



**Duncanville Tax Increment Financing (TIF)  
Reinvestment Zone, No. 1  
REGULAR MEETING Agenda**

City Council Briefing Room  
Duncanville City Hall  
203 E. Wheatland Road  
Duncanville, TX 75116

(972) 780-5000

**Thursday, September 17, 2026 at 6:00 pm**

---

**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. (September 17, 2026)

Email [Shamondra.Lane@duncanvilletx.gov](mailto:Shamondra.Lane@duncanvilletx.gov)

Email title: Public Comment – September 17th.

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. RECEIVE AND CONSIDER APPROVAL OF THE FOLLOWING MINUTES:**

A. TIF Regular Meeting Minutes 07.16.26

**3. BOARD MEMBER REPORTS**

**4. DIRECTOR'S REPORT**

A. TIF Fund Balance Summary

B. Board Update on Opportunity Zones 2.0 Nominations

**5. CONSENT AGENDA**

**6. BRIEFINGS AND PRESENTATIONS**

A. Briefing and pre-development update on the proposed development project located at 812 N Duncanville Rd.

**7. PUBLIC HEARING**

**8. ACTION ITEMS**

9. OTHER BUSINESS

10. 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:

11. RECONVENE INTO OPEN SESSION

12. 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](http://www.duncanvilletx.gov) and said Notice was posted **by** the following date and time: **Thursday, September 10, 2026 , by 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.



**Marlon Goff**  
**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 72 hours 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 licenciatario 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.

Duncanville Tax Increment Financing (TIF)  
Reinvestment Zone, No. 1  
Meeting Date: 07/16/2026  
Meeting Commencement: City Council Briefing Room

Attendance

| Member Name                     | Present | Absent |
|---------------------------------|---------|--------|
| <i>Mike Grace, Chair</i>        | X       |        |
| <i>Kenneth Bain, Vice Chair</i> | X       |        |
| <i>Kenneth Govan</i>            |         | X      |
| <i>Michael C. Hoffmeyer</i>     | X       |        |
| <i>Athul Vallappilly</i>        |         | X      |

| Staff Name            | Staff Title                               |
|-----------------------|-------------------------------------------|
| <i>Marlon Goff</i>    | Director, Economic Development            |
| <i>Shamondra Lane</i> | Executive Assistant, Economic Development |

Call to Order: called to order by **Chairman Grace at 6:03 pm.**

Invocation: given by **Kenneth Bain.**

The Pledge of Allegiance to the U.S. and Texas Flags **led by Mike Hoffmeyer and were recited by all.**

CITIZEN'S PUBLIC FORUM – No Public Comment

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

Submit a comment by 4:00 p.m. on Thursday, July 16, 2026

Email: Shamondra.Lane@duncanvilletx.gov

Email Title: Public Comment – 07/16/2026

First and Last Name and Address

**Opened – 6:05 pm**

**Closed – 6:05 pm**

APPROVAL OF MEETING MINUTES FOR THE FOLLOWING MEETINGS:

- A. TIF Regular Meeting Minutes March 19, 2026 minutes
  - i. **Motion to approve the March 19, 2026, meeting minutes first by Mike Hoffmeyer, seconded by Kenneth Bain.**

**Action: Motion passed 3-0-0**

BOARD MEMBER REPORT –

- **Presented by Mike Hoffmeyer – Site Density Report**
- **Kenneth Bain requested Account Expenditures/Budget Report for the next meeting**

DIRECTORS' REPORT - Presented by Marlon Goff.

BRIEFINGS AND PRESENTATIONS

- A. Briefing on nomination packet submitted to the Texas Economic Development and Tourism Office designating eligible census tracts within the City of Duncanville for consideration under the Federal Opportunity Zone 2.0 program.

PUBLIC HEARING

ACTION ITEMS

- A. Discuss and establish board priorities and goals for the FY 20026-2027 Fiscal Year, including the ranking of targeted intersections, corridors and development nodes for eligible public infrastructure investments. – **Facilitated by Marlon Goff**

**Board has identified three (3) Public Improvement Areas of Focus:**

- **Duncanville/Main Camp Wisdom & I-20**
- **Camp Wisdom & Oriole**
- **Camp Wisdom & North Main**

OTHER BUSINESS

- **Chairman has requested to review information to be presented before included in Agenda Packet**
- **Chairman has also requested that hard copies are present at each meeting.**

EXECUTIVE SESSION: No Executive Session

RECONVENE INTO OPEN SESSION: N/A

NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION: N/A

ADJOURNMENT: 7:48 pm



### 033 - TAX INCREMENT FINANCING FUND

|                                                | FY 2021           | FY 2022           | FY 2023           | FY 2024           | FY 2025           | FY 2026 as of<br>09-09 |
|------------------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|------------------------|
| <b>BEGINNING FUND BALANCE</b>                  | <b>\$ 257,668</b> | <b>\$ 353,280</b> | <b>\$ 411,997</b> | <b>\$ 509,934</b> | <b>\$ 649,071</b> | <b>\$ 808,022</b>      |
| <b>Revenue</b>                                 |                   |                   |                   |                   |                   |                        |
| 599001 - TRANS FROM GEN FUND-001               | 95,612            | 58,717            | 97,937            | 139,137           | 159,085           | 191,150                |
| 599012 - TRANS FROM EDC FUND-012               | -                 | -                 |                   | -                 | -                 | -                      |
| <b>Revenue Total</b>                           | <b>\$ 95,612</b>  | <b>\$ 58,717</b>  | <b>\$ 97,937</b>  | <b>\$ 139,137</b> | <b>\$ 159,085</b> | <b>\$ 191,150</b>      |
| <b>Expense</b>                                 |                   |                   |                   |                   |                   |                        |
| 700220 - ADMINISTRATIVE SUPPLIES /<br>SERVICES | -                 | -                 | -                 | -                 | 134               | 188                    |
| 700230 - MISCELLANEOUS SUPPLIES                | -                 | -                 |                   | -                 | -                 | -                      |
| 700444 - LEGAL EXPENDITURES                    | -                 | -                 | -                 | -                 | -                 | -                      |
| 700450 - CONTRACTUAL SERVICES                  | -                 | -                 | -                 | -                 | -                 | -                      |
| 708102 - CONSTRUCTION                          | -                 | -                 | -                 | -                 | -                 | -                      |
| <b>Expense Total</b>                           | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ 134</b>     | <b>\$ 188</b>          |
| <b>Net Revenue (Expenses)</b>                  | <b>\$ 95,612</b>  | <b>\$ 58,717</b>  | <b>\$ 97,937</b>  | <b>\$ 139,137</b> | <b>\$ 158,951</b> | <b>\$ 190,961</b>      |
| <b>ENDING FUND BALANCE</b>                     | <b>\$ 353,280</b> | <b>\$ 411,997</b> | <b>\$ 509,934</b> | <b>\$ 649,071</b> | <b>\$ 808,022</b> | <b>\$ 998,984</b>      |



# STAFF REPORT

**MEETING:** Tax Increment Financing - September 17, 2026

**TITLE:**

Board Update on Opportunity Zones 2.0 Nominations

**Vision Statement:**

**“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”**

**Pillar:**

Resilient Economic and Community Development

**STAFF RESPONSIBLE:**

Marlon Goff

**BACKGROUND/HISTORY:**

Opportunity Zone 2.0 — Nomination Update

On June 16, 2026, the Duncanville City Council adopted Resolution No. 2026-646 authorizing submission of a nomination packet to the Texas Economic Development & Tourism Office for three eligible census tracts: 165.16 (Downtown/Main Street), 165.18 (W. Center Street corridor), and 165.36 (IH-20 frontage/Camp Wisdom/Duncanville Road Corridor). On September 4, 2026, the Texas Economic Development & Tourism Office notified City staff that one (1) of our census tracts was selected with 605 other census tracts as part of Texas' Opportunity Zone 2.0 nominations to the U.S. Treasury Department. .

If certified by the US Treasury Department, Tract 165.36 will carry Opportunity Zone status from January 1, 2027, through December 31, 2036, allowing investors to access capital gains tax incentives for projects in the IH-20/Camp Wisdom & N. Duncanville Road corridor. This directly benefits two active pipeline projects: the 110-room Residence Inn by Marriott (\$16–25M, KKMD Investments) and the Fonati Group mixed-use development at 822 N. Duncanville Rd. (15,400 SF on 4.08 acres). Staff is awaiting final Treasury certification and will begin marketing the designation to prospective investors and property owners in the corridor.

**POLICY EXPLANATION:**

Economic Development Worplan - Business Attraction Activity

**FUNDING SOURCE:**

**ORG and Object Number**

N/A

**Available Budget**

N/A

**Purchase Amount**

N/A

**After Encumber**

N/A

**ACTION ALTERNATIVES:**

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

**ATTACHMENTS:**

Opportunity Zone 2.0\_State of Texas, Opportunity Zones Update



TEXAS ECONOMIC DEVELOPMENT & TOURISM OFFICE  
OFFICE OF GOVERNOR GREG ABBOTT

September 4, 2026

Dear Texas Economic Development Community Partner:

I am writing to you as the Executive Director of the Texas Economic Development & Tourism Office (EDT) regarding the tracts nominated by your organization for inclusion in the Opportunity Zone 2.0 program. Today, Governor Greg Abbott has submitted 605 census tracts from 105 counties as Texas' Opportunity Zone nominations to the U.S. Treasury Department.

We want to express our sincere appreciation for your participation in the nomination process. After extensive analysis of Texas' eligible tracts submitted by local economic development organizations and county judges, our office evaluated the nominations based on eligibility, local support, project viability, and geographic balance. As a result, 605 census tracts in 105 counties were identified as eligible for nomination as qualified Opportunity Zones.

As you know, the Opportunity Zone 2.0 program's goal is to encourage long-term investment in eligible Texas communities. Opportunity Zones provide incentives, in the form of capital gains tax abatement, for those who invest eligible capital into Qualified Opportunity Zone assets.

You may find the complete list of the state's Opportunity Zone nominations to the U.S. Treasury at the following page on our website: <https://gov.texas.gov/business/page/opportunity-zones>

Our office is here as your long-term partner for success. Please do not hesitate to reach out to our Opportunity Zone Team at [OppZone2.0@gov.texas.gov](mailto:OppZone2.0@gov.texas.gov) or (512) 936-0100 if you have any questions or need additional information.

Sincerely,

Adriana Cruz  
Executive Director



# OPPORTUNITY ZONES 2.0

***We are building a vibrant, inclusive community, driven by a commitment to democratic principles and service above self***

# What Is Opportunity Zone 2.0?



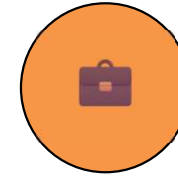
## Original Program

Created by the Tax Cuts and Jobs Act of 2017. First designations made in 2018 — set to expire December 31, 2026.



## OZ 2.0 Reauthorization

The One Big Beautiful Bill Act of 2025 reauthorized the program. New designations run January 1, 2027 – December 31, 2036.



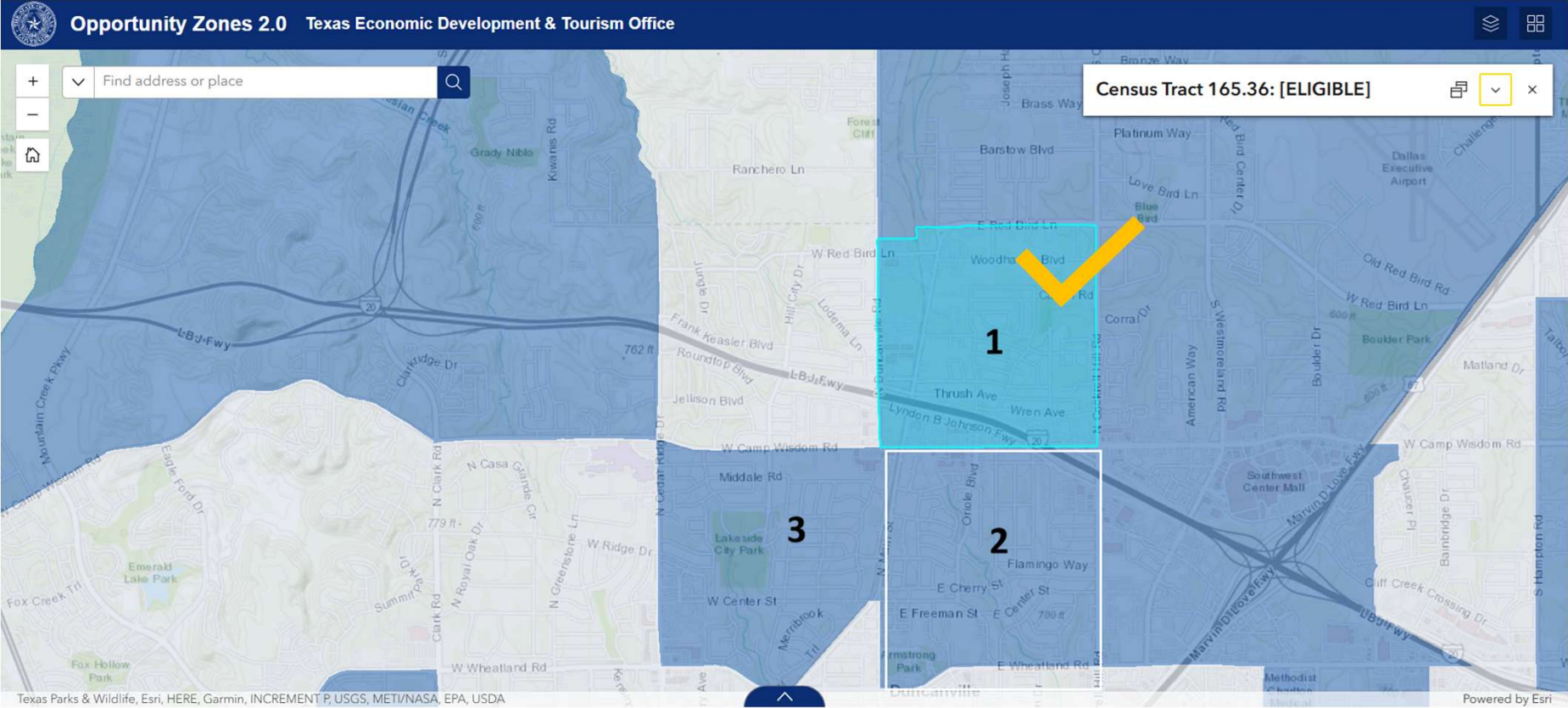
## How It Works

Private investors receive **capital gains tax incentives** to deploy long-term capital into designated low-income census tracts.

## DEADLINE

Texas deadline for municipality submissions to EDT: June 26, 2026

# Duncanville Census Tracts **Selected** by Governor's Office





# Duncanville's Eligible Census Tracts

Eligibility: MFI < 70% of DFW MSA benchmark (\$108,711)

## Tract 165.16

Downtown / Main Street

**\$64,147**  
Median Family  
Income

**14.1%**  
Poverty Rate

### PIPELINE PROJECTS

- Railroad Flats urban townhomes (DCEDC-owned)
- Project Oasis — 302 N. Main boutique hotel
- Project Isabella — 220 N. Main adaptive reuse restaurant

## Tract 165.18

W. Center Street Corridor

**\$68,571**  
Median Family  
Income

**9.6%**  
Poverty Rate

### PIPELINE PROJECTS

- Old Rail Station — 202 W. Center St. (active mixed-use)
- 200 W. Center St. — DCEDC-owned site targeted for adaptive reuse

## Tract 165.36

IH-20 / N. Duncanville Rd.

**\$64,147**  
Median Family  
Income

**14.1**  
Poverty Rate

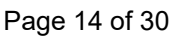
### PIPELINE PROJECTS

- Residence Inn by Marriott — KKMD Investments (110 rooms; \$16–25M)
- 822 N. Duncanville Rd. — Fonati Group mixed-use (15,400 SF; 4.08 acres)











# Retail ★ FOR LEASE

812 N DUNCANVILLE ROAD DUNCANVILLE, TX 75116

LanCarte.com



Brittany Doyle, CCIM  
806-206-0290  
bdoyle@lancarte.com

Lindsey Shelley  
713-816-5403  
lshelley@lancarte.com

City of Duncanville





Retail ★ LEASE

812 N DUNCANVILLE RD

LanCarte.com

BUILDING 1 - 9,100 SF AVAILABLE

BUILDING 2 - 6,300 SF AVAILABLE





**Thank you**

[www.DuncanvilleTX.gov](http://www.DuncanvilleTX.gov)



# STAFF REPORT

**MEETING: Tax Increment Financing - September 17, 2026**

**TITLE:**

Briefing and pre-development update on the proposed development project located at 812 N Duncanville Rd.

**Vision Statement:**

**“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”**

**Pillar:**

Resilient Economic and Community Development. Fiscal Responsibility & Infrastructure Improvements

**STAFF RESPONSIBLE:**

**Marlon Goff**

**BACKGROUND/HISTORY:**

Project Description:

The development consists of two retail shell buildings totaling approximately 15,400 square feet — one at approximately 9,100 square feet and a second at approximately 6,300 square feet — together with two out parcels intended for ground lease. The buildings are being constructed on a speculative basis with a commercial real estate brokerage currently marketing the site to retail and office users. Regarding entitlements, site plan review has been approved by City staff, and the developer has received building permits for site work, utilities and pavement.

**Estimated Public Infrastructure Development Costs (as represented by the developer)**

- Onsite improvements — \$750,000
- Off-site improvements — \$350,000

Total site and infrastructure investment — \$1.1 million

## Project Capital and Financing — Debt and Owner Equity

A detailed sources and uses statement and development budget will be included in the developer's application for TIF Funding. This item is presented for informational purposes only; no action is requested at this time. Staff will return to the board with a project analysis and any recommendations once the application and supporting financial documentation are received.

### **POLICY EXPLANATION:**

### **FUNDING SOURCE:**

#### **ORG and Object Number**

N/A

#### **Available Budget**

N/A

#### **Purchase Amount**

N/A

#### **After Encumber**

N/A

### **ACTION ALTERNATIVES:**

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

### **ATTACHMENTS:**

Duncanville - Site Plan Package - resubmittal 08.09.2026, 812 N Duncanville Rd - Prop  
Flyer



A map showing the project location. The map is bounded by four roads: I-20 Frontage Rd. (top), Duncanville Rd. (left), N. Main St. (right), and W. Camp Wisdom Rd. (bottom). A black polygon represents the project location, situated between Duncanville Rd. and N. Main St., and between I-20 Frontage Rd. and W. Camp Wisdom Rd. A north arrow is located in the bottom right corner of the map.

| SITE DATA SUMMARY TABLE      |                                                    |                 |
|------------------------------|----------------------------------------------------|-----------------|
| LOT-1R:                      | 0.5926 ACRES (25,815 SQ. FT.)                      |                 |
| LOT-2R:                      | 0.6974 ACRES (30,380 SQ. FT.)                      |                 |
| LOT-3R:                      | 2.790 ACRES (121,524 SQ. FT.)                      |                 |
| SITE ACREAGE TOTAL:          | 4.080 ACRES (177,719 SQ. FT.)                      |                 |
| ZONING:                      | DD-GMS DOWNTOWN DUNCANVILLE<br>GENERAL MAIN STREET |                 |
| PROPOSED USE:                | RETAIL/RESTAURANT/OFFICE                           |                 |
| TOTAL BUILDING AREAS:        | 15,400 S.F. (9,100 S.F. + 6,300 S.F.)              |                 |
| BUILDING HEIGHT: BUILDING 1  | 22' (1 STORY)                                      |                 |
| BUILDING 2                   | 22' (1 STORY)                                      |                 |
| BUILDING COVERAGE:           | 9%                                                 |                 |
| LOT COVERAGE:                | 0.09                                               |                 |
| FLOOR AREA RATIO:            | 0.13                                               |                 |
| IMPERVIOUS AREA:             | 133,141 S.F. (74.9%)                               |                 |
| PERVIOUS/LANDSCAPE AREA:     | 44,578 S.F. (25.1%)                                |                 |
| PARKING REQUIREMENT SUMMARY: | REQUIRED SPACES                                    | PROVIDED SPACES |
| BUILDING 1:                  |                                                    |                 |
| RETAIL (GENERAL)             |                                                    |                 |
| 1 PER 300 S.F./MIN.          | 30                                                 |                 |
| (50% OF MIN. REQUIRED)       | 15                                                 |                 |
| RESTAURANT (SEATED)          |                                                    |                 |
| 1 PER 400 S.F./MIN.          | 23                                                 |                 |
| (50% OF MIN. REQUIRED)       | 12                                                 |                 |
| RESTAURANT (LIMITED)         |                                                    |                 |
| 1 PER 200 S.F./MIN.          | 46                                                 |                 |
| (50% OF MIN. REQUIRED)       | 23                                                 |                 |
| OFFICE (LOCAL SCALE)         |                                                    |                 |
| 1 PER 400 S.F./MIN.          | 23                                                 |                 |
| (50% OF MIN. REQUIRED)       | 12                                                 |                 |
| HANDICAP PARKING REQUIRED    | 2                                                  | 3               |
|                              | 50 SPACES                                          | 65 TOTAL SPACES |
| BUILDING 2:                  |                                                    |                 |
| RETAIL (GENERAL)             |                                                    |                 |
| 1 PER 300 S.F./MIN.          | 21                                                 |                 |
| (50% OF MIN. REQUIRED)       | 11                                                 |                 |
| RESTAURANT (SEATED)          |                                                    |                 |
| 1 PER 400 S.F./MIN.          | 16                                                 |                 |
| (50% OF MIN. REQUIRED)       | 8                                                  |                 |
| RESTAURANT (LIMITED)         |                                                    |                 |
| 1 PER 200 S.F./MIN.          | 32                                                 |                 |
| (50% OF MIN. REQUIRED)       | 16                                                 |                 |
| OFFICE (LOCAL SCALE)         |                                                    |                 |
| 1 PER 400 S.F./MIN.          | 16                                                 |                 |
| (50% OF MIN. REQUIRED)       | 8                                                  |                 |
| HANDICAP PARKING REQUIRED    | 2                                                  | 2               |
|                              | 35 SPACES                                          | 49 TOTAL SPACES |

**ARMOR KNUDSEN, LLC.**  
REMAINDER OF TRACT IV  
CALLED 8,760 SQ. FT. OF LAND  
INST. NO. 201500070449, O.P.R.D.C.T.  
(03/19/2018)  
DUNCAN INDUSTRIAL 1  
BLK A LT 1 LESS ROW ACS 0.1442  
ZONING: DD-CMS DOWNTOWN DUNCANVILLE  
GENERAL MAIN STREET

**COMMON ACCESS, DRAINAGE  
& UTILITY EASEMENT**  
INST. NO. 201700046151, P.R.D.C.T.

**ODAI ADDITION; LOT 1 AND 2, BLOCK 1**  
INST. NO. 201700046151, P.R.D.C.T.

**EXISTING  
McDONALDS**

**FONAH GROUP INVESTMENTS, LLC**  
PART OF CALLED 5.2649 ACRES  
INST. NO. 201500308128, O.P.R.D.C.T.

**LOT 1, BLOCK 1**  
ODAI ADDITION

**LOT-1R,  
BLOCK 1**  
0.5926 ACRE  
25,815 SQUARE FEET

**LOT-2R,  
BLOCK 1**  
0.6974 ACRES  
30,380 SQUARE FEET

**LOT-3R,  
BLOCK 1**  
2.790 ACRES  
121,524 SQUARE FEET

**INTERSTATE HIGHWAY 20 -  
VARIABLE WIDTH RIGHT-OF-WAY (ASPHALT)**  
(7x01 MAP# DAL-237404-100020-20030401)

**G.C. & S.F. RAILWAY - 100' RIGHT-OF-WAY**  
(VOL. 51, PG. 374, D.R.D.C.T.)

**DUNCANVILLE ROAD - 100' RIGHT-OF-WAY (CONCRETE)**  
(7x01 MAP# DAL-237404-100020-20030401)

**FONAH GROUP INVESTMENTS LLC**  
ODAI  
BLK 1 LT 2 ACS 4.074  
INST. NO. 201500308128, O.P.R.D.C.T.  
(6/5/2014)

**BUILDING 1**  
MIXED USE  
9,100 S.F.

**BUILDING 2**  
MIXED USE  
6,300 S.F.

**LOT 1R, BLOCK 1**  
0.5926 ACRE  
25,815 SQUARE FEET

**LOT 2R, BLOCK 1**  
0.6974 ACRES  
30,380 SQUARE FEET

**LOT 3R, BLOCK 1**  
2.790 ACRES  
121,524 SQUARE FEET

**ARMOR KNUDSEN, LLC.**  
REMAINDER OF TRACT IV  
CALLED 8,760 SQ. FT. OF LAND  
INST. NO. 201500070449, O.P.R.D.C.T.  
(03/19/2018)  
DUNCAN INDUSTRIAL 1  
BLK A LT 1 LESS ROW ACS 0.1442  
ZONING: DD-CMS DOWNTOWN DUNCANVILLE  
GENERAL MAIN STREET

**COMMON ACCESS, DRAINAGE  
& UTILITY EASEMENT**  
INST. NO. 201700046151, P.R.D.C.T.

**ODAI ADDITION; LOT 1 AND 2, BLOCK 1**  
INST. NO. 201700046151, P.R.D.C.T.

**EXISTING  
McDONALDS**

**FONAH GROUP INVESTMENTS, LLC**  
PART OF CALLED 5.2649 ACRES  
INST. NO. 201500308128, O.P.R.D.C.T.

**LOT 1, BLOCK 1**  
ODAI ADDITION

**LOT-1R,  
BLOCK 1**  
0.5926 ACRE  
25,815 SQUARE FEET

**LOT-2R,  
BLOCK 1**  
0.6974 ACRES  
30,380 SQUARE FEET

**LOT-3R,  
BLOCK 1**  
2.790 ACRES  
121,524 SQUARE FEET

**INTERSTATE HIGHWAY 20 -  
VARIABLE WIDTH RIGHT-OF-WAY (ASPHALT)**  
(7x01 MAP# DAL-237404-100020-20030401)

**G.C. & S.F. RAILWAY - 100' RIGHT-OF-WAY**  
(VOL. 51, PG. 374, D.R.D.C.T.)

**DUNCANVILLE ROAD - 100' RIGHT-OF-WAY (CONCRETE)**  
(7x01 MAP# DAL-237404-100020-20030401)

**FONAH GROUP INVESTMENTS LLC**  
ODAI  
BLK 1 LT 2 ACS 4.074  
INST. NO. 201500308128, O.P.R.D.C.T.  
(6/5/2014)

**BUILDING 1**  
MIXED USE  
9,100 S.F.

**BUILDING 2**  
MIXED USE  
6,300 S.F.

**LOT 1R, BLOCK 1**  
0.5926 ACRE  
25,815 SQUARE FEET

**LOT 2R, BLOCK 1**  
0.6974 ACRES  
30,380 SQUARE FEET

**LOT 3R, BLOCK 1**  
2.790 ACRES  
121,524 SQUARE FEET

**ARMOR KNUDSEN, LLC.**  
REMAINDER OF TRACT IV  
CALLED 8,760 SQ. FT. OF LAND  
INST. NO. 201500070449, O.P.R.D.C.T.  
(03/19/2018)  
DUNCAN INDUSTRIAL 1  
BLK A LT 1 LESS ROW ACS 0.1442  
ZONING: DD-CMS DOWNTOWN DUNCANVILLE  
GENERAL MAIN STREET

**COMMON ACCESS, DRAINAGE  
& UTILITY EASEMENT**  
INST. NO. 201700046151, P.R.D.C.T.

**ODAI ADDITION; LOT 1 AND 2, BLOCK 1**  
INST. NO. 201700046151, P.R.D.C.T.

**EXISTING  
McDONALDS**

**FONAH GROUP INVESTMENTS, LLC**  
PART OF CALLED 5.2649 ACRES  
INST. NO. 201500308128, O.P.R.D.C.T.

**LOT 1, BLOCK 1**  
ODAI ADDITION

**LOT-1R,  
BLOCK 1**  
0.5926 ACRE  
25,815 SQUARE FEET

**LOT-2R,  
BLOCK 1**  
0.6974 ACRES  
30,380 SQUARE FEET

**LOT-3R,  
BLOCK 1**  
2.790 ACRES  
121,524 SQUARE FEET

**INTERSTATE HIGHWAY 20 -  
VARIABLE WIDTH RIGHT-OF-WAY (ASPHALT)**  
(7x01 MAP# DAL-237404-100020-20030401)

**G.C. & S.F. RAILWAY - 100' RIGHT-OF-WAY**  
(VOL. 51, PG. 374, D.R.D.C.T.)

**DUNCANVILLE ROAD - 100' RIGHT-OF-WAY (CONCRETE)**  
(7x01 MAP# DAL-237404-100020-20030401)

**FONAH GROUP INVESTMENTS LLC**  
ODAI  
BLK 1 LT 2 ACS 4.074  
INST. NO. 201500308128, O.P.R.D.C.T.  
(6/5/2014)

**BUILDING 1**  
MIXED USE  
9,100 S.F.

**BUILDING 2**  
MIXED USE  
6,300 S.F.

**LOT 1R, BLOCK 1**  
0.5926 ACRE  
25,815 SQUARE FEET

**LOT 2R, BLOCK 1**  
0.6974 ACRES  
30,380 SQUARE FEET

**LOT 3R, BLOCK 1**  
2.790 ACRES  
121,524 SQUARE FEET

**ARMOR KNUDSEN, LLC.**  
REMAINDER OF TRACT IV  
CALLED 8,760 SQ. FT. OF LAND  
INST. NO. 201500070449, O.P.R.D.C.T.  
(03/19/2018)  
DUNCAN INDUSTRIAL 1  
BLK A LT 1 LESS ROW ACS 0.1442  
ZONING: DD-CMS DOWNTOWN DUNCANVILLE  
GENERAL MAIN STREET

**COMMON ACCESS, DRAINAGE  
& UTILITY EASEMENT**  
INST. NO. 201700046151, P.R.D.C.T.

**ODAI ADDITION; LOT 1 AND 2, BLOCK 1**  
INST. NO. 201700046151, P.R.D.C.T.

**EXISTING  
McDONALDS**

**FONAH GROUP INVESTMENTS, LLC**  
PART OF CALLED 5.2649 ACRES  
INST. NO. 201500308128, O.P.R.D.C.T.

**LOT 1, BLOCK 1**  
ODAI ADDITION

**LOT-1R,  
BLOCK 1**  
0.5926 ACRE  
25,815 SQUARE FEET

**LOT-2R,  
BLOCK 1**  
0.6974 ACRES  
30,380 SQUARE FEET

**LOT-3R,  
BLOCK 1**  
2.790 ACRES  
121,524 SQUARE FEET

**INTERSTATE HIGHWAY 20 -  
VARIABLE WIDTH RIGHT-OF-WAY (ASPHALT)**  
(7x01 MAP# DAL-237404-100020-20030401)

**G.C. & S.F. RAILWAY - 100' RIGHT-OF-WAY**  
(VOL. 51, PG. 374, D.R.D.C.T.)

**DUNCANVILLE ROAD - 100' RIGHT-OF-WAY (CONCRETE)**  
(7x01 MAP# DAL-237404-100020-20030401)

**FONAH GROUP INVESTMENTS LLC**  
ODAI  
BLK 1 LT 2 ACS 4.074  
INST. NO. 201500308128, O.P.R.D.C.T.  
(6/5/2014)

**BUILDING 1**  
MIXED USE  
9,100 S.F.

**BUILDING 2**  
MIXED USE  
6,300 S.F.

**LOT 1R, BLOCK 1**  
0.5926 ACRE  
25,815 SQUARE FEET

**LOT 2R, BLOCK 1**  
0.6974 ACRES  
30,380 SQUARE FEET

**LOT 3R, BLOCK 1**  
2.790 ACRES  
121,524 SQUARE FEET

**ARMOR KNUDSEN, LLC.**  
REMAINDER OF TRACT IV  
CALLED 8,760 SQ. FT. OF LAND  
INST. NO. 201500070449, O.P.R.D.C.T.  
(03/19/2018)  
DUNCAN INDUSTRIAL 1  
BLK A LT 1 LESS ROW ACS 0.1442  
ZONING: DD-CMS DOWNTOWN DUNCANVILLE  
GENERAL MAIN STREET

**COMMON ACCESS, DRAINAGE  
& UTILITY EASEMENT**  
INST. NO. 201700046151, P.R.D.C.T.

**ODAI ADDITION; LOT 1 AND 2, BLOCK 1**  
INST. NO. 201700046151, P.R.D.C.T.

**EXISTING  
McDONALDS**

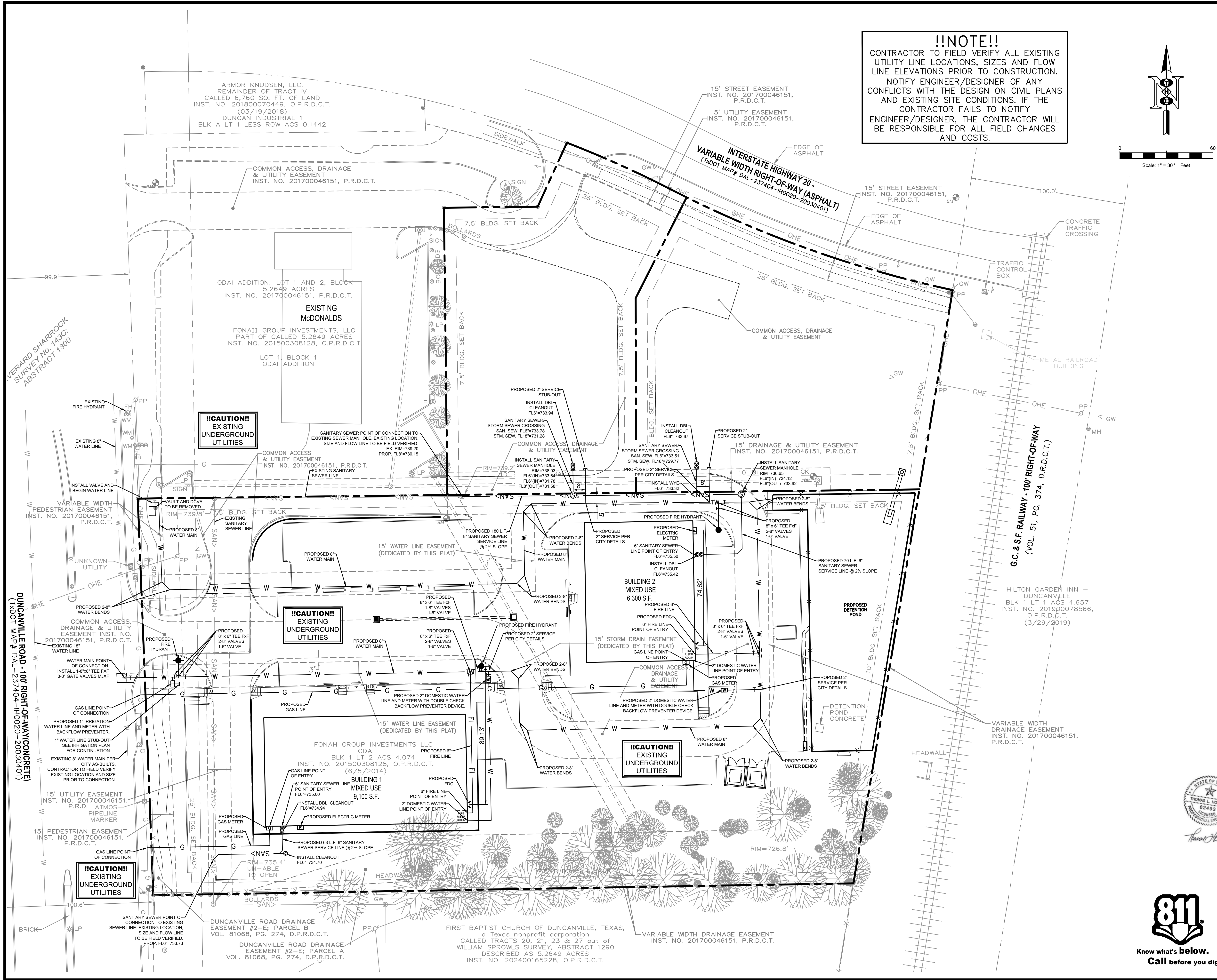
**FONAH GROUP INVESTMENTS, LLC**  
PART OF CALLED 5.2649 ACRES  
INST. NO. 201500308128, O.P.R.D.C.T.

**LOT 1, BLOCK 1**  
ODAI ADDITION

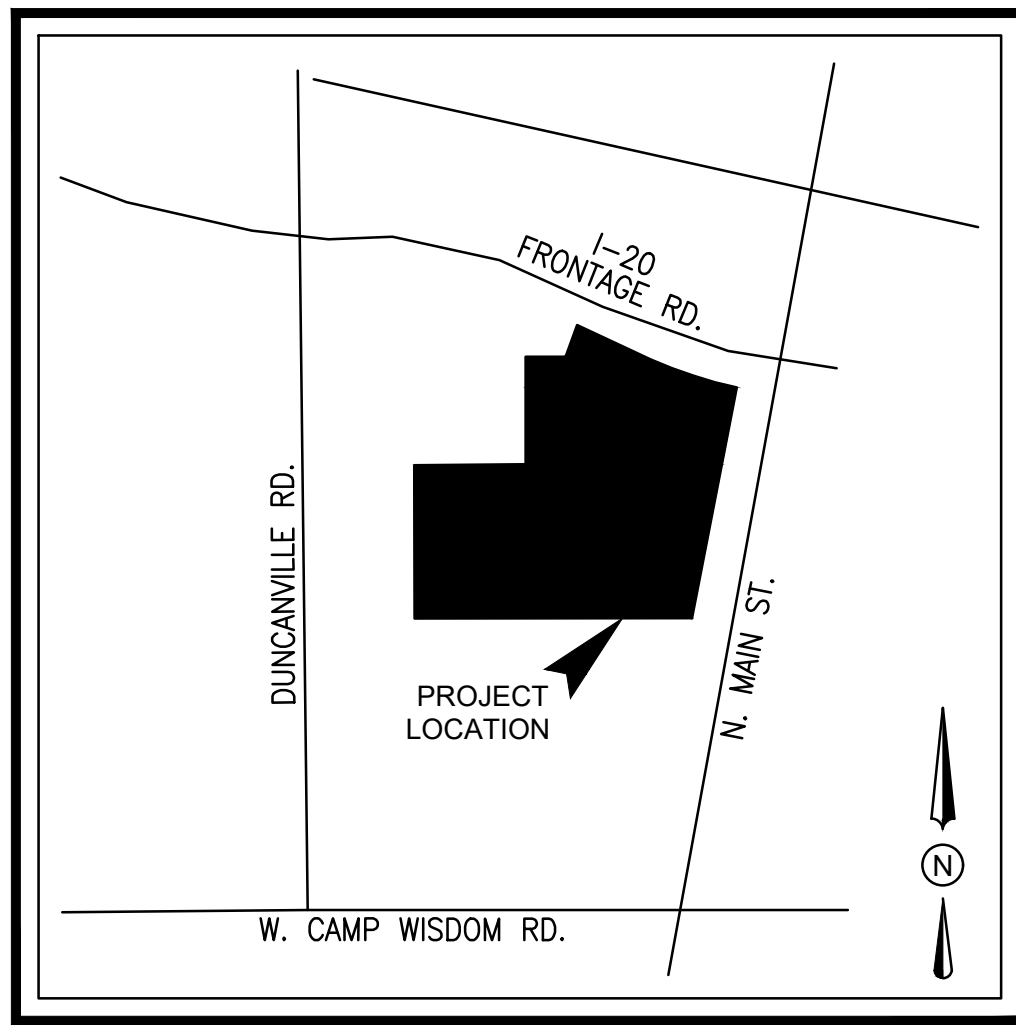
**LOT-1R,  
BLOCK 1**  
0.5926 ACRE  
25,815 SQUARE FEET

**LOT**





|     |                        |         |
|-----|------------------------|---------|
| 2   | SITE PLAN COMMENTS     | 7-20-26 |
| 1   | SITE PLAN COMMENTS     | 7-2-26  |
| No. | REVISIONS/ SUBMISSIONS | Date    |



LOCATION MAP  
SCALE: N.T.S.

UTILITY LEGEND

|                                |      |
|--------------------------------|------|
| UNDERGROUND TELEPHONE LINE     | UGT  |
| UNDERGROUND ELECTRIC LINE      | UCE  |
| GAS LINE                       | G    |
| SANITARY SEWER LINE            | SAN> |
| WATER MAIN                     | W    |
| DOMESTIC WATER LINE            | D    |
| STORM LINE                     |      |
| SANITARY SEWER MANHOLE         |      |
| SANITARY SEWER CLEANOUT        |      |
| SANITARY SEWER DOUBLE CLEANOUT |      |
| DOMESTIC WATER METER           |      |
| IRRIGATION METER               |      |
| GAS METER                      |      |
| FIRE HYDRANT                   |      |
| ELECTRIC METER                 |      |

WATER METER & SANITARY SEWER SCHEDULE

| ID   | TYPE           | SIZE    | NO. |
|------|----------------|---------|-----|
| W    | DOMESTIC       | 2"      | 2   |
| I    | IRRIGATION     | 1"      | 2   |
| SAN> | SANITARY SEWER | 6" & 8" |     |

**THOMAS HOOVER ENGINEERING, LLC**  
P.O. BOX 1808  
KELLER, TEXAS 76244  
(817) 913-1350 PHONE  
T.B.P.E. FIRM REGISTRATION NO. 26845

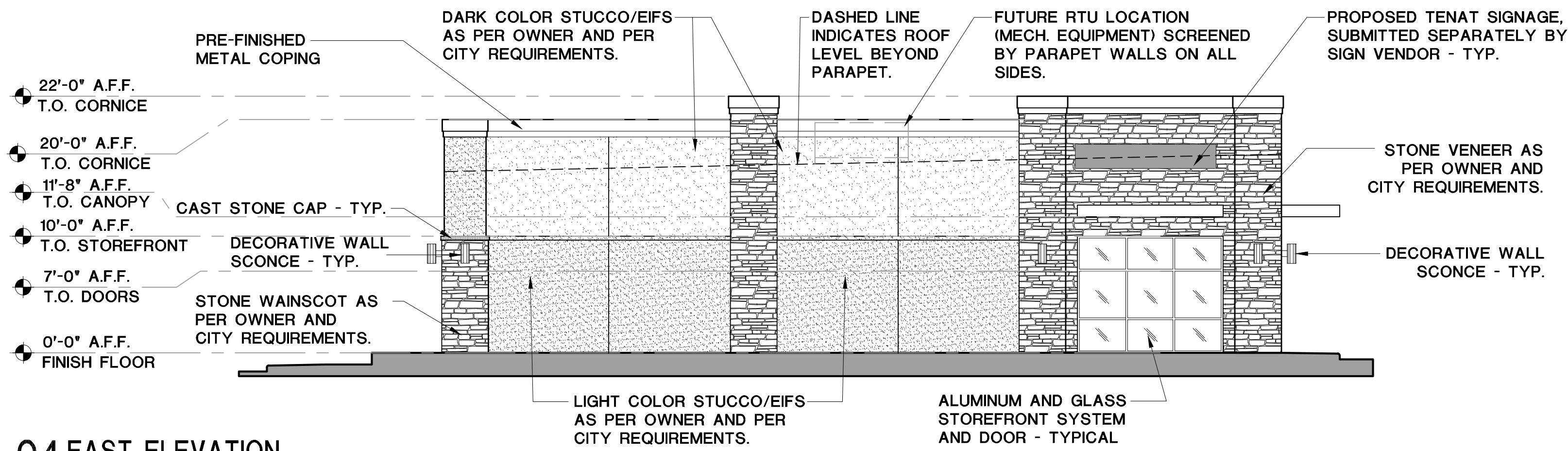
**DUNCANVILLE MIXED USE DEVELOPMENT**  
812 N. DUNCANVILLE RD.  
DUNCANVILLE, DALLAS COUNTY, TX 75116  
ODAI ADDITION REPLAT OF LOT 2, BLOCK 1  
WILLIAM SPROWLS SURVEY 209-C, ABSTRACT 1290,  
AND THE EVERARD SHARRACK SURVEY 143-C,  
ABSTRACT 1300 DALLAS COUNTY, TEXAS (O.P.R.D.C.T.)  
4.080 ACRES (177,719 S.F.)

UTILITY PLAN

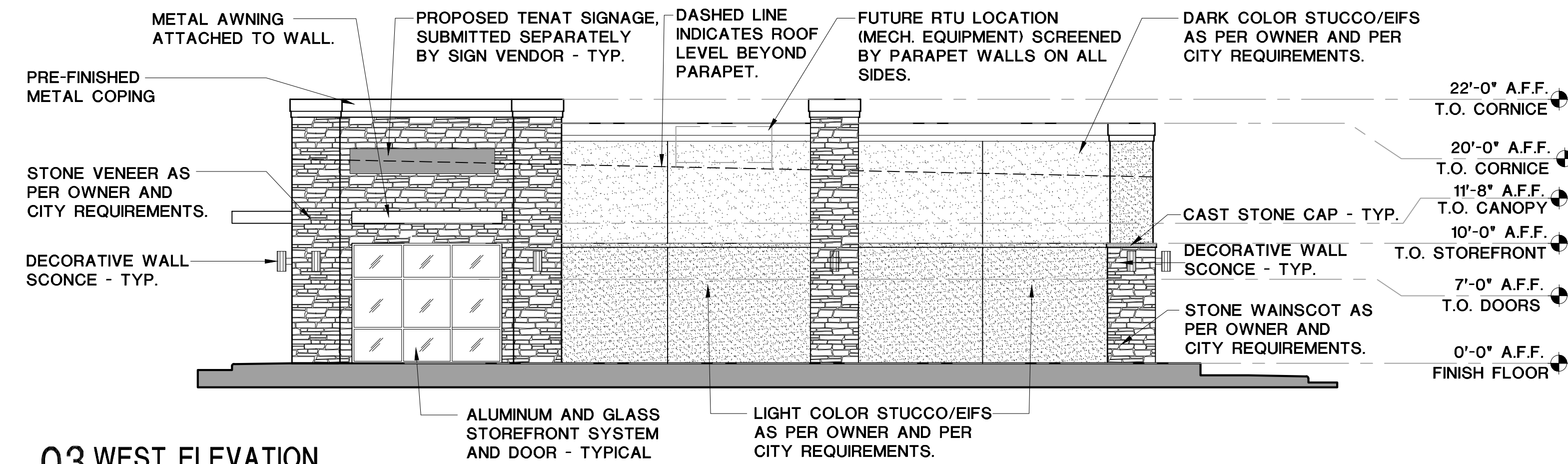
|              |               |                      |            |
|--------------|---------------|----------------------|------------|
| DESIGNED: OR | SCALE: 1"=30' | PROJECT NO.: 2025.08 | SHEET: C-7 |
| DRAWN: OR    | DATE: 7-16-26 |                      | of         |
| CHECKED: TLH |               |                      |            |



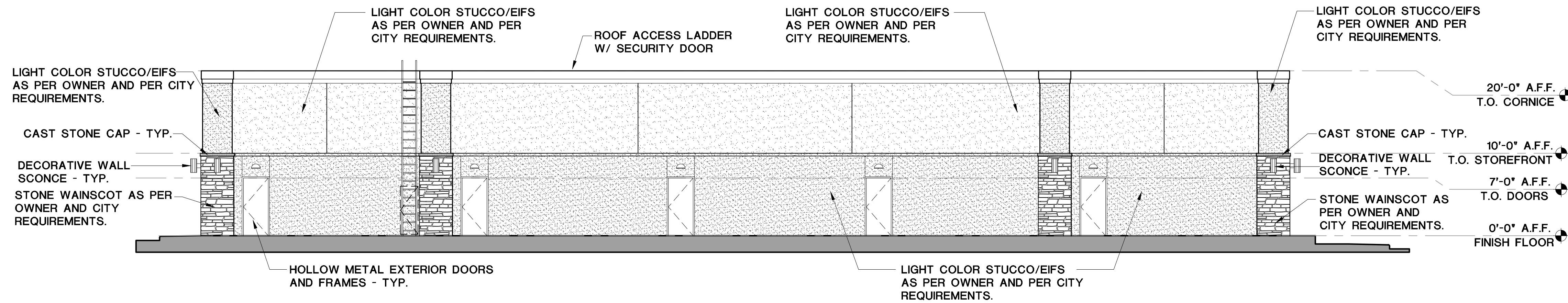




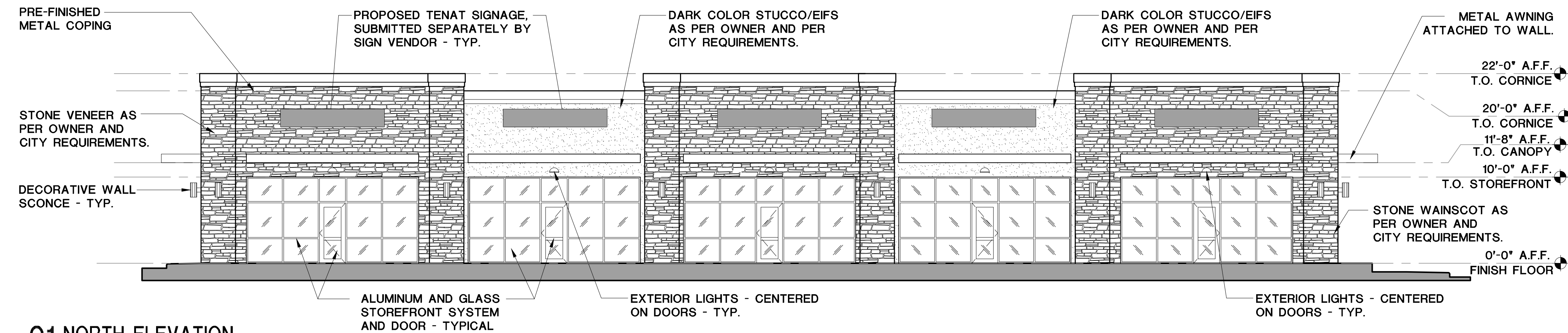
04 EAST ELEVATION  
SCALE: 1/8"=1'-0"



03 WEST ELEVATION  
SCALE: 1/8"=1'-0"



02 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



01 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

DATE: 06.16.2026

JOB NO: 26010

DRAWN: STAFF

CHECKED: CM



214.766.5905  
PO BOX 383023  
DUNCANVILLE, TX 75138



711 N. FIELDER RD.  
ARLINGTON, TX 76012  
PH: (817) 635-5696  
FAX: (817) 635-5699



RETAIL STRIP CENTER  
812 N. DUNCANVILLE RD.  
DUNCANVILLE, TX 75116

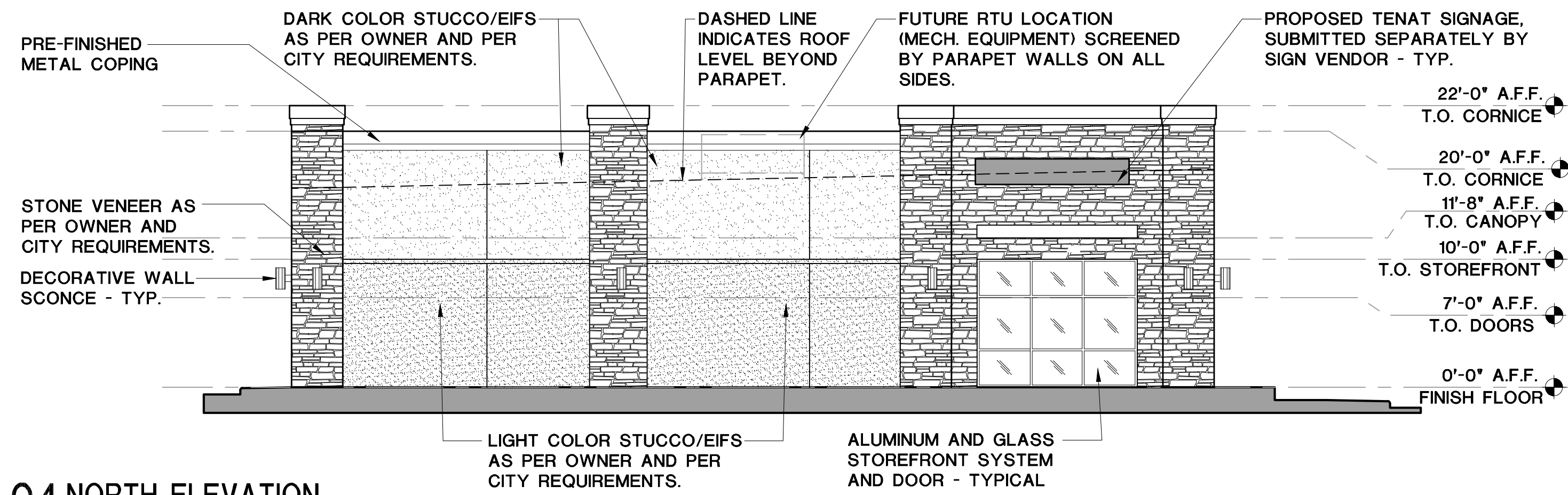
REVISIONS

BUILDING 1  
EXTERIOR  
ELEVATIONS

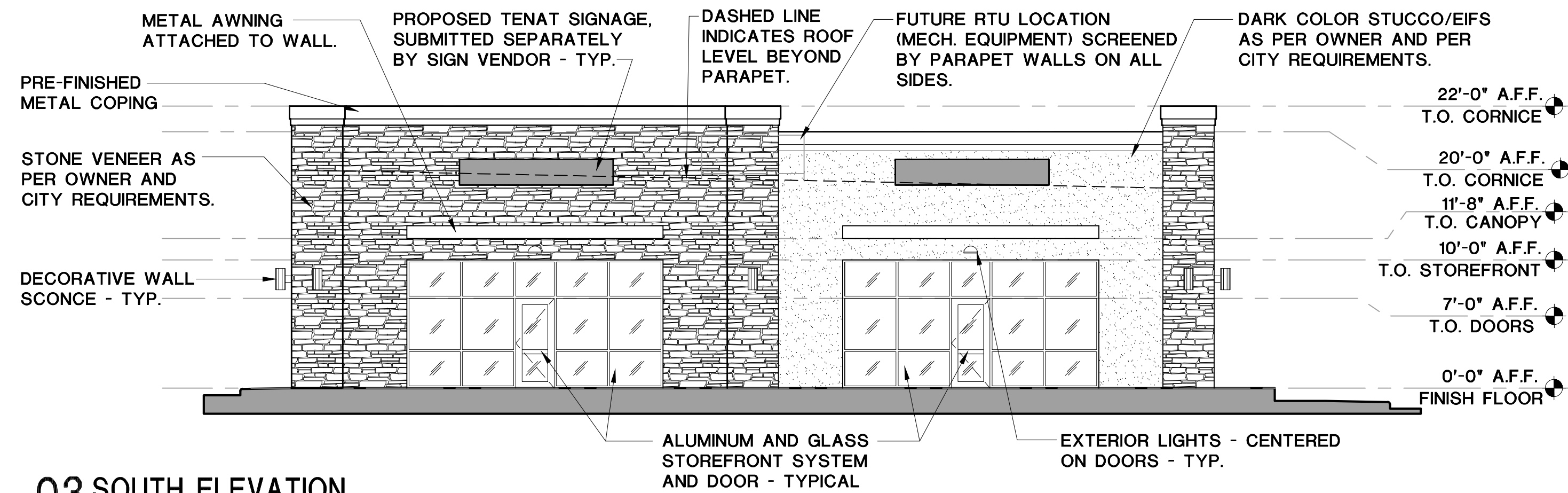
SHEET NUMBER

A5.01

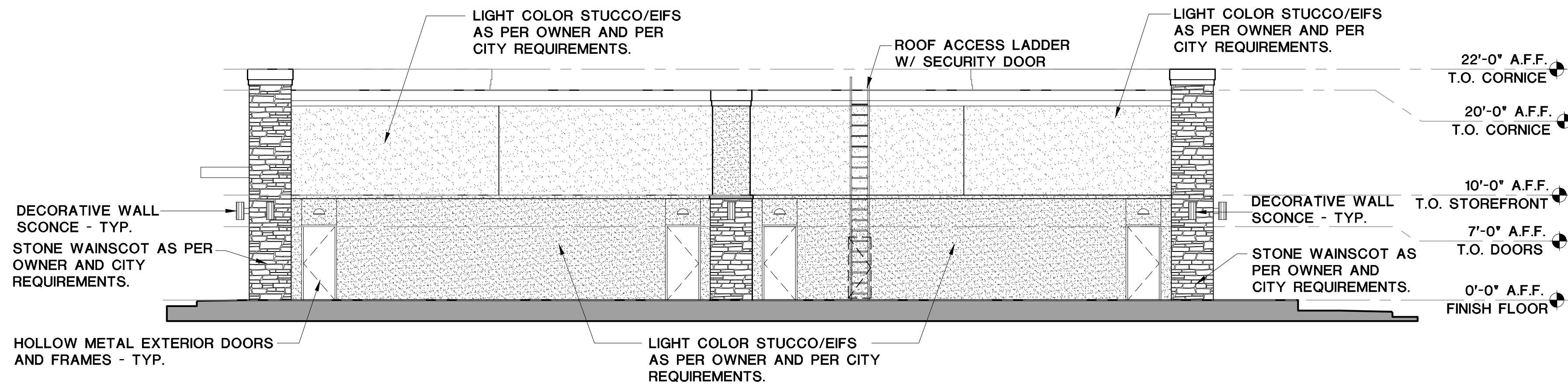




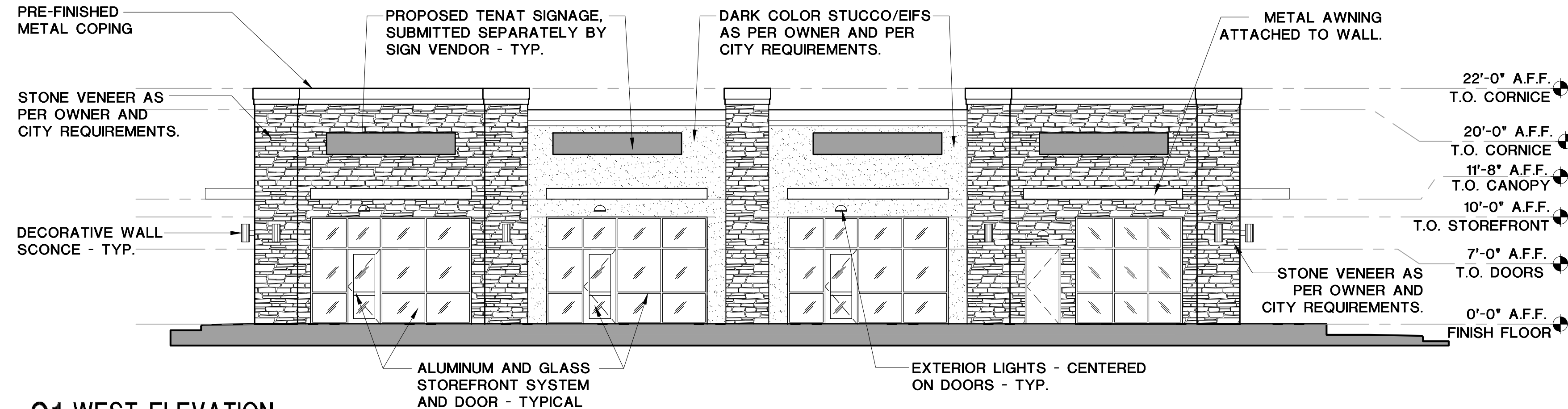
04 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



03 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



02 EAST ELEVATION  
SCALE: 1/8"=1'-0"



01 WEST ELEVATION  
SCALE: 1/8"=1'-0"

DATE: 06.16.2026

JOB NO: 26010

DRAWN: STAFF

CHECKED: CM



214.766.5905  
PO BOX 383023  
DUNCANVILLE, TX 75138



711 N. FIELDER RD.  
ARLINGTON, TX 76012  
PH: (817) 635-5696  
FAX: (817) 635-5699



RETAIL STRIP CENTER  
812 N. DUNCANVILLE RD.  
DUNCANVILLE, TX 75116

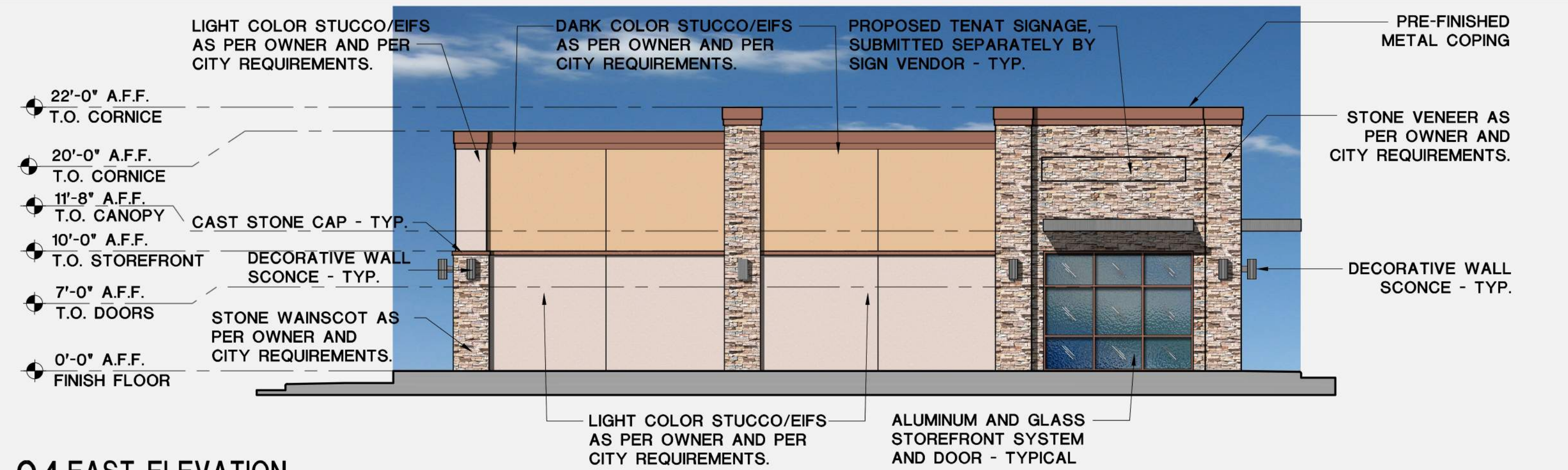
REVISIONS

BUILDING 2  
EXTERIOR  
ELEVATIONS

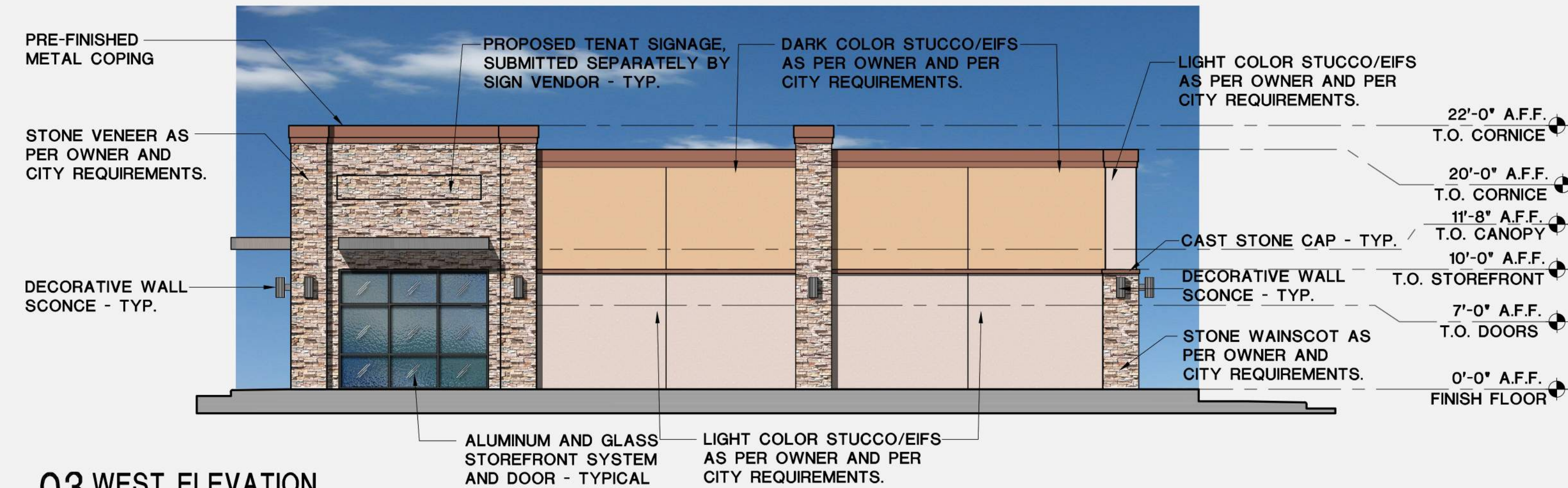
SHEET NUMBER

A5.02

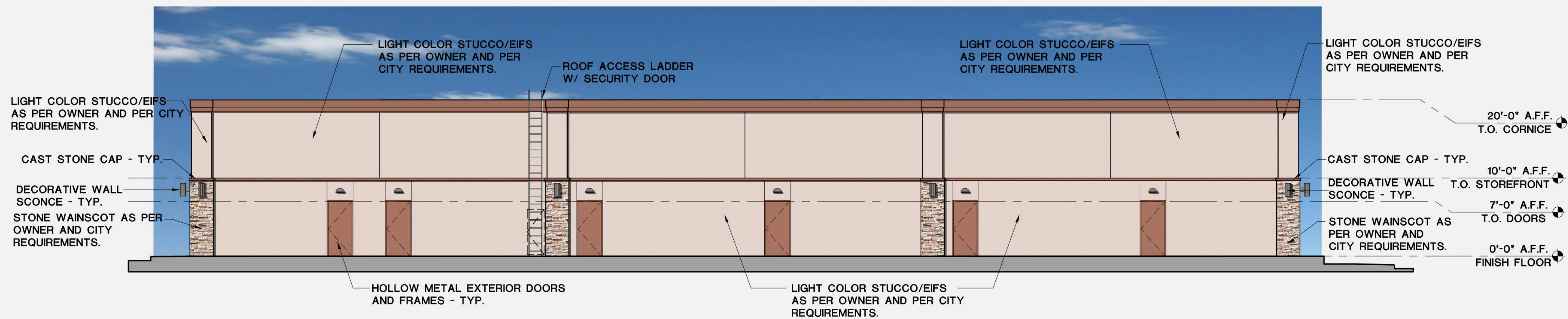




04 EAST ELEVATION  
SCALE: 1/8"=1'-0"



03 WEST ELEVATION  
SCALE: 1/8"=1'-0"



02 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



01 NORTH ELEVATION  
SCALE: 1/8"=1'-0"





DATE: 07.03.2026  
JOB NO: 26010  
DRAWN: STAFF  
CHECKED: CM



214.766.5905  
PO BOX 383023  
DUNCANVILLE, TX 75138



711 N. FIELDER RD.  
ARLINGTON, TX 76012  
PH: (817) 635-5696  
FAX: (817) 635-5699



RETAIL STRIP CENTER  
812 DUNCANVILLE RD.  
DUNCANVILLE, TX 75116

REVISIONS

COLORED  
RENDERING

SHEET NUMBER

A5.03

01 COLORED RENDERING  
NOT TO SCALE



# Retail ★ FOR LEASE

812 N DUNCANVILLE ROAD DUNCANVILLE, TX 75116

LanCarte.com



Brittany Doyle, CCIM  
806-206-0290  
bdoyle@lancarte.com

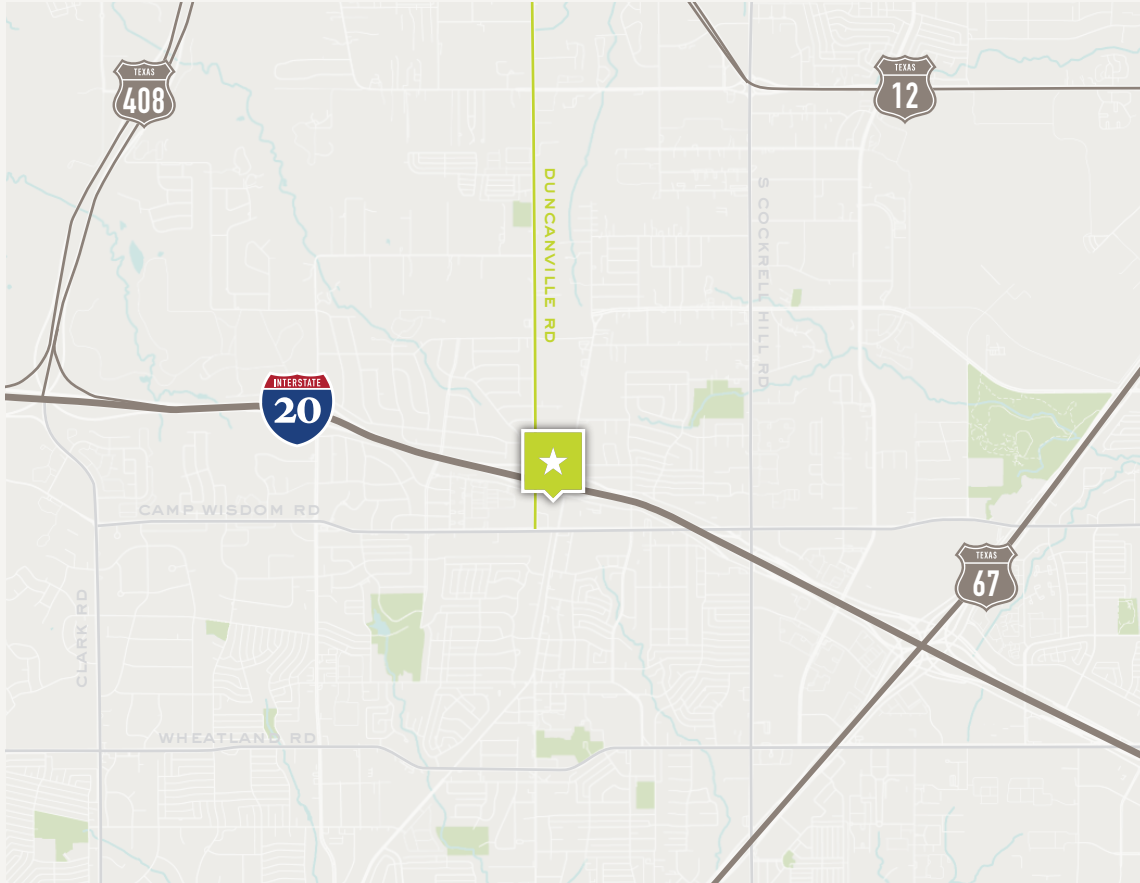
Lindsey Shelley  
713-816-5403  
lshelley@lancarte.com



## Retail ★ LEASE

812 N DUNCANVILLE RD

LanCarte.com



### PROPERTY FEATURES

- Two-building 15,400 SF retail strip center
  - Building 1: +/- 9,100 SF
  - Building 2: +/- 6,300 SF
- Multiple tenant suites available
- New Construction - 2027 Delivery Date
- Delivered vanilla shell, ready for tenant build-out
  - Individual storefront entry per suite
  - Target users: Medical/dental, salon, fast casual, financial services, specialty retail

### LOCATION OVERVIEW

Situated along Duncanville Road in the heart of Duncanville's primary commercial corridor, this property offers exceptional accessibility with direct access to I-20 and Hwy 67, along with convenient connections to I-35 and I-45. Its central location provides easy commutes to Dallas, Arlington, and Fort Worth, allowing businesses to serve the entire southwest DFW trade area. Duncanville offers limited new development opportunities, creating strong demand for well-positioned retail sites. Supported by increasing consumer spending, ongoing city investment, and a business-friendly environment, this location is poised for long-term growth and visibility.

### LEASE STRUCTURE

**\$24/SF + NNN**  
(TI PACKAGE AVAILABLE)



# Retail ★ LEASE

812 N DUNCANVILLE RD

LanCarte.com



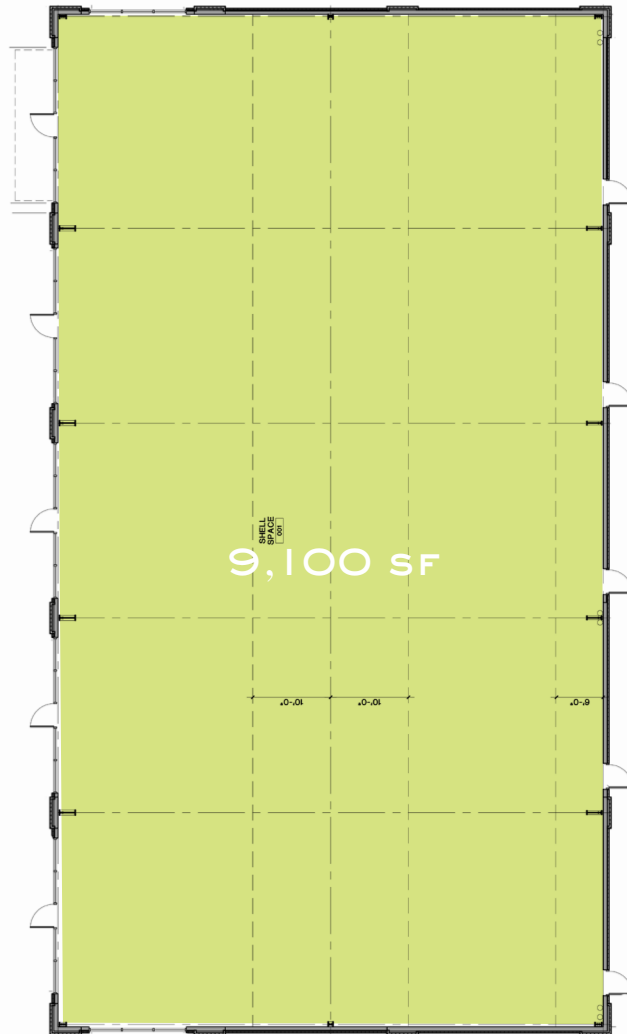


# Retail ★ LEASE

812 N DUNCANVILLE RD

LanCarte.com

BUILDING 1 - 9,100 SF AVAILABLE



BUILDING 2 - 6,300 SF AVAILABLE







# LANCARTE

## COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

Brittany Doyle, CCIM  
806-206-0290  
bdoyle@lancarte.com

Lindsey Shelley  
713-816-5403  
lshelley@lancarte.com

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2026 LanCarte Commercial Real Estate, LLC.