



# MAIN STREET

DUNCANVILLE, TEXAS

*Our Vision*

## OUR VISION.

The 4B Board and the City of Duncanville have a vision for the future. A future that includes the transformation of Main Street.

### The Transformation of Main Street.

Main Street is the artery that runs through Duncanville and connects two major thoroughfares that border the City (I-20 and HWY-67). Today, disparate businesses and buildings span from one end of Main Street to the other. This critical area of our city does not have the connectivity and continuity required to serve as the “social and economic epicenter” of the City. While many residents and visitors stop into stores, restaurants and businesses along Main Street, they do not spend extended periods of time strolling up and down Main Street shopping, socializing, etc. The same holds true for visitors and business professionals that come to Duncanville. As a result, Main Street is not delivering the maximum value it can to the community.

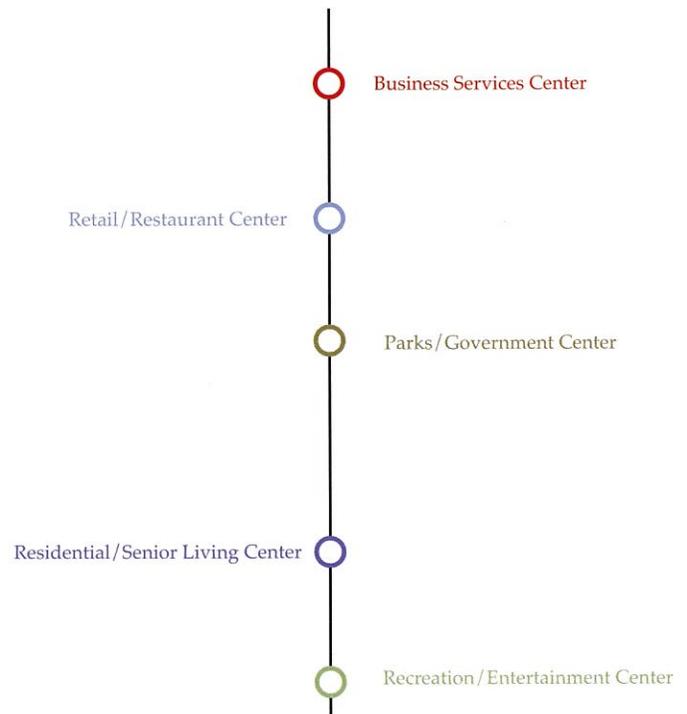
### Main Street Vision :: The Plan.

This is where Main Street Vision comes in. Main Street Vision is a formal plan the City has put into place to transform Main Street from a disconnected chain of disparate businesses into a seamless, integrated socioeconomic epicenter. The plan is already in motion with businesses opening along the anchor segments of Main Street.

The anchor segments of Main Street Vision include ...

- > Business Services Center
- > Retail/Restaurant Center
- > Parks/Government Center
- > Residential/Senior Living Center
- > Recreation/Entertainment Center

These major centers when knitted together with boutique shops, casual dining, and quaint gathering places will create a new Main Street and serve as a catalyst for economic activity within the City. Addison has Addison Circle, South Lake has Town Center ... in the future Duncanville will have Main Street.





### Why is Main Street Vision so important?

The municipalities surrounding Duncanville have large, underdeveloped plots of land that will fuel their economic growth for years to come. Duncanville has very limited land available to create new areas of economic activity. Therefore, the City must rebuild and re-energize economic activity in the most critical areas of the city. Main Street is one of those areas.

### How You Can Help.

Main Street Vision will enable Duncanville to compete in Southern Dallas County, recruit new and exciting businesses, and provide Duncanville residents with the value-added products and services they deserve. For this to happen, City leaders, business owners and residents throughout Duncanville must work together to make Main Street Vision a reality.

Developers and business owners interested in learning more about Main Street Vision should contact:

Earle Jones, Economic Development Director  
City of Duncanville  
972.780.5090  
ejones@ci.duncanville.tx.us

Duncanville residents or business owners interested in learning how Main Street Vision will impact them and how they can take advantage of forthcoming opportunities should contact:

Kent Cagle, City Manager  
City of Duncanville  
972.780.5017  
kcagle@ci.duncanville.tx.us

Main Street Vision is real and it is underway. Be part of it.

## MAIN STREET VISION :: THE FACTS

### What is Main Street Vision?

It is a citywide economic development project designed to revitalize Main Street in Duncanville from I-20 to HWY-67. Main Street Vision is a formal plan designed to develop a cohesive, interconnected series of retail, office, residential and restaurant businesses along Main Street that will become the economic and social epicenter of the City.

### How will it benefit Duncanville?

The project will drive economic activity into the City by bringing more businesses and consumers to Duncanville that are interested in shopping, eating, entertaining or conducting business.

### Who is behind Main Street Vision?

The idea surfaced after City leaders investigated a wide-range of economic development options available within Duncanville. Given that Duncanville is a land-locked community (i.e. there is very limited available raw land to develop), the need to identify and revitalize strategic areas of the City became obvious. That's when Main Street Vision was developed.

### What stage is the Main Street Vision project in at this point?

It has been underway for more than two years and several anchor development projects are taking place right now along Main Street. However, this is a very substantial economic development project that will take several years to complete.

### What developers or businesses have bought into Main Street Vision to date?

Several leading developers and businesses believe in the vision and are already taking part in making it real. Organizations including Hilton Hotels, Main Station (Options Real Estate), Champions Cove (Wind River Companies), and several others have or are in the process of becoming an instrumental part in the transformation of Main Street.

### I'm a Duncanville resident, how can I become part of Main Street Vision?

If you are a local resident you can become part of Main Street Vision by becoming an Educational Evangelist. Evangelists are armed with additional knowledge and tools to proactively educate residents and business owners on the Main Street Vision Project and the benefits it will bring to our community. To become an Evangelist contact Keith Bilbrey at 972.780.5043 or email him at [kbilbrey@ci.duncanville.tx.us](mailto:kbilbrey@ci.duncanville.tx.us).

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