



**Duncanville Tax Increment Financing (TIF)
Reinvestment Zone, No. 1
REGULAR Meeting Agenda**
Duncanville City Hall/ Briefing Room
203 E. Wheatland Rd.
Duncanville, TX 75116
(972) 780-5000

**Monday, January 5, 2026
6:00 pm**

The Duncanville City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-780-5017 or email city.secretary@duncanvilletx.gov at least three (3) business days prior to the scheduled meeting to request an accommodation.

As authorized by Section 551.071 through 551.090 of the Texas Government Code, this meeting may be convened into closed Executive Session for the permitted exceptions under the Texas Open Meetings act, including seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting. The City of Duncanville reserves the right to reconvene, recess or align the Regular Session or called Executive Session or order of business at any time prior to adjournment.

Agendas are subject to alteration and revision up to and no later than three (3) business days prior to the posted meeting time.

CALL TO ORDER

INVOCATION

1. CITIZEN'S PUBLIC FORUM

To submit a comment via email and for your comments to be read, the following information is required:

Submit a comment by 4:00 p.m. Monday, January 5, 2026

Email shamondra.lane@duncanvilletx.gov

Email title: Public Comment – January 5, 2026

First and Last Name; and address.

The Board Secretary will still set a two-minute time limit on the comments as they are read.

2. APPROVAL OF MEETING MINUTES FOR THE FOLLOWING TIF MEETING August 27, 2025 meeting minutes

A. August 27, 2025 meeting minutes

3. DIRECTORS REPORT

4. BRIEFINGS AND PRESENTATIONS

- A. Update and briefing on business and development activity within the Tax Increment Reinvestment Zone (TIRZ).

5. OTHER BUSINESS

- A. Discuss and possible action to establish a Consultant Selection Committee makeup for the update to the Project Plan and Financing Plan for Tax Increment Reinvestment Zone No. 1
- B. Discuss and possible action to establish a regular meeting schedule for the Tax Increment Finance (TIF) Board

6. EXECUTIVE SESSION

In accordance with the Texas Government Code, the TIF board shall convene into closed executive session pursuant to the following sections: Section 551.071 – Consultations with City Attorney, or special counsel, to seek legal advice:

In accordance with the Texas Government Code, the TIF board shall convene into closed executive session pursuant to the following sections: Section 551.087 (2) – Deliberation Regarding Economic Development Negotiations, to deliberate the offer of a financial or other incentive to a business prospect:

7. RECONVENE INTO OPEN SESSION

8. TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION

ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located outside the entrance to the City of Duncanville City Hall, next to the entryway doors, a place convenient and readily accessible to the general public, as well as to the City’s website www.duncanvilletx.gov and said Notice was posted **by** the following date and time: **Monday, December 29, 2025 , by 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

Victor Barrera
Director of Economic Development

Members of the City Council, including a possible quorum, might be present in the audience and some of the City Council members might make comments or participate in the discussion as audience members. There will be no deliberation, vote, or action by the City Council.

The City of Duncanville does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. If you have a request for services that will make this program accessible to you, please contact the City of Duncanville at least three (3) business days in advance at (972) 780-5012. (TDD Access 1-800-

RELAY-TX)

Pursuant to section 30.07, penal code (trespass by license holder with an openly carried handgun), a person licensed under subchapter h, chapter 411, government code (handgun licensing law), may not enter this meeting room with a handgun that is carried openly.

De conformidad con la sección 30.07 del código penal (prevaricación por licenciatarario con una arma de mano llevada abiertamente), una persona con licencia bajo el subcapítulo h, capítulo 411, código de gobierno (ley de licencias para portar armas), no pueden entrar a la sala de reuniones con una arma de mano que se practica abiertamente.

THE TAX INCREMENT FINANCING (TIF) REINVESTMENT ZONE, NO.1
BOARD MINUTES
REGULAR MEETING
August 27, 2025

A regular meeting of the Tax Increment Financing (TIF) Reinvestment Zone Board of Directors was held on Wednesday, August 27, 2025, at 6:30 PM in the City Council Briefing Room.

Board Members in Attendance:

Michael Grace	Chairperson
Kenneth Bain	Board Member
Michael C. Hoffmeyer	Board Member
Athul Vallappilly	Board Member

Board Members not in Attendance:

Kenneth Govan	Board Member
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Staff Present:

Victor Barrera	Economic Development Director
Marlon Goff	Economic Development Assistant Director
Alaiyah Murray	Economic Development Intern
Victor Pizarro	Code Enforcement Superintendent

City Council Present:

None.

CALL TO ORDER

The meeting was called to order by Director Barrera at 6:34pm.

Chairperson Grace arrived at 6:35pm and Director Barrera handed the meeting over to Chairperson Grace.

INVOCATION

The invocation was given by Board member Kenneth Bain.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the U.S. and Texas Flags were recited.

ITEM NO. 1 CITIZEN'S PUBLIC FORUM

Mae Delarosa, address unknown, introduced herself. Ms. Delarosa stated that she is a new resident of Duncanville and is looking to do some projects in the Duncanville Area.

ITEM NO. 2 DISCUSS AND CONSIDER APPROVAL OF THE TIF BOARD MEETING MINUTES FOR THE MEETING HELD ON JUNE 25, 2025, AND THE MEETING HELD ON JULY 30, 2025.

Board member Bain motioned to approve meeting minutes for June 25, 2025. Seconded by Board member Hoffmeyer. The motion passed unanimously. Board member Hoffmeyer motioned to approve meeting minutes for July 30, 2025. Board member Bain seconded the motion. Board member Vallappilly abstained. The motion passed 3-0.

ITEM NO. 3 REPORTS

a. BOARD MEMBER'S REPORTS

Board member Hoffmeyer shared his experience of Duncanville Day at the Best Southwest TGIF Legislative Breakfast Series.

b. DIRECTOR'S REPORTS

Director Barrera reported that the TIRZ Annual reports were approved by City Council, and the final step is to file with the Comptroller's office. Director Barrera also shared that he will be sending an email of information regarding training courses for the board.

ITEM NO. 4 OTHER BUSINESS

a. DISCUSSION AND POSSIBLE APPOINTMENT OF VICE PRESIDENT

The board agreed to table this item until next meeting when all board members are present.

b. DISCUSSION OF CREATION OF PUBLIC IMPROVEMENT DISTRICT

Assistant Director Goff presented this item. The board discussed. The board was not in favor of the creation of Public Improvement District. Superintendent Pizarro was able to speak to the plans and actions of Code Enforcement. The board continued discussion.

c. DISCUSSION OF JOINT MEETING WITH DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION

Director Barrera presented this item informing the board that since both DCEDC and TIF boards agree to move forward with a joint meeting, the expectation is to plan the Joint meeting within the next 45 days.

d. DISCUSSION OF CREATION OF STRATEGIC PLAN

Director Barrera presented this item. Chairperson Grace suggested that the TIF Board should move forward with the tour of the TIRZ District prior to creating the Strategic Plan. The board discussed.

e. DISCUSSION REGARDING CONSULTANT SELECTION COMMITTEE MEMBER MAKEUP FOR THE SUBAREA PLAN

The board decided to table this item until the next meeting.

ITEM NO. 5 EXECUTIVE SESSION

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to the following section: Section 551.087 (2) – Deliberation Regarding Economic Development Negotiations, to deliberate the offer of a financial or other incentive to a business prospect.

ITEM NO. 6 RECONVENE INTO OPEN SESSION

ITEM NO. 7 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

There was no executive session during this meeting.

ADJOURNMENT

The meeting adjourned at 8:45 pm.



City of Duncanville Economic Development Organizational Plan

Prepared by:



Prepared for:



May 10, 2024

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Introduction

The City of Duncanville (the “City”) is a community of approximately 40,000 people situated in Dallas metropolitan area. In the wake of changes in executive leadership and staff turnover in the Economic Development department, the City hired MRB Group to conduct an Economic Development Organizational Plan (the “Plan”).

The purpose of the Plan is to examine the City’s economic development functions, staffing, partnerships, leadership, and general approach to economic development. As such, much of the Plan is focused internally on City government and the Duncanville Community and Economic Development Corporation (DCEDC). The Plan also serves as a foundation for a presumed future Economic Development Strategic Planning process the City could undertake, which would focus on the City’s goals, strategies and actions in a more comprehensive manner.

This report outlines the scope of work, interviews conducted, key assets and challenges, major findings, and recommendations to the City on how to best organize for the future as it relates to economic development.

Scope of Organizational Plan

The MRB team reviewed existing City planning documents to establish an understanding of past and current conditions, which was then used to inform stakeholder interviews. Twenty stakeholders were interviewed about the City’s economic development efforts, including challenges, opportunities, and their vision for the City. An online survey was distributed to community members to solicit feedback on strengths, weaknesses, opportunities, challenges, and priorities for economic development in the City.

Additionally, the MRB team reviewed the foundational documents of the DCEDC (bylaws, minutes, grant-related documentation and processes, etc.) and attended a meeting of the DCEDC to get a clear understanding of the City’s economic development organizational structure and practices. Finally, the MRB team conducted a high-level data review of current demographic, industry, employment, and real estate trends in the City and larger Dallas-Fort Worth-Arlington metro area (attached as Appendix A).

List of Interviewees

MRB Group would like to thank the following individuals for participating in one-on-one interviews with our staff members.

<ul style="list-style-type: none"> • Agustin (Gus) Garcia, Former ED Director • Charles (Charlie) Reed, DCEDC • Nathan Warren, P&Z Director • Jennifer Pennebaker, Duncanville Chamber of Commerce • DeMonica (Dee) Gooden, Councilmember • Monte Anderson, Business Owner & Developer • Steve Martin, Duncanville Chamber of Commerce • Karen Cherry-Brown, Councilmember • Greg Zylka, DCEDC Member • Kenneth Govan, DCEDC Chair • Jennifer Lott, Real Estate Business Owner • Gianni Lott, Real Estate Business Owners • Jeremy Koontz, Councilmember 	<ul style="list-style-type: none"> • Lolecia Day, Business Owner • Don McBurnett, Councilmember • Charles Reed, DCEDC Vice Chair • Greg Contreras, Councilmember • Tim Maiden, Finance • Sam Smith, Realtor • Cynthia Williams, Economic Development Coordinator • Barry Gordon, Mayor • Cliff Boyd, Dallas College & Former Mayor • Joe Veracruz, Councilmember • Stan Smith, Real Estate • Angela Owens, Event Planner • Doug Finch, City Manager
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MRB Group also extends special thanks to City of Duncanville staff members, particularly Sofine Lewis, for arranging these interviews within a short window of time.

Stakeholder Feedback

The general view of the interviewed stakeholders, confirmed by survey responses, was that the City has made steady progress, albeit slowly, on economic development over the last 20 years. However, stakeholders also generally agreed that the City lacks a cohesive strategy with respect to economic development.

Survey respondents would like to see the development of a dynamic and attractive Main Street corridor, which currently features some vacant storefronts and lacks the arts, entertainment, and “center of community” feeling that the City would otherwise benefit from. Feedback indicated that the City could facilitate the growth of better restaurants, boutiques, and events, and leverage the rich railroad history and natural landscaping of the City, allowing the area to attract new workers and businesses.

Respondents identified target industries for business attraction, including logistics, retail trade, hospitality, medical and life sciences, and headquarters and back office. Business retention and recruitment are the top goals listed by respondents for the City to pursue, potentially through the development of industrial sites and buildings.

The following summarizes the findings of the interviews and survey responses, organized into the categories of “Assets” and “Challenges”.

Assets

The interviews and stakeholders consistently highlighted their love of Duncanville’s unique businesses, outdoor recreation opportunities, diversity, access to highways, and quality of community. They would like to see these assets expanded and promoted to attract the right kind of economic development, opportunities, people, and businesses. In survey responses and discussions with interviewees, the following strengths and assets appeared most often:

- Strong community and quality of life (churches, sports, schools, etc.)
- Excellent location with access to two interstates and a 30-minute drive to DFW airport.
- A commitment to arts, culture, and recreation.
- Significant economic development resources available, particularly through the ‘half-cent sales tax’ revenues.
- Reputation as a sports-oriented community draws people in.
- Relatively inexpensive when compared to the Dallas/Fort-Worth MSA.
- Unique downtown district and eclectic local businesses.

Challenges

Likewise, a number of themes arose from the interviews and survey with respect to the challenges the City faces in its organization for economic development.

- The City lacks a clear, long-term strategy.
 - This puts the City in a reactive position when new projects are proposed.
 - Certain stakeholders also felt that this impacts the City's ability to execute on projects. (i.e. that some projects languish, or are abandoned, or certain actions of the City seem to contradict each other.)
 - An example is the ambiguity of the City's role in redevelopment of the downtown area: should the City use amortization to promote redevelopment of the downtown or not?
 - The City does not appear to have a long-term capital improvement plan.
 - The City's economic development grant programs are not guided by a long-term, specific and focused economic development priorities.
 - Staff and board turnover has exacerbated these issues.
- The City has a strong "not-open-for-business" reputation.
 - Whether warranted or not, stakeholders almost universally indicated that the City has a poor reputation in the business community, especially the real estate development community.
 - Stakeholders noted many instances of heavy-handed treatment of businesses, particularly with respect to certain regulatory processes such as building permits, fire inspections, and code enforcement.
 - Examples included unclear or confusing processes related to getting projects of all sizes approved for construction.
 - The most extreme examples provided by stakeholders included owners receiving permits for construction, undertaking the construction, and being halted mid-construction due to concerns expressed by the fire marshal. The resolution of such concerns causes delays and adds significantly to cost. This is particularly concerning as any fire code-related issues should be resolved in entirety prior to issuance of the building permit.
 - This reputation has purportedly caused developers and business owners to seek opportunities elsewhere, representing a real economic loss for the City.
- Land available for development is in very short supply.
 - The City owns a number of properties, some of which represent a "stranded asset" that the City could otherwise leverage for economic development.

- Lack of positive appearance in key locations.
 - Stakeholders described the downtown and certain “gateways” into the community as being plagued with substandard properties or vacancies.
 - Some noted what they believed to be ineffective or inconsistent code enforcement.
- Communication and public engagement were frequently repeated as key needs to facilitate improvements in the City’s economic development landscape. On top of strengthening Duncanville’s business environment, these measures will also improve trust between the City staff and the public.
 - One such example is a certain lack of understanding in the business community as to the resources available at the City and DCEDC to promote economic development.

Survey responses emphasized the above points, with particular emphasis placed on the lack of a cohesive direction and strategy for the future. Respondents additionally note the prevalence of vacant retail spaces throughout the City, as well as the need for improvements along Main Street to make it more attractive to visit and operate business from. Moreover, the survey responses are clear that there has been a distinct lack of public engagement in previous planning attempts, which has led to feelings of secrecy about what exactly economic development is, and whether or not past economic development efforts go beyond individual interests.

When asked about the most important thing the City of Duncanville can do to make a positive difference in the area as it relates to economic development, survey respondents indicated nearly exclusively the importance of maintaining collaborative leadership that includes the public in decisions and planning processes. Infrastructure updates and providing quality service to City residents was also noted as important for the Duncanville to do to improve local economic development.

Recommended Actions

Based on the information collected during the course of the study and the input of the stakeholders, MRB Group makes the following recommendations to the Economic Development Corporation and City leadership to better serve Duncanville's economic development efforts.

Recommendation #1: Create a clear, long-term, comprehensive economic development strategy (CEDS).

- The plan will help the City establish its vision for the economic future of the City, its target industries, and its priorities. This will also help to communicate the vision to the real estate development community and hopefully generate more interest in investing in the City.
- This is especially important now that the City is undertaking a new comprehensive plan. The CEDS should inform the City's comprehensive plan and zoning regulations, so that all such policies are aligned.
- **Recommendation #1b:** Following adoption of the plan, the DCEDC should propose to City Council amendments to its various granting programs (funded via HOT tax and half-cent sales tax revenues) to maximize focus and effectiveness. The City Council should make sure to align these funding programs to its long-term vision.

Recommendation #2: Align City Efforts in Economic Development

- It is imperative that the City rebuild its reputation with the business community, which has been greatly harmed by the history of actions of certain City officials and departments.
- **Recommendation #2b:** The first priority of the City should be to streamline and coordinate the review and approval of building permits and other development regulation administration. There should never be a situation where the Fire Marshal identifies an issue with the construction or renovation of a structure after the building permit has been issued. All officials involved in the development process should be included from the point a building permit application is submitted to the City. This includes the building inspector, the fire marshal, the code enforcement officer and any other relevant department.
- **Recommendation #2c:** The City needs to update its building department procedures and communication protocols so that applicants fully understand what is expected of them and are responded to in a timely manner. The department should be driven by a customer-first approach in planning, zoning, and permitting. No one should leave City Hall without an answer or commitment to get one, and that starts with clear application processes and communication.

- **Recommendation #2d:** The City should separate its planning and economic development offices. That will allow the economic development department to serve as the advocates for economic development projects without causing a potential conflict of interest.
- **Recommendation #2e:** The City should consolidate its various and multiple committees into a more manageable set, and it should fill vacancies on those committees quickly. Right now, the City has many committees that rarely meet and have many long-standing vacancies. Those groups can easily be consolidated into just a couple of boards that serve multiple functions, allowing for more consistency and efficiency.
- **Recommendation #2f:** The City should evaluate the use of public-private partnerships to bolster staff capacity and expertise. The use of external development review resources may expedite complex projects and assist staff reviewers in times of peak application activity. A similar approach may be considered for activities in Recommendation #3 below.

Recommendation #3: Take an Active Role in Real Estate Development

- The City owns many undeveloped or underdeveloped parcels within the City and can take a more active role in actual development projects.
- **Recommendation #3b:** The City should identify and acquire strategic parcels in targeted growth nodes. After acquisition (or establishment of site control), the City should take the necessary steps to ensure development readiness such as a survey, environmental assessments, zoning analysis, test fit, etc.
- **Recommendation #3c:** For its existing portfolio of parcels and for any future acquisitions, the City should issue a Developer RFP that clearly lays forth the vision of the City for future development on the subject properties.
- **Recommendation #3d:** The City should be prepared to enter into in a full public-private partnership on development of these and other parcels, as needed, for them to achieve full potential. (An example of this could be the Duncanville Fieldhouse as an anchor for future development.)
- **Recommendation #3e:** As an extension of its active role in real estate development, the City needs to create and enforce a community appearance strategy, including prioritized enforcement of code infractions. (Note, however, that we do not necessarily recommend the use of amortization.)
- Should we add an action item about putting the DCEDC in the role of lead development coordinator - i.e. the City transfers underutilized properties to the EDC, who then markets them to developers?

Appendix A: Data Review

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Introduction

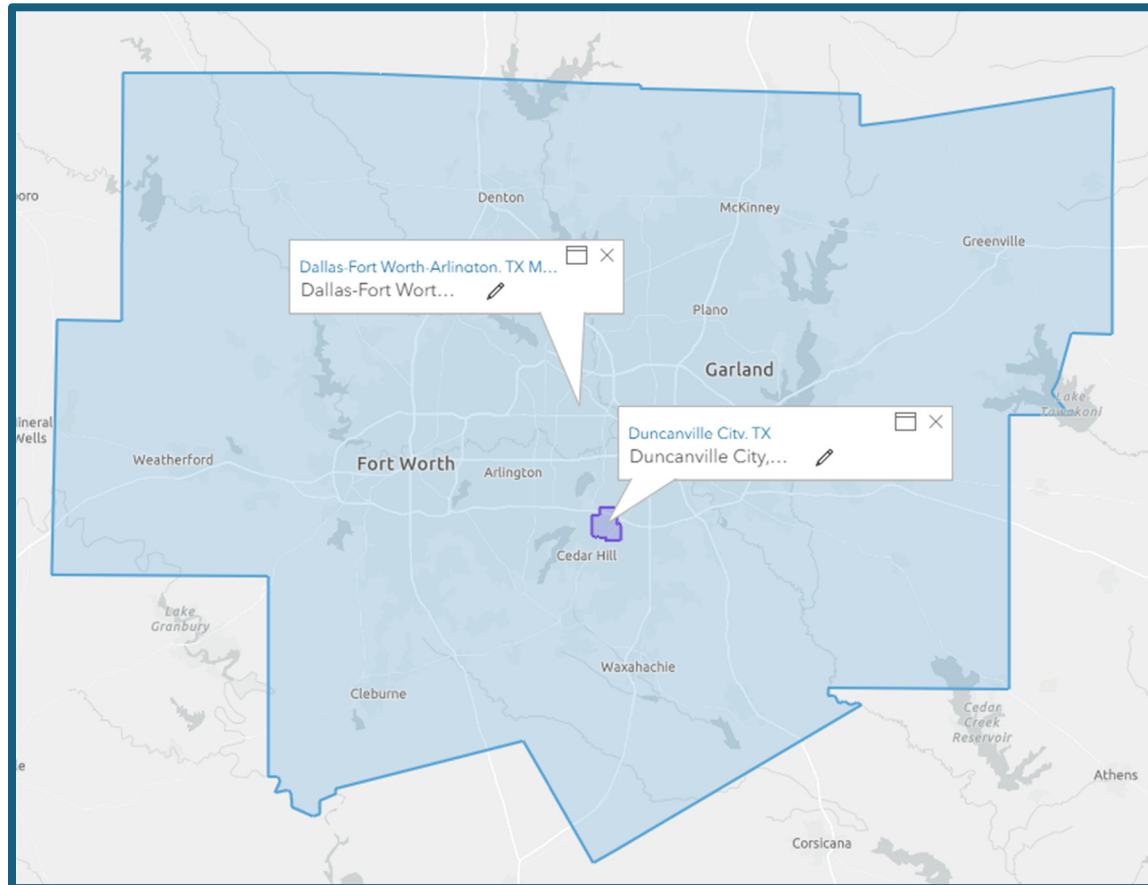
The following market overview presents information on the current economic conditions of the City of Duncanville in terms of demographic, industry, and real estate trends. The data displayed throughout the market profile was collected from numerous sources, as noted below, that collectively depict current market conditions. Insights from the following analysis will provide a foundation for strategic and organizational planning purposes in later phases of the project.

Data Note

Data included in the following analysis was sourced from the American Community Survey (ACS) estimates from the US Census Bureau, Esri, Lightcast, and CoStar.

Market Area

The following sections on demographic, industry, and real estate trends incorporate data covering two geographies: the City of Duncanville and the Dallas-Fort Worth-Arlington MSA ("Dallas-Fort Worth MSA").



Demographics

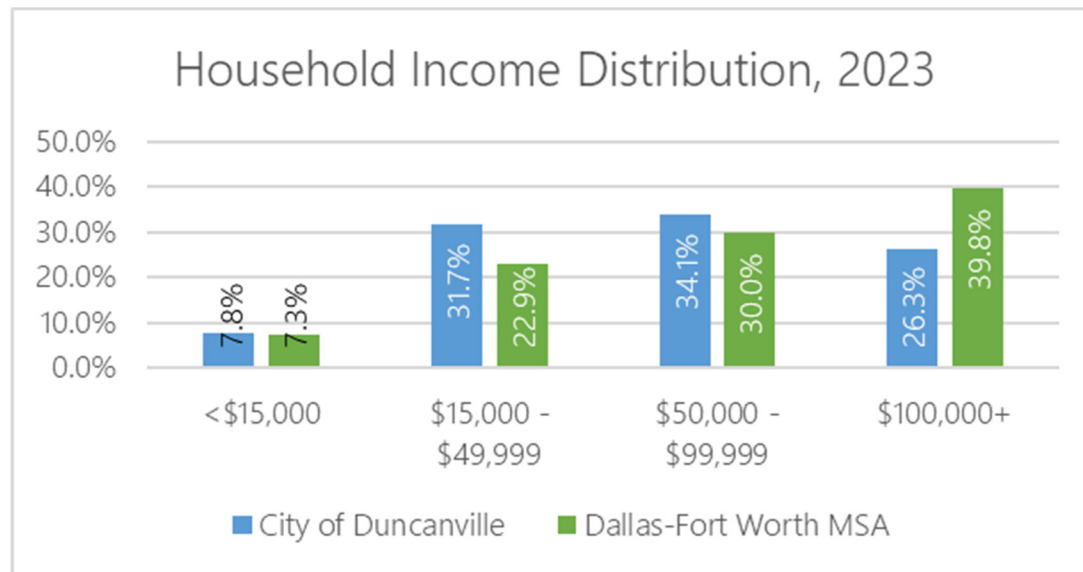
Demographic Fundamentals				
Population				
	2010	2023	Change	% Change
City of Duncanville	38,498	39,727	1,229	3.2%
Dallas-Fort Worth MSA	6,366,542	8,058,326	1,691,784	26.6%
Projected Population				
	2023	2028	Change	% Change
City of Duncanville	39,727	38,935	(792)	(2.0%)
Dallas-Fort Worth MSA	8,058,326	8,605,015	546,689	6.8%
Households				
	2010	2023	Change	% Change
City of Duncanville	13,273	13,372	99	0.7%
Dallas-Fort Worth MSA	2,296,410	2,923,482	627,072	27.3%
Projected Households				
	2023	2028	Change	% Change
City of Duncanville	13,372	13,127	(245)	(1.8%)
Dallas-Fort Worth MSA	2,923,482	3,135,223	211,741	7.2%
Median Household Income				
	2023	2028	Change	% Change
City of Duncanville	\$61,350	\$68,643	\$7,293	11.9%
Dallas-Fort Worth MSA	\$79,409	\$88,816	\$9,407	11.8%
Median Home Value				
	2023	2028	Change	% Change
City of Duncanville	\$228,131	\$278,383	\$50,252	22.0%
Dallas-Fort Worth MSA	\$311,758	\$351,109	\$39,351	12.6%
Median Age				
	2023	2028	Change	% Change
City of Duncanville	37.2	37.7	0.5	1.3%
Dallas-Fort Worth MSA	35.5	35.9	0.4	1.1%

Source: Esri

Household Income Distribution

Household Income Distribution, 2023		
	City of Duncanville	Dallas-Fort Worth MSA
<\$15,000	7.8%	7.3%
\$15,000 - \$24,999	9.0%	5.6%
\$25,000 - \$34,999	7.1%	6.6%
\$35,000 - \$49,999	15.6%	10.7%
\$50,000 - \$74,999	18.9%	17.0%
\$75,000 - \$99,999	15.2%	13.0%
\$100,000 - \$149,999	15.1%	18.2%
\$150,000 - \$199,999	6.0%	9.4%
\$200,000+	5.2%	12.2%

Source: Esri



Educational Attainment

Educational Attainment, 2023		
	City of Duncanville	Dallas-Fort Worth MSA
Less than 9th Grade	6.8%	5.6%
9th to 12th Grade	7.5%	5.9%
High School Diploma/GED	29.7%	22.6%
Some College	19.9%	17.7%
Associate Degree	8.4%	7.9%
Bachelor's Degree	17.4%	26.5%
Graduate Degree or Higher	10.3%	14.0%

Source: Esri

At-Risk Populations

Poverty Statistics, 2023		
	City of Duncanville	Dallas-Fort Worth MSA
Households Below the Poverty Level (%)	9.0%	10.0%
Households Below the Poverty Level (#)	1,264	272,168

Source: Esri

At-Risk Populations, 2023		
	City of Duncanville	Dallas-Fort Worth MSA
Households with Disability	26.4%	19.0%
Population 65+	17.6%	12.9%
Households without a Vehicle	3.2%	4.2%

Source: Esri

Industry Analysis

Industry Composition

Industry Composition and Employment Trends

NAICS & Description		City of Duncanville*				Dallas-Fort Worth MSA			
		2013 Jobs	2023 Jobs	2013-2023 Change	% Change	2013 Jobs	2023 Jobs	2013-2023 Change	% Change
90	Government	3,536	6,432	2,896	82.0%	414,964	473,463	58,498	14.0%
62	Health Care and Social Assistance	2,243	2,324	82	4.0%	341,709	433,303	91,594	27.0%
81	Other Services (except Public Administration)	1,714	2,310	596	35.0%	203,547	221,289	17,741	9.0%
44	Retail Trade	2,055	1,426	(629)	-31.0%	345,975	404,189	58,214	17.0%
31	Manufacturing	1,145	1,282	137	12.0%	267,147	304,976	37,829	14.0%
72	Accommodation and Food Services	1,091	1,213	121	11.0%	283,500	367,131	83,632	29.0%
23	Construction	1,107	1,004	(103)	-9.0%	192,256	275,704	83,448	43.0%
56	Administrative and Support and Waste Management and Remediation Services	976	434	(542)	-56.0%	266,933	332,019	65,087	24.0%
52	Finance and Insurance	288	311	23	8.0%	207,861	271,282	63,421	31.0%
51	Information	33	257	224	677.0%	82,418	87,309	4,891	6.0%
54	Professional, Scientific, and Technical Services	165	209	44	27.0%	235,454	383,781	148,327	63.0%
53	Real Estate and Rental and Leasing	137	161	24	18.0%	71,742	103,471	31,729	44.0%
42	Wholesale Trade	165	121	(44)	-26.0%	175,184	215,851	40,667	23.0%
48	Transportation and Warehousing	83	113	30	37.0%	149,259	275,291	126,032	84.0%
61	Educational Services	159	104	(55)	-35.0%	56,381	72,825	16,444	29.0%
71	Arts, Entertainment, and Recreation	95	75	(20)	-21.0%	47,920	61,726	13,807	29.0%
11	Agriculture, Forestry, Fishing and Hunting	13	21	8	60.0%	6,648	7,344	696	10.0%
55	Management of Companies and Enterprises	<10	35	Insf. Data	Insf. Data	38,928	69,066	30,137	77.0%
99	Unclassified Industry	<10	<10	Insf. Data	Insf. Data	758	2,132	1,374	181.0%
21	Mining, Quarrying, and Oil and Gas Extraction	<10	0	Insf. Data	Insf. Data	28,290	17,008	(11,282)	-40.0%
22	Utilities	<10	<10	Insf. Data	Insf. Data	8,475	10,113	1,638	19.0%
		15,012	17,837	2,824	19.0%	3,425,350	4,389,272	963,923	28.0%

Source: Lightcast

* Approximated using ZIP codes 75116 and 75137

Projected Employment Trends

Projected Employment Trends

NAICS & Description		City of Duncanville*				Dallas-Fort Worth MSA			
		2023 Jobs	2033 Jobs	2023-2033 Change	% Change	2023 Jobs	2033 Jobs	2023-2033 Change	% Change
90	Government	6,432	7,134	702	11.0%	473,463	529,169	55,706	12.0%
62	Health Care and Social Assistance	2,324	2,662	337	15.0%	433,303	518,348	85,046	20.0%
81	Other Services (except Public Administration)	2,310	2,506	195	8.0%	221,289	248,109	26,820	12.0%
44	Retail Trade	1,426	1,439	13	1.0%	404,189	442,029	37,840	9.0%
31	Manufacturing	1,282	1,307	25	2.0%	304,976	329,891	24,915	8.0%
72	Accommodation and Food Services	1,213	1,332	119	10.0%	367,131	420,930	53,798	15.0%
23	Construction	1,004	1,090	86	9.0%	275,704	310,618	34,914	13.0%
56	Administrative and Support and Waste Management and Remediation Services	434	468	34	8.0%	332,019	378,549	46,530	14.0%
52	Finance and Insurance	311	332	21	7.0%	271,282	317,561	46,279	17.0%
51	Information	257	330	73	29.0%	87,309	94,482	7,173	8.0%
54	Professional, Scientific, and Technical Services	209	252	43	21.0%	383,781	492,357	108,576	28.0%
53	Real Estate and Rental and Leasing	161	184	23	14.0%	103,471	120,476	17,005	16.0%
42	Wholesale Trade	121	129	8	6.0%	215,851	244,221	28,369	13.0%
48	Transportation and Warehousing	113	138	24	21.0%	275,291	330,289	54,998	20.0%
61	Educational Services	104	126	22	21.0%	72,825	83,191	10,366	14.0%
71	Arts, Entertainment, and Recreation	75	103	28	37.0%	61,726	69,541	7,815	13.0%
55	Management of Companies and Enterprises	35	52	17	47.0%	69,066	92,544	23,478	34.0%
11	Agriculture, Forestry, Fishing and Hunting	21	27	6	29.0%	7,344	8,150	806	11.0%
21	Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0.0%	17,008	16,183	(825)	-5.0%
22	Utilities	<10	<10	Insf. Data	Insf. Data	10,113	12,335	2,222	22.0%
99	Unclassified Industry	<10	<10	Insf. Data	Insf. Data	2,132	2,111	(21)	-1.0%
		17,837	19,615	1,778	10.0%	4,389,272	5,061,082	671,810	15.0%

Source: Lightcast

* Approximated using ZIP codes 75116 and 75137

Housing Market Analysis

Housing Tenure

Housing Tenure, 2023		
	City of Duncanville	Dallas-Fort Worth MSA
Owner-Occupied	60.0%	56.0%
Renter-Occupied	35.8%	37.6%
Vacant Units, Rate	4.2%	6.4%
Total Housing Units	14,738	3,354,648

Source: Esri

Type of Vacancy		
	City of Duncanville	Dallas-Fort Worth MSA
Total vacant housing units	843	206,245
For rent	50.9%	43.3%
Rented, not occupied	13.8%	8.1%
For sale only	9.6%	8.4%
Sold, not occupied	2.7%	5.8%
Seasonal/occasional	0.0%	6.1%
For migrant workers	0.0%	0.0%
Other	23.0%	28.3%

Source: Esri

Housing Units

Housing Units By Units In Structure		
	City of Duncanville	Dallas-Fort Worth MSA
Total	14,738	2,899,352
1, detached	73.6%	63.2%
1, attached	3.2%	3.0%
2	1.1%	1.3%
3 or 4	3.3%	3.3%
5 to 9	5.3%	5.6%
10 to 19	11.2%	7.6%
20 to 49	0.4%	4.7%
50 or more	1.7%	8.0%
Mobile home	0.2%	3.3%
Boat, RV, van, etc.	0.0%	0.1%

Source: Esri

Housing Units By Year Structure Built		
	City of Duncanville	Dallas-Fort Worth MSA
Built 2020 or later	0.0%	0.4%
Built 2010 to 2019	1.2%	14.0%
Built 2000 to 2009	7.7%	19.1%
Built 1990 to 1999	7.1%	15.6%
Built 1980 to 1989	24.3%	17.3%
Built 1970 to 1979	35.5%	13.3%
Built 1960 to 1969	18.4%	8.3%
Built 1950 to 1959	3.2%	7.1%
Built 1940 to 1949	0.8%	2.4%
Built 1939 or earlier	1.8%	2.6%
Total	100%	100%

Source: Esri

Home Values

Home Value				
	City of Duncanville		Dallas-Fort Worth MSA	
	2023	2028	2023	2028
Median Home Value	\$228,131	\$278,383	\$311,758	\$351,109
Average Home Value	\$268,932	\$331,220	\$375,913	\$411,942

Source: Esri

Housing Affordability

Housing Affordability - Owner-Occupied Housing, 2023		
	City of Duncanville	Dallas-Fort Worth MSA
Median Home Value - 2023	\$228,131	\$311,758
10% Down Payment	\$22,813	\$31,176
Remaining Balance	\$205,318	\$280,582
Average Mortgage @7% for 30 Years	\$1,366	\$1,867
Estimated Additional Costs*	\$437	\$528
Estimated Monthly Mortgage Costs	\$1,803	\$2,395
Household Income Threshold	\$72,120	\$95,800

*Include Zillow estimated insurance, PMI, and taxes

Source: Esri; Zillow Mortgage Calculator; MRB Group

Housing Affordability - Renter - Occupied Housing, 2023		
	City of Duncanville	Dallas-Fort Worth MSA
Median Contract Rent	\$1,131	\$1,110
Household Income Threshold	\$45,240	\$44,400

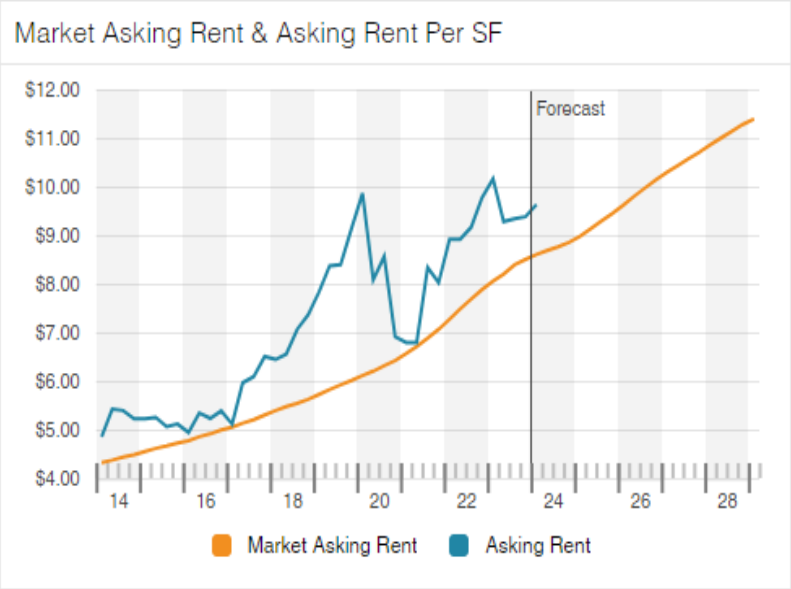
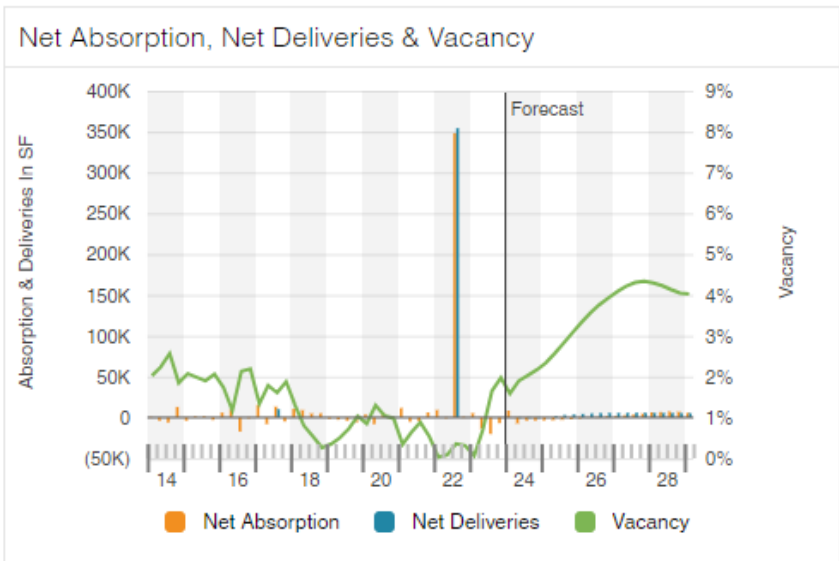
Source: Esri; MRB Group

Real Estate Market Analysis

The following analysis uses CoStar data on industrial, commercial, hospitality, and multi-family residential real estate trends in Fulton County.

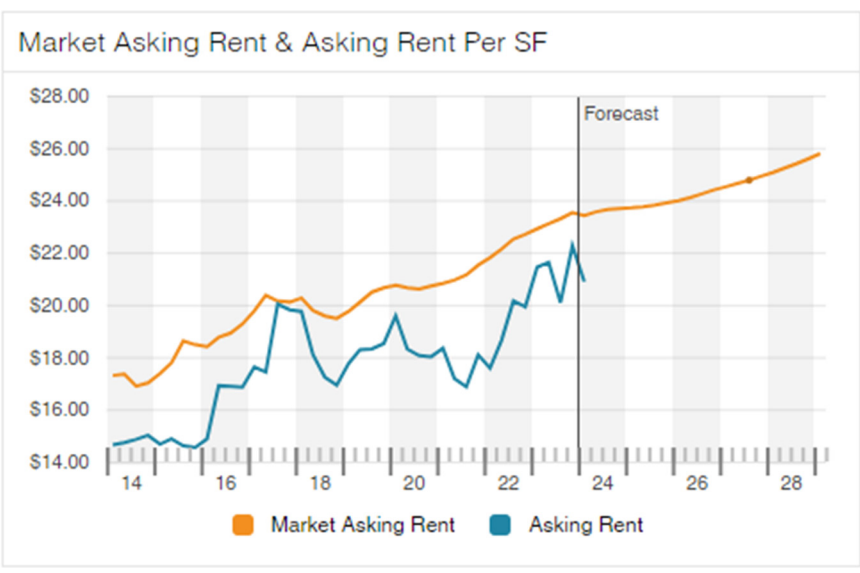
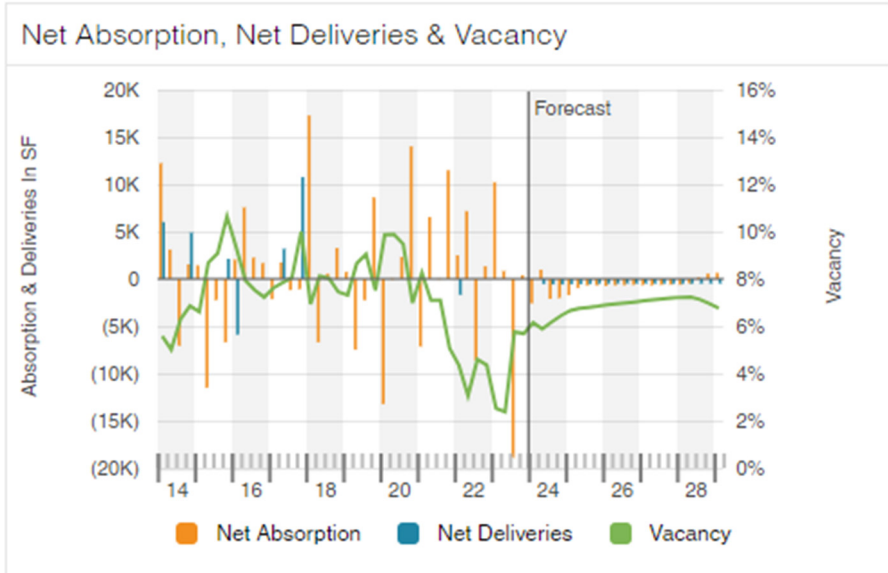
Industrial

INVENTORY SF 2.1M +0% <small>Prior Period 2.1M</small>	UNDER CONSTRUCTION SF 0 - <small>Prior Period 0</small>	12 MO NET ABSORPTION SF (37K) -110.5% <small>Prior Period 354K</small>	VACANCY RATE 1.8% +1.7% <small>Prior Period 0.1%</small>	MARKET ASKING RENT/SF \$8.58 +6.9% <small>Prior Period \$8.02</small>	MARKET SALE PRICE/SF \$96 +1.5% <small>Prior Period \$95</small>	MARKET CAP RATE 6.9% +0.5% <small>Prior Period 6.4%</small>
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Office

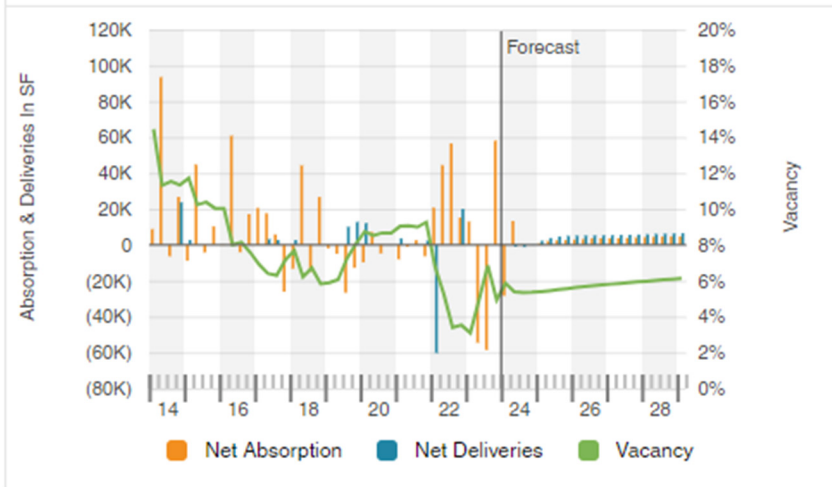
INVENTORY SF 560K +0% Prior Period 560K	UNDER CONSTRUCTION SF 0 - Prior Period 0	12 MO NET ABSORPTION SF (19.9K) -322.9% Prior Period 8.9K	VACANCY RATE 6.3% +3.5% Prior Period 2.8%	MARKET ASKING RENT/SF \$23.40 +2.3% Prior Period \$22.87	MARKET SALE PRICE/SF \$129 -3.4% Prior Period \$133	MARKET CAP RATE 9.3% +0.4% Prior Period 8.9%
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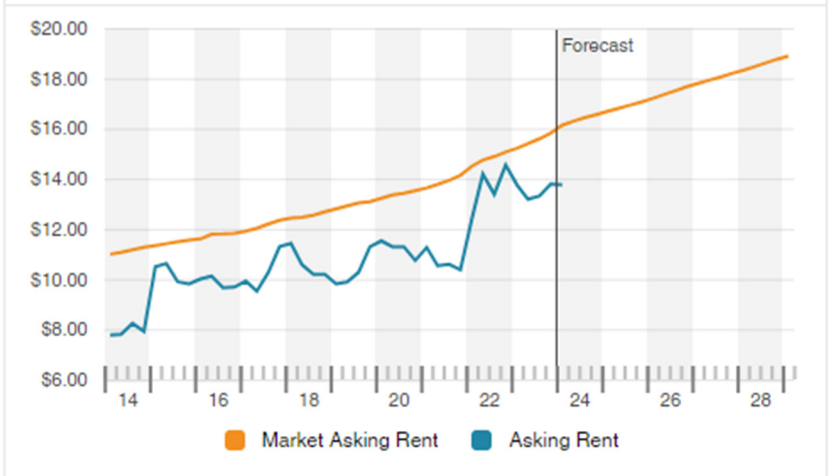
Retail

INVENTORY SF 3M +0% Prior Period 3M	UNDER CONSTRUCTION SF 0 - Prior Period 0	12 MO NET ABSORPTION SF (81.2K) -162.4% Prior Period 130K	VACANCY RATE 5.8% +2.6% Prior Period 3.2%	MARKET ASKING RENT/SF \$16.09 +6.0% Prior Period \$15.19	MARKET SALE PRICE/SF \$212 +4.7% Prior Period \$202	MARKET CAP RATE 6.6% -0.1% Prior Period 6.7%
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Net Absorption, Net Deliveries & Vacancy



Market Asking Rent & Asking Rent Per SF

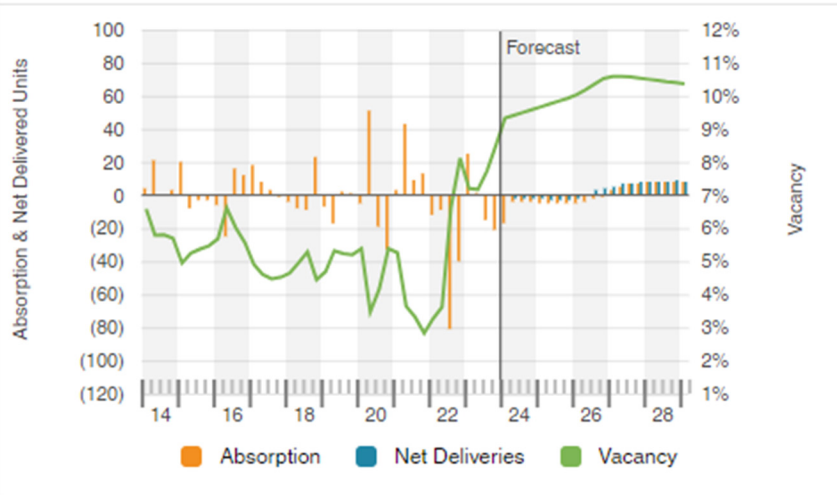


Source: CoStar

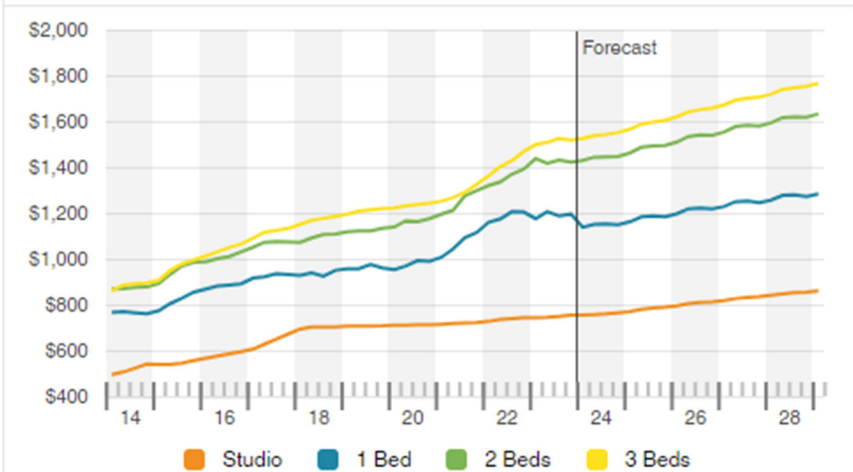
Multi-Family Residential

INVENTORY UNITS 2,695 +0% <small>Prior Period 2,695</small>	UNDER CONSTRUCTION UNITS 0 - <small>Prior Period 0</small>	12 MO ABSORPTION UNITS (46) +58.1% <small>Prior Period (111)</small>	VACANCY RATE 9.1% +1.8% <small>Prior Period 7.3%</small>	MARKET RENT/UNIT \$1,353 +1.1% <small>Prior Period \$1,338</small>	MARKET SALE PRICE/UNIT \$127K -7.3% <small>Prior Period \$137K</small>	MARKET CAP RATE 5.8% +0.5% <small>Prior Period 5.3%</small>
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Absorption, Net Deliveries & Vacancy



Market Asking Rent Per Unit By Bedroom



Hospitality

CoStar’s hospitality data captures information from an area’s “flagged” hotels, which are those hotels owned or branded by a national chain. The data does not capture data from small, unbranded properties such as boutique hotels and short-term rental listings.

Below are key performance indicators from the CoStar database for the hospitality real estate market in Duncanville.

