



Justin Economic Development NEWSLETTER

November 2015

City of Justin to Develop First Comprehensive Plan

The purpose of a Comprehensive Plan is to create a vision for the future by establishing long-range goals and objectives for all activities that affect local government. This allows communities to plan development in a way that protects valued resources and manages development. The City has partnered with Dunaway Associates, whom are well known for their avid work in urban planning and development, to facilitate the first Justin Comprehensive Plan (CP). The Justin CP addresses several major issues facing the City, such as community identity, managing new commercial and residential growth, revitalization of older neighborhoods, quality development along FM 156, redevelopment and enhancement of downtown, annexation and expansion of Justin's city limits, infrastructure and public buildings, and long term community sustainability. The goal is to continually preserve and enhance Justin's high quality of life.

“ We envision a community for present and future generations that honors its unique Texas heritage, creates and maintains an attractive appearance, enjoys interconnected neighborhoods and shopping, and supports the needs of all ages. ”

**The Justin CP is moving forward with multiple citizen and public input sources.
The process and contract is divided into four major sections:**



Justin Today – This initial phase of the planning process is complete with numerous tasks accomplished. These tasks included: project coordination, scheduling, base data research, previous studies and reports reviewed, creation of Justin Tomorrow Committee, and the preparation of an Existing Land Use Map.

Justin Hopes – The second phase of the project focuses on public input. An on-line Community Survey was prepared, the results tabulated and reported. A Town Hall Community Visioning Workshop was held on Saturday, June 27th at First Baptist Church. The outcome was a consensus Vision statement for Justin. A series of five individual stakeholder interviews along with a group business owners meeting were held for input. On August 6th, the Justin Tomorrow Committee met at the Country Abbey. This meeting focused on major goal areas and prioritizing emphasis. Karen Mitchell, President of Mitchell Planning Group, has been instrumental

in helping facilitate these public participation efforts.

Justin Tomorrow – A portion of the Justin Tomorrow work tasks began ahead of schedule. Expansion of FM 156 will present a tremendous opportunity for parking and streetscape improvements to the Justin Old Town/ Downtown area. Several conceptual parking, sidewalk, and streetscape plans were prepared to influence the final design for FM 156. These conceptual plans will be the basis for final construction and will be the catalyst for expanding the enhanced streetscape beyond the FM 156 frontage into the adjoining streets. Draft text and new base maps for the CP are currently being prepared with input from the Justin Hopes phase of the process.

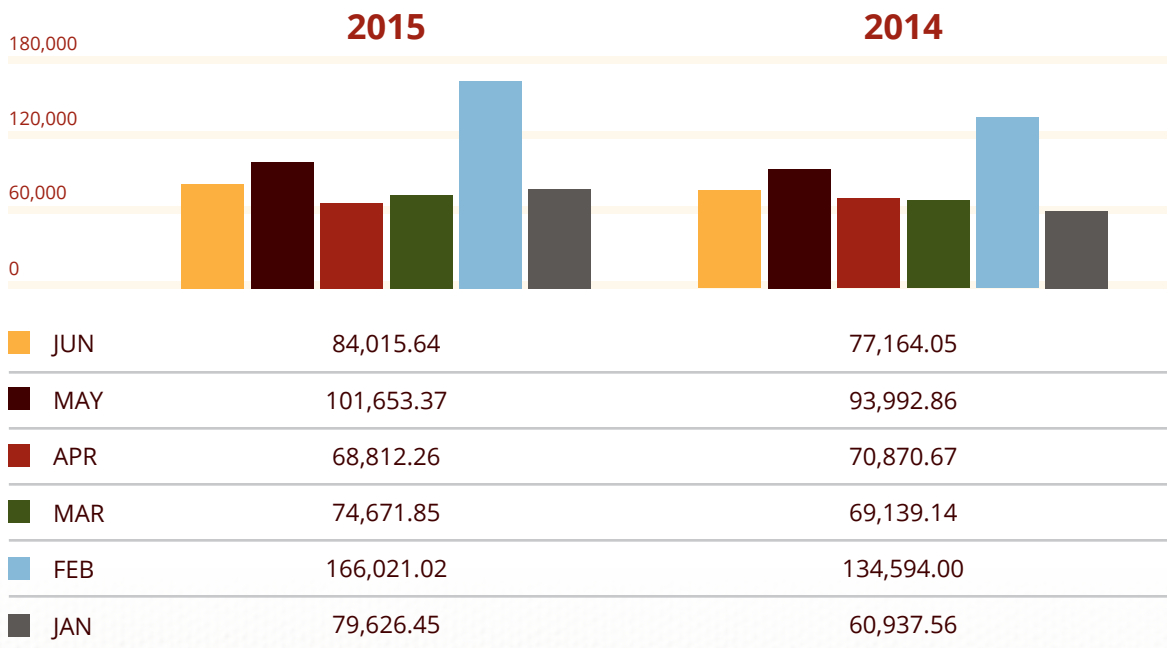
Justin Becoming – This final phase of the CP has not yet begun, but it will focus on implementation strategies and prioritizing various projects and tasks.

About Your EDC

The purpose of the Justin Economic Development Corporation (EDC), alongside the City of Justin, is to strengthen the local economy by reinvesting local sales tax dollars back into our community.

The Justin EDC consists of two entities: The Economic Development Corporation (EDC) and Community Development Corporation (CDC). Both share responsibilities on various projects, however, each facilitate diverse economic programs. Each entity receives \$0.005 sales tax and is governed by statutes. These funds are overseen by the EDC/CDC Boards. The main projects funded by the Justin EDC promote development either by expanding, recruiting or retaining businesses, while the Justin CDC works on development and aids in increasing the quality of life for our residents.

Mid Year Sales Tax Revenue 2014-2015



EDC Staff and Contact Information

EDC- Type A

Cody Sqyures
 Jeri Beckham
 Eric Priddy
 David Wilson
 Todd Siedell
 Alan Woodall
 Charlotte Moore

CDC- Type B

Mike Russ
 Stephen Chambers
 Bonnie Washburn
 Bonnie Knowles
 Elizabeth Johnson
 Mike Holyfield

Shani Ihnfeldt
 Executive Director
 940-648-3800

Eliza Tellez
 Assistant Director
 940-648-3800

Business of the Half

The Lonesome Spur and Mule Barn Sports Bar and Grill are serving mouth-watering favorites here in Justin! You will not leave hungry!

Started by Dakon and Amy Doggett, the Lonesome Spur and Mule Barn serve quality food that is prepared fresh daily. Everything is made from scratch, including the irresistible pies and cakes. Both restaurants have a family-friendly atmosphere with something new going on every month. Since opening in 2007, the Lonesome Spur has become a destination for breakfast and lunch, while the Mule Barn is known for dinner and live entertainment. On Friday and Saturday evenings you are guaranteed to see a large turnout for various country artists. Such artists have included; Mark Chesnutt, the Bellamy Brothers, Johnny Lee and Charlie Robison. The Mule Barn also offers a 3,000 sq ft private room for rent for company parties or large gatherings complete with full amenities.

"We want to get over the persona that the Mule Barn is just a bar, we are first and foremost a restaurant," Doggett said. "And I would say we have the best hamburgers in DFW."

One of the biggest events hosted by the Mule Barn is the annual Singin' & Swingin' Benefit. This is a two day event benefiting local charities. Sunday is Singin' at the Mule Barn with Texas Country artist such as Joey Green and Mike Ryan. Monday is a full day of Swingin' at the famous Tour 18. This successful event has raised over \$50k since its inception.



“...we loved the small town atmosphere. We saw the *growth and potential* Justin could offer.”



The Lonesome Spur and Mule Barn are located at 218 S FM 156, Justin, TX.

Why Justin?

"The opportunity presented itself in Justin. I'm from a small town and we loved the small town atmosphere. We saw the growth and potential Justin could offer." – Dakon Doggett

Check the restaurant's website at Lonesomespurcatering.com and Mulebarntexas.com for more information on events, catering options, and business hours.

Shop Local



Paisley Pig



JJ's Designs



Classy Cactus and Antique Mall



Justin Boots

Residential Development

Everything a hometown should be.

Villas of Meadowlands I.

WOODBIDGE DEVELOPMENT, LLC This development will contain 7 single-family lots located at the west entrance on the southwest corner of FM 407 and Meadowview Drive. The average lot is 10,952 square feet with minimum 1,800 square feet homes.

Villas of Meadowlands II.

IMPRESSION HOMES This development will contain 15 single-family lots located at the east entrance on the southeast corner of FM 407 and Sage Drive. The average lot is 7,296 square feet with minimum 1,800 square feet homes.



Hardeman Phase IV, V and VI. Hardeman Phases IV and VI are being planned on 38 acres just north of Justin Elementary, south of FM 407, east of Boss Range Road and west of Ovaletta. Hardeman Phase V is being planned on 14 acres just north of Hardeman Blvd., east of Windmill Drive and west of FM 156. 142 single-family lots are projected in Phases IV and VI, and 67 lots in Phase V. Minimum home size is 1,550 square feet for a one story and 2,000 square feet for a two story. Lot size starts at 6,000 square feet.



Bishop Gardens. This 72 Unit Development will be located on a 10 acre site behind the dentist office at FM 156 and Hardeman Blvd. The site is adjacent to historic Bishop Park. The development is comprised of one, two, and three bedroom apartment homes and will include a walking trail, swimming pool with an outdoor entertainment area, a community room, fitness center, business center, laundry

room, 24 hour maintenance and emergency service, on-site management and security. The individual apartments will feature patios or balconies, walk-in closets, Energy Star appliances, cable ready, handicap accessible options and washer & dryer hook ups. Individuals and families earning up to 60% of the area median income (AMI) in Denton County who meet the screening and eligibility restrictions of the property may qualify for a reduced rent unit. The community will also feature some market rate units. Projected development completion is Summer 2016.

Commercial Real Estate Available

Commercial Lot 1A & 1B

FM 156 & Centre Blvd.
Justin, TX 76247
(FM 156 frontage, located north of Justin shopping strip)

ACRES: 36.14 (18.07 each)
SALE PRICE: \$4,100,000
PER LOT: \$2,050,000
ZONED: General Business
DCAD: 68051 / 270691
UTILITIES: N/A

OWNER: Benchmark Bank
SPECIAL COMMENTS: FM Road, Great area for retail, easy access to 156, Development ready. Traffic counts in the area 10,714 per day.

MARKET VALUE 2015: \$824,823.00
CONTACT: Marty Neilon
(214) 979-6134

Commercial Lot 2 & 3

FM 156 & Centre Blvd.
Justin, TX 76247

ACRES: 2.16 (1.08 each)
SALE PRICE: \$752,716.82
PER LOT: \$376,358.41
ZONED: General Business
DCAD: 529883/529884
UTILITIES: N/A

OWNER: Barthhold Estates Ltd.
SPECIAL COMMENTS: Easy access to 156, Development ready. Traffic counts in the area 10,714 per day.

MARKET VALUE 2015: \$100,000
CONTACT: Greg Johnson
(940) 381-2220
www.v-re.com

Commercial Real Estate Available (cont.)

FM 156 & Hardeman Blvd.
Justin, TX 76247
(Located next to Justin Seed Company)

ACRES: 2.73
SALE PRICE: \$356,756.40
ZONED: General Business
DCAD: 611309
UTILITIES: N/A
OWNER: Barthhold Estates Ltd.

SPECIAL COMMENTS:
Development ready. Easy access to 156.

MARKET VALUE 2015: \$60,480.00
CONTACT:
Greg Johnson
(940) 381-2220
www.v-re.com

620 FM 156 S
Justin, TX 76247
(Located Southwest of Bishop Park)

ACRES: 21.31
SALE PRICE: \$3,000,000
ZONED: Single Family
DCAD: 270691
UTILITIES: Asphalt, Electric, Sewer available on site

OWNER: Hardeman Family Real Estate
SPECIAL COMMENTS:
Development ready. Easy access to 156.

MARKET VALUE 2015: \$824,853
CONTACT:
Cathy Green
(940) 648-0382
kalugacathy@hotmail.com
majorleaguerealtyinc.com

FM 156 N
Justin, TX 76247

ACRES: 38.50
SALE PRICE: \$1,100,000
ZONED: N/A (in County)
DCAD: N/A
UTILITIES: Gas & Electric
OWNER: N/A

SPECIAL COMMENTS: Farm/Ranch, Great commercial site right off FM 156

MARKET VALUE 2015: N/A
CONTACT:
Cathy Green
(940) 648-0382
kalugacathy@hotmail.com
majorleaguerealtyinc.com

11 FM 156 N
Justin, TX 76247

ACRES: 40
SALE PRICE: N/A
ZONED: General Business/In County
DCAD: N/A
UTILITIES: City Water & Sewer

OWNER: Gary Place
SPECIAL COMMENTS:
Great commercial site right off FM 156, Easy access to 407 & FM 156

MARKET VALUE 2015: N/A
CONTACT:
Cathy Green
(940) 648-0382
kalugacathy@hotmail.com
majorleaguerealtyinc.com

FM 407 (W 1st St)
Justin, TX 76247
Located next to local grocery store and Dollar General

ACRES: 2.223
SALE PRICE: \$314,711
ZONED: Local Retail
DCAD: N/A
UTILITIES: City water and Sewer

OWNER: N/A
SPECIAL COMMENTS: Great commercial site right off FM 407
MARKET VALUE 2015:
N/A

CONTACT:
Ben McCutchin
(214) 238-8011
bmccutchin@novustx.com

TR 10 FM 407 (W 1st St)
Justin, TX 76247
Located next to local grocery store and Dollar General

ACRES: 2.25
SALE PRICE: \$250,000
ZONED: Local Retail
DCAD: N/A
UTILITIES: City water and Sewer

OWNER: N/A
SPECIAL COMMENTS: Great commercial site right off FM 407
MARKET VALUE 2015:
N/A

CONTACT:
Cathy Green
(940) 648-0382
kalugacathy@hotmail.com
majorleaguerealtyinc.com

538 S FM 156
Justin, TX 76247
Great medical site right next to Justin Family Dentistry off FM 156

SIZE: 5,000 square ft available for sale, lease or build.
LEASE PRICE: **Contact broker**
LEASE TERM: N/A
ZONED: General business
DCAD: N/A

UTILITIES: City water and Sewer
OWNER: N/A

CONTACT:
Tom Heraty
(214) 893-3844
theraty@robertlynn.com



JUSTIN
1887

117 W. 4th
Justin, Texas 76247

156

OPEN FOR BUSINESS

STAY INFORMED - TEXT 156 TO 38470 FOR UPDATES

September, 2015

Plans, Specifications, Estimates
approved by TXDOT

November, 2015

Letting Process

December, 2015 - March, 2016

Utilities Will Be Moved

April - May, 2016

Construction Begins

Expansion of FM 156 is gaining momentum with the final decisions underway.

The project covers 4.2 miles from North of SH 114 to 12th street in Justin. Design plans for the expansion are 95% complete; the project will widen FM 156 from a 2 lane rural to 4 lane divided urban cross section highway with additional parking for the downtown area. Construction will start in early 2016 with an expected completion within 30 months. FM 156 is a very busy highway and with incoming development traffic is expected to increase. In order to keep traffic moving, the City has been working closely with TXDOT and other entities to ensure that traffic flow remains steady, access is maintained to restaurants and businesses at all times, and communication on any detours is timely.

156update.com website will serve as the main communication hub

for all construction changes during the expansion. The City of Justin will be using the City email blast as a form of communication, as well as text message updates. Please ensure you have signed up to receive notices. In addition, Justin Economic Development Corporation will be starting a 156 committee for business owners to be directly involved with the FM 156 project.

156UPDATE.COM