



JUSTIN
Economic Development
Corporation

NEWSLETTER

SPRING 2018

Volume 2/Issue 1

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 Type A) and Community Development Corporation (CDC Type B). Both share responsibilities on various projects, however, each facilitate diverse economic programs. Each entity receives \$0.005 cent 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.

Justin Snapshot

Demographics

3,640

2017 POPULATION

4,211

ESTIMATED
DAYTIME POPULATION

7,750

3 MILE TRADE AREA

21,432

5 MILE TRADE AREA

\$88,339

AVERAGE INCOME

\$212,375

AVERAGE HOME PRICE

41 YEARS
OLD

MEDIAN AGE

3.15

AVERAGE FAMILY SIZE

City Highlights by the Numbers

8%

POPULATION GROWTH
IN 2016

1,988

NEW SINGLE FAMILY
RESIDENTIAL LOTS IN 2016

663 AC.

OF NEW LAND ANNEXED FOR
DEVELOPMENT

4TH

HIGHEST GROWTH RATE IN
DENTON COUNTY

300 MULTI
UNITS

APPROVED FOR VILLAGE
AT REATTA RIDGE

55%

INCREASE OF PARK TRAILS
WITH TIMBERBROOK TRAIL
CONSTRUCTION

132

NEW HOUSING
PERMITS ISSUED IN
2017

Source: Justin Economic Development Corporation, 2010 U.S. Census Data, ESRI, NCTCOG.

*Infrastructure
and Traffic*

4.2 MILES

4 LANE DIVIDED
ROADWAY

+13,000

DAILY VEHICLE
TRIPS

200

NEW DOWNTOWN
PARKING SPACES

11

MEDIAN PARKING LOT
OPENINGS

In this Issue

Sales Tax Revenue
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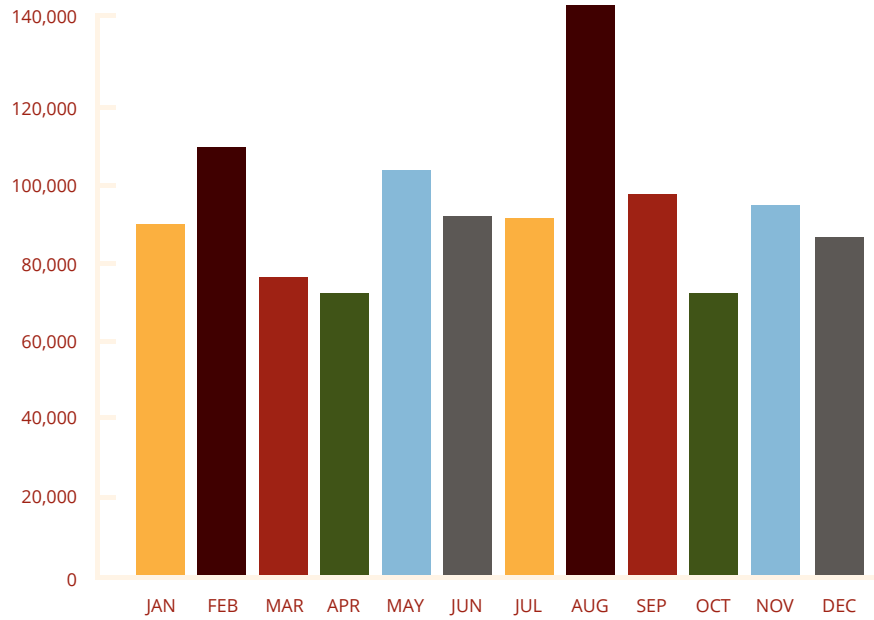
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Sales Tax Revenue 2017

JAN	88,094.77
FEB	111,507.41
MAR	78,404.77
APR	73,899.80
MAY	105,706.47
JUN	93,124.54
JUL	91,022.63
AUG	142,054.79
SEP	98,251.74
OCT	73,688.89
NOV	96,918.04
DEC	85,684.93



Best Place to Buy a Home in Texas

Justin ranked #48 out of the 250 best towns to buy a home in Texas, according to the LendEDU news report.

What helped place Justin in the top 50?

- ✓ Home Income to Value Ratio
- ✓ Five Year Population Forecast
- ✓ Five Year Income Forecast

See Full Report

lendedu.com/blog/250-best-places-buy-home-texas/



EDC Staff and Contact Information

EDC- Type A

Bonnie Washburn – Vice President
 Charlotte Moore –Secretary
 Ketan Patel – Board Member
 Doug Shaw – Board Member
 Jeffery Gastineau – Board Member
 Derek Anthony – Board Member
 Teri Addington – Board Member

CDC- Type B

Mike Russ – President
 Liz Johnson – Vice President
 Bonnie Knowles – Secretary
 Johanna Belwood – Board Member
 Chris Norris – Board Member
 Sonja Goodman – Board Member
 Vacant – Board member

Shani Bradshaw
 Executive Director
 940-648-3800

Welcome New Businesses to Justin



Farmers Market Justin

The Farmers Market is a casual indoor market that offers fresh food and seasonal local produce. Their unique grocery items include Texas grass-fed beef and chicken, cage-free chicken and duck eggs, tamales, pickled items, jams and jellies, salsas, baked goods, and wonderful handcrafted items by local residents. The vision for their second year in Justin is to bring in a bigger sense of togetherness and faith.

"We support the farmers and vendors in the area and hope to become a lifestyle for the community." – Brook Ezzo, Owner

Location 409 N. FM 156, Justin, TX 76247

Phone (682) 200-6430

Hours M, W-F 10am-7pm and Sat. from 8am-8pm, Sun. 12-5pm

Social Media facebook.com/farmersmarketjustin

Doug Shaw Farmers Insurance

Farmers Insurance opened in June 2017 after Mr. Shaw moved the agency from Flower Mound because of the exponential growth taking place in the upcoming months/years. As your local Farmers agent, Mr. Shaw helps customers identify the insurance coverage that best fits their needs -- whether that's auto, home, renters, business insurance and more.

Location 305 W. 1st Street, Justin, TX

Phone (817) 798-4722

Hours M-Sat 8:30am-5pm

Website agents.farmers.com/tx/justin/doug-shaw



Coming Soon

1st On Threads Custom Embroidery

Located at 102 W. 2nd Street, the new store will offer custom embroidery and screen printing services. Local resident and firefighter, Michael Turner, plans to open his new store on March 1, 2018.

Location 102 W 2nd St, Justin, TX 76247

Phone (940) 597-5260



New Development Coming to Justin

Everything a hometown should be.

Residential Developments

Hardeman Estates Hardeman Phase VII and VIII – These developments are currently in their planning and construction phase, and will contain 91 single family lots.

Legacy Ranch Final plat has been approved for 76 ½ acre lots south of John Wiley and east of Boss Range Road. The initial dirt work has been completed and the development will be completed sometime in 2018.

Reserve I at the Meadowlands This development will contain seven single-family lots located at the west entrance on the southwest corner of FM 407 and Meadowview Drive. The final plat has been approved but no timeline of construction has been established.

Timberbrook Largest Planned Development in Justin. This development is north of 12th Street, south of Oliver Creek and west of FM 156. The development will include land for a new school, two amenity centers, public safety facility and extensive hiking and biking trails. Estimated completion of infrastructure is early Spring 2018. Home price averages between low 300s & upper 400s. Estimated completion of first homes by late summer of 2018.

Village at Reatta Ridge Multifamily and commercial project located behind Allsup's and the Justin South shopping center on the north side of John Wiley. The 300-unit complex site plan includes a big house style apartment on the western portion of the project and a more urban apartment style will go in on the eastern portion project behind the shopping center.



Transportation Projects

FM 156

Downtown parking will hopefully be completed shortly after construction of FM 156. FM 156 is being realigned closer to the railroad through Old Town to make room for the addition of a downtown parking area. There will be over 200 parking spaces (including some side-street parking), when completed.



New Development Coming to Justin *(Continued)*

Commercial Developments

A new 6,520sqft Commercial Retail Center is being built at 815 W. 1st Street, next to the Dollar General. The new Center will feature 4 units, 1 at 2,000 square feet, and the other 3 will be approximately 1,500 square feet each. The west-end unit will be set up for a potential restaurant and ample room for a drive thru if desired. Denton Creek Properties, LLC is developing the site. For leasing information contact Major League Realty.

A bit further south on FM 156, you will notice some commercial development as Texas Ice Cream relocates from Southlake to Justin. There will also be a publishing company relocating to this tract of land and long-term there will be development of additional professional office and retail spaces along FM 156.



Business Retention Program

The Justin Economic Development Corporation will be initiating a Business Retention and Expansion Program to support the success and growth of the existing businesses.

An on-site visitation program is underway and Justin businesses are invited and encouraged to participate. Our goal is to learn more about our businesses, develop working relationships and assist in connecting existing businesses with the right information, resources and programs in ways that will improve the business climate.

The Justin Economic Development staff will listen to your concerns and help wherever possible. Our goal is to be a key partner with you as your company continues to thrive and grow in Justin.

We will contact businesses on an annual basis. However, if you haven't heard from us and would like to schedule an on-site visit from the Justin Economic Development Corporation, please contact (940) 648-3800 to arrange a time that is convenient for you.

Property Enhancement Grant

Chapter 380 of the Local Government Code authorizes the City of Justin to offer incentives designed to promote economic development in the city. This program reimburses commercial property owners or business operators for enhancements made to the property. The program goals are to:

- 1) Enhance the commercial viability and sustainability of commercial properties in the city
- 2) Improve the physical appearance of businesses and visibly enhance the city's commercial corridors
- 3) Increase the marketability and occupancy rate of commercial buildings hindered by an outdated appearance

4) Increase the safety of a commercial area and stimulate more public interaction

5) Provide incentives in areas and to businesses most likely to stimulate similar enhancements by other private entities.

The program is funded on a first-come-first serve basis with 50% matching grant funds up to \$5,000. Types of property enhancements include: Façade (window, paint, awnings), landscape, signage, parking and driveways and amenities (benches, umbrellas, window boxes, gazebos.)

United Propane building



Before



After



JUSTIN
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Corporation

117 W. 4th
Justin, Texas 76247

Ideas and Comments

To submit email Shani Bradshaw at
shani@justintxedc.com

Thank you for reading.

Shani Bradshaw,
Economic Development Executive Director

114 W.4th Street, Justin, TX 76247

(940) 648-3800

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Everything a hometown should be.

