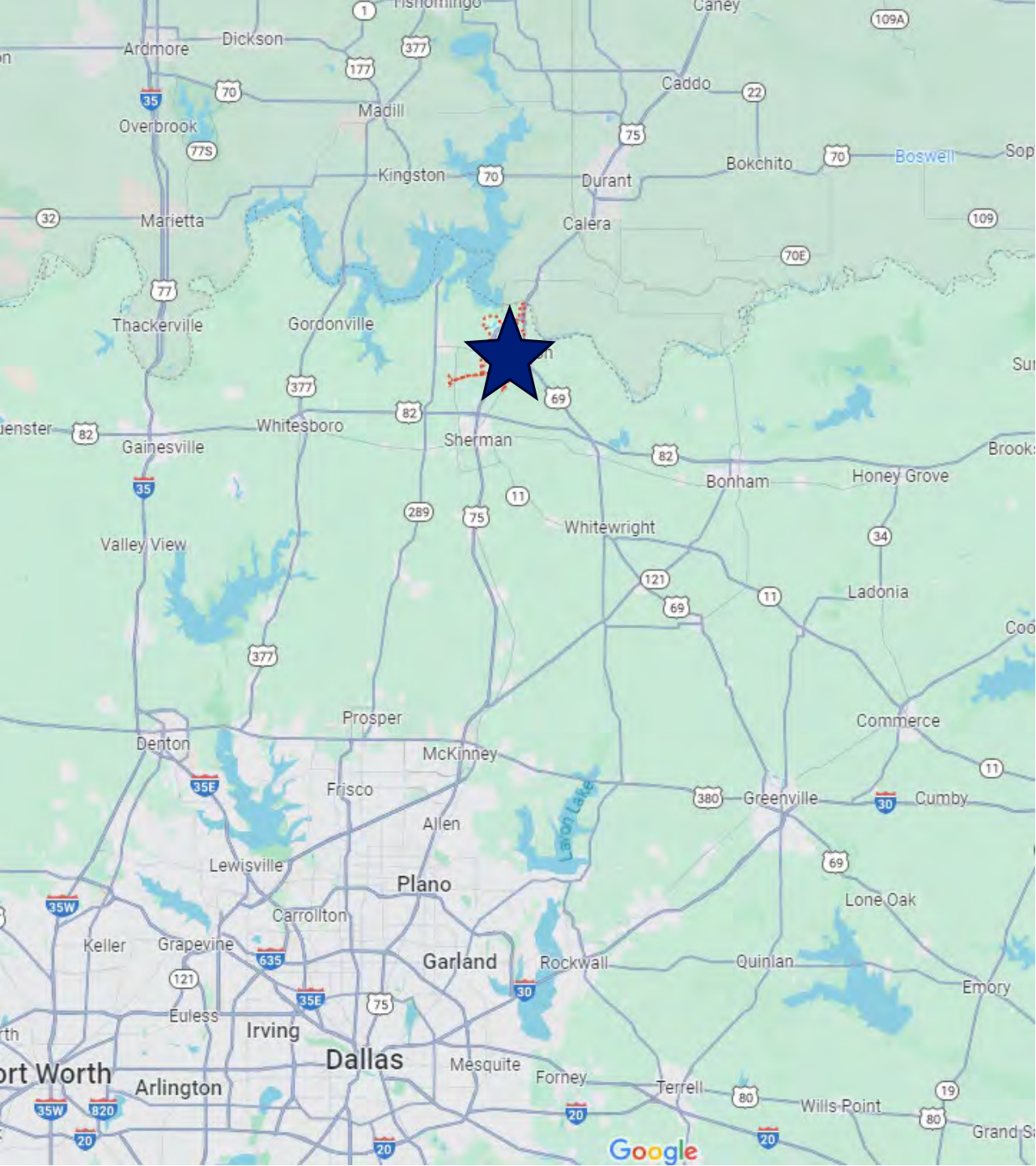


Mary Tate

Director of Development
Services,
City of Denison

Come Home to Denison





**Come Home to
Denison!**



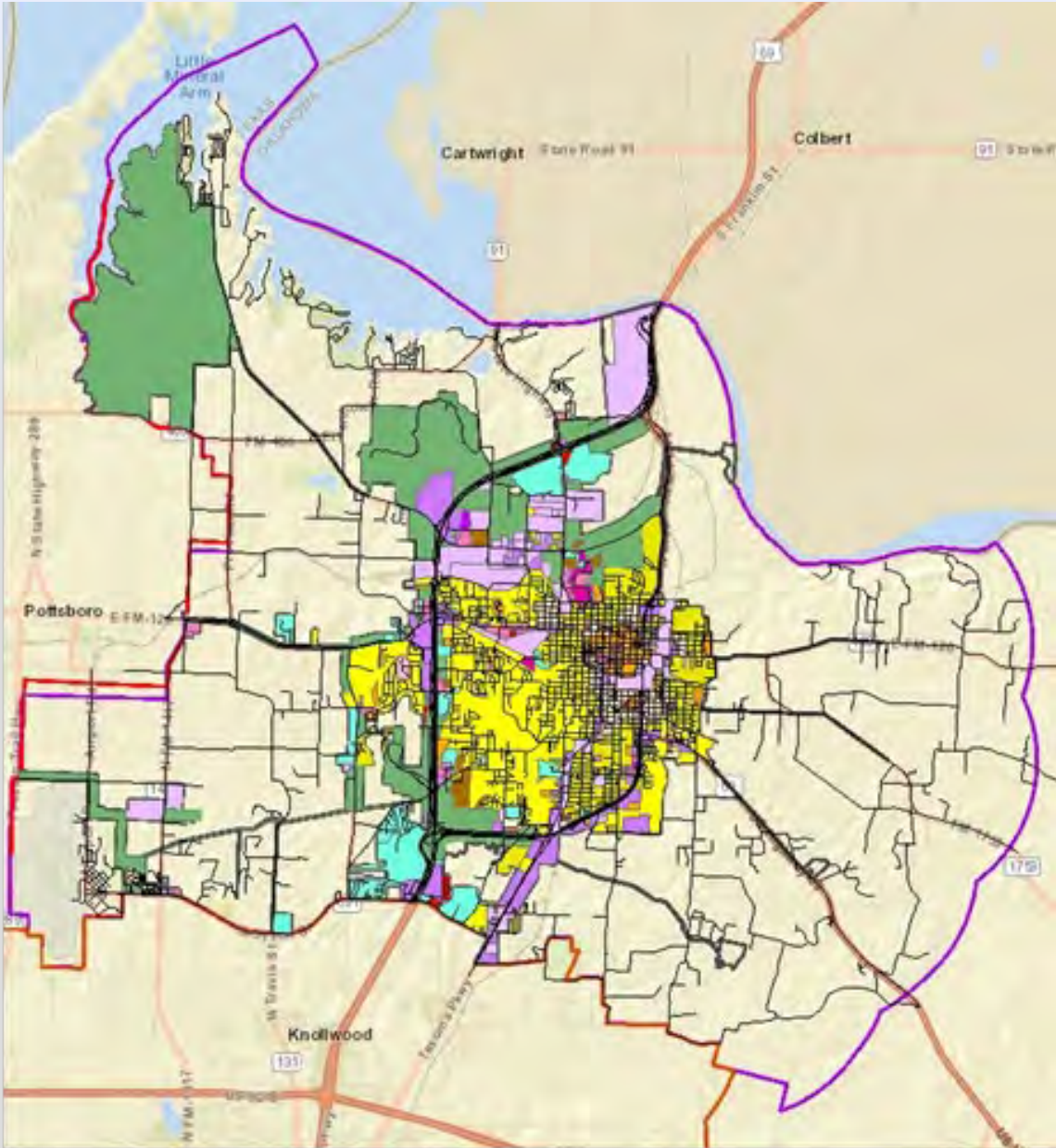
IT'S A BALANCING ACT!

Too much? Not enough?

Needs? Wants?

\$\$\$

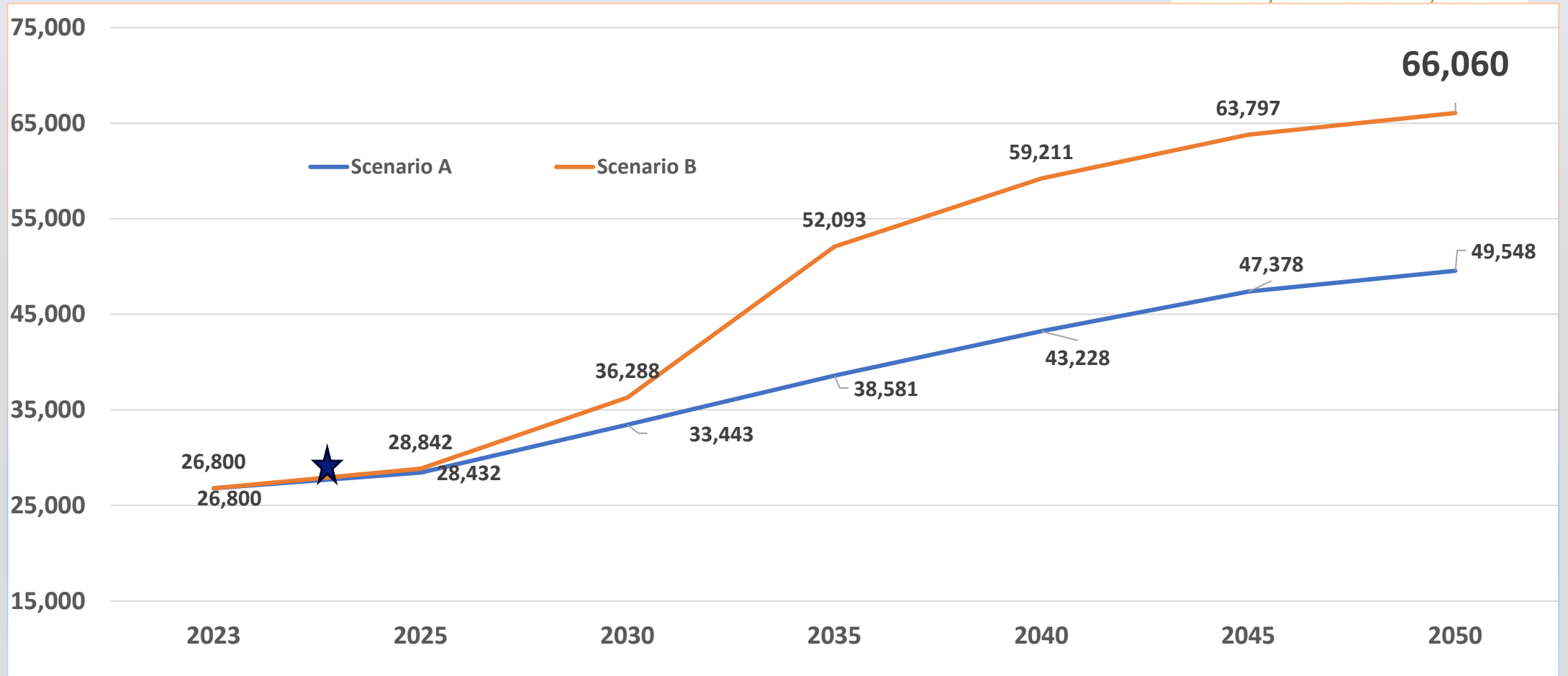




City Size = 19,155 acres

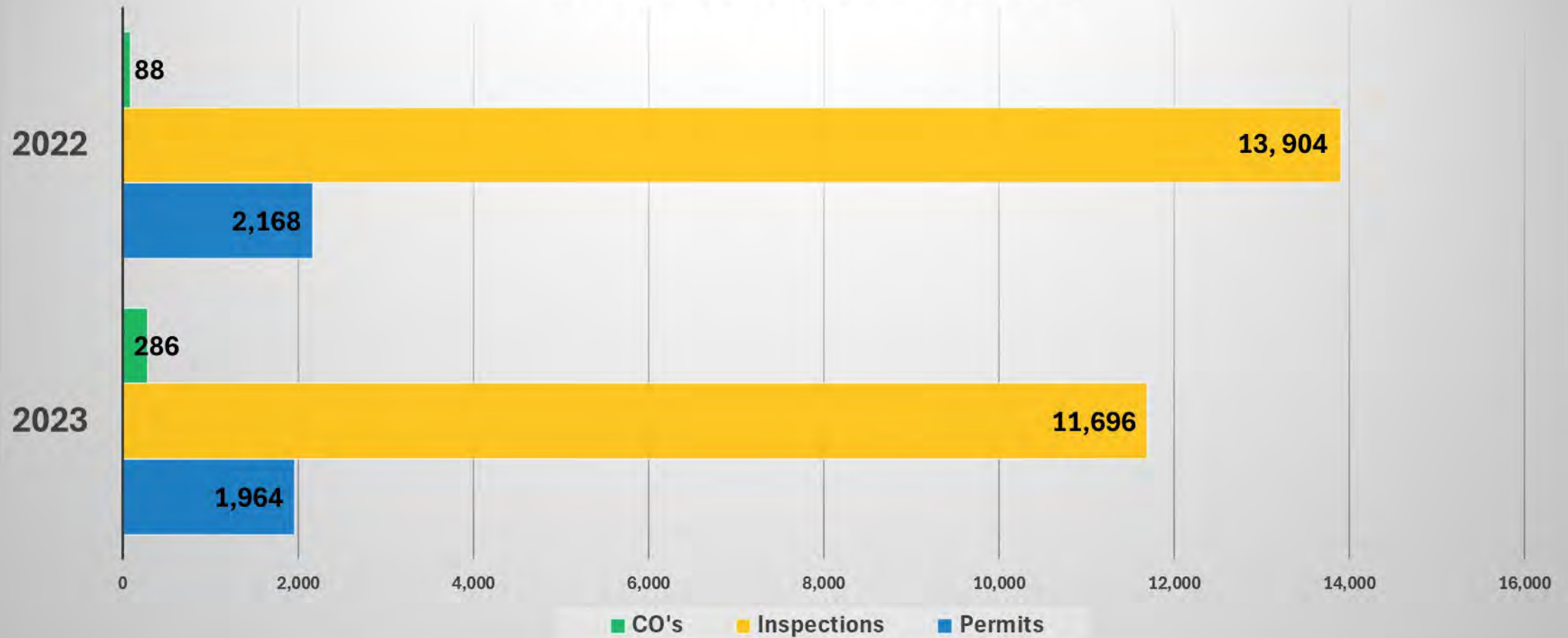


Projected Growth



Building Department

Permits, Inspections, CO's



Current Projects



- Zoning Ordinance Analysis and Update
- Austin Avenue Corridor Study
- Sign Ordinance and Subdivision Ordinance Updates
- Grant applications –sirens, sidewalks
- USDA Rural Placemaking Innovation Challenge Grant – Year 2
- The Big Event



Renee Waggoner

Assistant City Manager,
City of Denison

**The Hardest Lessons Come
from the Hottest Fires**





**The Hardest Lessons
Come from the
Hottest Fires**







**RISE
UP!**

DENISON N

Rising

Moving Forward Groundbreaking
10:02am ~ October 9, 2023
Replacing Buildings Lost in the Fire of October 9, 2019

315-321 W Main
Downtown
Denison, Texas

#DenisonRising





315/317 W. Main Street

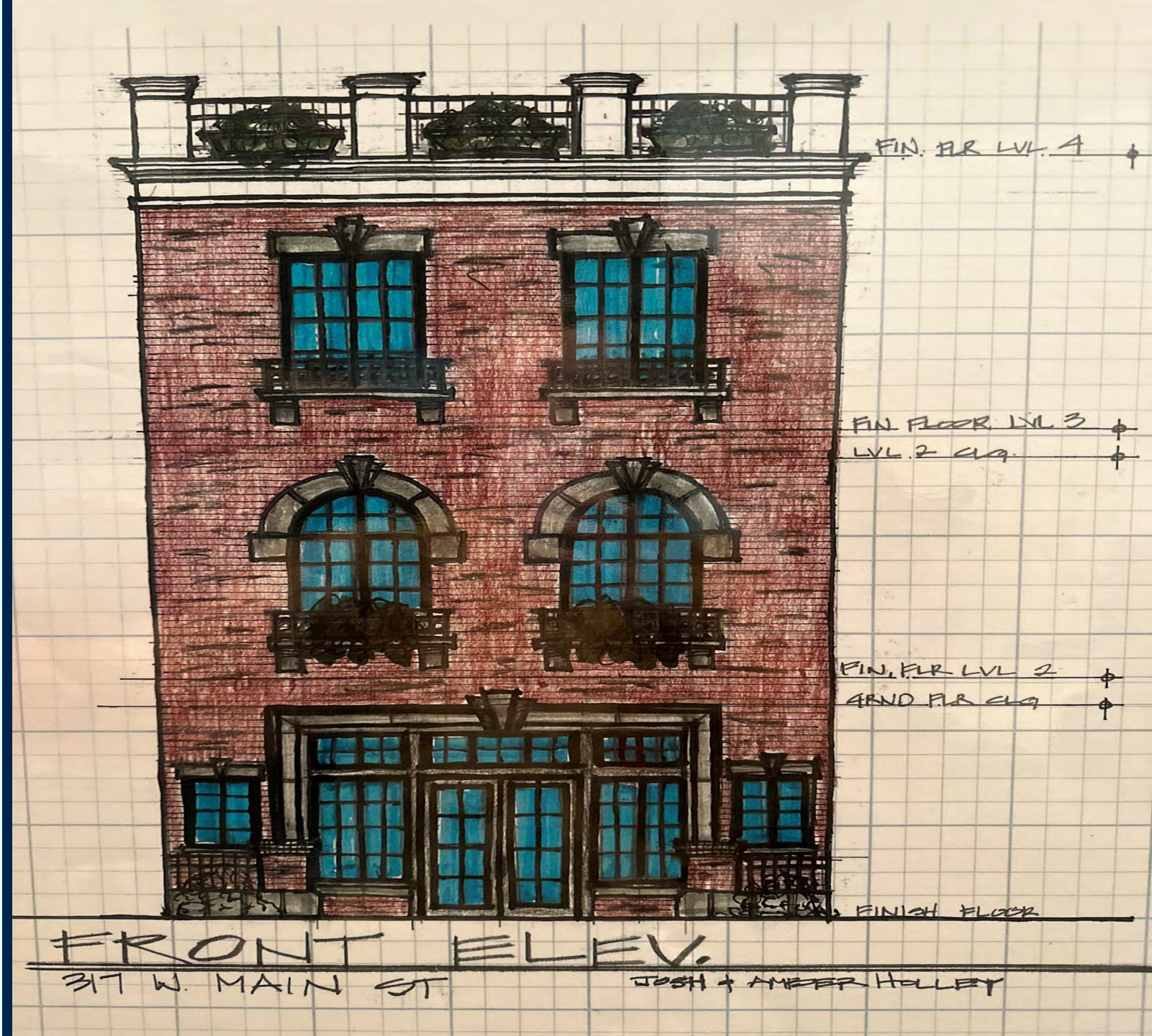


FRONT FACADE CONCEPT

3/16/11

315-317 W. MAIN ST.

319 W. Main Street



**321
W. Main
Street**



**323
W. Main
Street**







Chris Lambka

President,
Lambka and Associates

Designing Downtown – Phase II





Designing Downtown Denison – Phase II

DENISON 22ND ANNUAL ECONOMIC DEVELOPMENT SUMMIT



WED BINGO NITE 6 TO 8
FRI JAZZ! 7 TO 10
SAT JASON KYLE 7 TO 10

SERIES 85







DENISON
CITY HALL

STOP

Main St

CONGRATULATIONS
DENISON CITY HALL

RESERVED
PARKING
VAN
ACCESSIBLE

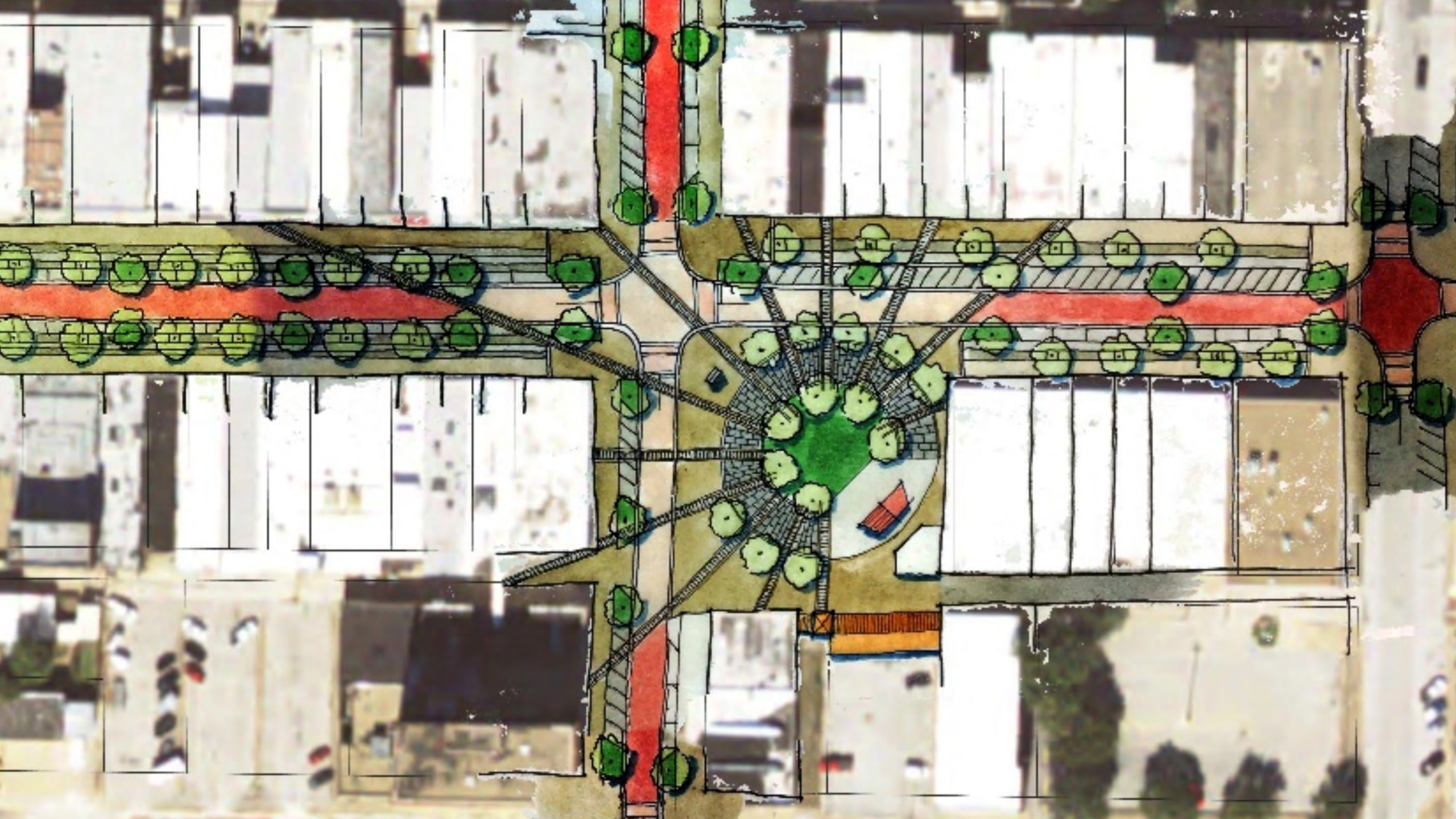
30

Phase Two

2024



D³ PHASE TWO





DEPOT ALLEY

DEPOT ALLEY

FANNIN AVENUE

BURNETT AVENUE

MAIN STREET

MAIN STREET

FANNIN AVENUE

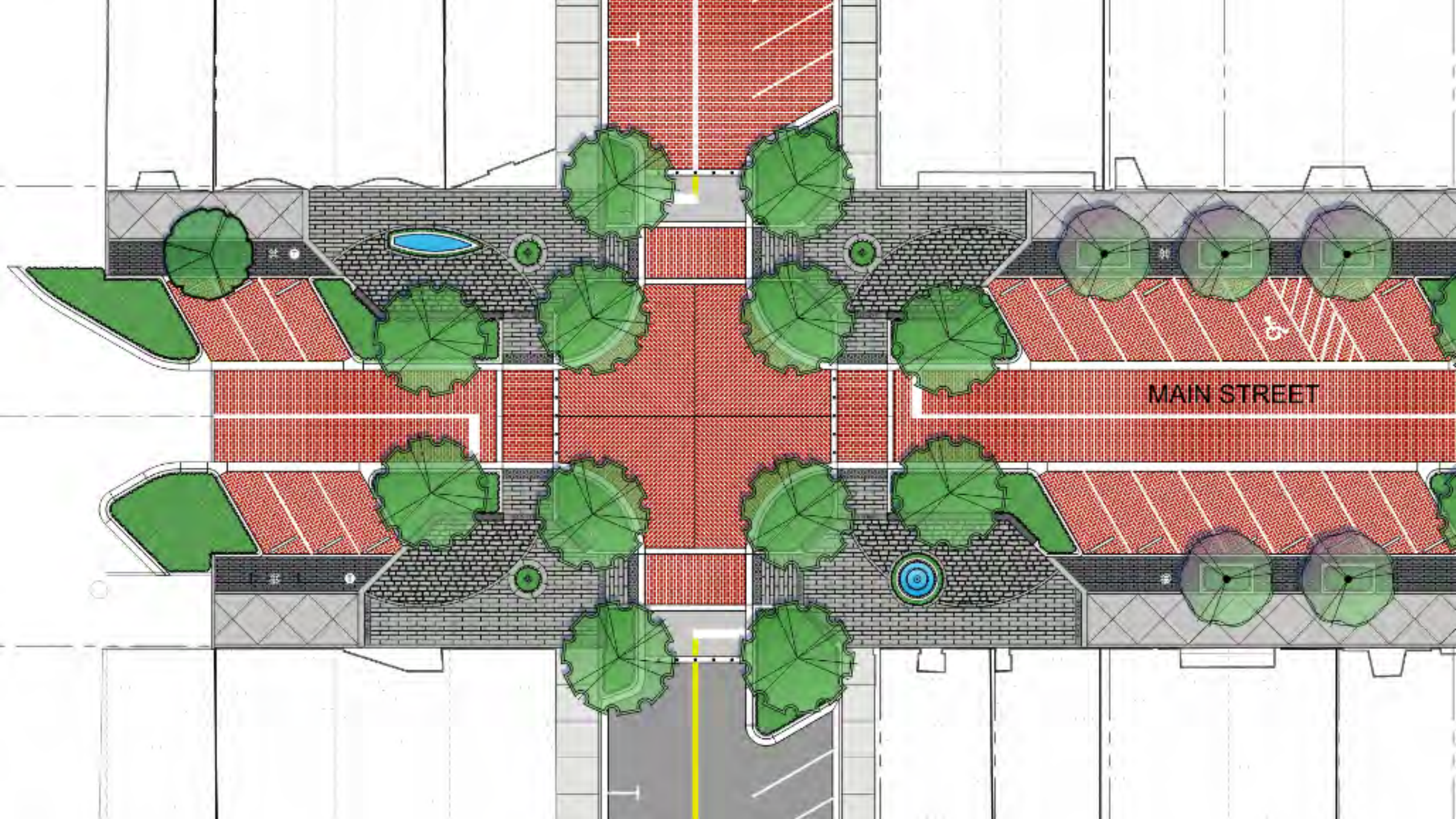
BURNETT AVENUE

MUSIC ALLEY

MUSIC ALLEY

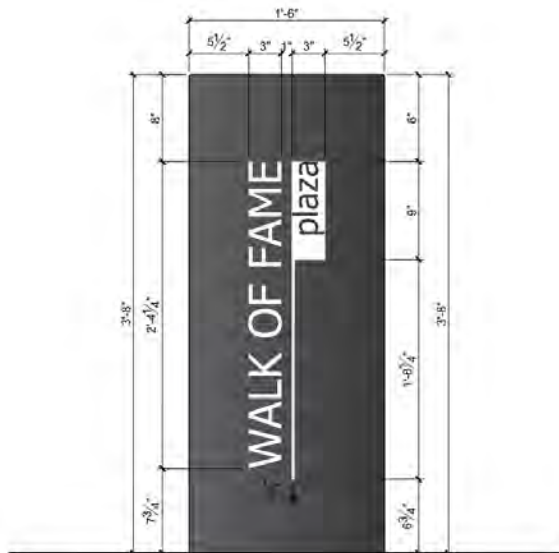
RUSK AVENUE

CHESTNUT STREET

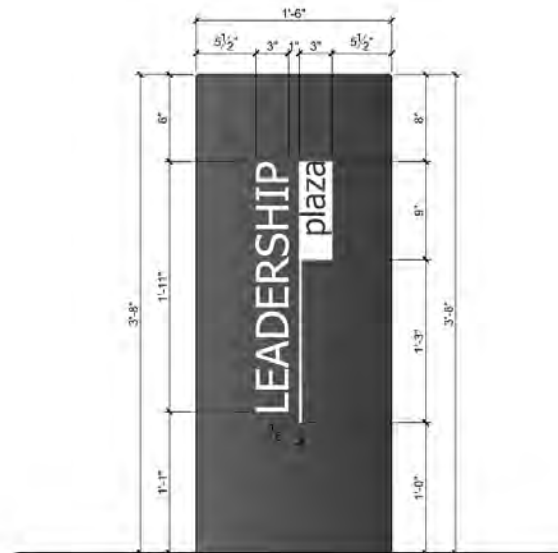


MAIN STREET

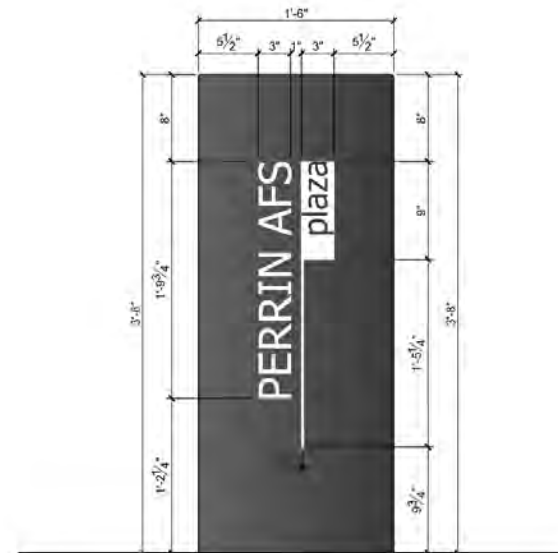
Plaza Names



WALK OF FAME PLAZA GRANITE MONOLITH LAYOUT



LEADERSHIP PLAZA GRANITE MONOLITH LAYOUT

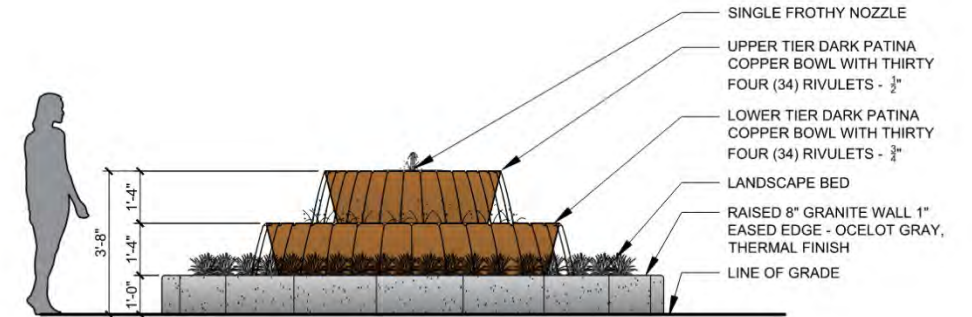


PERRIN PLAZA GRANITE MONOLITH LAYOUT

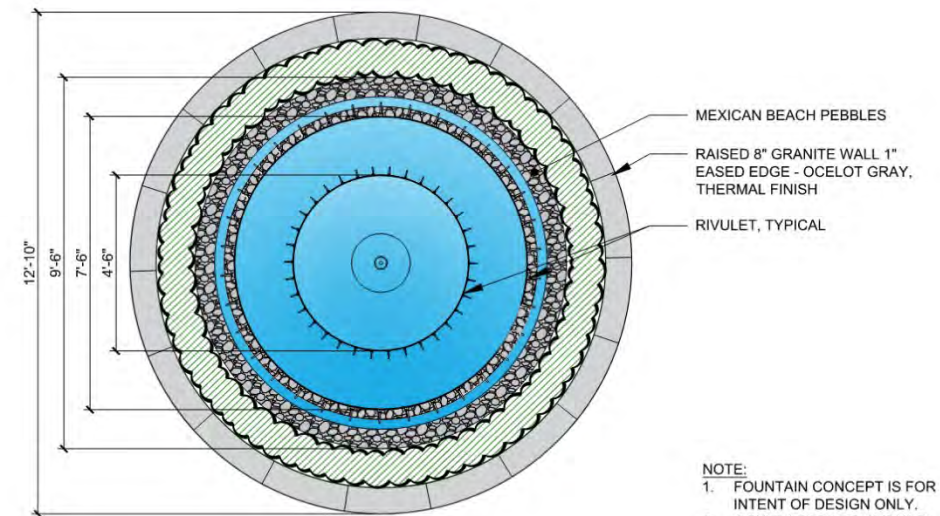


LOGO GRANITE MONOLITH LAYOUT

Walk of Fame Fountain



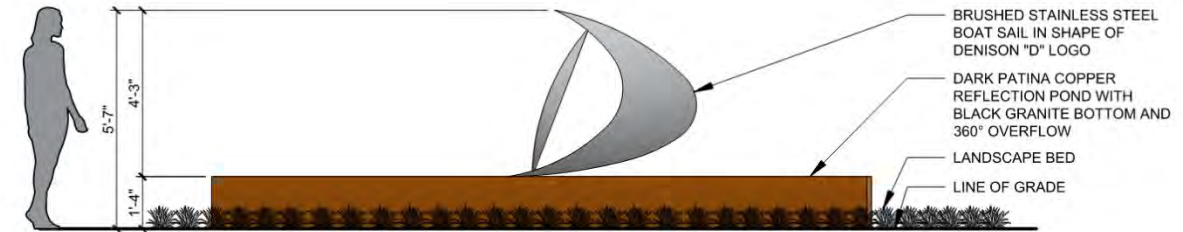
ELEVATION VIEW



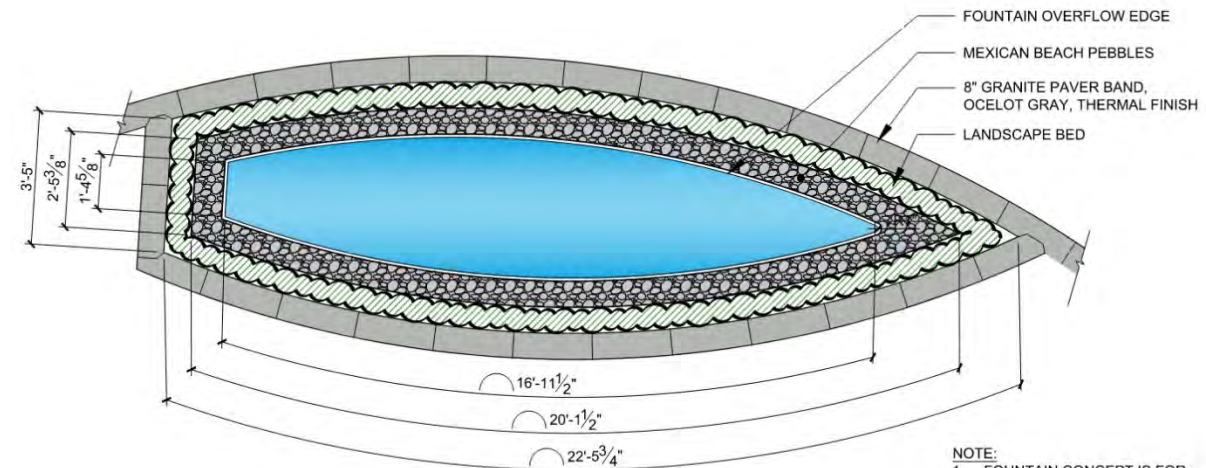
PLAN VIEW

- NOTE:
1. FOUNTAIN CONCEPT IS FOR INTENT OF DESIGN ONLY.
 2. CONTRACTOR TO SECURE FOUNTAIN COMPANY TO PROVIDE SHOP DRAWINGS AND FABRICATION.

Leadership Fountain



ELEVATION VIEW



PLAN VIEW

- NOTE:
1. FOUNTAIN CONCEPT IS FOR INTENT OF DESIGN ONLY.
 2. CONTRACTOR TO SECURE FOUNTAIN COMPANY TO PROVIDE SHOP DRAWINGS AND FABRICATION.

Inspiration











ROUND HOUSE, MISSOURI, KANSAS & TEXAS RAILROAD COMPANY.

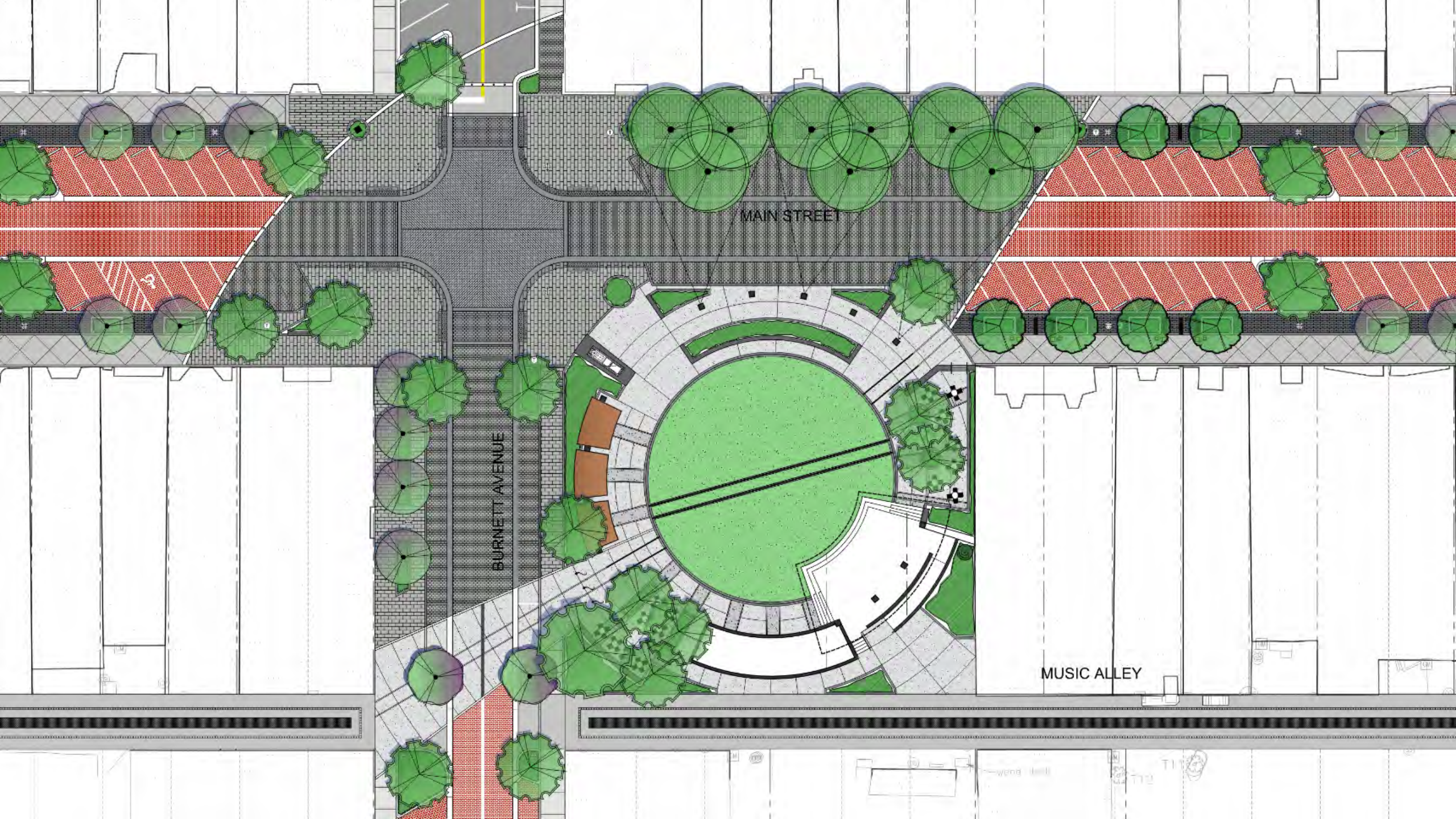
**early MKT roundhouse
ca1895
Denison, Texas**







Heritage Park



MAIN STREET

BURNETT AVENUE

MUSIC ALLEY

Shared Space:

A space that lacks the formal separation found in conventionally-designed streets, blurring the line between the space intended for pedestrians and cars, while still comfortably accommodating all of the users of the space.





THEATRE
ROYAL

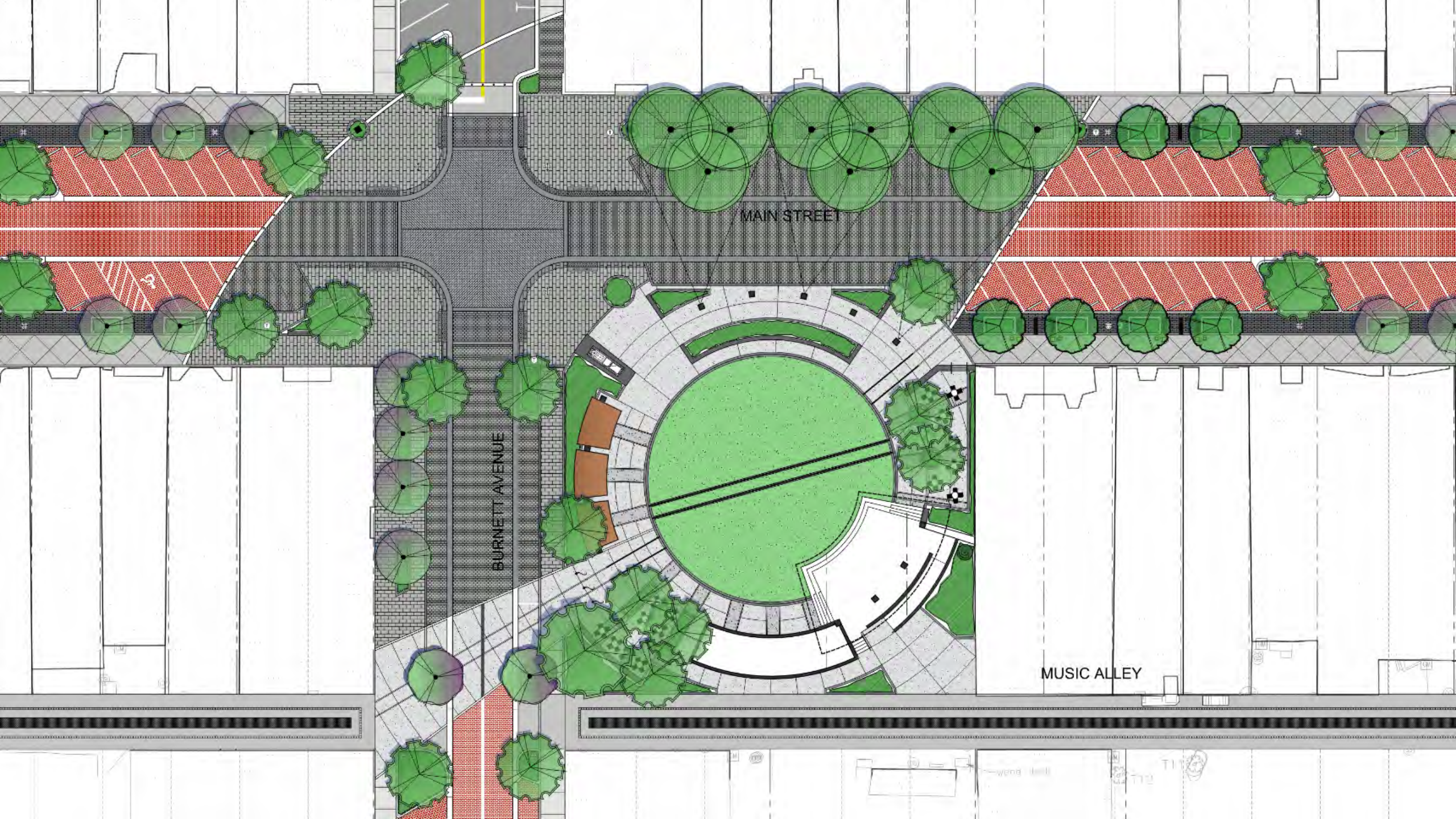
THEATRE ROYAL

citi
citi financial

EXCHANGE TRADING & INVESTMENTS

HEDDON STREET KITCHEN

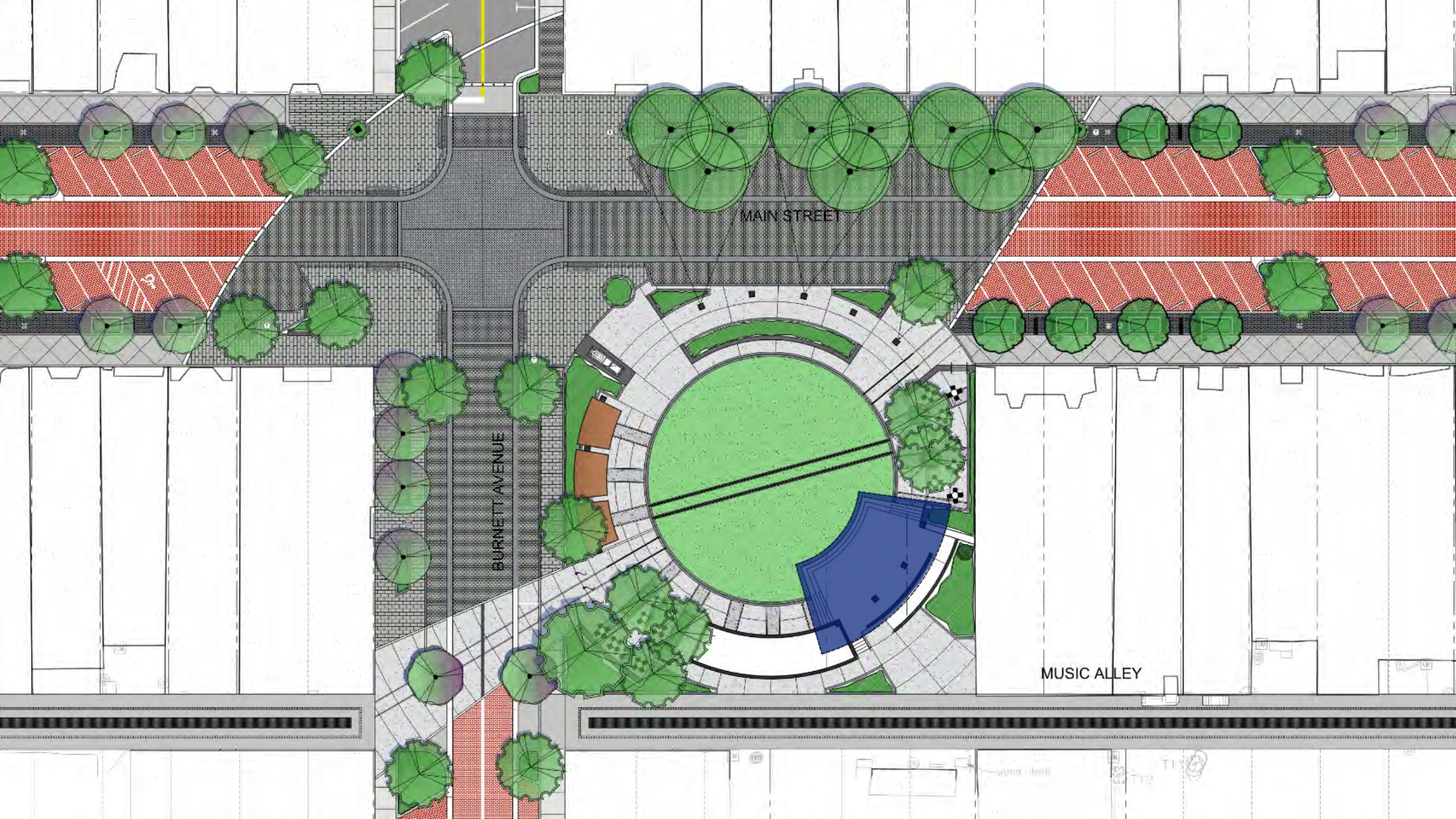




MAIN STREET

BURNETT AVENUE

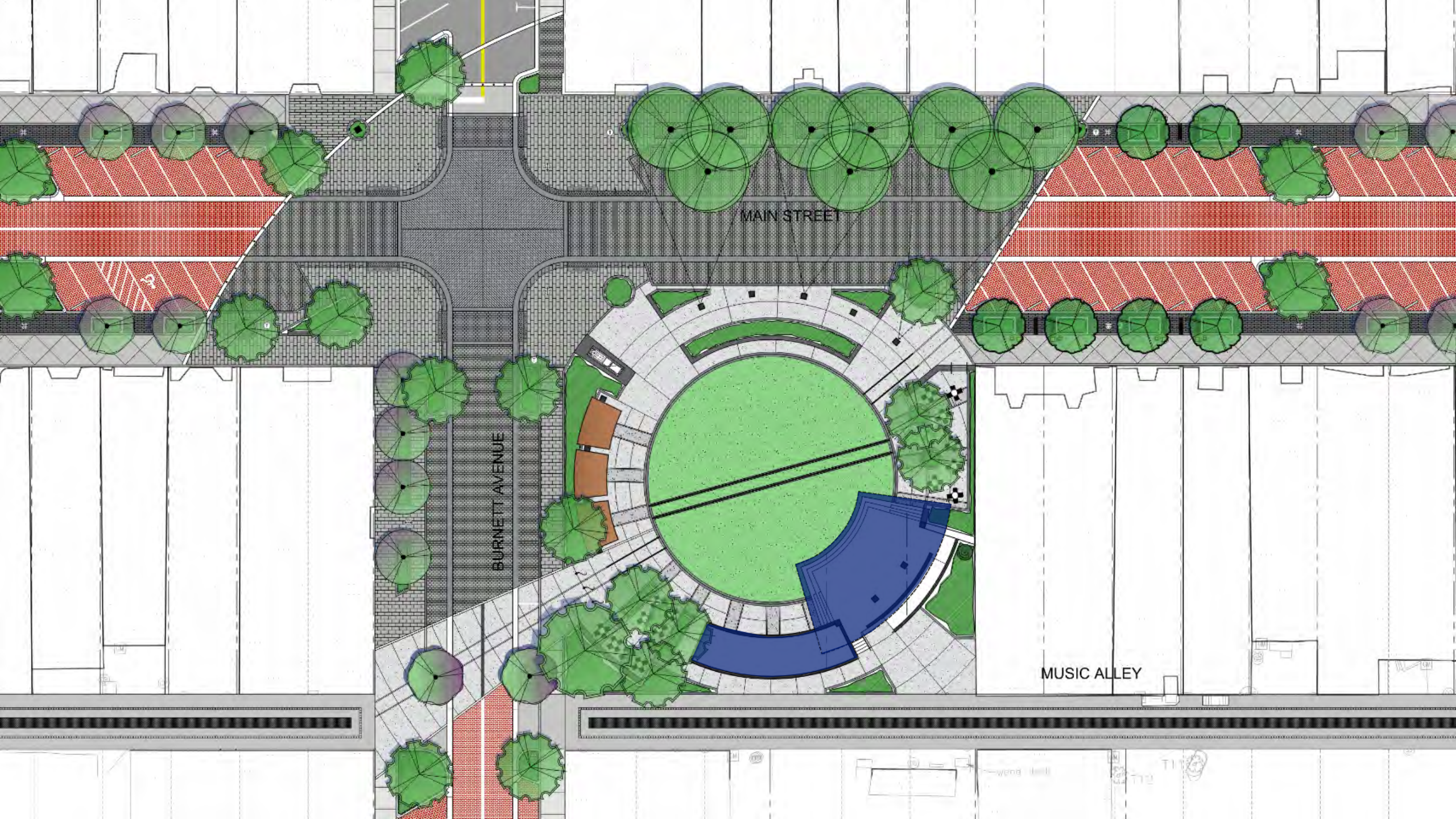
MUSIC ALLEY



MAIN STREET

BURNETT AVENUE

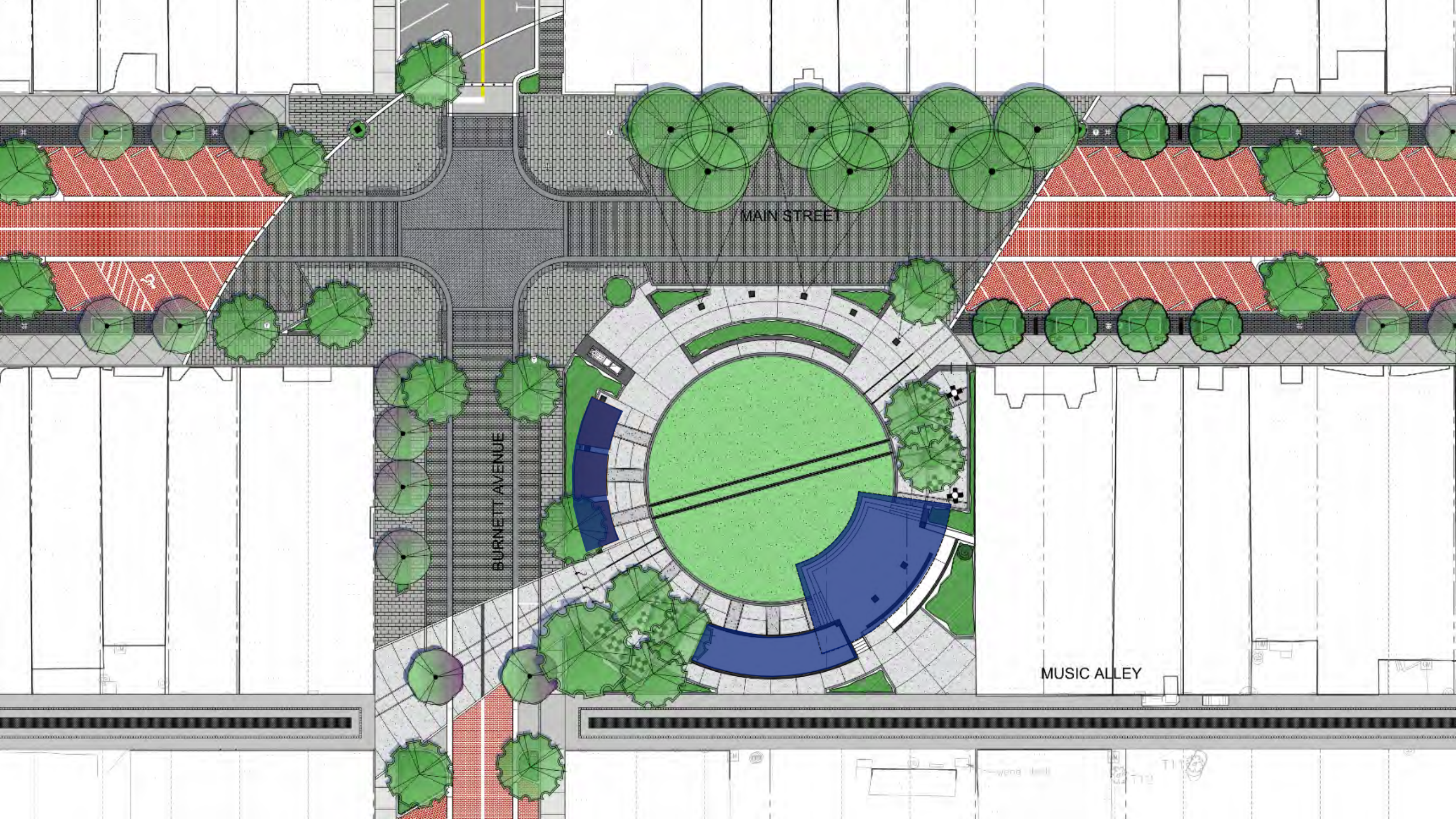
MUSIC ALLEY



MAIN STREET

BURNETT AVENUE

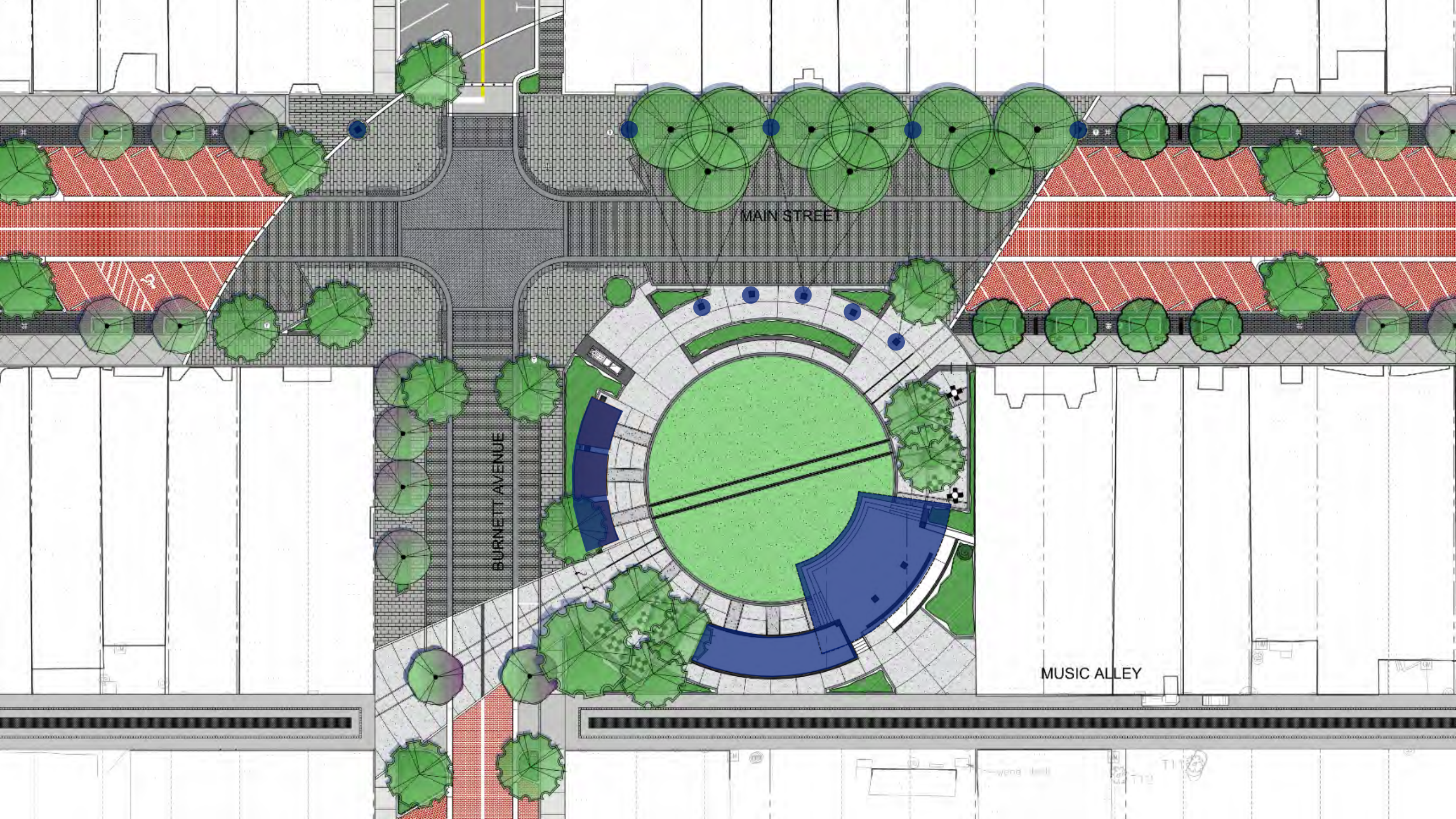
MUSIC ALLEY



MAIN STREET

BURNETT AVENUE

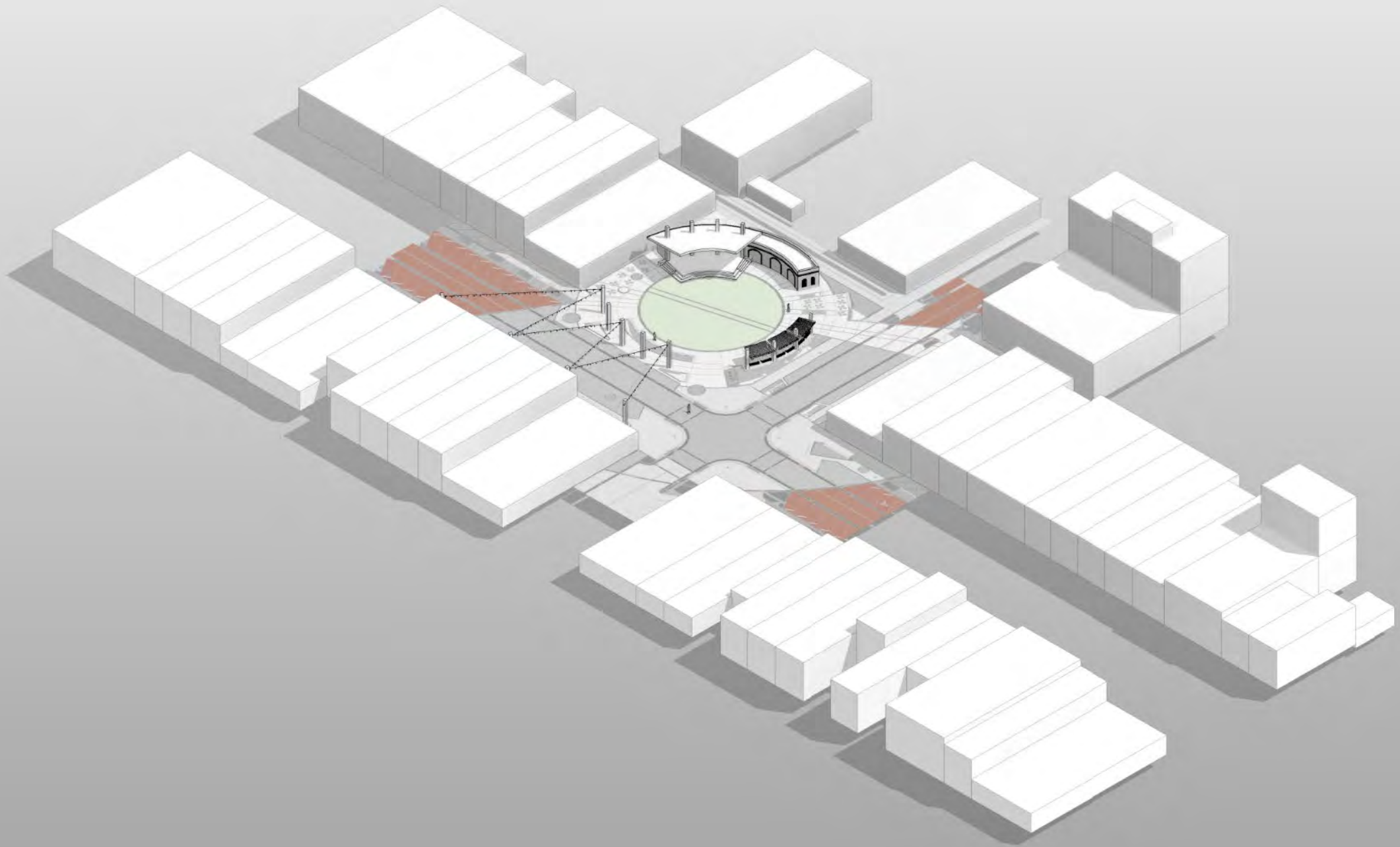
MUSIC ALLEY

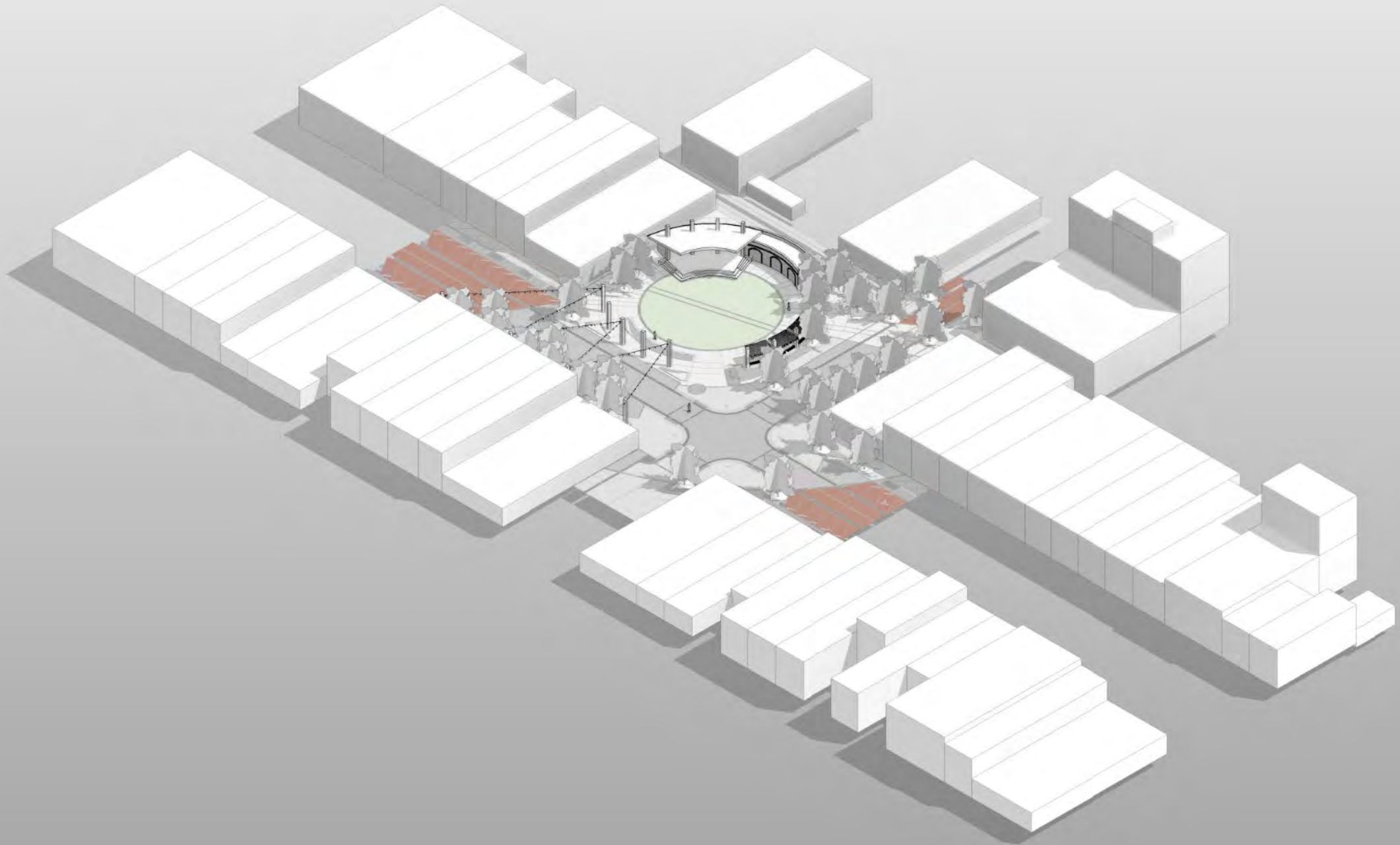


MAIN STREET

BURNETT AVENUE

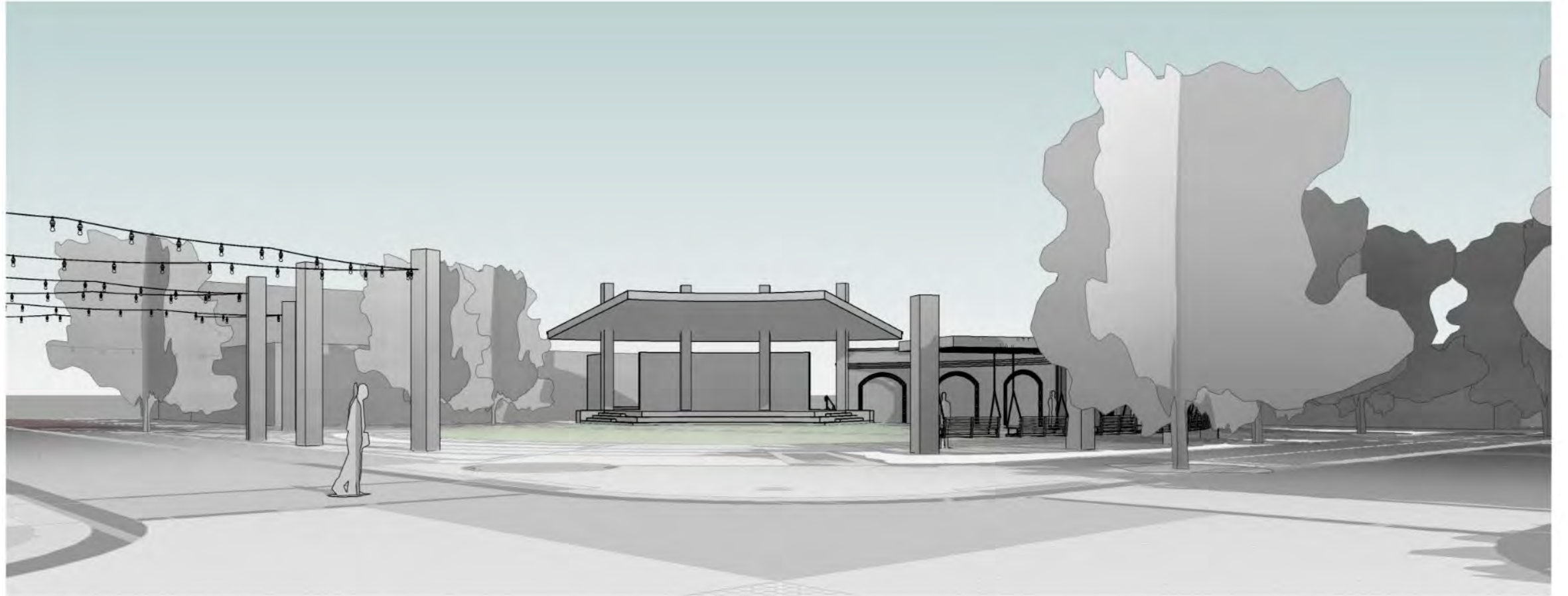
MUSIC ALLEY

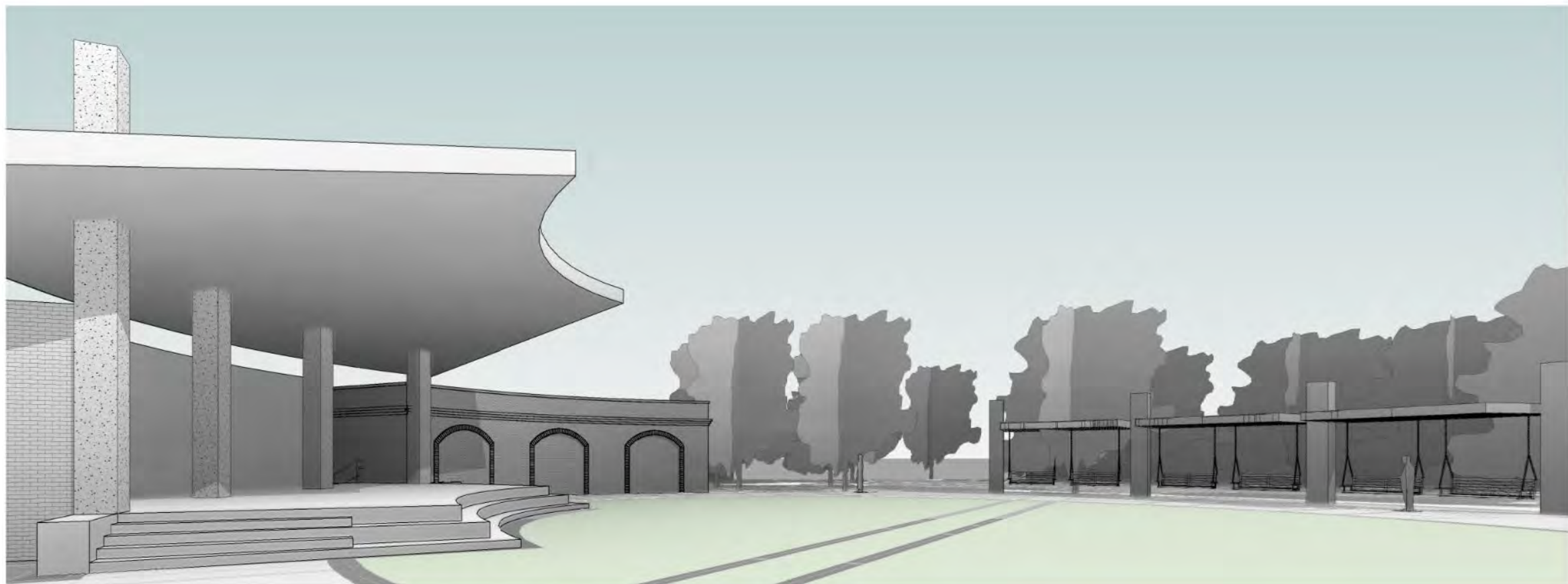




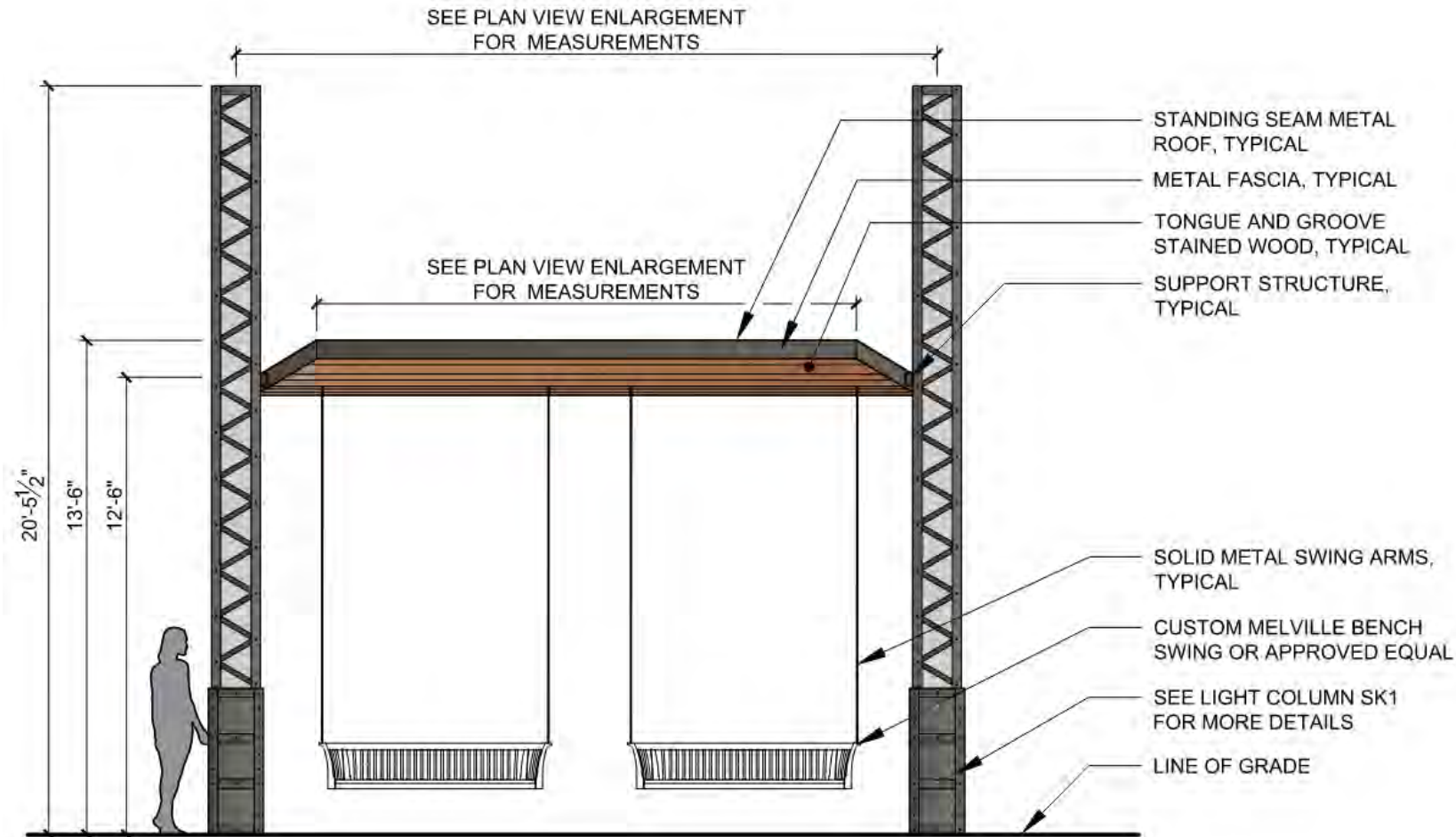
PERFORMANCE STAGE







Shade Canopy and Swings



Trees



Plants



Artificial Turf



Designing Downtown Denison – Phase II

- THANK YOU -



Donna Dow

Main Street Manager,
City of Denison

How Do You Like Us Now?





GAMSA Award Semi-finalists

2020, 2022, 2023 and 2024




2023 Finalist
Best Public Improvement
Designing Downtown Denison
Denison, TX

Texas Main Street



Hosted
Statewide
Retreat

92 Upper Stories

44 Developed

70 Lofts – 6 are Airbnb's

95 Residents

2 Retail

2 Event Space

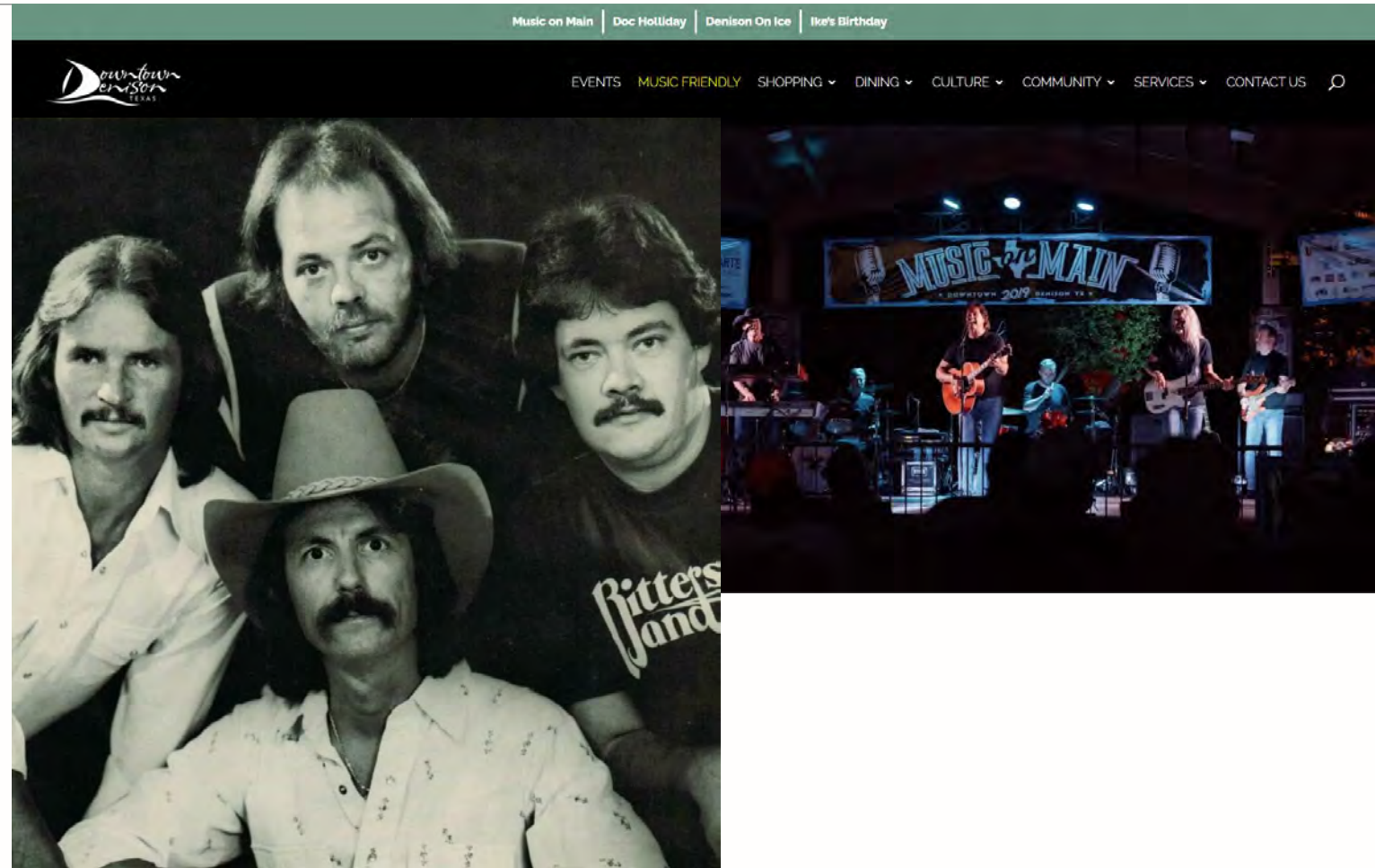
5 Office



Branding



Music Friendly



Downtown's Economy



- Occupancy Rate: 87%
- Employees: 1065 Full Time / 323 Part Time
- 289 Businesses in the Downtown District
- 26% of the City's Sales Tax Revenue





JANUARY

- 1 Denison on Ice - 530 W. Main Street
- 10 History in the Hall - City Hall
- 19 Twilight Shopping - Downtown



FEBRUARY

- 14 History in the Hall - City Hall
- 16 Twilight Shopping - Downtown
- 18 Celebrate with the Presidents - Eisenhower Birthplace
- 23 Downtown Awards
- 24 Daddy/Daughter Dance

MARCH

- 14 History in the Hall - City Hall
- 16 Twilight Shopping - Downtown
- 17 St. Patrick's Day Celebration
- 18 Cornhole Tournament - Heritage Park
- 25 Family Fest - Forest Park



APRIL

- 1 Easter Egg Roll - Eisenhower Birthplace
- 11 History in the Hall - City Hall
- 15 Big Texas Breakfast Volunteer Appreciation - Eisenhower Birthplace
- 15 Busk Denison - Downtown
- 20 Twilight Shopping - Downtown
- 28 Bandits, Bluegrass, & Barbecue - Downtown
- 29 Doc Holliday Saints & Sinners Festival - Downtown
- 29 Farmer's Market Opening Day - 700 Block W. Main

MAY

- Saturdays Farmer's Market - 700 Block Main
- 6 Art Walk & Wine - Downtown - Denison Arts Council
- 18 Twilight Shopping - Downtown
- 26 Music on Main - Forest Park
- 29 Memorial Day Parade - Main Street

JUNE

- Saturdays Farmer's Market - 700 Block Main
- 2 Music on Main - Forest Park
- 9 Music on Main - Forest Park
- 15 Twilight Shopping - Downtown
- 16 Music on Main - Forest Park
- 23 Music on Main - Forest Park
- 24 Movies on Main - Downtown
- 30 Music on Main - Forest Park



11K
13.5K
7.5K
6.6K
9.2K
20.2K
8K
10.6K
7.5K
7.6K
13.7K

JULY

- Saturdays Farmer's Market - 700 Block Main
- 4 Fireworks - Munson Stadium
- 7 Music on Main - Forest Park
- 14 Music on Main - Forest Park
- 20 Twilight Shopping - Downtown
- 21 Music on Main - Forest Park
- 28 Music on Main - Forest Park
- 29 Movies on Main - Downtown



AUGUST

- Saturdays Farmer's Market - 700 Block Main
- 11-13 Sales Tax Holiday
- 17 Twilight Shopping - Downtown



SEPTEMBER

- Saturdays Farmer's Market - 700 Block Main
- Fridays Tailgating in Touchdown Alley before home football games
- 9 TV Munson Wine Walk - Downtown
- 21 Twilight Shopping - Downtown

OCTOBER

- Fridays Tailgating in Touchdown Alley before home football games
- 7 Fall Festival - Downtown
- 14 Eisenhower Birthday Celebration - Eisenhower Birthplace
- 19 Twilight Shopping - Downtown
- 31 Monsters on Main - Main Street

NOVEMBER

- Fridays Tailgating in Touchdown Alley before home football games
- 4 Dia de los Muertos Festival - Downtown
- 11 Veterans Day Parade - Main Street
- 16 Twilight Shopping - Downtown
- 18 Arts & Jazz Fest - Downtown
- Nov 18-Jan 1 Denison on Ice - Downtown
- 25 Small Business Saturday - Downtown



DECEMBER

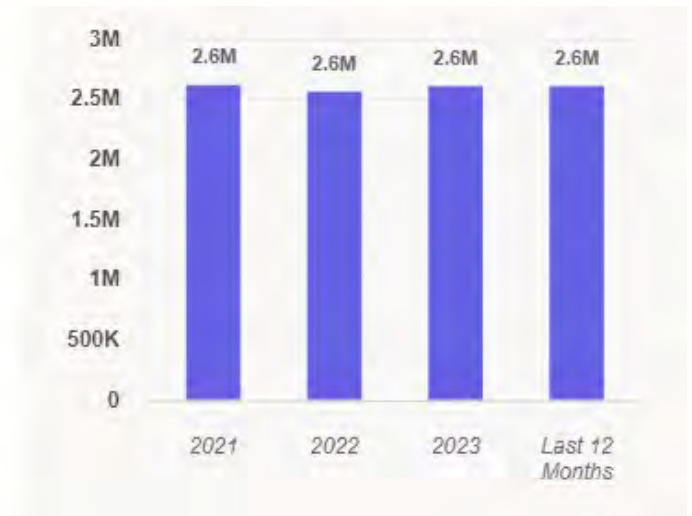
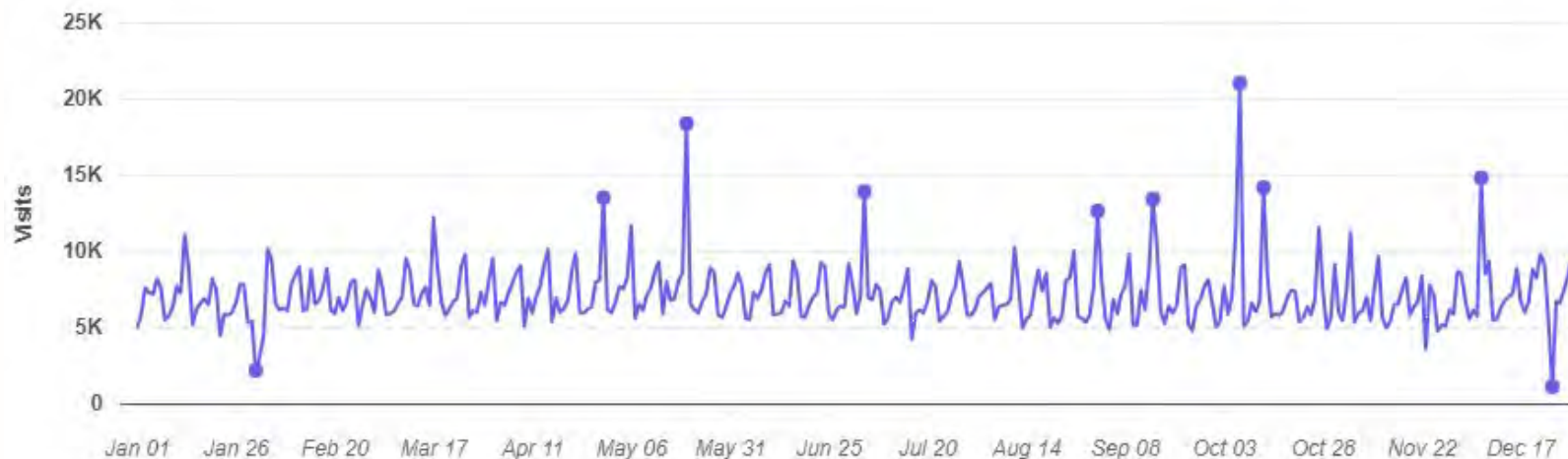
- Nov 18-Jan 1 Denison on Ice - Downtown
- 2 Loft Tour - Downtown
- 3 Holiday Home Tour
- 7 Tree Lighting/Hot Cocoa/Christmas Parade - Heritage Park/Main Street
- 8 Wonders of Winter
- 21 Twilight Shopping - Downtown



Downtown Visitors



- 2.6 Million visits per year over the last 3 years.
- An average of 133 minutes spent downtown per visit







Bob Landon

Owner,
Landon Winery

Welcome to Texas, Wine Lovers





CELEBRATING SUCCESS & GROWTH IN DENISON

Bob Landon, Owner, Landon Winery

LANDON WINERY



ABOUT US

Founded in 2005.

McKinney was first in November 2005

Greenville opened January 2010

Wylie opened April 2017

Coppel opened 2019

Grapevine opened September 2021

Denison, Texas opened January 2023

Gainesville – coming soon!



LANDON WINERY



McKinney



Greenville



Wylie



Coppell



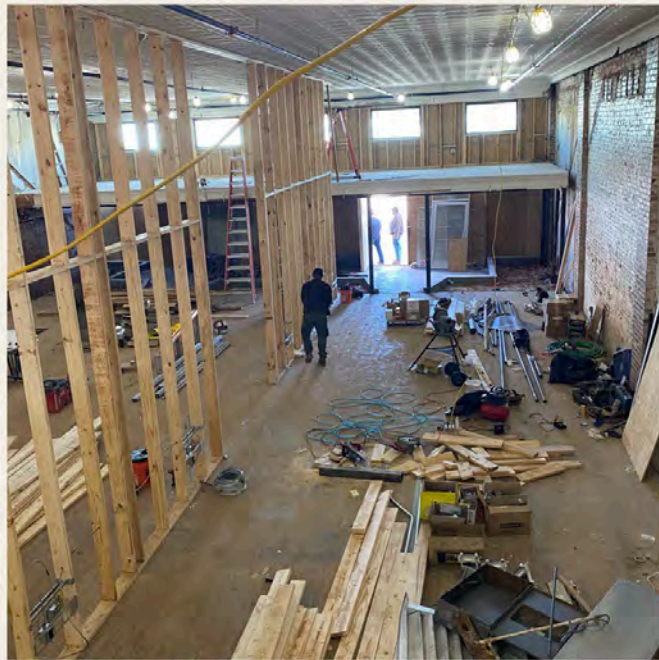
Grapevine



Denison



Gainesville *Coming Soon!*



DENISON, TEXAS



LANDON WINERY



DENISON, TEXAS



LANDON WINERY

GROWING IN DENISON

Repurposing Industrial Land at North Texas Logistics Park

- ✓ Grape Vineyards
- ✓ Orchards
- ✓ **Winery**
- ✓ Distillery
- ✓ Brewery
- ✓ Outdoor Seating
- ✓ Wine Cave
- ✓ Restaurant
- ✓ Wedding Venue
- ✓ Water Features
- ✓ Walking Trails



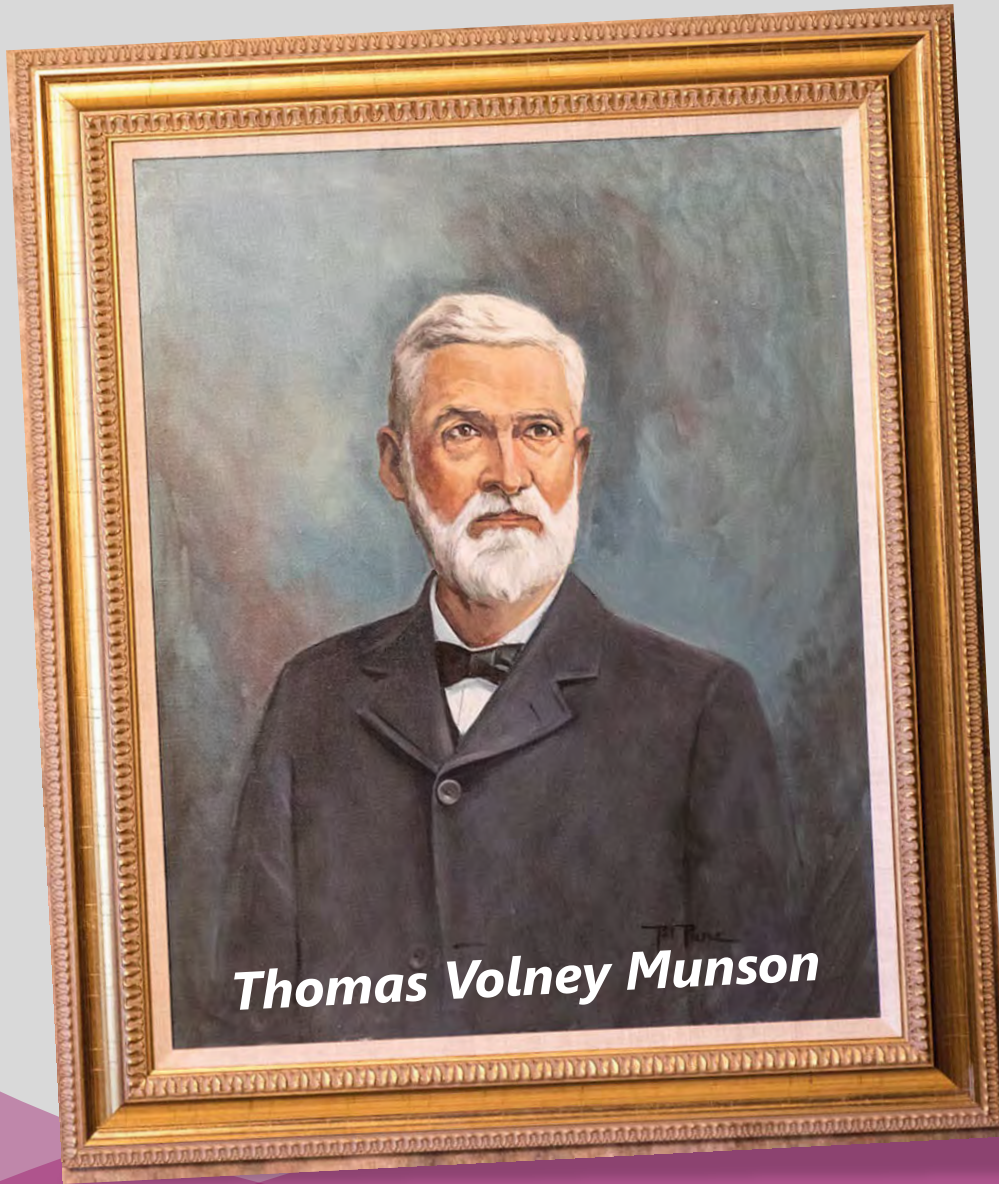

Future Winery and
Entertainment
District
Concept Layout

LANDON WINERY

Concept Layout Developed by:



GROWING IN DENISON



Thomas Volney Munson



T.V. Munson Visitor Center

- ✓ Educational Vineyard
- ✓ Over Sixty (60)
Thomas Volney Munson
Grape Varieties



GROWING IN DENISON

Repurposing Industrial Land at North Texas Logistics Park

- ✓ **Wine Cave & Cellar**
- ✓ **Subterranean Elegance**
- ✓ **Candlelit Ambiance**
 - ✓ **Tasting Nooks**
 - ✓ **Wine Barrel Tables**
 - ✓ **Artisanal Displays**
 - ✓ **Wine Library**
- ✓ **Temperature-Controlled**
- ✓ **Acoustic Enhancements**

LANDON WINERY



GROWING IN DENISON

Repurposing Industrial Land at North Texas Logistics Park

- ✓ **Shared Outdoor Seating**
- ✓ **Scenic Vineyard Views**
 - ✓ **Shaded Pavilion**
 - ✓ **Rustic Elegance**
 - ✓ **Lounge Areas**
- ✓ **Flexible Seating Arrangements**
 - ✓ **Live Entertainment**
 - ✓ **Native Landscaping**

LANDON WINERY



GROWING IN DENISON

Repurposing Industrial Land at North Texas Logistics Park

- ✓ **Vineyard Overlook**
- ✓ **Garden Oasis**
- ✓ **Grapevine-Covered Arbor**
- ✓ **Al Fresco Dining**
- ✓ **Wine Barrel Bar**
- ✓ **Harvest Picnic Area**
- ✓ **Family-Friendly Spaces**
- ✓ **Vineyard Trails**

LANDON WINERY

A thick, red, textured brushstroke that curves from the upper left towards the center, resembling a stylized wave or a vine.

L A N D O N

W I N E R Y

LandonWinery.com

Email:

bob.landon@landonwinery.com



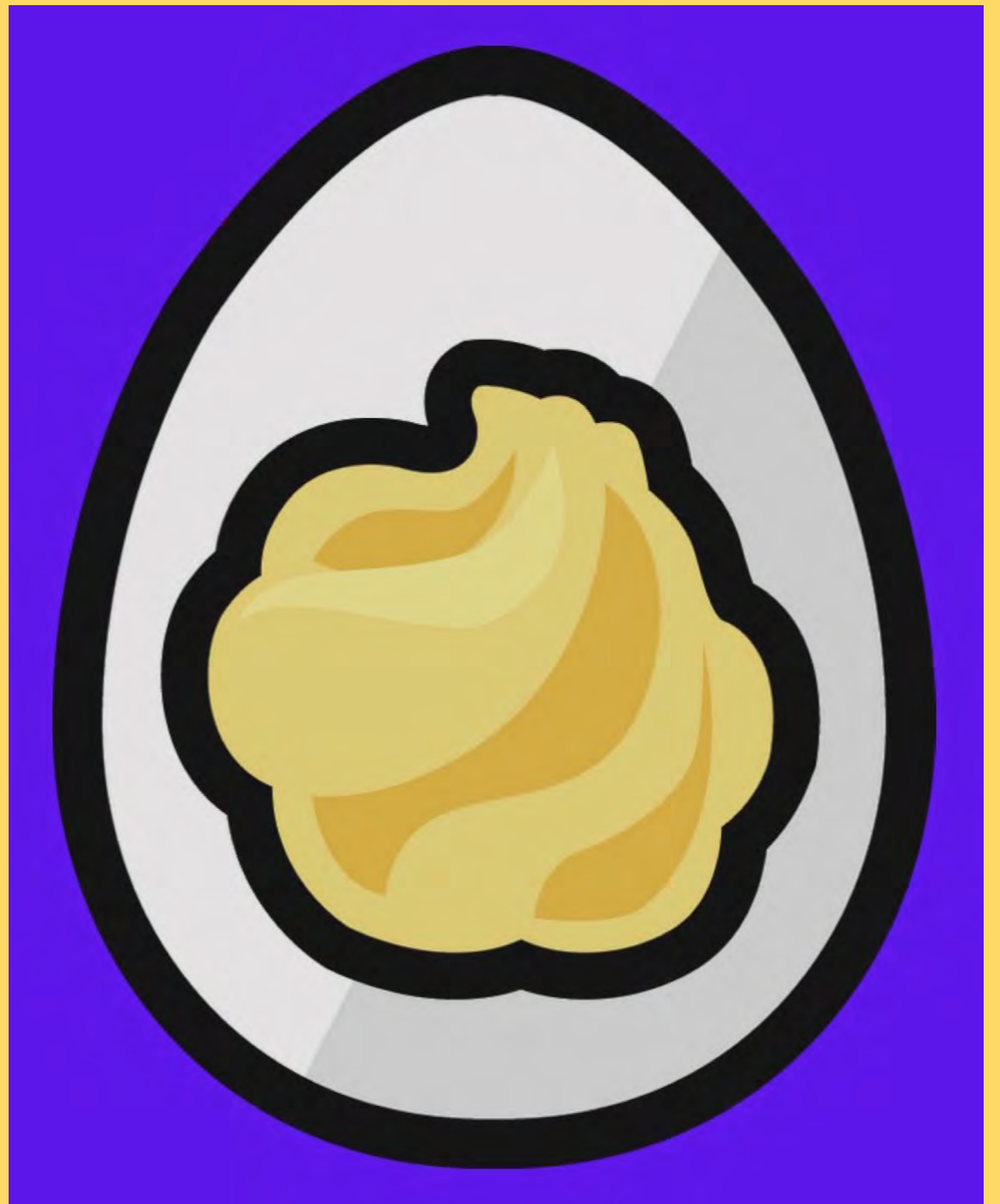
Raechel Van Buskirk

Owner,
Deviled Egg Company

Eggceptionally Delicious



History and
Background
of
Deviled Egg
Company



Why I Chose Deviled Eggs





Our First Store!

Why
Denison?





Incredible Community Support:

- DCIC
- City of Denison
- Denison Development Alliance
- Don Day
- Rhonda Borgne
- First United Bank



Deviled Egg Company has become A Premier destination with the help of the Destination Creation Grant through the DENISON DEVELOPMENT FOUNDATION!



Denison Location

231 W.
Main St.
#101

In Store
Dining &
Take Out



Deviled Egg Rolls
Each Flavor Served in Quantities of 3
Upgrade to Deep Fried for \$3.00
\$1.00 off during Happy Hour
* Price on Tuesdays

Chicken Caesar Salad Chicken, Caesar, Lettuce, Parmesan, Crouton	\$7.50	Crab Rangoon Crab, Wonton, Sweet & Sour	\$7.50
Chick-Fil-Egg Chicken, Chick-Fil-A Sauce, Pickle	\$6.50	Bacon Jalapeno Pepper Bacon, Jalapeno, Cheddar	\$7.50
Traditional Mayo, Dijon Mustard, Dill	\$6.50	Cheeseburger Hot Beef, American, Lettuce, Pickle, Tomato, Onion & Ketchup	\$7.50
Everything Everything Seasoning	\$6.50	Call Roll Spicy Crab Mix, Cucumber, Eel Sauce	\$7.50
Backyard BBQ BBQ Pulled Pork, Pickle	\$6.50	Smoked Salmon Cream Cheese Mix, (fully cooked) Smoked Salmon, Capers, Onion & Dill	\$7.50
Sriracha Bacon Bacon, Sriracha	\$6.50	Gyro Hot Lamb, Cucumber, Lettuce, Tomato, Red Onion, Tzatziki, Feta	\$7.50
BLTE Bacon, Lettuce & Tomato	\$7.50	BallPark Beef, Cheese, Hotdog, Ketchup & Mustard Served with Potato Chips	\$7.50
Chicken Bacon Ranch	\$6.50		
Bacon Bacon, Cheddar, Ranch, Dill			



Come to Main Street
and Check Us Out!





Diana Theall, IOM

President,
Denison Area Chamber
of Commerce

Taking Care of Business





Tony Kaai

President,
Denison Development
Alliance

2023 in Review



Marcus Patrinicola –
Economic Excellence
Award

KATY DEPOT
Transformation





Balcony
View



Main Room Chandeliers



Upper Loft

Upper Loft



KATY
DEPOT



Stafford
House
Provisions



Main
Street
View



Tony Kaai,
President



Shelle Cassell,
Program
Assistant



Nichole Tucker,
Economic Development and
Workforce Coordinator



Tiffany Barney-Harolds,
Vice President of
Operations

DDA Staff



DDA Board Members



Jared Johnson
Chairman



Teresa Adams



David Spindle



Charles Pool



Mark Kuneman



DDF Board of Directors



Harry Lemming
Chairman



DeeAnn
Abner



Sarah
Bergeron



Rhonda
Borgne



Adam
Doty



John
Bullard



Dr. Molly
Harris



Mac
Miles



Dr. Chad
Cruce



Mitch
Martin



Spence
Redwine



Merry
Munson Wyatt

An aerial rendering of a large industrial facility, likely a data center or manufacturing plant. The facility consists of several large, interconnected buildings with flat roofs. Numerous rooftop HVAC units are visible on the roofs. The surrounding area includes greenery, a parking lot with several cars, and a road. The text is overlaid on the center of the image.

\$35 Billion in technology investments are coming our way!

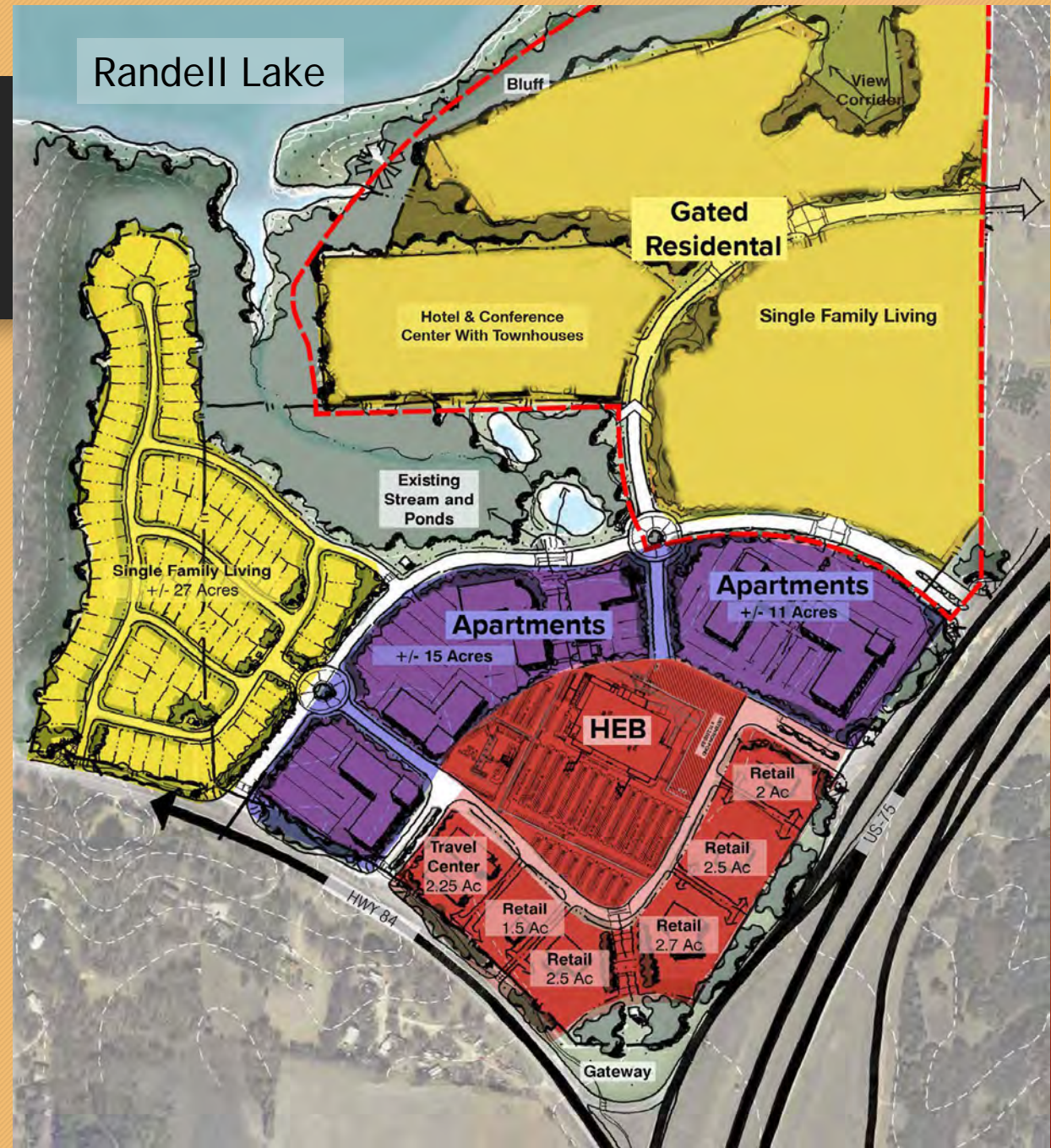
North Texas Logistics Park





JM
Property

Texoma Technology Park



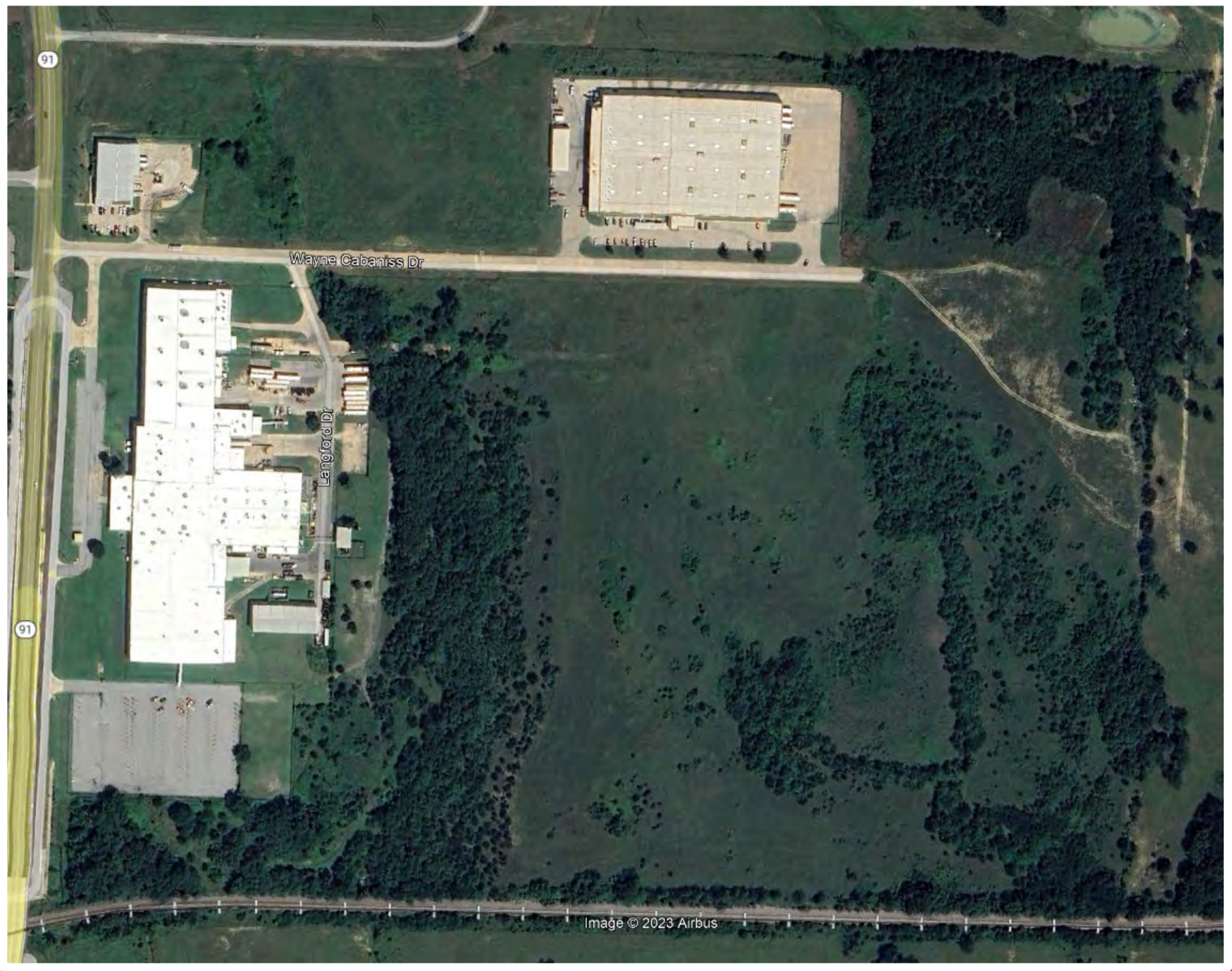
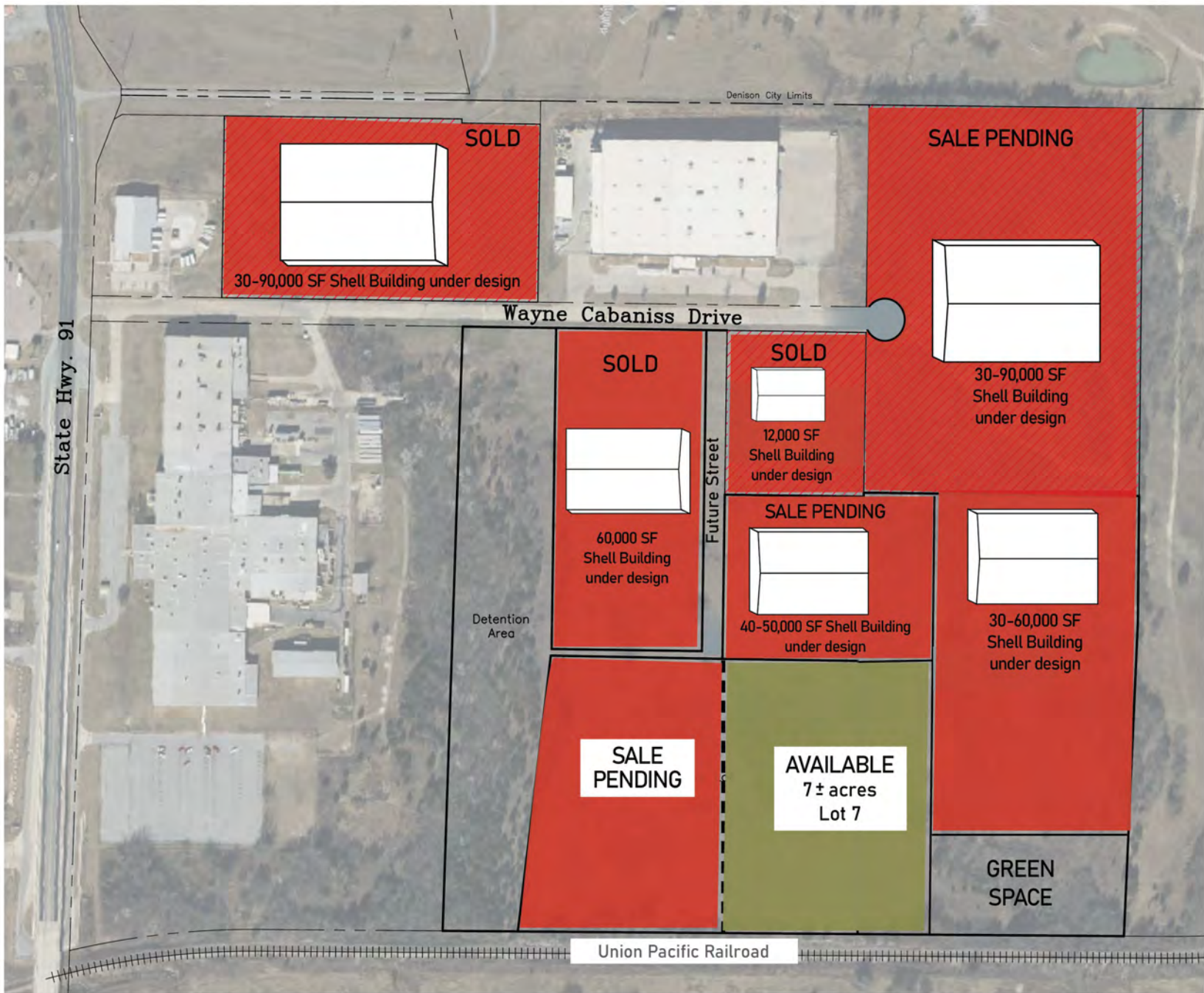


Image © 2023 Airbus

Foundation Business Park

Foundation
Business
Park
Lots



30,000 sf Technical Support Center



Eisenhower
Business
Center

BROKER BONUS

Broker commission plus 1% additional on a new lease, if executed by April 1, 2024.



2415 S. Austin Ave | For information: Tony Kaai tkaai@denisontx.org | 903.821.8088

3.21
Acres
on Morton
Street





Peanut
Building

Peanut
Building
Rendering





Hotel Denison



815 W.
Crawford
Street



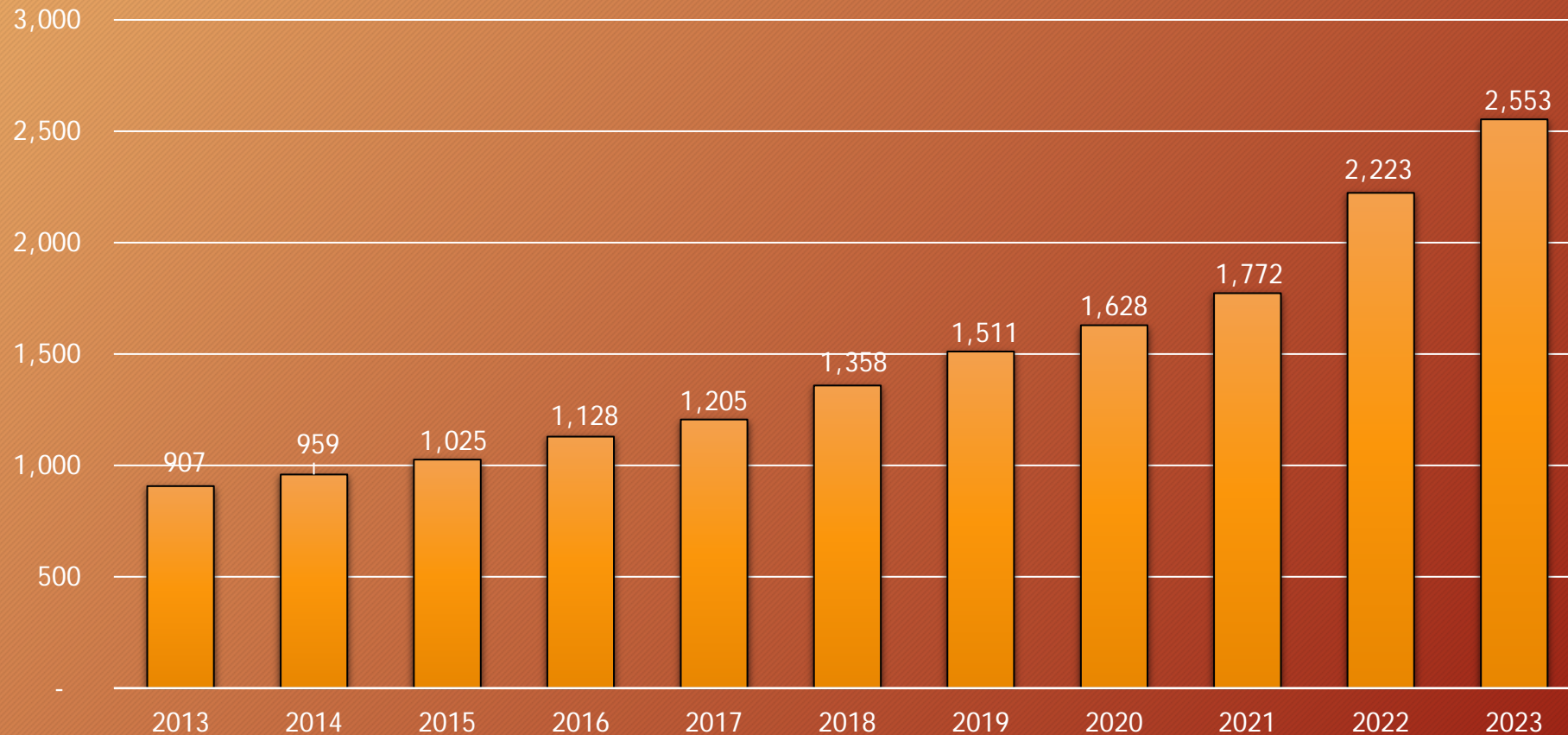
119
Rusk
Street

Purchased Land Near
Eisenhower Business Center to
place Fiber Hut:

- \$20 Million in Investment
- Bringing 100% Fiber Optic to
12,000 Homes
- Construction began in
December 2023
- First Installations Begin in
March 2024
- Project Will Be Completed in
12-18 Months



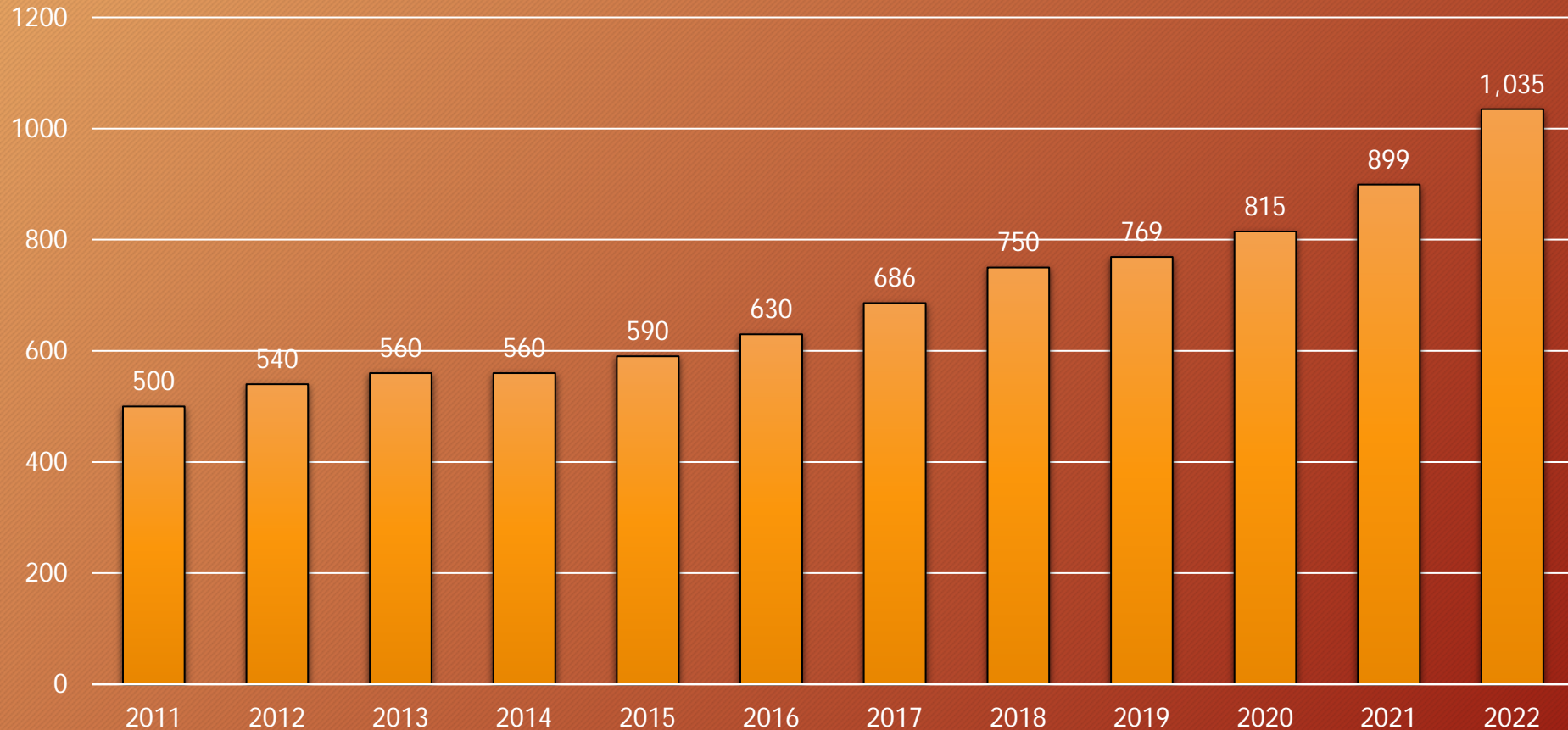
City Property Tax Base



181.5% Increase since 2013

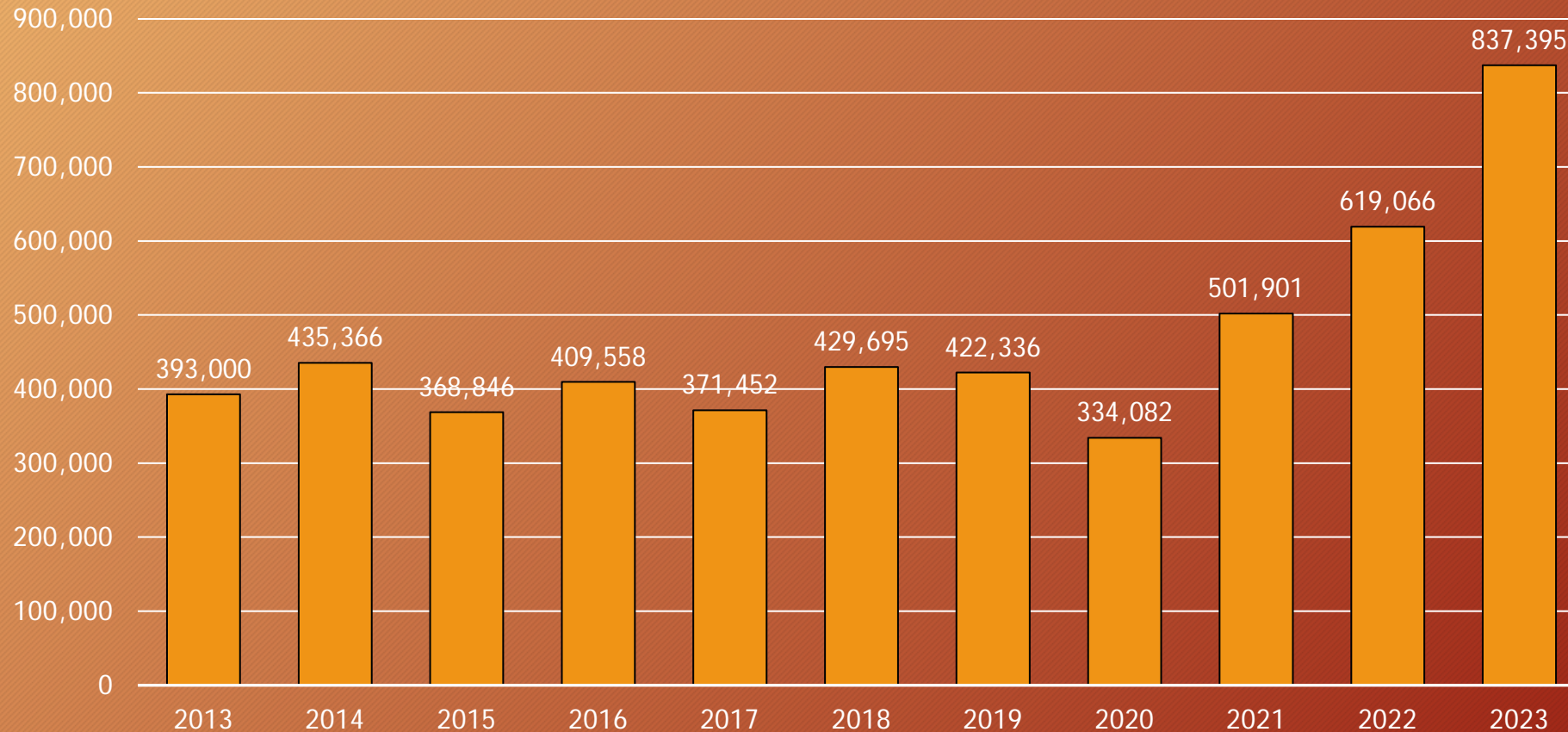
2023 = \$2,553,420,688* freeze adjusted values

City Sales Tax Income



107% increase since 2011
15.2% increase 2021-2022

Denison Hotel/Motel Tax



113.1% Increase since 2013



2024



**Robert
Crawley**

**Mayor
Pro
Tem**







Janet Gott

Mayor, City of Denison

Reflections and Predictions





REFLECTIONS AND PREDICTIONS



TIME
REALLY
FLIES!

The background features a bright, glowing orange sun in the upper left corner, creating a lens flare effect. In the foreground, a globe of the Earth is visible, showing continents and oceans. The overall color palette is dominated by warm oranges, yellows, and dark blues.

PREDICTIONS

WHAT OUR FUTURE
MAY HOLD

?



PRESTON HARBOR



?



David H. Craig

FOUNDER & CEO

DAVID H. CRAIG
Craig International
Founder and CEO



PRESTON
— HARBOR —
LAKE TEXOMA - DENISON TX

PRAIRIE

Through implementation of functional, flowing and open forms, Preston Harbor emphasizes the surrounding environment and encourages community members to reflect on the natural beauty of Lake Texoma.

In regard to amenities and custom builds - details are neither excessive nor overly elaborate and consist of natural materials with simple woodwork accents that enhance the expanse of windows that line the walls, thus opening floorplans to the outdoors and into nature.

KEY CHARACTERISTICS:

- ◇ FLAT / SHALLOW HIPPED ROOF
- ◇ BOLD & HORIZONTAL GESTURES
- ◇ DRAMATIC / OVERHANGING EAVES
- ◇ STONE, WOOD, BRICK SURFACES
- ◇ CONNECTED TO THE LANDSCAPE



PRAIRIE MATERIALS



CRAFTSMAN

Simple, solid and unadorned - the simplistic materials and forms of Craftsman Style Architecture bring attention to the prominence of the surrounding environment that heavily contributes to the beauty of Preston Harbor rather than accentuating excess detailing that detracts from the scenery of Lake Texoma.

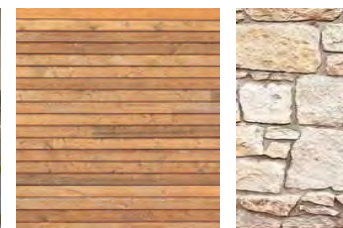
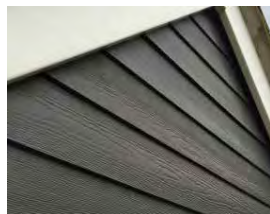
This minimalistic approach that allows for variability is what equates the Craftsman Style Architecture in Preston Harbor to true craftsmanship; unique qualities, natural appeal and satisfaction.

KEY CHARACTERISTICS:

- ◇ WIDE / LOW LAYOUTS
- ◇ LOW PITCHED ROOFS (GABLED)
- ◇ OPEN FLOOR PLANS
- ◇ WOOD FRAMING
- ◇ EXPOSED EXTERIOR SUPPORT
- ◇ COLUMNS AND RAFTERS



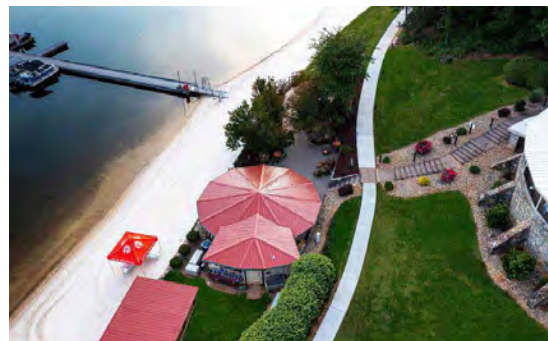
CRAFTSMAN MATERIALS



LAKE SIDE LIVING

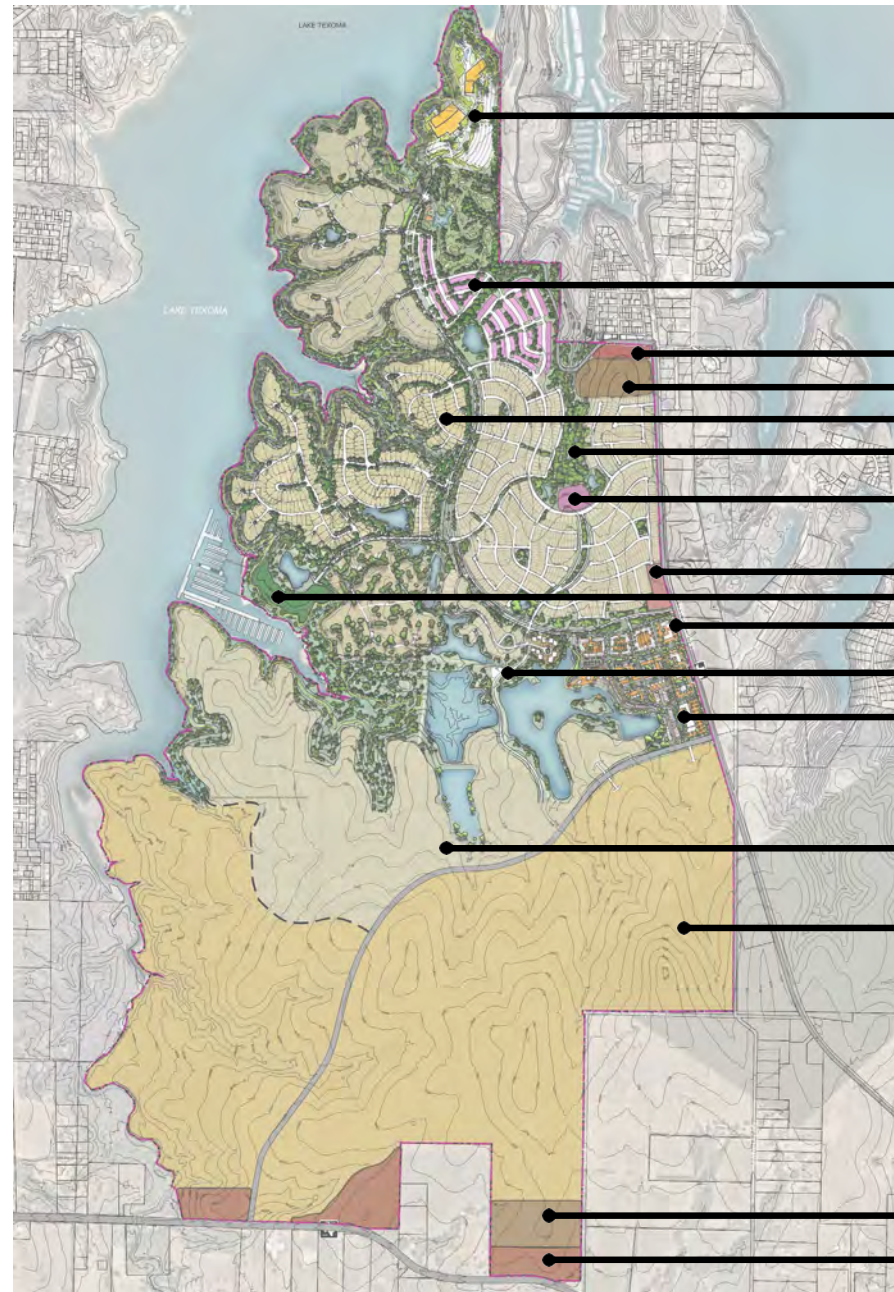
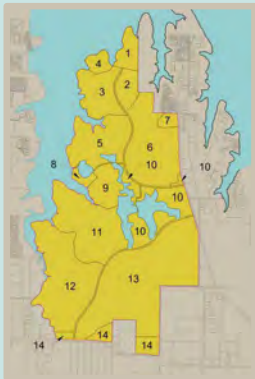
Preston Harbor offers lively lakeside scenes where community members have access to amenities like the marina, public beaches, commercial/retail venues and a resort.

Members can access these amenities through a network of pedestrian, mountain bike, and golf cart trails.



MASTER PLAN

LOCATION MAP:



RESORT (57 AC)

COTTAGES/ HD SINGLE FAMILY (68 AC)

COMMERCIAL (5 AC)

HD RESIDENTIAL (18 AC)

SINGLE FAMILY (1,238 AC)

DRAINAGE/EXISTING TREE CORRIDOR

AMENITY CENTER (4.5 AC)

COMMERCIAL/ MUNICIPAL (5 AC)

MARINA (14 AC)

GATEWAY ENTRY

LIFT STATION (1 AC)

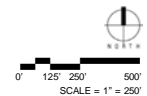
MIXED-USE (64 AC)

SINGLE FAMILY (381 AC)

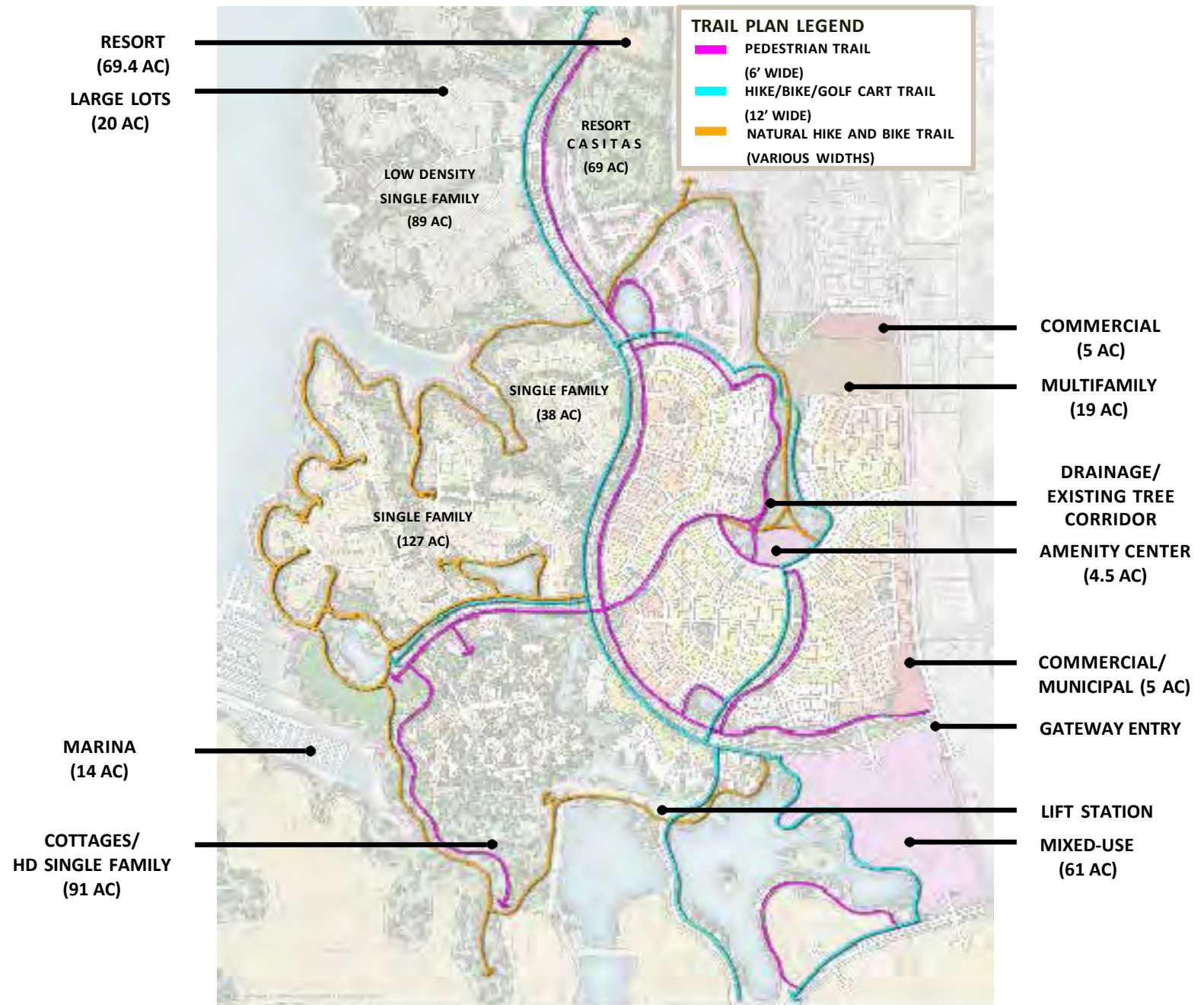
ACTIVE ADULT LIVING (1,202 AC)

HD RESIDENTIAL (25 AC)

COMMERCIAL (54 AC)



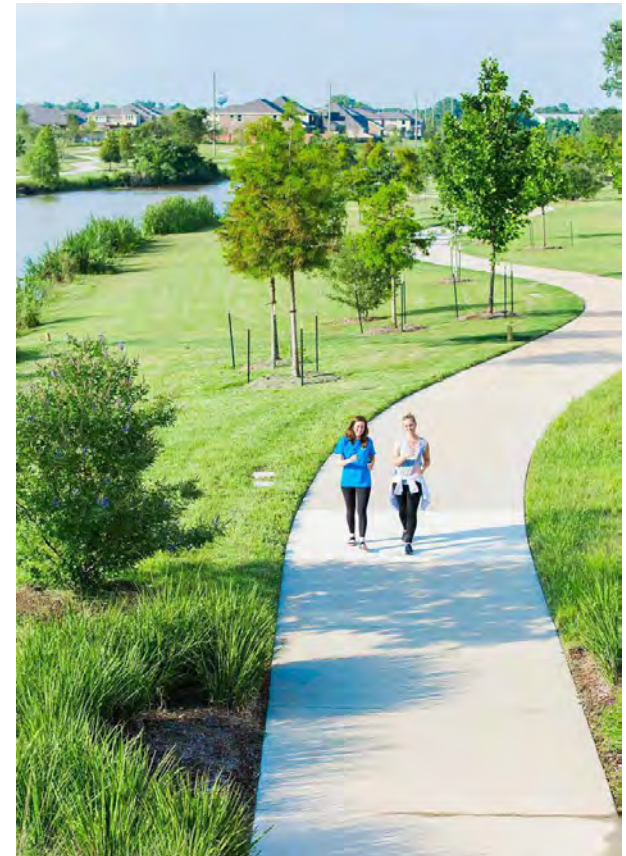
TRAIL PLAN



WALKABLE COMMUNITY

Preston Harbor prides itself on community engagement and safety within and alongside the environment of Lake Texoma.

Paved pathways that weave through the neighborhoods provide opportunities and encourage members of all ages to live more active - or nature cognizant - lifestyles.



NATURE BIKE TRAILS

Winding nature bike trails make their way throughout the development, from inner neighborhoods to lakeside pathways. These trails take advantage of the natural topography and environment within Preston Harbor and offers an alternative to walking or driving to and from destination like the marina, resort or amenity center.



GOLF CART TRAILS

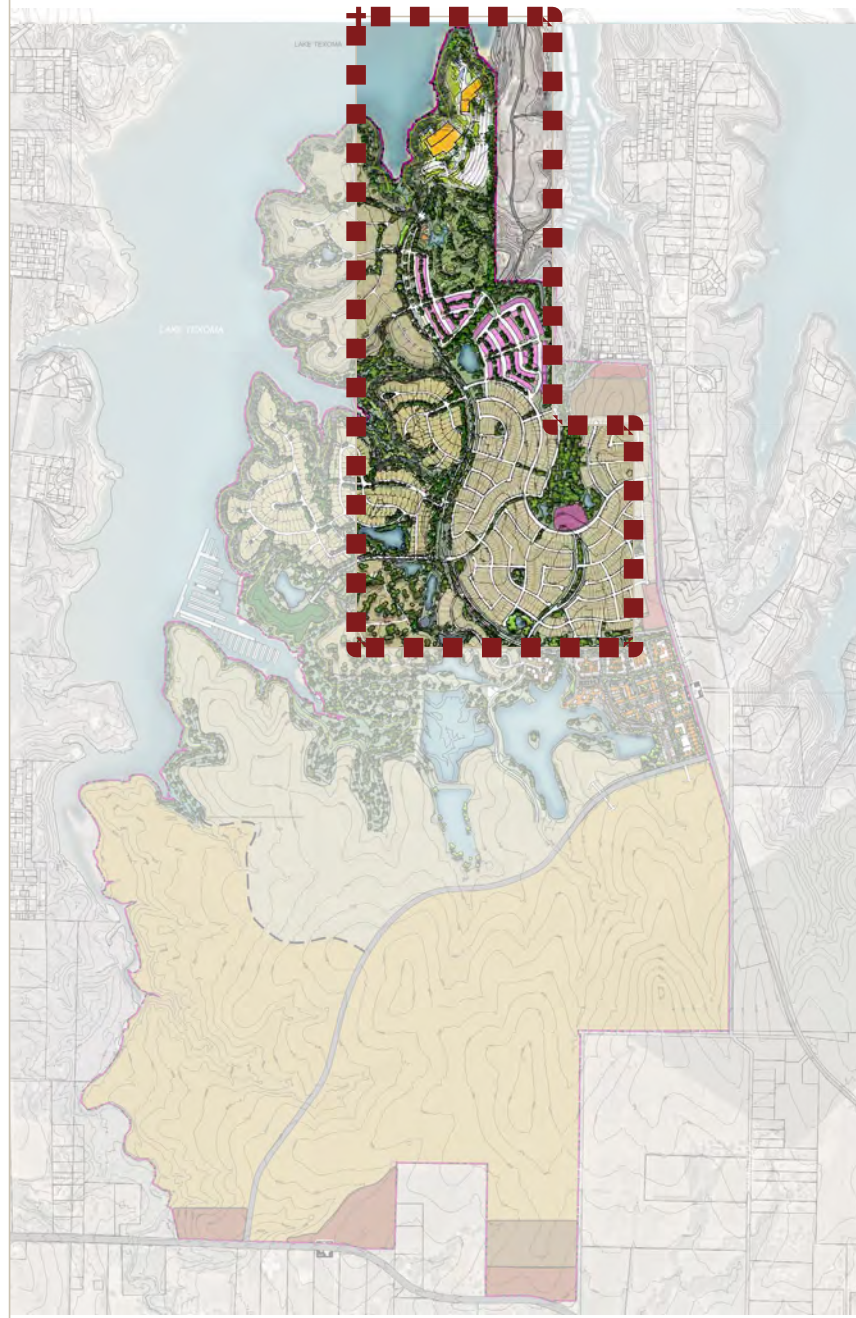
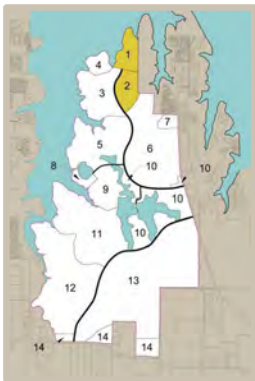
Lake and amenity accessibility made easier with paved golf cart trails.



RESORT PLAN

POD 1 & 2

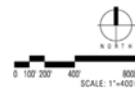
LOCATION MAP:



RESORT HOTEL

**RESORT HOTEL TOWER
EXPANSION +/- 35 ACRES**

**RESORT HOTEL
SITE
+/- 34 ACRES**

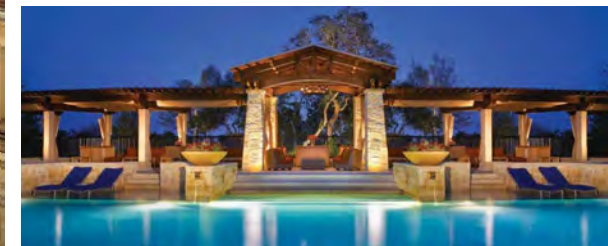
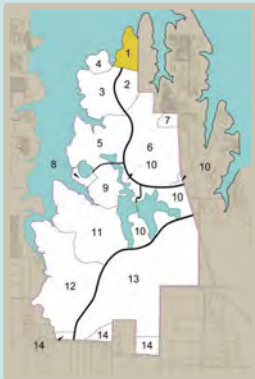


RESORT

POD 1



LOCATION MAP:

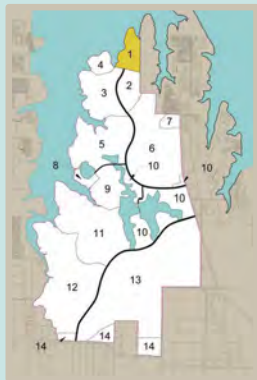


CASITAS RESORT

POD 1



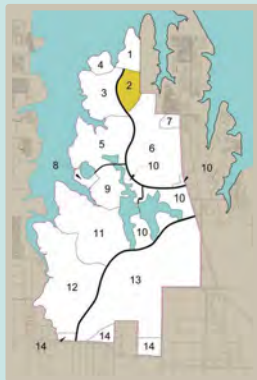
LOCATION MAP:



COTTAGES RESORT POD 2



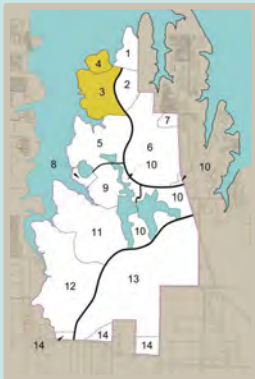
LOCATION MAP:



SINGLE FAMILY LOW DENSITY AREA

POD 3 & 4

LOCATION MAP:



OPTION 1 | 87 LOTS



OPTION 2 | 114 LOTS

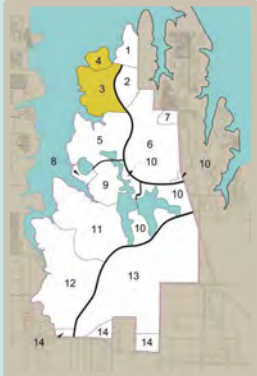
+31 LOTS

SINGLE FAMILY LOW DENSITY AREA

POD 3 & 4



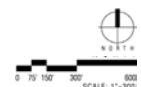
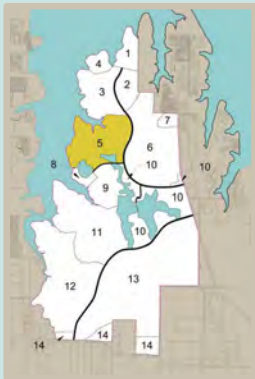
LOCATION MAP:



SINGLE FAMILY MEDIUM DENSITY AREA

POD 5
(332 LOTS)

LOCATION MAP:

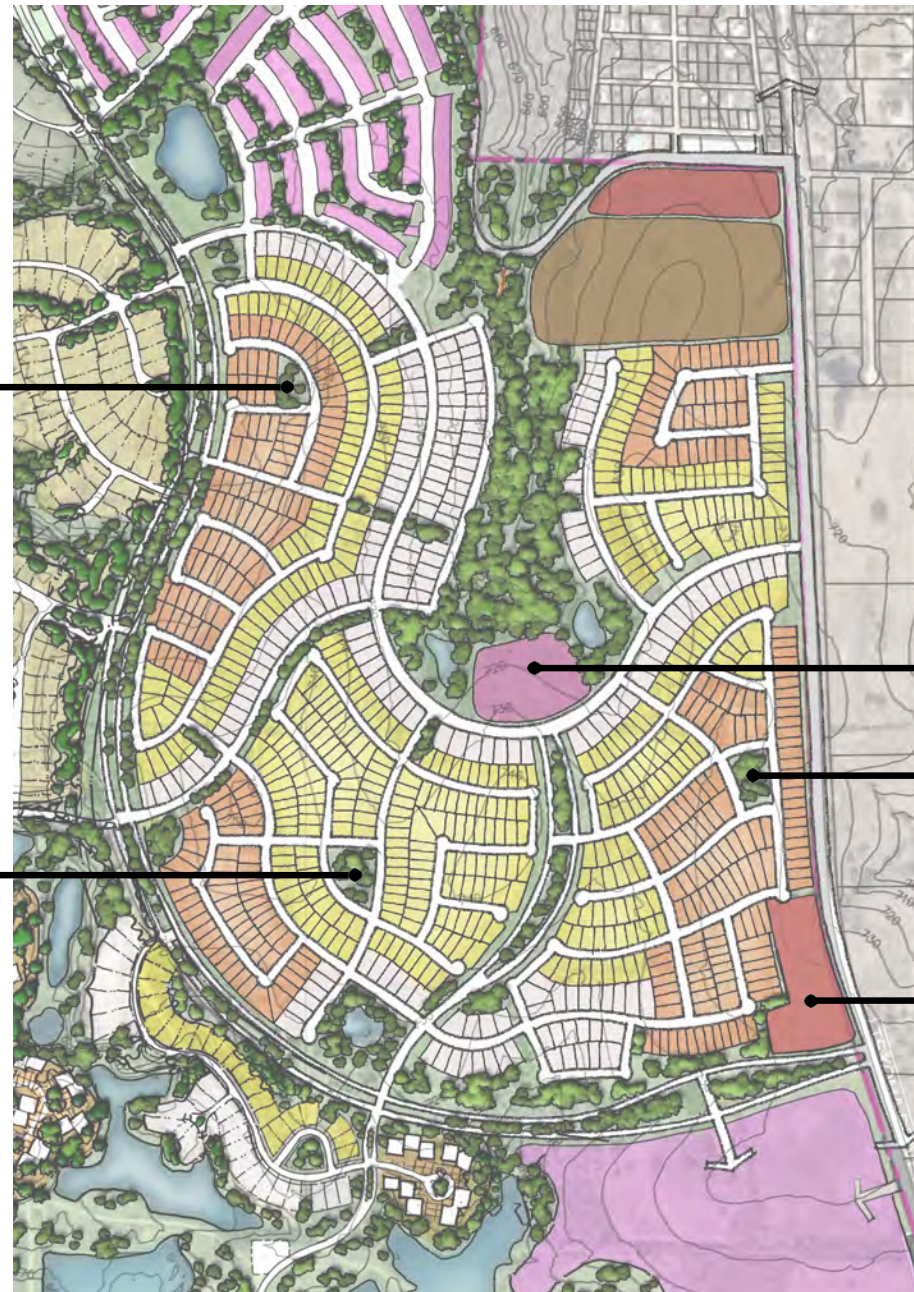
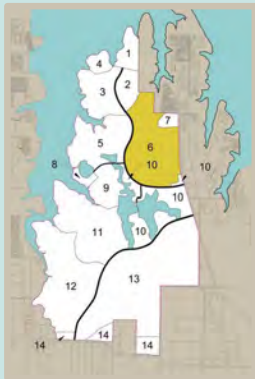


SINGLE FAMILY HIGH DENSITY AREA

POD 6
(1,125 LOTS)

LAND USE SUMMARY:		
PRODUCT	TOTAL UNITS	%
60 X 125	194	17%
50 X 120	480	43%
45 X 120	451	40%
TOTAL	1125	100%

LOCATION MAP:



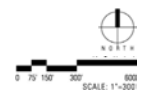
POCKET PARK
(.76 AC)

POCKET PARK
(1.32 AC)

AMENITY CENTER
(4.5 AC)

POCKET PARK
(1.06 AC)

COMMERCIAL
(4.5 AC)

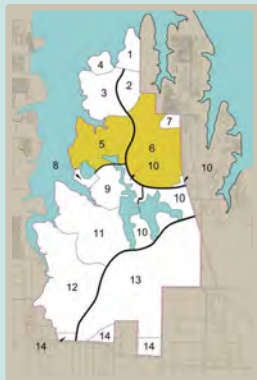


SINGLE FAMILY HIGH/MEDIUM DENSITY

POD 5 & 6

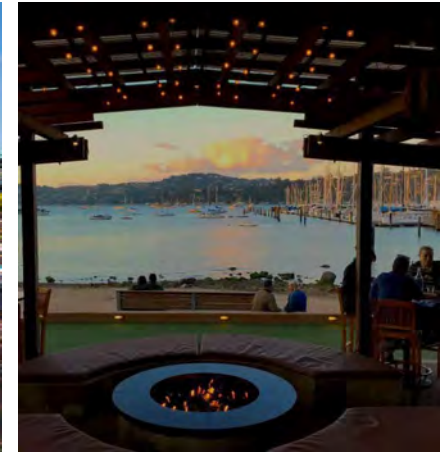


LOCATION MAP:

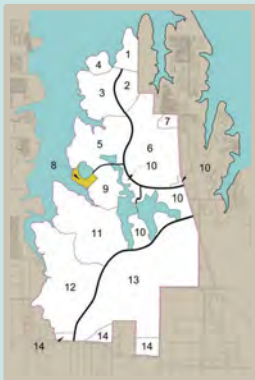


THE MARINA

POD 8



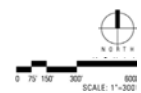
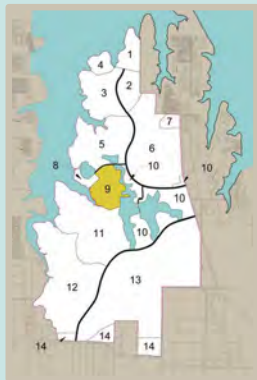
LOCATION MAP:



SINGLE FAMILY HIGH DENSITY AREA

POD 9
(## LOTS)

LOCATION MAP:

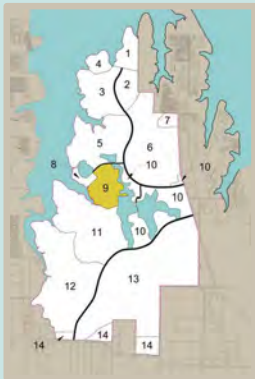


SINGLE FAMILY HIGH DENSITY

POD 9



LOCATION MAP:





PRESTON
— HARBOR —
LAKE TEXOMA - DENISON TX





Thank You!

Visit our new website at www.denisontx.org!



2024

