



Valwood Park

CARROLLTON / FARMERS
BRANCH, TEXAS

SITE SIZE: 400 acres

- PROJECT TYPE: Business park
- LAND USES: Office, warehouse/distribution, commercial and open space
- PARTNERS/CLIENTS: Hunt-Woodbine Realty Corporation
- PROJECT LAUNCHED: 1979
- SITE SALES COMPLETED: 1994



PROJECT DESCRIPTION

Valwood was one of the first business parks in the Dallas/Fort Worth Metroplex designed for industrial use. Its development required the agreement of approximately 100 landholders, a major floodplain reclamation and a levee system, and creation of an improvement district that encompasses 2,000 acres in two cities.

Within the business park, Woodbine also developed two office/warehouse projects in the 1980s. With all site sales complete in the park, it is now managed by the Valwood Property Owners Association.

The Valwood Improvement Authority, created by Woodbine as a flood control district, has a tax base of more than \$1 billion.

LOCATION / ACCESSIBILITY

Valwood is accessed via I-35E (Stemmons Freeway) and Valwood Parkway.

- 3 minutes from I-635 (LBJ Freeway)
- 10 minutes from Dallas/Fort Worth International Airport
- 10 minutes from Dallas Love Field

PROJECT HIGHLIGHTS

- 1986 Woodbine adds Valwood Park Place I, a 52,400-square-foot office/warehouse project.
- 1988 Woodbine opens Valwood Park Place II, a 96,500-square-foot office/warehouse project.
- 1989 The Farmers Branch-Carrollton Flood Control District, which was born as the Dallas County Levee Improvement District No. 16, changes its name to the Valwood Improvement Authority.
- 1994 Woodbine completes site sales in Valwood Park.

LAND USES

<i>Commercial/office/industrial and distribution</i>	100 acres (phase 1)
<i>Commercial/office/industrial and distribution</i>	217 acres (phase 2)

PLANNING TEAM

CIVIL ENGINEER	Half Associates, Inc.	<i>Richardson, Texas</i>
DEVELOPER/ASSET MANAGER	Woodbine Development Corporation	<i>Dallas</i>
LAND PLANNER	Peckham-Young, Inc. (now The Sage Group Inc.)	<i>Southlake, Texas</i>
LANDSCAPE ARCHITECT	Howard Garrett and Associates	<i>Dallas</i>

MUNICIPALITY / TAXING JURISDICTIONS

Cities of Carrollton and Farmers Branch, Dallas County, Carrollton-Farmers Branch Independent School District, Dallas County Community College District, Parkland Hospital District, Valwood Improvement Authority

ZONING

Light Industrial (LI)

UTILITIES

WATER	Cities of Carrollton and Farmers Branch
SEWER	Cities of Carrollton and Farmers Branch
ELECTRICITY	TXU Electric
NATURAL GAS	TXU Gas Company
TELEPHONE	Southwestern Bell

PROJECT OWNERSHIP / SPONSORSHIP

Woodbine, which launched development of this Hunt/Woodbine-owned land, completed site sales in 1994.