



ESTD. 1840

BROAD WINGS

COMMUNITY PROFILE



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.



Join a **thriving economic hub**. Become part of the fabric of our community.

Many companies call Lewisville home and a number of them are familiar names. With superior access and infrastructure, a low tax environment, quality workforce, and more, Lewisville has a strong and dynamic business community made up of everything from Fortune 500 companies to innovative start-ups.

Lewisville has one of the lowest combined property tax rates in DFW, making it an attractive location for businesses and residents alike. Lewisville has over one million square feet of new construction for office and industrial development in the pipeline, in addition to new single-family, townhome and multifamily developments.

Visitors and residents enjoy a variety of recreation and shopping opportunities including a 2,000-acre nature preserve, a historic downtown, Lewisville Lake, and Vista Ridge Mall – making Lewisville a great place to live, work, and play.

**First-rate in DFW
for enterprise, retail,
residents, and visitors.**



COMMUNITY EXECUTIVES



Michael Swayden

RPh, CEO of AmeriCare
Specialty Pharmacist/Entrepreneur with over 20 years of experience in Specialty and Infusion Pharmacy

AmeriCare relocated to Lewisville in April 2016, to expand and become a part of a fast-growing medical community. We are building partnerships and alliances with the medical community in Lewisville, Flower Mound, Denton, Coppell, and surrounding communities.

“We pride ourselves with having the best-in-class clinical and management talent with unmatched knowledge and infrastructure – our pharmacy clean room is one of the largest of its kind outside of a hospital setting in the country,” said Michael Swayden, RPh, CEO. “Our culture places earning trust, delivering uncompromised client stewardship and building long-term relationships above all else.”



Kristin Feedback

Vice President/Lending of Bank of the West


When identifying a new location over 10 years ago, Bank of the West focused on an area which provided the opportunity for a strong community partnership together with planned economic growth – Lewisville was the perfect fit. We recognized the value of the Economic Development commitment to new businesses, the dedication to the revitalization of Old Town Lewisville and the overall spirit from the citizens, and are proud to call Lewisville our home. Serving the North Texas Region as an Independent Community Bank for over 30 years, we take pride in knowing our customers and serving our communities.



Mehrdad Moayedi

President, Centurion American Development Group
Real Estate Developer with over 30 years of experience in residential, commercial, and multifamily development and construction.

Centurion American continues to provide some of the most sought-after, desirable residential communities throughout Lewisville and the DFW Metroplex. Centurion has built partnerships, alliances, and friendships with all facets of the Lewisville community from residents to city employees to business owners. Centurion American has worked within and around Lewisville for over 20 years now. With a superb sense of community, working with Lewisville has been extremely exciting and enjoyable. Lewisville provides exceptional assistance in the development of residential and retail opportunities. As a real estate developer, when looking for areas to do business, places like Lewisville are at the top of the list!



DISCOVER THE LEWISVILLE ADVANTAGE

DISCOVER THE LEWISVILLE ADVANTAGE

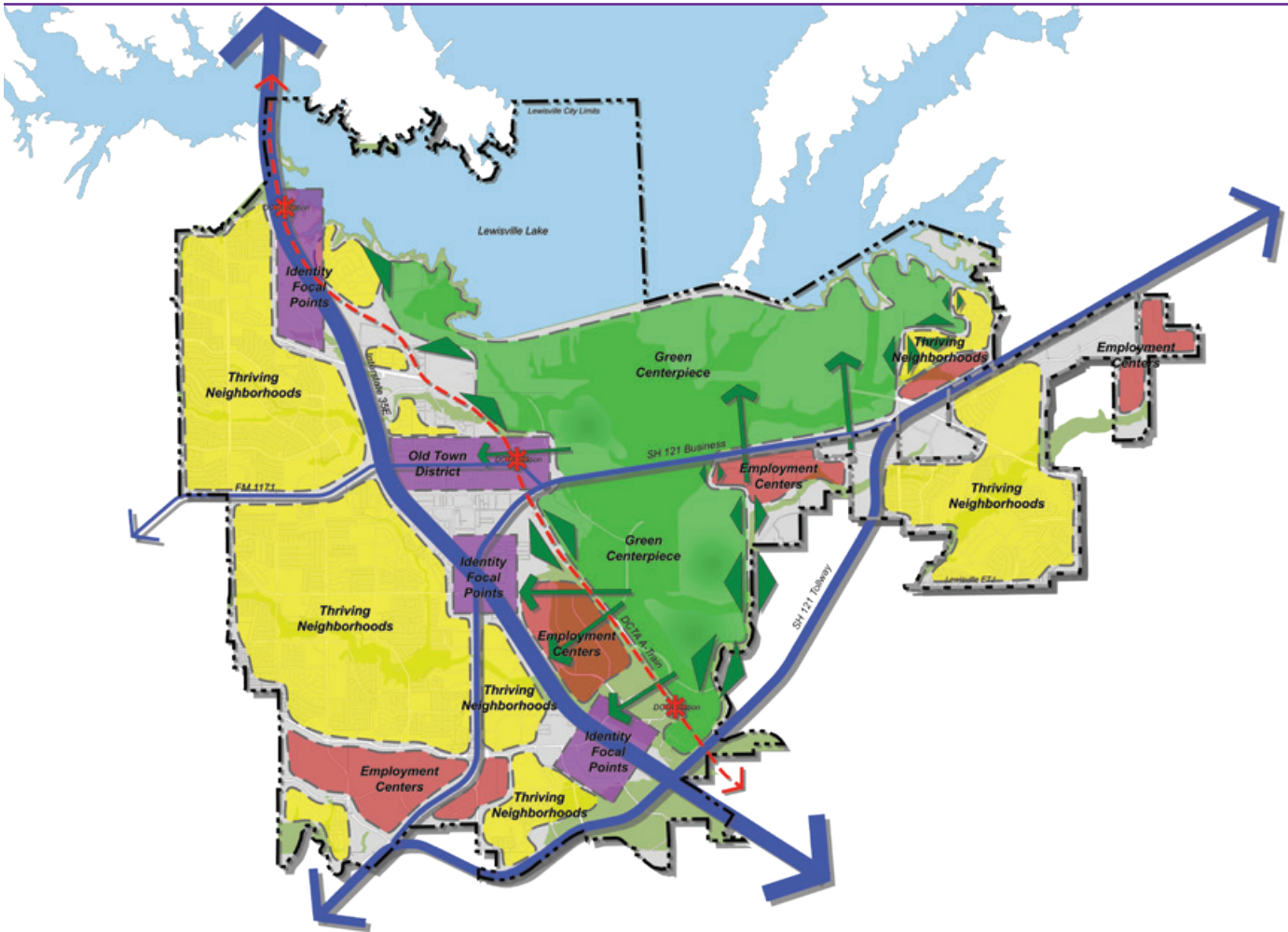
Lewisville 2025 is a strategic plan with an implementation focus; guiding the future of the City of Lewisville over the next 10-20 years. This plan's function is to serve as a vision document, a framework for investment decisions, and as a non-traditional, comprehensive guide that methodically builds on all previous investments to prioritize new, relevant initiatives.

Lewisville 2025 represents an accumulation of public participation, volunteer work, stakeholder discussions, and city initiatives. This planning process resulted in a clear vision for Lewisville, identified opportunities and challenges, and defined methods of prioritizing implementation of the vision over time. The plan is a guide for the management of growth and a reference point for future decision-making. It provides actions regarding regulations, communication, investments and implementation strategies, and adds necessary refinement to prioritize existing plans.

Lewisville 2025 examines realities of existing conditions and the marketplace, demographic implications, areas of growth potential, and **strategies for improving quality of life**. The plan does not focus on only the physical development of the city, but rather the overall goals for Lewisville as a livable and economically vibrant community.



DISCOVER THE LEWISVILLE ADVANTAGE



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SUSTAINABILITY

TRANSIT-ORIENTED DEVELOPMENT (TOD)



Lewisville TOD creates a vision to cohesively engage land use and development around the Denton County Transportation Authority's (DCTA) three Lewisville rail stations. These areas will be places where residents can live, work, and play without sole reliance on a vehicle.

Hebron Station TOD

The intersection of SH 121 and I-35E is a gateway into Lewisville. Mixed-use development is a strong focus for this area. The area is being master-planned to identify ideal land uses that will complement the existing train station and multifamily development at Hebron 121 Station. The area is ideally suited for a dense pattern of retail, recreational, and residential uses, with tremendous access and visibility due to the proximity of the DCTA train station, SH 121 and I-35E.



Old Town Lewisville TOD

The Old Town TOD planning area comprises approximately 330 acres in the heart of Lewisville. At its core is a DCTA commuter rail station that connects the City of Denton in the north to Downtown Dallas via connectivity with the Dallas Area Rapid Transit (DART) system. The TOD plan will utilize public investments to help spur private development and maximize grant funds based on buildable and realistic plans around the rail station. Lewisville has been able to secure several million dollars in intergovernmental grants to implement public investment plans for civic and infrastructure improvements. Continuing this momentum into private development is key to successful implementation of the plan.



Lewisville Lake TOD

The lake area of Lewisville is one of the most exciting sites for new development due to proximity to surrounding amenities, including Lewisville Lake, the transit station, and vacant land on the west side of the gateway. The entrance of I-35E into the City of Lewisville is a major landscape and land use regional gateway. The city is focused on strengthening this district through new investment, new development, and area landscaping. Specifically, this involves working with the private sector to create a mixed-use district on both sides of the gateway that would be marked by residential, retail, and office uses, as well as a major regional hospitality development on land along the lake.



LEWISVILLE'S CORPORATE COMMUNITY

Lewisville's strength is due in large part to its diverse local economy and continued growth. Lewisville is home to a number of successful businesses, who together have created a resilient and rewarding corporate community.

COMPANY	EMPLOYEE TOTALS	SQUARE FOOTAGE	DESCRIPTIONS
Xerox	823	256,000	Business and Office Support Products
TIAA-CREF	600	34,652	Finance Services
Bed Bath & Beyond	565	799,460	E-Commerce Facility
SYSCO	563	568,106	Wholesale Food Distribution
Medical City of Lewisville	554	256,000	General Medical and Surgical Hospital
HOYA Vision Care	509	89,473	Optic Lens Production
Med Fusion	483	107,000	Molecular Testing & Diagnostics Lab
Orthofix	432	140,000	Orthopedic Medical Device Manufacturer
Mortgage Contracting Services	397	120,000	Mortgage Services
Flooring Services	378	107,000	Flooring Services
FedEx Freight	290	125,996	Shipping and Freight Services
Overhead Door Corp	280	63,815	HQs; Automated Door Production & Services
Prime Controls	213	84,000	Systems Integration and I&C Construction Firm
The Apparel Logistics Group	162	200,000	Premium Clothing Distribution
Kuehne & Nagel	161	267,902	Freight Services
Universal Fixture and Display	140	100,850	Point of Purchase and Store Fixtures Manufacturer
Anixter Fasteners	140	219,450	Global Distributor of Communication and Security Products
TIGI Linea Corp	101	367,744	Haircare Products Distribution, Americas Headquarters
Vinson Process Controls	80	35,000	Oil & Gas Valve and Regulator Distribution, Corporate Headquarters
Active Organics	62	121,190	Product Supplier for Personal Care Industry
Cabin Innovations	50	39,630	Aviation Engineering
Ferguson Enterprises	45	181,000	Plumbing wholesaler and HVAC equipment distributor



BUSINESS INCENTIVES + FINANCIAL ASSISTANCE

Tax Rebates or Abatements

Tax abatement is exercised to reduce the municipal property tax liability for economically valuable projects. The City of Lewisville will consider use of a tax abatement for both firm-based and development-based incentives on a case-by-case basis according to the merits of each project, including new jobs, average salary, total payroll, and capital investment. If utilized, tax abatement is subject to a maximum term of 10 years, and cannot be applied to existing value or the value of the land. Projects requesting a tax abatement are evaluated based on the increase in assessed value over the base-year value of the property.

Grants

Under Texas Local Government Code Chapter 380, the City of Lewisville may provide grants or loans to stimulate investment. Because the City of Lewisville Economic Development Department is funded primarily from General Fund revenues, the potential for cash-driven incentives is limited. Incentives of this type are considered for focus area projects, often on a reimbursement basis. This encompasses requests regarding construction costs, infrastructure, inventory tax, sales tax, and fees.

State and Federal Incentive Support

The city actively supports incentive requests made to other government entities having jurisdiction in Lewisville. While the city will partner with these projects for support (and where requested, may elect to provide administrative or financial support to these applications), the city is not responsible for ultimate decisions to grant incentives by other governmental bodies. Such programs include:

- Texas Enterprise Zone Fund
- Foreign Trade Zones
- Skills Development Fund
- Requests for rebates of state or federal taxes, fees, or impositions

BUSINESS INCENTIVES + FINANCIAL ASSISTANCE

Special Financing Initiatives

The City of Lewisville, as other municipalities in Texas, has the capability of leveraging certain tax tools such as:

- Low- or no-interest loans
- Revenue bonds
- Sales tax increments

Utilization of these types of incentives is a time-consuming process with substantive public involvement required, and as such would be reserved for projects of the highest private investment and must be a high-priority project for the city.

Utilities Infrastructure

A number of financing options are available to the city to assist with outlay associated with infrastructure and utilities. This type of incentive would be covered under grant financing availability.

Expedited Permitting and Approvals

Lewisville offers a one-stop-shop approach to permitting. The Lewisville Department of Economic Development will act as a facilitator for this project, ensuring expedited review, central staff contacts, and oversight for the project.

One of Lewisville's great strengths is its low permitting fees and speedy time for occupancy. For new construction, site plans can be approved in a matter of weeks. The estimated time to issue a building permit is 10-20 working days from submission. The city will do its best to expedite the review in under 10 days.

Based on proposed investment and facility square footage, our team can provide you with an estimate of potential local permitting fees for the project.





TAXES

Low Tax Environment

Low property taxes will long outlast any abatement or one-time incentive that can be offered by a municipality. With one of the lowest combined tax rates in DFW, Lewisville businesses can keep taxes low on their valuable improvements. Businesses and workers in Lewisville can keep more of their hard-earned money and prosper in a tax-friendly environment.

2017 Tax Rate

Below are property tax millage rates per \$100 of valuation:

- City of Lewisville Property Tax: \$0.4360860
- Denton County: \$0.237812
- Lewisville ISD: \$1.40750
- City of Lewisville Sales Tax: 8.25% (2% local option)

City of Lewisville (General Fund)	1.00%
Crime Control	0.125%
Fire Services	0.125%
City of Lewisville (4B Fund)	0.25%
Denton County Transit Authority (DCTA)	0.50%
State of Texas	6.25%
TOTAL	8.25%

State of Texas Taxes

The following is an abbreviated listing of taxes that are administered by the State of Texas:

- Unemployment Tax: Minimum 0.45%, Maximum 7.47% (on first \$9K, per employee)
- Franchise Tax or "Margin Tax": 1.0% (0.01 for most entities)
- Sales Tax: 6.25% of sales
- Motor Fuels Tax: \$0.20 per gallon of gasoline

ENJOY NEVER HAVING TO PAY:

STATE CORPORATE INCOME TAX

STATE PERSONAL INCOME TAX

HOSPITAL DISTRICT TAX

SPECIAL IMPROVEMENT TAX

2017 COMPARATIVE TAX RATE

LOCATION	COUNTY	COUNTY TAX RATE	ISD	CITY	TOTAL COMBINED
Carrollton	Dallas	\$0.2531	\$1.381	\$0.5997	\$2.2338
Dallas	Dallas	\$0.2531	\$1.282085	\$0.7804	\$2.315585
Grapevine	Tarrant	\$0.244	\$1.3967	\$0.289271	\$1.929971
Irving	Dallas	\$0.2531	\$1.4314	\$0.5941	\$2.2786
Coppell	Dallas	\$0.2531	\$1.4777	\$0.5795	\$2.3103
Frisco	Collin	\$0.192246	\$1.460	\$0.4466	\$2.098846
Plano	Collin	\$0.192246	\$1.4390	\$0.4686	\$2.099846
Farmers Branch	Dallas	\$0.2531	\$1.3810	\$0.602267	\$2.236367
Addison	Dallas	\$0.2531	\$1.282085	\$0.550	\$2.085185
Lewisville	Denton	\$0.237812	\$1.40750	\$0.436086	\$2.081398

DISCOVER THE LEWISVILLE ADVANTAGE

Workforce

Lewisville's location allows any new business to tap into the 3.6 million-plus DFW workforce, and with Texas's status as a right-to-work state and the low cost of living in DFW, any Lewisville-based employer will have access to a robust and dynamic workforce.



Training Assistance Program

Funding for training new and incumbent employees can be coordinated through the Skills Development Fund (SDF) of the Texas Workforce Commission. The Texas Workforce Commission has allocated \$50 million in Skills Development Funds to support high-quality, customized training projects across the state.

The Skills Development Fund (SDF) program assists businesses by financing the design and implementation of customized job-training projects. This fund successfully merges business needs and local customized training opportunities into a winning formula to increase the skills levels and wages of the Texas workforce.



AGE GROUP	2000		2010	
	NUMBER	PERCENT	NUMBER	PERCENT
Young (0-14)	17,901	23.0%	20,963	22.0%
High School (15-19)	4,744	6.1%	5,807	6.1%
College, New Family (20-24)	7,230	9.3%	8,426	8.8%
Prime Labor Force (25-44)	32,052	41.2%	34,055	35.7%
Older Labor Force (45-64)	12,499	16.0%	19,802	20.8%
Elderly (65+)	3,311	4.3%	6,237	6.5%
Total	77,737	100.0%	95,290	100.0%

Source: U.S. Census 2000, 2010

DEMOGRAPHICS

Lewisville's population is ideally suited for the growth and development of your business, with an average age of 31, a vibrant workforce, and is perfect for new businesses in a rapidly growing region. DFW is one of the fastest-growing regions in the nation, with new residents and new businesses relocating to Lewisville and DFW every day.

NCTCOG 2016 (EST.) - 100,400

POP. 2000 - 77,737

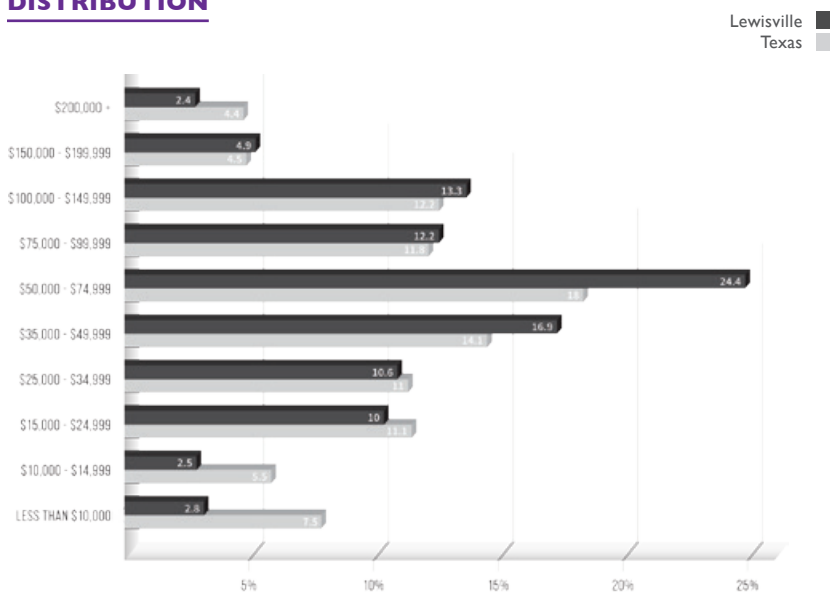
POP. 2010 CENSUS - 95,290

FORECASTED POP. 2020 - 110,002

FORECASTED POP. 2030 - 122,002

HOUSING UNITS 2010 - 39,967

INCOME DISTRIBUTION



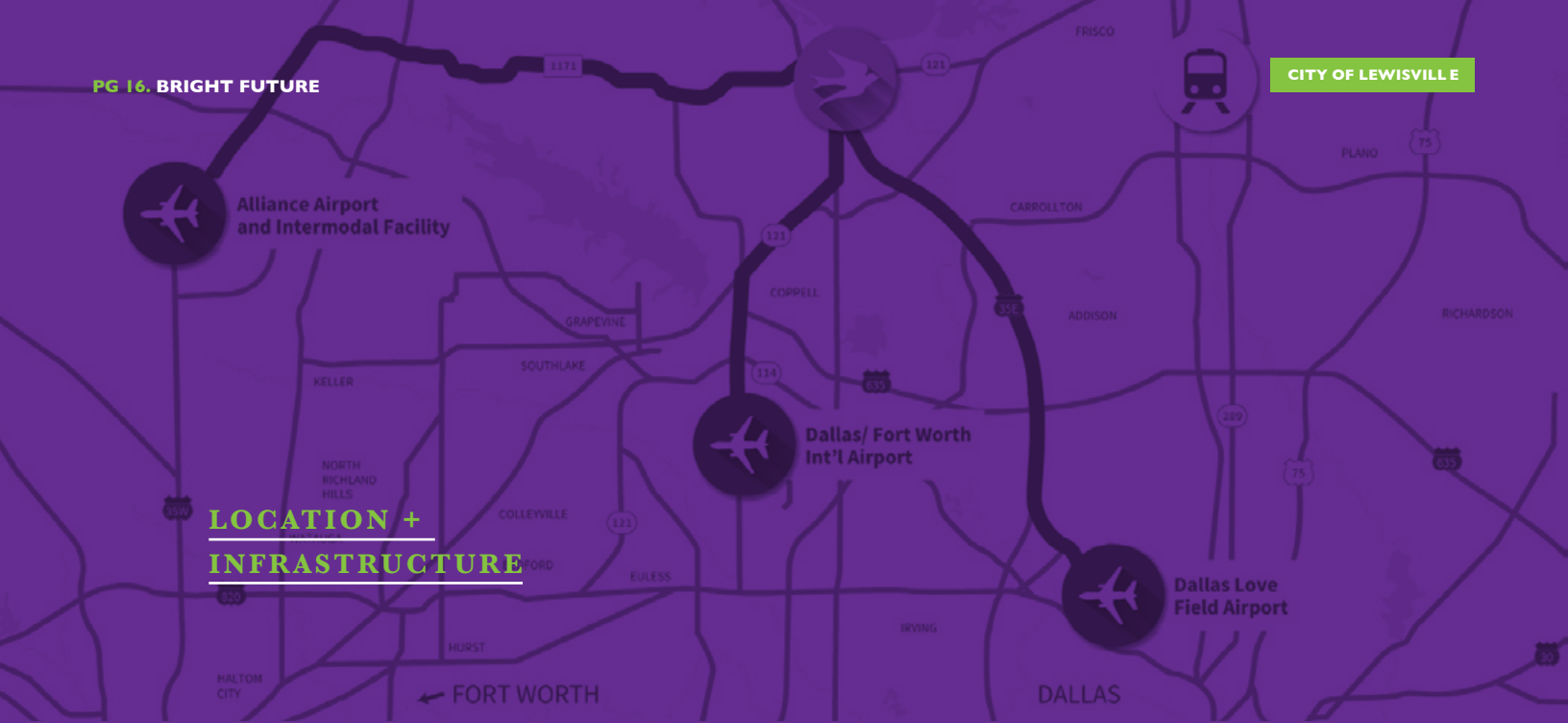
Source: 2007-2011 American Community Survey 5-year Estimates

**THE CITY'S
DAYTIME
POPULATION
SWELLS TO
102,920
THANKS TO
SEVERAL
LARGE
EMPLOYERS**

POPULATION GROWTH

YEAR	LEWISVILLE			DENTON COUNTY		
	POPULATION	POPULATION CHANGE	PERCENT CHANGE	POPULATION	POPULATION CHANGE	PERCENT CHANGE
1970	9,264	-	-	75,633	-	-
1980	24,273	15,009	162%	143,126	67,493	89%
1990	46,418	22,145	91%	273,525	130,399	91%
2000	77,737	31,319	67%	432,976	159,451	58%
2010	95,290	17,553	23%	662,614	229,638	53%
2012	96,000	710	1%	683,010	20,396	3%
2013	97,860	1,860	1.94%	699,950	16,940	2.48%
2014	98,330	470	.5%	713,200	13,250	1.9%
2015	98,480	1,150	1.2%	734,940	21,740	3%
2016	100,400 estimated					

Source: U.S. Census 1970, 1980, 1990, 2000, 2010. Source: NCTCOG Estimates



According to regional estimates, I-35E will carry roughly **130,000 Vehicles per day over the next two decades. In its early stages, the I-35E Corridor Plan will cast a vision for potential development opportunities, incentives, and partnerships that are possible throughout this heavily trafficked corridor.**

LOCATION + INFRASTRUCTURE

By air, train or car, Lewisville offers outstanding location and access for any business.



Market Access

Lewisville easily accommodates the movement of goods and services – a progressive, urban community conveniently located in Denton County, part of the DFW metropolitan area – the fourth largest in the U.S.

If logistics are what matters most to your business, it is easy with several major highways close by with quick access to them. Within 5 miles of the DFW Airport, Lewisville is served by three major transportation corridors as well as commuter rail.

- I-35E
- SH 161 toll road
- SH 121 toll road
- Denton County Transportation Authority (DCTA).

Lewisville emphatically supports Transit Oriented Development, and works hard to serve the transit needs of the community.

I-35E Corridor

The I-35E transportation corridor is one of the fastest growing in North America. Its distinct 8-mile corridor through the City of Lewisville is bounded by Lewisville Lake to the north and SH 121 to the south. Five of the largest urban areas, and seven of the 50 largest cities, in the U.S. are located along the corridor.

DFW Airport

DFW Airport is the third-busiest airport in the world and is less than 5 miles from Lewisville. It provides passenger service to all major cities in North America in less than 4 hours, and more than 200 nonstop destinations worldwide.

Love Field

Lewisville is located approximately 10.5 miles from Love Field, a general purpose airport that serves 7 million passengers a year.

Alliance Airport and Intermodal Facility

The world's first 100% industrial airport located less than 20 miles from Lewisville, Alliance Airport offers access to BNSF and Union Pacific Class I rail lines and FedEx's Southwest Regional Sort Hub.

Rail Service

Lewisville has three commuter rail stations, operated by the Denton County Transit Authority (DCTA) and connected with the Dallas Area Rapid Transit (DART) system, offering riders the ability to navigate most of the DFW area by train. Two major rail lines (BNSF and KCS) and the DCTA rail maintenance facility are located here as well.



UTILITIES + INFRASTRUCTURE

Lewisville has superior infrastructure that can accommodate almost any new development.

Sewer Rates

Sewer rates are based on consumption using a block rate structure combined with monthly water usage rates. Designated irrigation service is exempt from sewer billing upon verification. First 2,000 gallons is \$9.49 added to the current-month water usage rate.

Each additional 1,000 gallons used is \$3.82 added to the current water usage rate.

Water Rates

Water rates are based on meter size using a block rate structure. Consumption pricing of the first 2,000 gallons. Beyond the first 2,000 gallons a flat rate of \$3.23 per thousand applies.

Fire Department Service Level

Lewisville fire service rates 2 on the International Organization for Standardization scale, placing Lewisville in the top 1.5% of departments nationwide. Lewisville is one of only 810 departments in the U.S. achieving such a rating. ISO rating factors into the commercial insurance policy rates for businesses and residents in Lewisville, and our low rating means better fire service and lower insurance rates for you.

Private Utilities

The City of Lewisville has a strong relationship with utility providers, ensuring we meet your developmental needs.

Electricity

Visit powertochoose.org for retail energy providers in Lewisville

Visit oncor.com for electric service in Lewisville

Visit tnmp.com for electric service in Lewisville

Natural Gas

Visit atmosenergy.com for natural gas service in Lewisville

Telecommunications

Visit puc.texas.gov for telecommunications providers in Lewisville

METER SIZE	FIRST 2000 GALLONS
5/8	\$15.67
3/4	\$15.67
1	\$22.84
1-1/2	\$43.22
2	\$71.79
3	\$153.51
4	\$267.83
6	\$594.63
8	\$1,052.12
10	\$1,640.29

Consumption pricing of the first 2,000 gallons. Beyond the first 2,000 gallons a flat rate of \$3.23 per thousand applies.

POWER AND FIBER CAPABILITIES


- Dual-feed substation setup
- Up to 10 MW redundant power capacity
- Minimal distances to substations
- Restrictive acoustical and fuel storage requirements
- Adequate area utilities
- Low risk factors

Fiber Providers

Several fiber providers are present in the area:

- AT&T Fiber
- CenturyLink Metro
- Verizon
- Above.net
- XO
- Level 3
- Fiber Light
- Time Warner
- Grande
- SureWest
- Zayo Metro



A scenic sunset over a lake. The sun is low on the horizon, creating a bright reflection on the water. A small boat is visible on the water. The sky is filled with colorful clouds, transitioning from blue to orange and yellow. The foreground shows a sandy beach with some rocks.

QUALITY OF LIFE

Western Days
Best Little Brewfest in Texas
Sounds of Lewisville Concert Series
Old Town Holiday Stroll
Color Palooza



QUALITY OF LIFE

The 269-acre Railroad Park draws people from all over the area to its dog park, skate park, and top-notch football, soccer, and baseball/softball complexes.

Nearby, the Lewisville Lake Environmental Learning Area offers a 2,000-acre pristine nature reserve to explore, and an opportunity to kayak the Elm Fork of the Trinity River.

The Medical City of Lewisville Grand Theater is a city facility bringing a number of concerts and showgoers to Lewisville, with a 300-seat Performance Hall and an intimate Black Box Theater. Enjoy live musical performances and theatrical offerings, and take in the latest visual art exhibit at the Gallery.

The Wayne Ferguson Plaza is located next door to the MCL Grand, and its beautiful landscaping and water features are the perfect backdrop for outdoor concerts.

Nestled in the heart of North Texas, Lewisville is an energetic destination with casual appeal. With 183 miles of shoreline, 29,600 acres of water, and an average depth of 25 feet, Lewisville Lake is large enough to host a multitude of activities such as fishing, boating and water sports, camping, swimming, and athletic games. Come discover why Lewisville Lake is the official "Urban Bass Fishing Capital of Texas," and serves as a recreational amenity for the entire Dallas-Fort Worth area.

From a business perspective, Lewisville's Convention Center offers close-in, top-notch facilities to ensure successful meetings. Conferences can utilize the 17,000-square-foot convention center, within easy walking distance of 865 well-appointed hotel rooms, mall shopping, restaurants galore, and cultural entertainment. With a wide variety of hotels, unique meeting venues, and plenty of surrounding attractions, Lewisville has what it takes to satisfy any organization. Airport convenience, comfortable meeting space, inviting hotel rooms, affordable dining, and fun off-site group activities are some great reasons meeting professionals choose Lewisville.

Lewisville has nine championship golf courses within a five-mile radius of the city where visitors can hit the links. Sample replicas of America's most famous courses at Tour 18 or play the best holes in Scotland at the Tribute.



AREA SCHOOLS

Major Colleges and Universities

UNT | Denton | Enrollment of 36,000, offering 98 bachelor, 82 master and 36 doctoral degree programs.

TWU | Denton/Dallas | Enrollment of 15,000, nation's largest university primarily for women. Produces more health care professionals than any other university in Texas.

UTD | Dallas | Enrollment of 21,000, UTD offers 133 degree programs, with over 50 labs, centers, and institutes for research.

UTA | Arlington | Enrollment of 33,000, with over 180 degree programs, and a diverse student body representing 123 countries.

SMU | Dallas | Enrollment of 11,000, with over 150 education abroad programs.

TCU | Fort Worth | Enrollment of 10,000, with over 215 areas of study.

National American University | Lewisville | Associates and bachelor degrees, available online and on campus.

Junior Colleges

North Central Texas College | Corinth | Flower Mound
 Brookhaven College | Farmers Branch
 Collin County Community College | Plano/Frisco
 Tarrant County Junior College | Hurst/Fort Worth

Vocational Trade & Technical Schools

Draughon's College of Business | Ft. Worth
 Control Data Institute | Dallas
 American Trades Institute | Fort Worth
 DeVRY Institute of Technology | Irving
 Aero Tech | Dallas

For more information, please visit: www.twc.state.tx.us OR
 Call the Workforce Business Services Outreach & Customer Support at (877) 463-1777 or e-mail Skills@twc.state.tx.us.





**LEWISVILLE
MEANS
BUSINESS
SINCE 1840**



EcodevLewisville.com

LEWISVILLE DEPARTMENT OF
ECONOMIC DEVELOPMENT

CONTACT: NIKA REINECKE, DIRECTOR
972.219.3455 | NREINECKE@CITYOFFLEWISVILLE.COM