



SERVING AS A CATALYST FOR  
COMMUNITY DEVELOPMENT AND  
ECONOMIC OPPORTUNITY





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# DUNCANVILLE LEADERSHIP

## Duncanville City Council

Barry L. Gordan – Mayor

DeMonica Gooden – Councilmember At-Large

Joe Veracruz – Councilmember, District 1

Don McBurnett – Councilmember, District 2

Jeremy Koontz – Councilmember, District 3

Karen Cherry – Councilmember, District 4

Greg Contreras – Councilmember, District 5

Robert E. Hager – City Attorney

## Economic Development Team

**Agustin “Gus” Garcia, CEcD, EDFP**

Managing Director of Development Services

**Clay Mansell, MPA**

Economic Development Administrator

**Jeremiah Brewer, MPA**

Executive Assistant

**Dominik Rico**

Economic Development Intern

## Duncanville Community & Economic Development Corporation Board

Kenneth Govan – President

Charles Reed – Vice President

Donella Payne – Board Member

Tonya Savage – Board Member

Leah Carter – Board Member

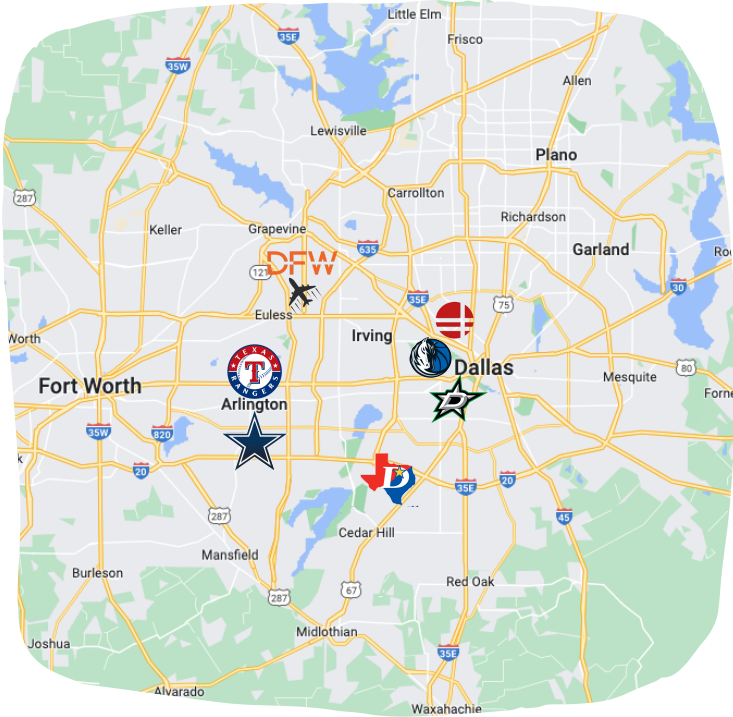
Marlon Goff - Board Member

Greg Zylka - Board Member





# Duncanville is Central



## Dallas/Fort Worth International Airport

4th busiest airport in the world (operations)  
260 destinations,  
193 domestic  
and 67 international

4.5-hour flight or less  
to most major North  
American Cities

260 destinations,  
193 domestic  
and 67 international

## 20 MILES

Dallas/Fort Worth International Airport

## 20 MILES

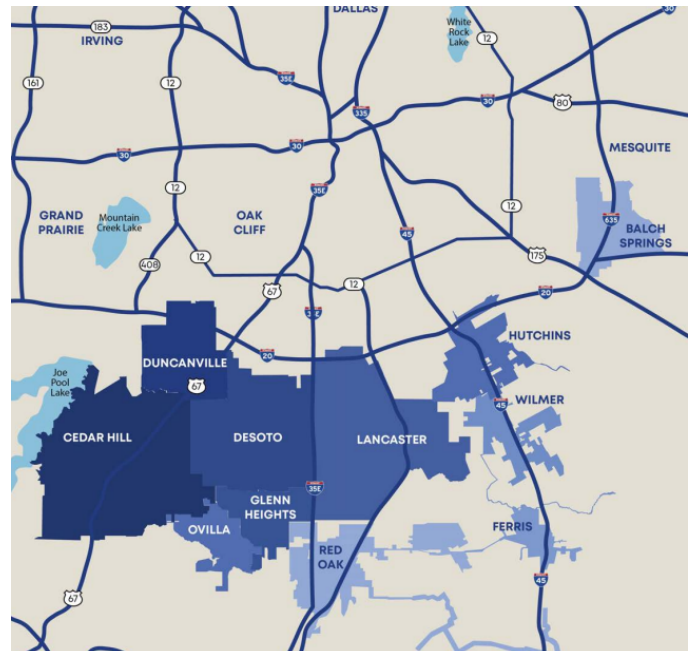
Dallas Love Field

## 15 MILES

From All Major Dallas Sports Teams

# DFW Regional Profile

- Population estimate: 7.4M
- Workforce estimate: 4M
- 3,000 high-tech firms
- Leading intermodal distribution center in the southwestern U.S.
- Two hub airports with thousands of daily nonstop flights
- Home to 24+ Fortune 500 firms
- 2nd largest high-tech economy in the U.S.
- Minutes away from the Southern Dallas County Inland Port



## BEST SOUTHWEST

- Population: 263,921
- Median age: 35.3
- Median household income: \$65,431
- Median Home Value: \$212,801
- Workforce Estimate: 72,093

Duncanville is strategically located in the ever-growing southwest region of Dallas County and part of the Best Southwest Partnership



# Duncanville Community Profile



- Population: **40,706**
- Median Age: **36**
- Median Household Income: **\$60,667**
- Median Home Value: **\$172,610**
- Median Rent: **\$1,243**
- No Personal or Corporate Income Tax
- **0.650460%** Duncanville Property Tax Rate FY23

Population:  
**40,706**  
2020 Census



## Duncanville is Recreation

Duncanville is situated minutes away from the outdoor destinations of Cedar Mountain Preserve and Joe Pool Lake. With **32% tree canopy coverage**, there are numerous opportunities to enjoy nature in and around Duncanville including its very own Charles F. Ladd Nature Preserve, and neighboring Cedar Ridge and Windmill Hill Nature Preserves.



Residents can catch a quality-show, and enjoy a **"little slice of Broadway"** situated on Main Street thanks to our volunteer-run Duncanville Community Theatre.



## Duncanville is the City of Champions

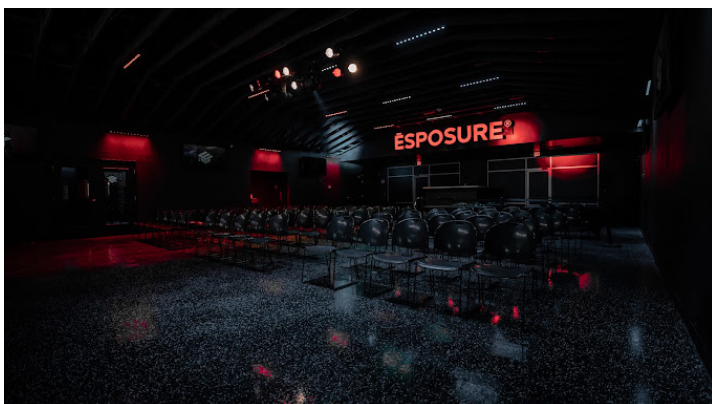


Home of 35 combined State Championships in all major sports (girls and boys)

Duncanville is home to many nationally-renowned sports showcases, such as the Great American Shoot-Out (GASO) and Hoopfest. The Duncanville Fieldhouse, located at the corner of Main St. and US Hwy 67 sees over **530K visitors every year.**



## Duncanville is Innovative



Duncanville is also home to **Esposure**, a nationally-recognized leader in Education to Entertainment. Esposure has partnerships with the NBA and is the official home of Mavs Gaming the Esports affiliate of the Dallas Mavericks.



# Duncanville is Education



Duncanville Independent School District is the highest rated in the Best Southwest Partnership. It serves four communities: the entire city of Duncanville and portions of Dallas, Cedar Hill, and DeSoto. The district currently educates more than 12,800 students at 18 campuses.

**52**  
DFW  
Higher  
Learning  
Institutions



## Talent Pipeline

**488,497**

Civilian Labor Shed  
within a 10-mile radius of  
Duncanville.

Dallas-area employers are able to recruit easily from hundreds of schools within Texas and Adjacent states, offering a highly educated pipeline of talent.

**55,189**

Number of Higher  
Education degrees  
awarded in 2021 from  
Dallas area universities



# Duncanville Developer Highlight

## Monte Anderson

Monte Anderson is a town builder. Since 1984, Monte has been improving the living and working environments in Texas' southern Dallas and northern Ellis counties. He is a visionary developer that revitalizes communities and advocates for policies that promote fiscally-sound and vibrant towns. Today he coaches local developers nationwide and guides cities on how to create the proper environment for wealth building in their neighborhoods.



Photo Courtesy of Dallas Morning News

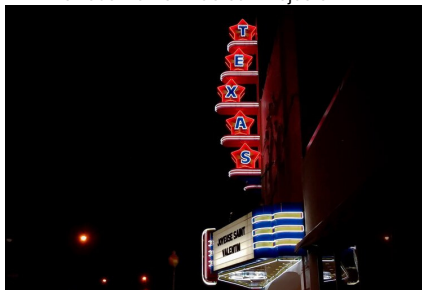
Monte's work has not gone unnoticed. He and his Options Real Estate team have earned over 30 awards for his work redeveloping underserved communities. He continues to find methods to improve his community and the DCEDC is proud to have a partner and resource like Monte Anderson.

"Duncanville is the land of opportunity, it is a place where you can be legendary; and build wealth."



Monte Anderson,  
Owner, Options Real Estate

Previous Monte Anderson Projects





# Duncanville Development Highlights

## Alfonso's Breakfast Burritos



TACOS

### West Texas and South Texas Meet at This New Burrito Joint

Alfonso's Breakfast Burritos in Duncanville, just outside Dallas, is already a local hit with comforting guisados wrapped in freshly made flour tortillas.



By José R. Ralat

May 2, 2023



"I'm not the only one who's noticed" according to Hernandez. "A lot of people tell me the tortillas remind them of South Texas," he says. He's as surprised by the statement as he is by the near-instant support of the community.



-Jose R. Ralat, Texas Monthly

Alfonso's Breakfast Burritos opened its doors in March 2023 and it has already been a huge success in the Duncanville community. Alfonso Hernandez, a Mansfield resident, looked outside his own community for business opportunities. This led him to transform a former chicken joint into a Mexican establishment serving the best burritos in the region.

"I was actually surprised by the amount of support... I'm proud to call my customers my friends; coffee connects people."



-Moumin Almahaini,  
Owner, Gahwena Coffee Station

Gahwena Coffee Station was created in 2021 by Moumin "Mo" Almahaini and his brother-in-law. It is a shining example of redevelopment in Duncanville. What once was a gas station is now a thriving coffee shop, and serves as an anchor in Duncanville's downtown.

## Gahwena Coffee Station



Gahwena Owner Moumin Almahaini with staff



# Duncanville Development Highlights



"I like being in a diverse atmosphere with a nice historical downtown; with huge potential."

MUDHOOK

-Bryan Kaeser,  
Owner, Mudhook Brands

Bryan Kaeser at Mudhook  
Photo cortusey of the Dallas Morning news

## Mudhook

When Bryan Kaeser moved to the southern region of Dallas County, he brought his experience operating the acclaimed Dallas Beer Kitchen on Lower Greenville Ave. to Duncanville. In November 2019, Mudhook Bar and Kitchen opened to instant community support. This success led him to open Black and Bitter Coffee and Books and the purchase and renovation of Duncanville mainstay Kim and Jenny's Diner.

After looking for the perfect location, Duncanville, with its higher incomes and being in a high-traffic area along Hwy 67, we felt this was the best city for our business.



-Leonel Cantu,  
Owner, Tacos Cantu

After opening the original Tacos Cantu 6 years ago in South Oak Cliff, Juana and Leonel Cantu recently decided to expand to Duncanville. Their popular new restaurant is serving up delicious meals to a community hungry for new eateries.

## Tacos Cantu



Juana and Leonel owners of Tacos Cantu



# INVESTMENT OPPORTUNITIES

The citizenry and leadership of Duncanville recognize and support redevelopment efforts aimed at the revitalization and upbuilding of the pre-existing assets in Duncanville. The 2017 Comprehensive Plan outlines **10 "Opportunity Areas"** that are prime candidates for redevelopment. Duncanville also has a Tax Increment Reinvestment Zone that provides for tax increment financing projects adjacent to Interstate 20 and the major Camp Wisdom Road commercial corridor.

## INCENTIVES AND GRANTS

The Duncanville Community and Economic Development Corporation has a variety of incentives and grants aimed at the redevelopment of our city.

### **Design Incentives**

- Façade
- Paint
- Signage
- Landscaping
- Pavement

### **Commercial Demo, Redevelopment, Reuse Program**

### **Retail Center Revitalization Grant**

### **Property Tax Abatements**

### **Sales Tax Reimbursement Grants**

### **Business Retention and Expansion Cash Grants**

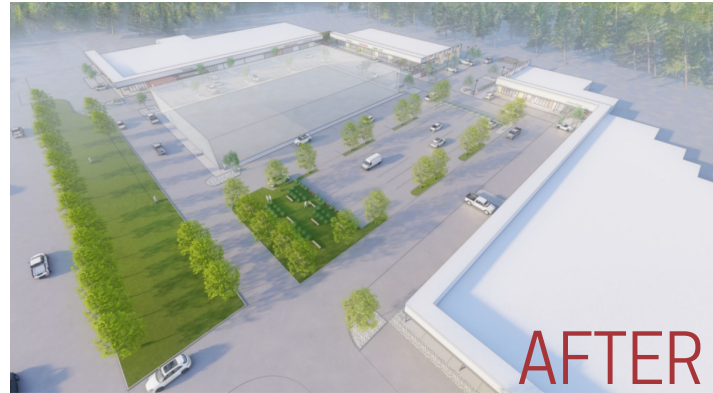
### **Restaurant Recruitment "Golden Plate" Initiative**



# WHEATLAND PLAZA



Wheatland Plaza was once a pillar for the Duncanville community, but as the decades went by, deferred maintenance and age took its toll.



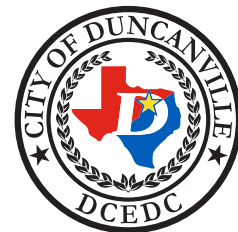
## Duncanville is Diligent

On February 12, 2022, Wheatland Plaza became available for purchase. In a span of **55 days**, the DCEDC and Monte Anderson partnered with City Council to obtain Wheatland Plaza. The **\$2 million incentive package** will result in over **\$20 million in reinvestment** into the center.

“What typically takes months to accomplish, was done in weeks with the same diligence and attention to detail our citizens expect of us. I am extremely excited to watch for the positive changes that will come with this project. It is truly astounding.”



Barry L. Gordon,  
Mayor, City of Duncanville



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