

# 24<sup>th</sup> Annual Economic Development Summit





**Mark Kuneman**

**DDA Chairman**

**Merry Munson Wyatt**

**DDF Chairwoman**

**Welcome to the Summit!**



**DENISON**  
*Industrial Foundation*





# DDA Board Members



Mark Kuneman  
Chairman



Charles Pool



John Hoover



Janet Gott Douglass



David Spindle



# DDF Board of Directors



Merry Munson Wyatt  
Chairwoman



Dr. Chad  
Cruce



Dr. Molly  
Harris



Adam Doty



Mac  
Miles



Spence  
Redwine



Rhonda  
Borgne



Joe  
Piazza



DeeAnn Abner



Brad Sylvester



D.C. Ramsey



Tom Gissler



# DDA Staff



Tony Kaai,  
President



Sarah Bergeron,  
Vice President of  
Operations



Tiffany Barney-Harolds,  
Vice President of  
Business Development





**Diana Theall, IOM**  
President/CEO,  
Denison Area  
Chamber of Commerce

**Stronger Community.  
Stronger Businesses.**



# Strengthening Local Economies from Within

Connecting, Supporting &  
Empowering Small Businesses





“True impact begins at home. When you build a strong local community, you create the foundation that allows you to lift others.”

# Networking that Builds Stronger Communities

- We delivered on the call for more networking opportunities
- Stronger communities are built through regular connection
- Affordable events ensure everyone can participate





## Quarterly Luncheons

- Focus on business, leadership, and community growth
- Sample topics:
  - Surviving a Disaster: Is Your Business Prepared?
  - Stars Among Us: Celebrating Local Talent
  - History of Denison: Community, Chamber & DISD
  - 24 Hours in the President's Bunker – 9/11 Story
  - Keeping Denison Safe – Crime reduction & Fire ISO 1 rating
  - Preventing Burglary & Theft in Business

# Quarterly Coffee & Chats

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Founded in 2022 to focus  
on local and legislative  
topics

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Meet elected officials and  
candidates before  
elections

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Community updates on  
major developments



# Our Membership Impact

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80% of members are small businesses with 10 or less employees

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They are the backbone of our community and large sponsorships are always within their reach

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Their need for visibility and connection is greater than ever

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Combined sponsorships offer a solution for small business. 10 \$100 sponsorships = 1 major \$1,000



# Chamber Ca\$h: Keeping Dollars Local

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Since 2022, over \$20,000 returned to small business members

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No cost to merchants to participate

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Keeps member sponsorship dollars circulating in THEIR business

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Over \$9,000 distributed annually for public redemption

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Redeemable at 50+ locations – better than a gift card!

DENISON AREA CHAMBER OF COMMERCE



313 W. Woodard, Denison | 903.465.1551 | DENISONTXAS.US

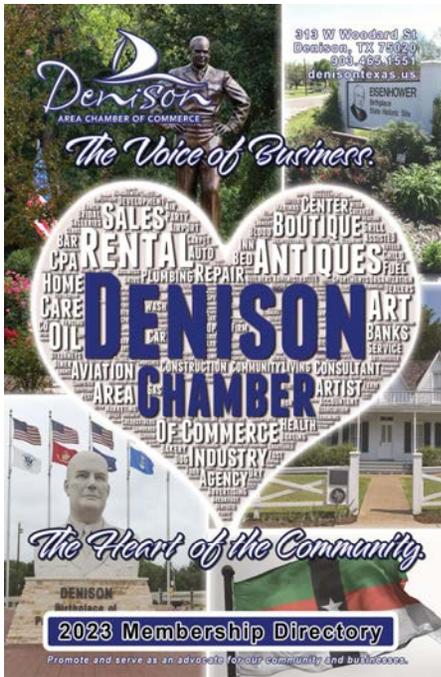




2024, 12,800 TICKETS - **\$320,000**

2025, 14,650 TICKETS - **\$366,250**

SPENT AT OUR CHAMBER MEMBER STORES!



# Advertising & Visibility for Every Budget

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Digital billboard packages scaled for  
small business budgets

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Membership Directory – smaller version  
at less cost allowing businesses of all  
sizes to advertize

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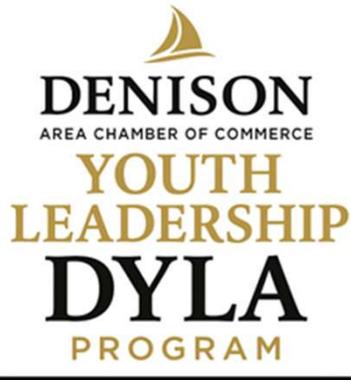
Affordable advertising opportunities  
every month for every budget





# The Gold Coat Ambassador Program





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*THE SINGLE  
BIGGEST WAY TO  
IMPACT AN  
ORGANIZATION  
IS TO FOCUS ON  
LEADERSHIP  
DEVELOPMENT”*

JOHN C.  
MAXWELL



## Scott Scholars Hot Cocoa Entrepreneur Program

- Builds future leaders
- Teaches 8<sup>th</sup> graders about starting a business and giving back
- Huge impact for our area non-profits
- 2025 raised \$19,236 2<sup>nd</sup> HIGHEST YEAR!

**GRAND TOTAL FOR 7 YEARS  
\$102,515!!!**

# Growing Regionally

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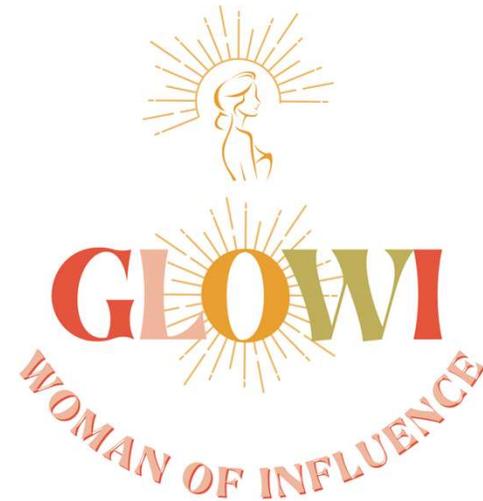
**"Coming together is a beginning.  
Keeping together is progress. Working  
together is success"** (Henry Ford)

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After we built a strong community, we knew we were ready to reach out regionally.

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GLOWI was born



- Exists to celebrate women who have made a profound impact on Grayson County through **leadership, innovation, and unwavering dedication**. These prestigious awards honor women whose contributions span a variety of sectors—business, education, healthcare, social services, arts, culture, and more.
- A committee of **seven accomplished women leaders** carefully designs the event to ensure it remains both **classy and respectful**, recognizing not only individual excellence but also the collective achievements of women shaping our community.
- The first COUNTYWIDE event of its kind in Grayson County, encouraging collaboration across all city limits.





**#TEAMDENISON**

—  
“Alone, we can do so little;  
together, we can do so  
much” Helen Keller

## From Chris Romain, Split Window Studios



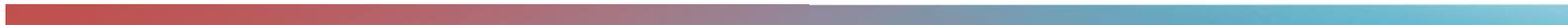
130 shares  
over 25,000 views

- *I'm a kid of [Denison, Texas](#). I grew up under these streetlights, pedaling past storefronts that raised me. Today we turned that love into a "Thriller" homage for our Chamber of Commerce, not for clout, but for culture. I believe God put a story in me and a responsibility on me: show the world who WE are. Neighbors. Builders. Donors of time and heart. The Chamber fuels that spirit every day, and I'm honored to stand shoulder to shoulder with people who give more than they take. This work is service. It's bigger than us. We'll leave this place better than we found it. Thankful is an understatement. .*

# Our Mission and Growth

Promote and advocate  
for our businesses and  
community

- Chamber membership has doubled since 2018 to over 660 members
- Facebook followers has increased from 3,000 to OVER 10,000
- Gold Coat Ambassadors have grown to over 50 strong
- 63% of people will shop at a chamber member first





Thank you from our staff and Board of Directors  
for supporting our Chamber





**Dr. David Kirkbride**

Superintendent, DISD

**Dustin Anderson**

CTE Director, DISD

Where Tradition Meets Innovation





# DENISON ISD

IT'S GREAT TO BE A YELLOW JACKET!

# DENISON ISD BOND23 NEW CONSTRUCTION



LAMAR ELEMENTARY



TERRELL ELEMENTARY



HOUSTON EARLY CHILDHOOD



# **NEW B. McDANIEL INTERMEDIATE CAMPUS**

**OPENING FALL 2026**



February 2025

# NEW B. McDANIEL INTERMEDIATE CAMPUS

OPENING FALL 2026

# DENISON ISD BOND23 SUMMMER 2026 PLANS



CURRENT DISD ADMIN BLDG.



CURRENT PATHWAYS HS



CURRENT B. McDANIEL BLDG.

# DENISON ISD BOND25 PROJECTS

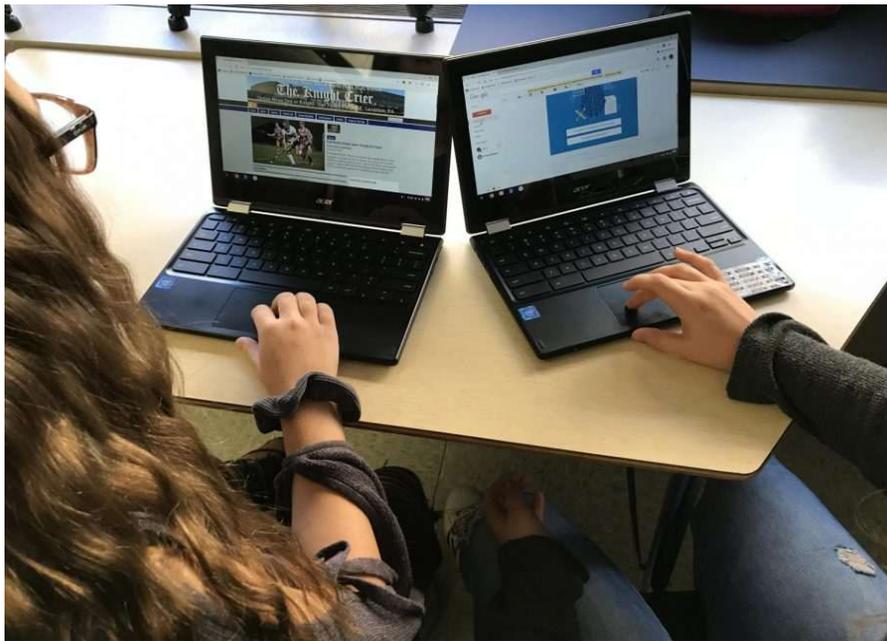


NEW TURF



NEW BUSES

# DENISON ISD BOND25 PROJECTS



NEW STUDENT AND TEACHER DEVICES



NEW INTERACTIVE DISPLAYS

# DENISON ISD LAND AQUISITION





# DENISON ISD

IT'S GREAT TO BE A YELLOW JACKET!



DENISON ISD

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**CAREER &  
TECHNOLOGY  
EDUCATION (CTE)**

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ADVISORY COMMITTEE

# GOAL #1

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Increase  
student access  
and equity  
in CTE programs

DENISON ISD CTE

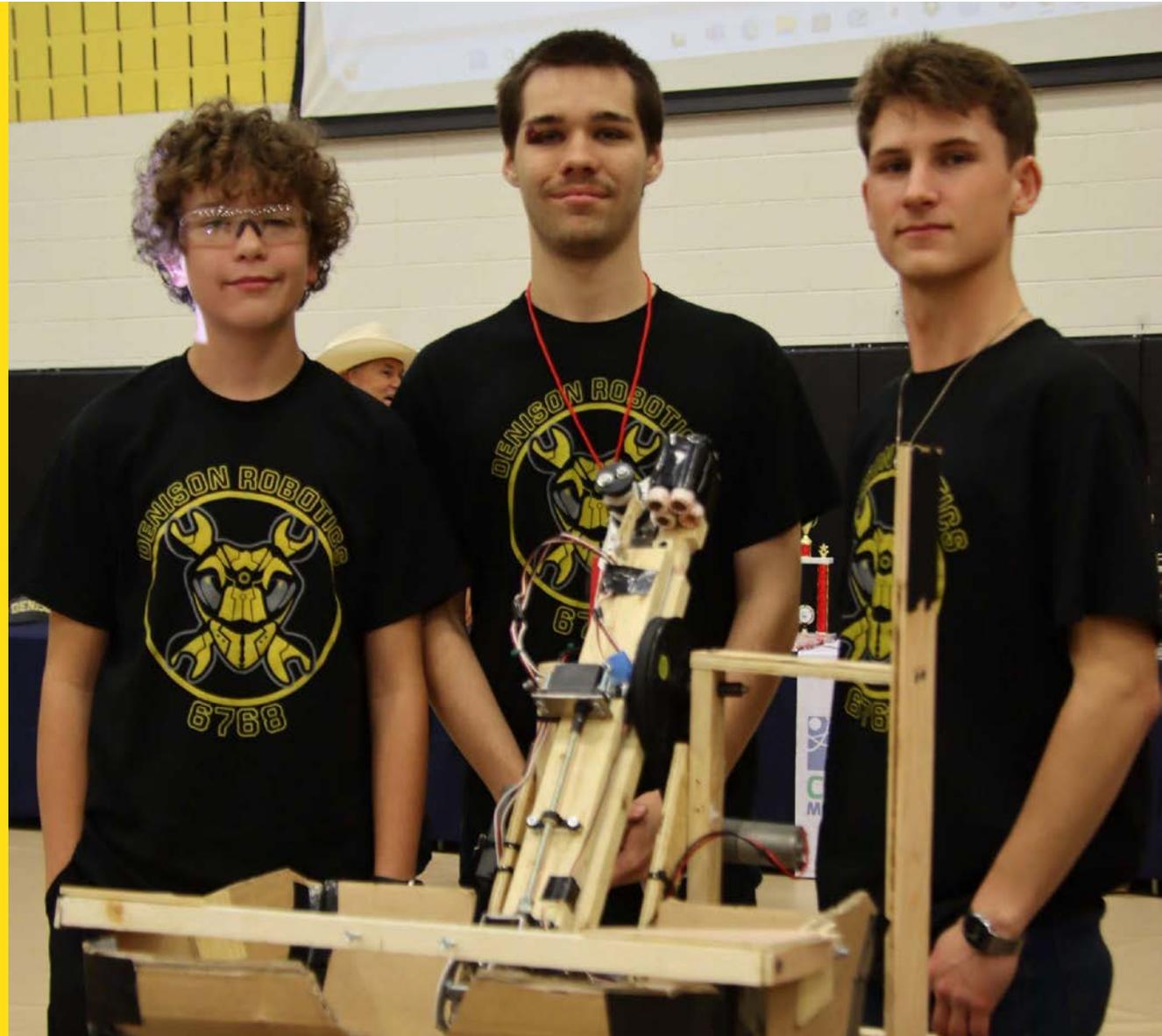


# GOAL #2

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**Strengthen  
business, industry,  
and higher  
education  
partnerships**

DENISON ISD CTE



# GOAL #3

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Modernize  
and grow  
high-demand  
CTE pathways

DENISON ISD CTE



# GOAL #4

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Prepare  
students for  
post-secondary  
success through  
credentials  
and skills

DENISON ISD CTE



# THIS MATTERS *for students*

## **CAREER READINESS**

Students gain real-world skills and certifications that make them post-high school employable.

## **COLLEGE READINESS**

Dual credit and OnRamps courses help students transition confidently to college-level work.

## **INDUSTRY CONNECTIONS**

Work-based learning, internships, and mentorships help students discover their passion and purpose.

## **CONFIDENCE & BELONGING**

CTE helps students see their strengths, find their voice, and feel valued for their talents.

## **ECONOMIC MOBILITY**

Students can earn high-wage, high-demand credentials that open doors for themselves and their families

# **THIS MATTERS** *for business & community*

## **BUILDS A FUTURE WORKFORCE PIPELINE**

Local employers gain access to students who are already trained in industry-aligned skills.

## **STRENGTHENS LOCAL PARTNERSHIPS**

Businesses, colleges, and schools work together to keep talent here in Denison.

## **SAVES TIME AND MONEY**

Companies spend less on training and recruitment when students graduate job-ready.

## **DRIVES COMMUNITY GROWTH**

A skilled workforce attracts new businesses, supports existing ones, and boosts the local economy.

# **BUILDING STRONGER PATHWAYS**

*for students & our community*

## **PROGRAM EXPANSION**

Grow CTE pathways in high-demand areas (e.g., Construction, Health Science, Robotics, Welding, Culinary).

## **INDUSTRY- BASED CERTIFICATIONS**

(IBCs) Increase student attainment through targeted support and testing opportunities.

## **COMMUNITY PARTNERSHIPS**

Deepen collaboration with business, industry, and postsecondary partners for work-based learning.

## **EQUITY & ACCESS**

Ensure all students, including special populations and rural learners, can complete pathways and earn credentials.

## **CONTINUOUS IMPROVEMENT**

Use data and feedback to refine programs (aligned with Perkins V and CLNA).

# DENISON ISD CTE PROGRAMS



DENISON ISD CTE

- ◆ **Agriculture, Food & Natural Resources**
  - Animal Science*
  - Ag Tech and Mechanical*
  - Plant Science-Floral Design*
- ◆ **Architecture & Construction** (*Carpentry*)
- ◆ **Arts, A/V Technology & Communications**
- ◆ **Business, Marketing & Finance** (*Marketing and Sales*)
- ◆ **Hospitality & Tourism** (*Culinary Arts*)
- ◆ **Health Science**
- ◆ **Human Services**
  - Cosmetology*
  - Family and Community Services*
- ◆ **Information Technology**
- ◆ **Manufacturing** (*Welding*)
- ◆ **STEM** (*Engineering & Robotics*)
- ◆ **Education & Training**

# DENISON ISD CTE PROGRAMS



DENISON ISD CTE

## CURRENT STRENGTHS

- ◆ Wide variety of program offerings
- ◆ Strong teacher expertise
- ◆ Partnerships with Grayson College for dual credit

## DISTRICT GOALS

- ◆ Raise certification pass rates across clusters
- ◆ Expand dual credit offerings in high-demand fields
- ◆ Strengthen advisory involvement in curriculum decisions
- ◆ Provide targeted professional development for teachers
- ◆ Develop new industry partnerships

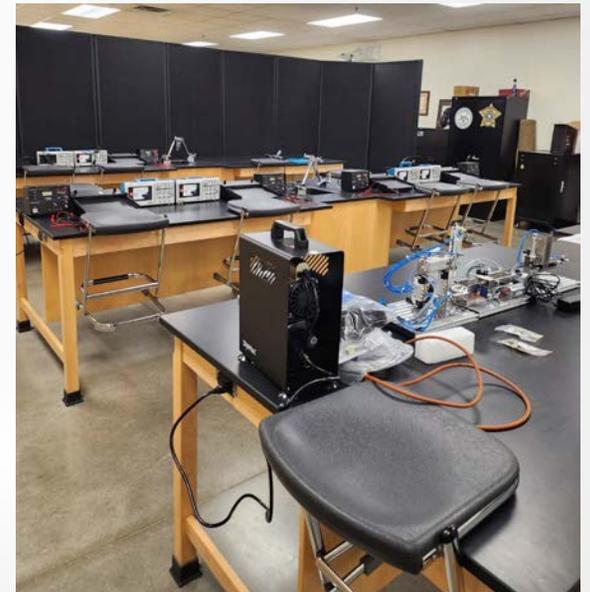
# DENISON ISD CTE PROGRAMS



DENISON ISD CTE

## EET PROGRAM

Through a grant from District partners at Workforce Solutions Texoma and the Denison Development Alliance, a new Electrical Engineering Technology lab is up and running at Denison HS. Students now have the most modern equipment they can get their hands on to learn with and grow their skill set.

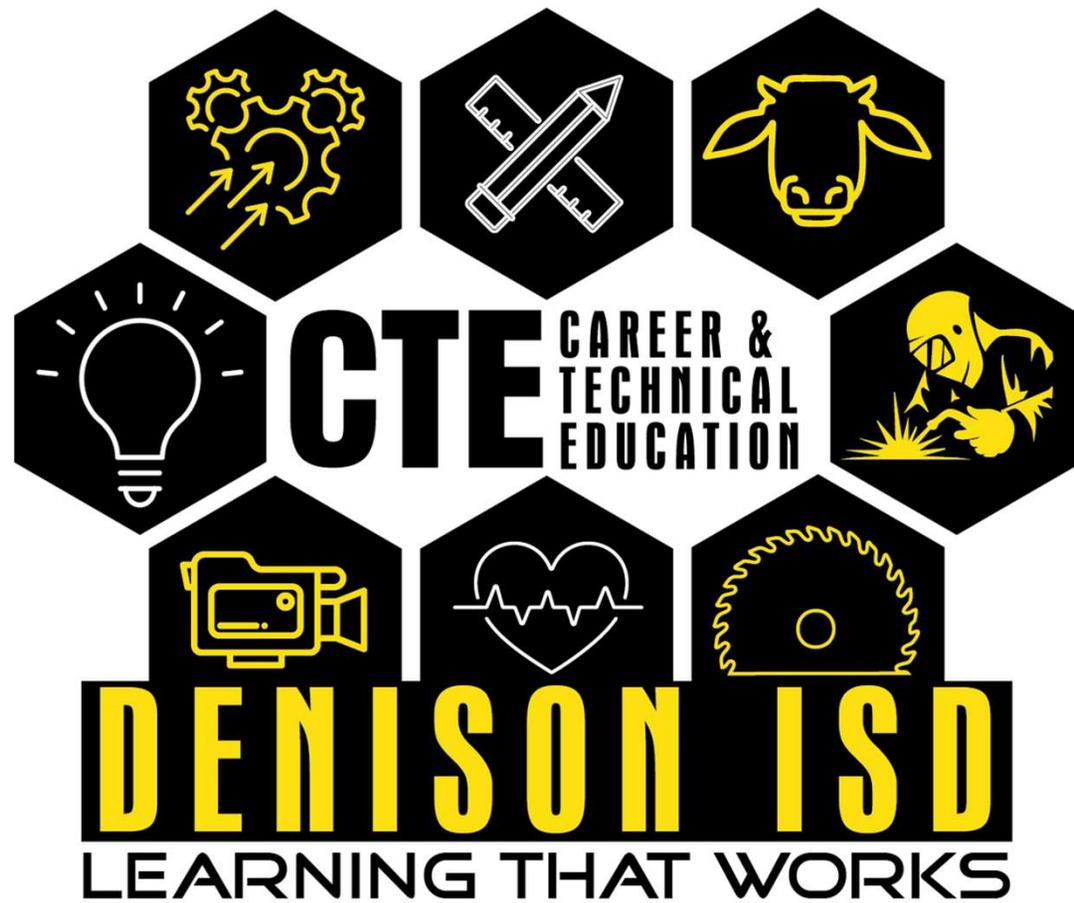


# HOW *can you help?*

- ◆ Participate in classroom speaking, tours, or mentoring
- ◆ Provide internship or job shadowing opportunities
- ◆ Support teacher externships or professional development
- ◆ Promote CTE opportunities within the community

**DENISON ISD CTE**





*It's great to be a Yellow Jacket!*



**THANK YOU**

**DUSTIN ANDERSON**

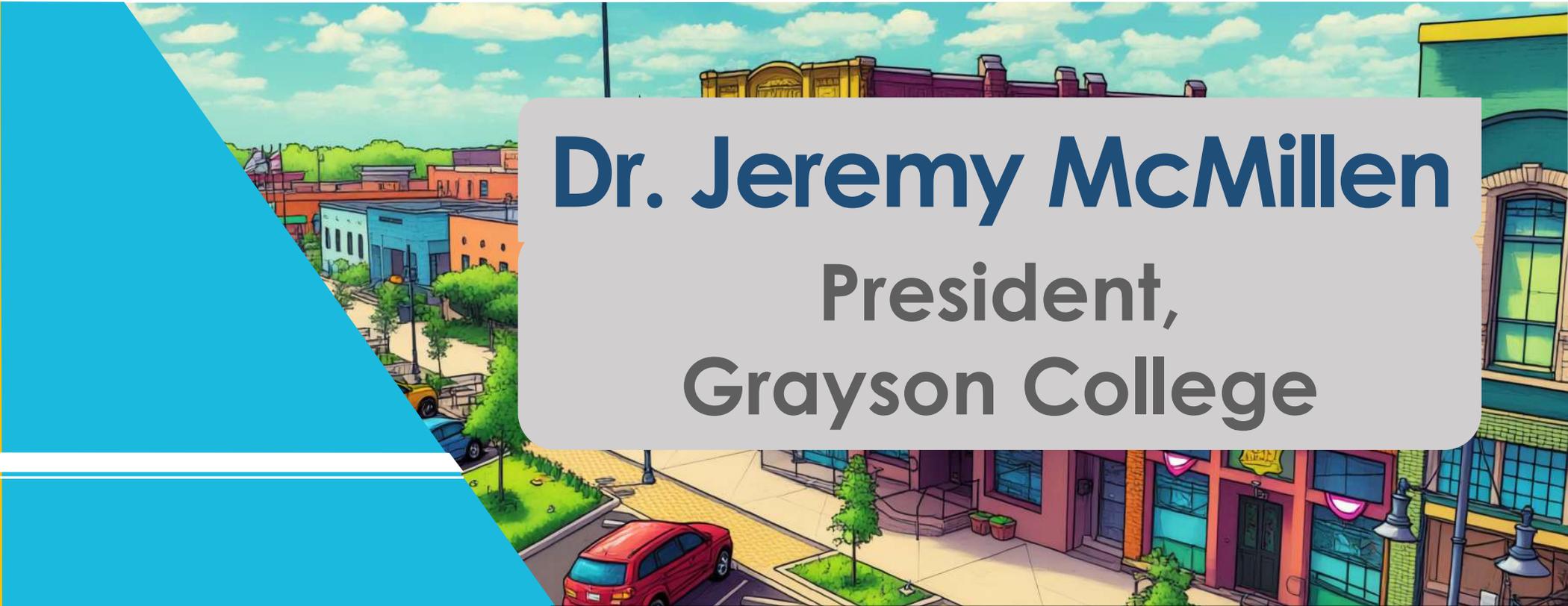
DENISON ISD DIRECTOR OF CAREER & TECHNOLOGY EDUCATION

danderson@denison.net

(903)462-7250

[www.denisonisd.net](http://www.denisonisd.net)





**Dr. Jeremy McMillen**  
President,  
Grayson College

Where Learning Becomes Earning:  
60 Years of Educating  
Texoma's Workforce





**Where Learning Becomes Earning:**  
*60 Years of Educating Texoma's Workforce*

**Dr. Jeremy McMillen,**  
**President**

**60** *Years*  
**GRAYSON**  
C O L L E G E

# Sixty years of Student Success!



Located in North Texas, home of the Semiconductor Boom

Two Campuses - Denison & Van Alstyne

5,400 students annually

- 9% enrollment growth over last 2 years
- 50% first generation students
- Career Ready, Transfer Programs and Career/Technical Training
- Dual Credit students from 23 service area high schools
- Adult Education ~ 700 students annually

640 Employees - 321 full time  
319 part-time



# Current Projects

- 01  **CTC Renovation** - Completed February 2025
- 02  **Police Relocation** - Completed August 2025
- 03  **Public Safety & Logistics** - Completed October 2025
- 04 **Residence Hall** - To be Completed Fall 2026
- 05 **Health Sciences** - To be Completed Fall 2027





  
**GRAYSON**  
COLLEGE

 GRAYSON COLLEGE  GRAYSON COLLEGE  GRAYSON COLLEGE  GRAYSON COLLEGE  GRAYSON COLLEGE  GRAYSON COLLEGE  GRAYSON COLLEGE  GRAYSON COLLEGE

**Size: 7,000 SF**

**Electrical Engineering Technology Ribbon Cutting – February 2025**



Size: 3,200 SF  
Police Department Ribbon Cutting – August 2025



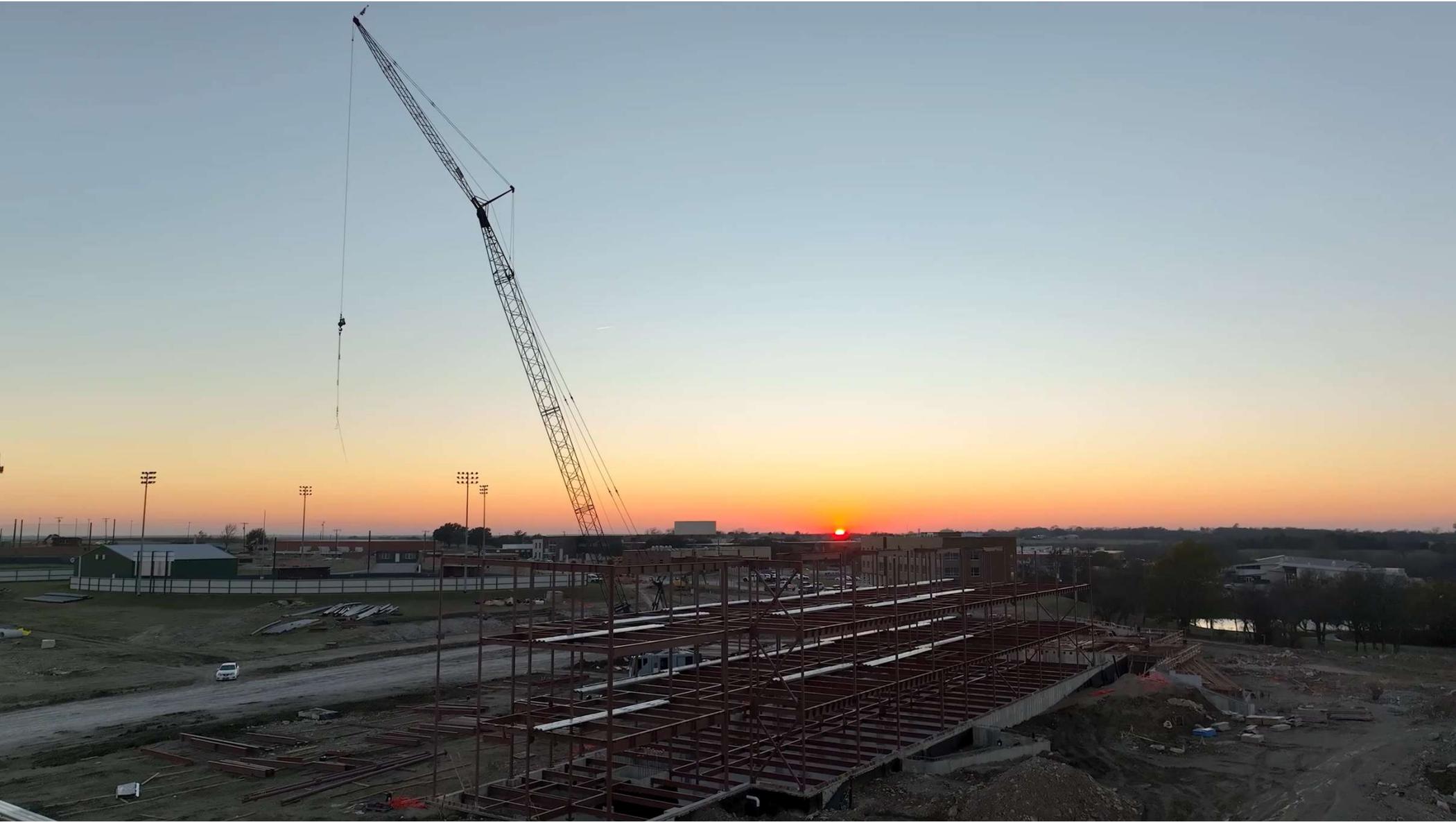
**Size: 10,000 SF**  
**Public Safety & Logistics Ribbon Cutting – October 2025**

# Residence Hall

**Size:** 84,000 SF; 201 beds  
**Completion Date:** Fall 2026



**Residence Hall**



# Health Sciences

**Size:** 211,000 SF, 4 stories  
**Completion Date:** Fall 2027



**Health Sciences**



# **Future Growth & Programming**

# Future Programming

## Fall 2026

- Blocked ADN Curriculum Begins
- Medic to RN/Bridge Program
- Orbital Welding
- Pipefitting
- Cloud AI
- Agribusiness

## Fall 2027

- Diagnostic Medical Sonography
- Radiology - MRI
- Healthcare Administration (Bachelors Degree)

## Summer 2028

- Pre-Licensure BSN
- Dental Hygiene (AAS Degree)

## Fall 2028

- Respiratory Therapy, (AAS Degree and potentially Bachelors degree)

## Summer 2029

- Dental Hygiene (Bachelors Degree)

**Potential Future Programs:  
Plumbing, Construction, Diesel Mechanics**

*Note: Timeline & programs presented are subject to change.*

# Bachelors Degrees

## **Bachelors in Nursing**

- RN-BSN (Current)
- Medic to RN (Fall 2027)
- Pre-Licensure BSN (Summer 2028)

**Healthcare Administration** (Fall 2027)

**Dental Hygiene** (Summer 2029)

**Respiratory Therapy** (Fall 2028/2029)

**Business Administration**

**Education - Secondary**

**Organizational Leadership**

**Construction**

*Note: Timeline & programs presented are subject to change and are contingent upon accreditation and legislative action..*



**Maintenance & Operations Facilities**



**South Campus Expansion**



**Student Connection Center**

*Sixty years of student success!*

60 *Years*

GRAYSON

C O L L E G E

[gcmasterplan.com](http://gcmasterplan.com)





**Michelle Lemming**  
President/CEO,  
Texoma Community  
Foundation

Committed to Hope and Wellness





TEXOMA  
COMMUNITY  
FOUNDATION

# Inspiring Hope & Purpose

DENISON DEVELOPMENT ALLIANCE - 2026



# ■ A DENISON LEGACY OF CHARITY ■

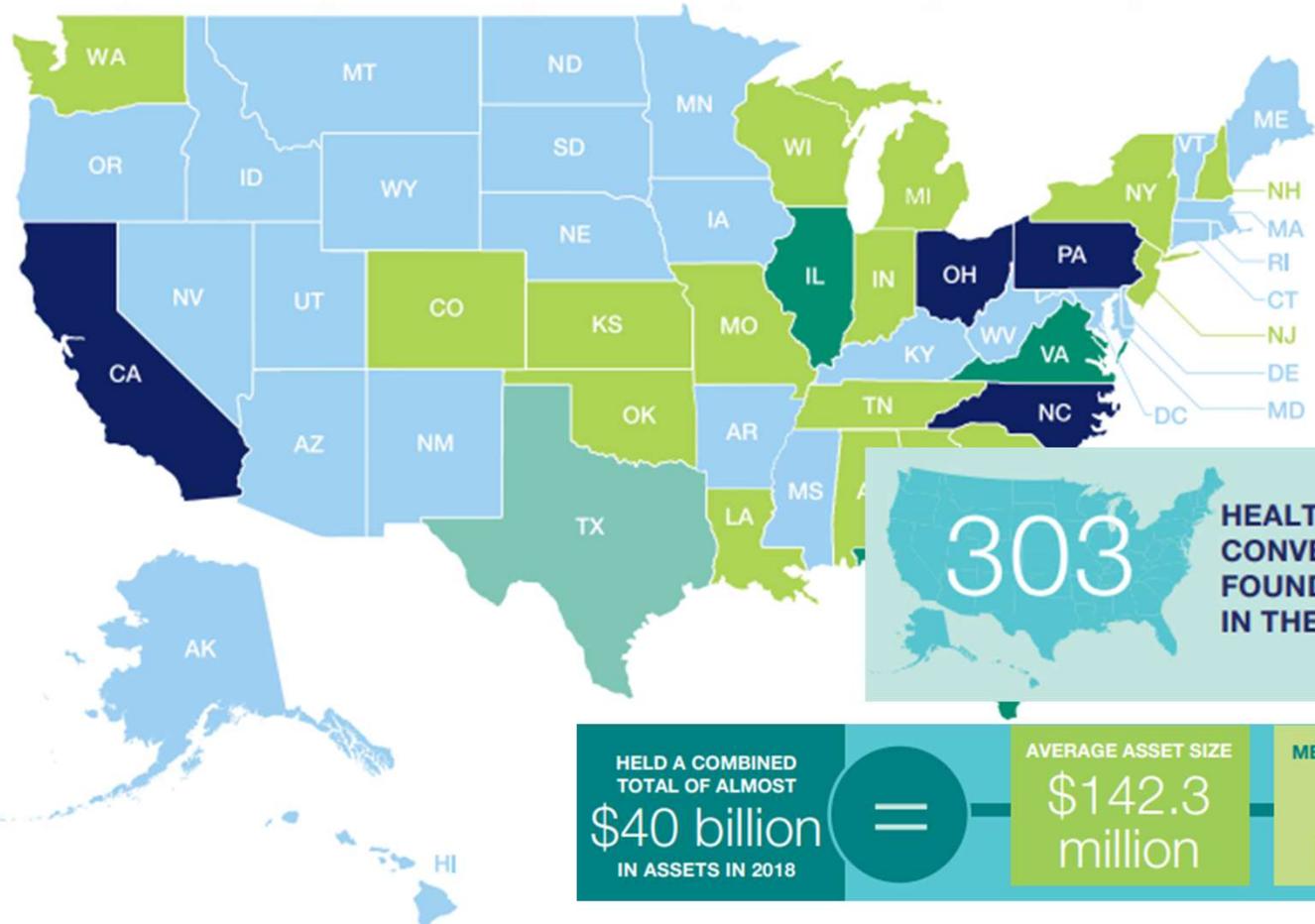


# Texas

## 13 CONVERSION FOUNDATIONS

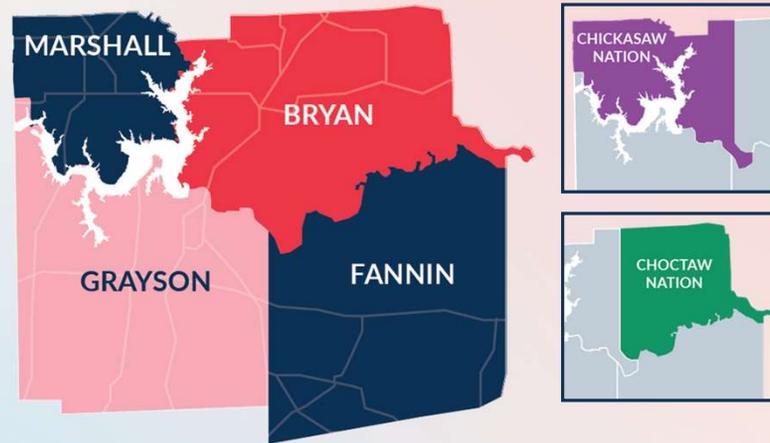
- Baptist Health Foundation of San Antonio
- East Texas Medical Center Foundation
- Episcopal Health Foundation
- Gulf Coast Medical Foundation
- Knapp Community Care Foundation
- Methodist Healthcare Ministries of South Texas, Inc.
- Paris Health Foundation
- Paso del Norte Health Foundation
- San Angelo Health Foundation
- South Plains Foundation
- St. David's Foundation
- Texoma Health Foundation
- Valley Baptist Legacy Foundation

NUMBER OF CONVERSIONS: 0-4 5-10 11-20 21+

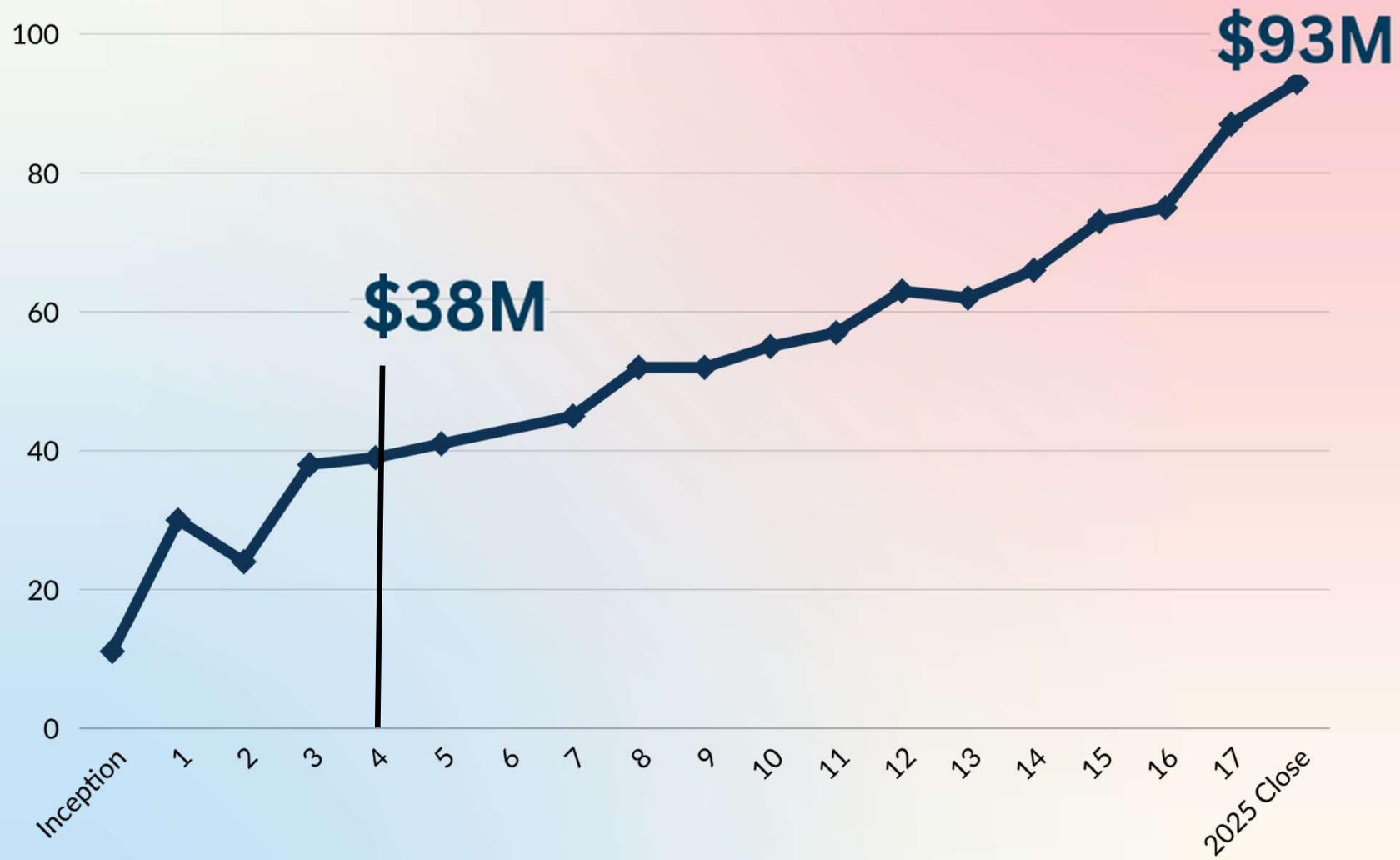




## OUR EXPANDED COMMUNITY



TCF is building hope & purpose  
in the lives of residents in our  
4-county service area that crosses  
2 states and is home to 2 tribal nations.



\$5.2 M

distributed for  
charitable programs  
and initiatives to help  
our residents live long,  
healthy lives.

7%

## VISION, MISSION

### OUR VISION

That every  
Texoman  
feels a sense of

HOPE &

PURPOSE

### OUR MISSION

To improve the  
health & wellbeing  
of **OUR NEIGHBORS** in  
the communities that  
we serve in Oklahoma  
and Texas.



*Our mission is  
> than health*



*-and our assets  
belong to the  
community we serve.*

## SAME MISSION: NEW NAME



# Our **3** Long-Term Benchmarks



Reduce  
**Suicide Rates**



Lower  
**Substance Use Rates**



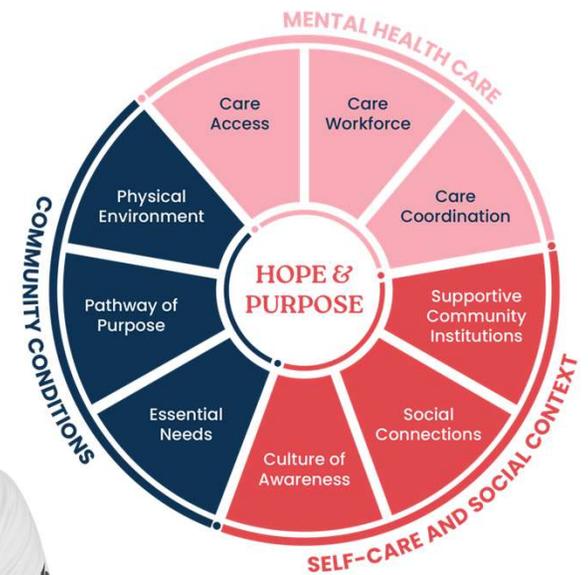
**Mentally Healthy Days**

*Empowering Hope, Inspiring Purpose*

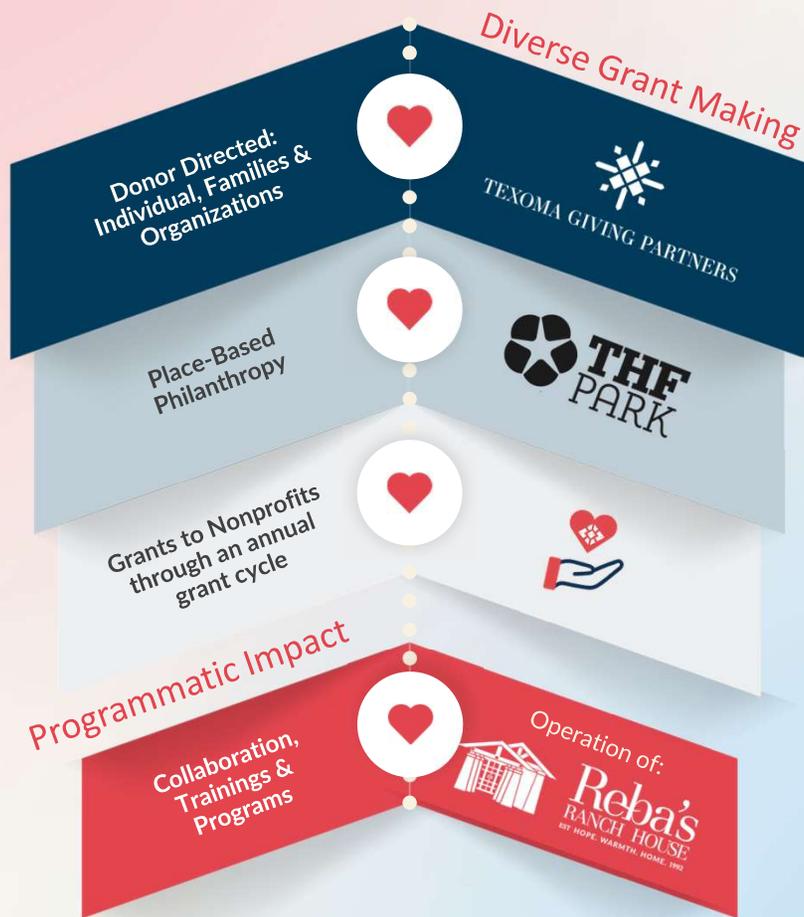
## A TOOL FOR COMMUNITIES

If, as a region, we can move these areas, we can move mental health and wellbeing in Texoma.

The framework is bigger than TCF can do alone. We invite you to come alongside us in this work.



# INVESTING IN COMMUNITY





Every act of generosity,  
whether large or small, fuels  
a culture where Texomans  
support one another in  
meaningful ways.

This is the  
Heart of Texoma.



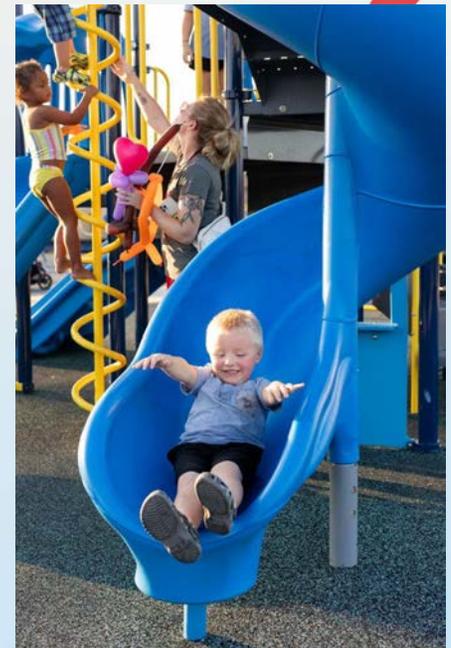
## THF PARK

Where we live  
shapes how we live.

We delivered our final annual  
grant to the City of Denison  
to complete an

**\$8 million  
investment**

in the THF Park  
- a place for health and  
wellness.





## REBA'S RANCH HOUSE

Caring for loved ones.

Reba McEntire has been a philanthropic partner in our community for over 30 years.



1,896

nights to

334

guests

*traveling from*

148

cities

14

states

## **SUPPORTING NONPROFITS**

When nonprofits thrive, Texoma thrives.



**Funding & Collaboration for a Stronger  
Texoma**



## OUR VALUES



**OPEN  
DOOR**



**OPEN  
MIND**



**OPEN  
HEART**



# Texas Suicide Deaths by Industry - All Ages

Industry	Suicide Deaths in 2021	Suicide Deaths in 2022
U.S. Armed Forces - Combined	108	87
Architectural, Engineering, and Related Services	53	57
Automotive Repair and Maintenance	75	83
Computer Systems Design and Related Services	67	73
Construction	240	266
Electrical Contractors and Other Wiring Installation Contractors	51	62
Elementary and Secondary Schools	64	82
Food Services and Drinking Places	160	155
General Medical and Surgical Hospitals	81	92
Independent Artists, Writers, and Performers	49	39
Landscaping Services	44	46
Manufacturing	52	48
Non-Paid Workers	542	541
Oil and Gas Extraction	86	82
Plumbing, Heating, and Air-Conditioning Contractors	39	51
Police Protection	37	48
Retail Trade	136	124
Truck Transportation	95	134

6



## TEXAS BEHAVIORAL HEALTH FUNDERS COLLABORATIVE



 OUR BOARD 

**15**  
**Member Board**

**1**  
**Member/County**

**Permanent Seat  
for Reba**

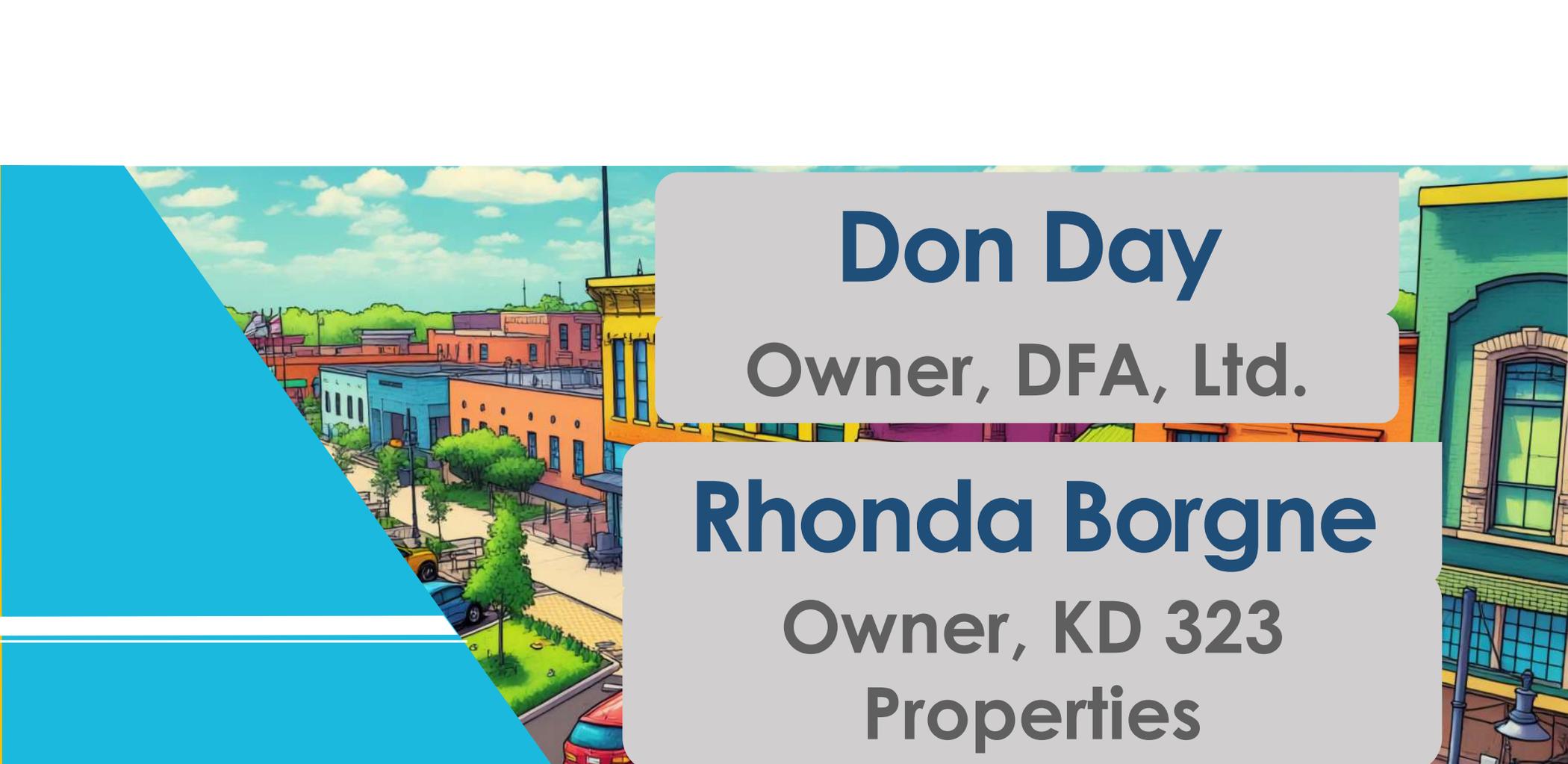
**3 Three-Year Terms**  
*for up to 9 years total*





# YOUR Foundation & Neighbor





**Don Day**

Owner, DFA, Ltd.

**Rhonda Borgne**

Owner, KD 323  
Properties

**Brains, Boots & Blueprints**





DFA, LTD

KD Properties – Denison, LLC

# DFA, LTD & KD PROPERTIES MAIN STREET DENISON PREVIOUS PROJECTS

- ▶ 1. 214 MAIN--SANAM ZAHIR BLDG
- ▶ 2. 231 MAIN--RED, WHITE & BLUE
- ▶ 3. 226 MAIN--4 LIONS BLDG
- ▶ 4. 313 MAIN—PREMIERE BABY IMAGING
- ▶ 5. 316 MAIN--LANDON WINERY
- ▶ 6. 331 MAIN--34 CHOPHOUSE
- ▶ 7. 501 MAIN--LEAPIN LITTLES
- ▶ 8. 225 CRAWFORD--FOOD TRUCK PARK



## 226 W MAIN

The Four Lions Building

- Two Retail Spaces
- Three Residential Lofts



# 231 W MAIN

- RESTAURANT
- RETAIL
- EXECUTIVE OFFICE SUITES

ADDITIONAL  
EXECUTIVE  
BUSINESSES

231 W  
MAIN

Red White &  
Blue Building

FIRST TEXAS NATIONAL  
BANK

BAHN WEALTH  
MANAGEMENT

THE SIMMS GROUP

MEDICAL SUPPORT  
CENTER

PLUMMER &  
ASSOCIATES

ARSTRAT

CAMMS SYSTEMS

EZRA GRANT  
SERVICES

BALANCING  
ACT

PC TATTS

YOUR SPECIALIZED  
DIETITIAN

HARWOOD  
INSURANCE

DR. PHILLIP BELLOWS

AESTHETICS BY AMY  
VALBUENO



Premiere Baby Imaging

313 W MAIN

Premiere Baby  
Imaging

318  
W MAIN

Previously

The  
Book Rack





LANDON  
WINERY



318 W MAIN

LANDON WINERY





331 W MAIN

Previously  
Independent Bank



# THIRTY FOUR

C H O P   H O U S E

331 W MAIN  
34 Chophouse & Doc's Lounge

# 501 W MAIN

LEAPIN' LITTLES CHILDREN'S CONSIGNMENT

TWO RESIDENTIAL LOFTS



# 225 W CRAWFORD

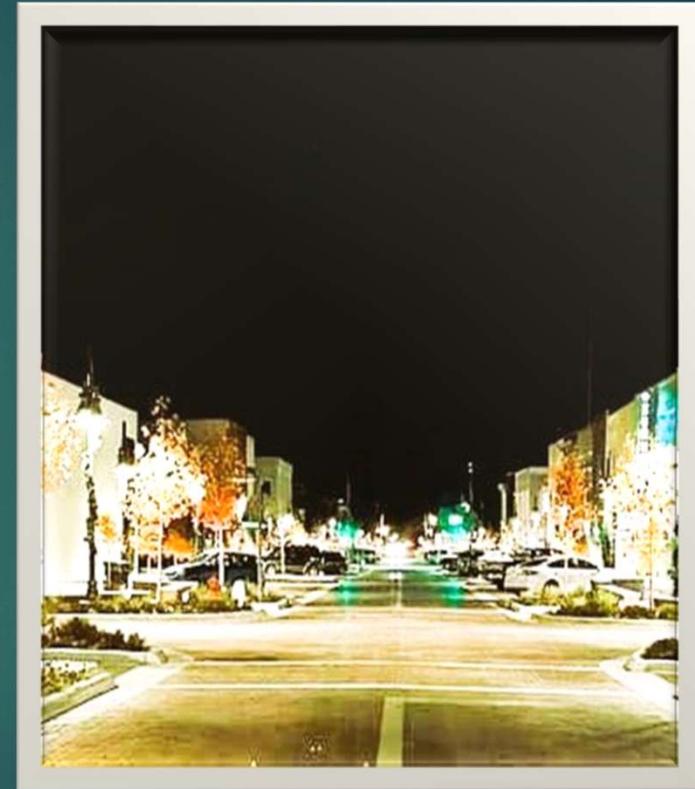
► DENISON FOOD TRUCK  
PARK



# DFA, LTD & KD PROPERTIES DENISON NEW PROJECTS

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1. 323 W MAIN--EMILYS KITCHEN AND 2 LOFTS-RAVE REVIEWS & LOCAL AWARD WINNER.
2. 317 W MAIN--JIMMY JOHNS, RB WEST AND 4 LOFTS--A BURN LOT PUT BACK IN SERVICE
3. 201 W MAIN--A RESTAURANT OR RETAIL WITH 2 LOFTS-- BEAUTIFYING EXISTING AND UPGRADING THE ENTRY TO DOWNTOWN & MAIN STREET.
4. 223 W MAIN—A THREE STORY BUILDING. NEW FINE DINING RESTAURANT, RETAIL AND 20 UPSCALE LOFT APARTMENTS AND/OR AIRBNB --AMPLE PARKING



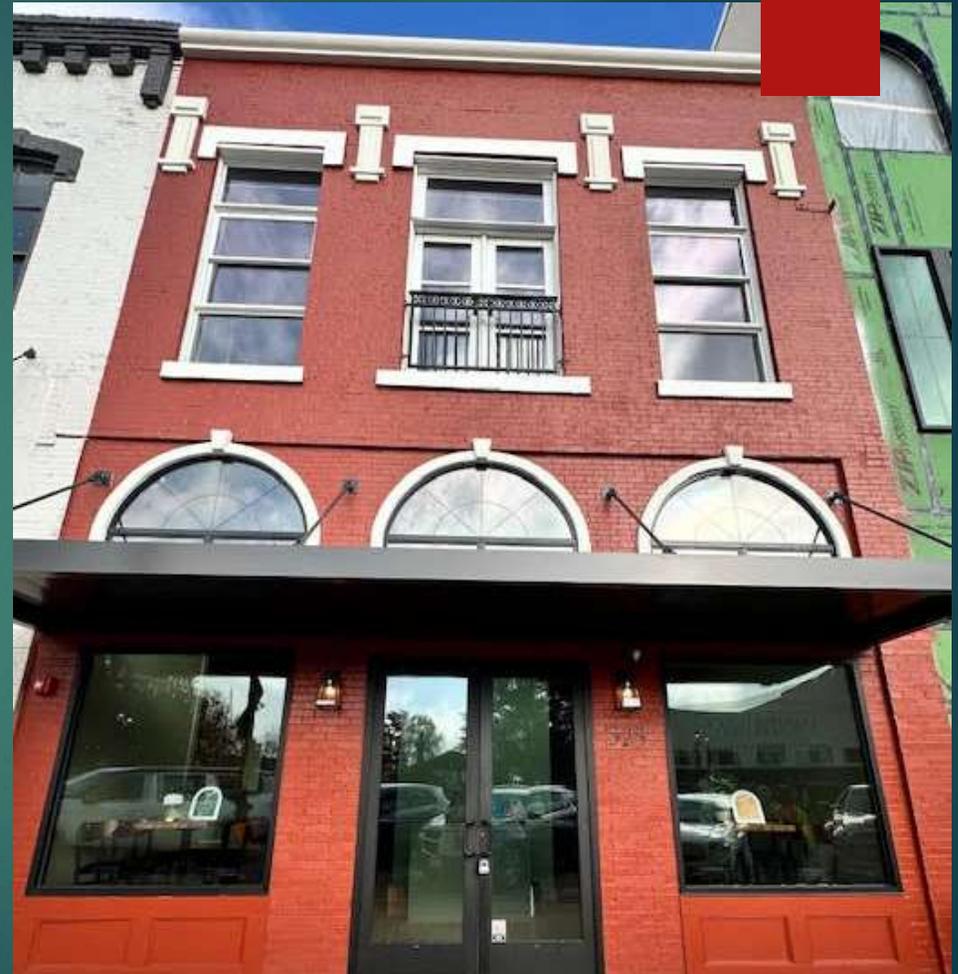


323 W MAIN

BEFORE

# 323 W Main

- ▶ Award winning Emily's Kitchen
- ▶ Two Residential Lofts
- ▶ Operator Emily Medrano Lopez



# 317 W MAIN

BEFORE





## 317 W MAIN

- RB WEST WESTERN RETAIL
- JIMMY JOHN'S SANDWICHES
- FOUR RESIDENTIAL LOFTS

201 W Main

TODAY



# 201 W MAIN

- ▶ DEMOLISH AND REBUILDING AS TWO STORY 3000 SF
- ▶ RESTAURANT/ RETAIL
- ▶ TWO RESIDENTIAL LOFTS



# 223 W MAIN

TODAY



# 223 W MAIN



- ▶ FUTURE 6000 SF FINE DINING RESTURANT
- ▶ 3000 SF RETAIL
- ▶ 20 LOFTS/AIRBNB CONSIDERATION





Emily's  
Kitchen



Leapin'  
Littles  
Tadpoles to Teens

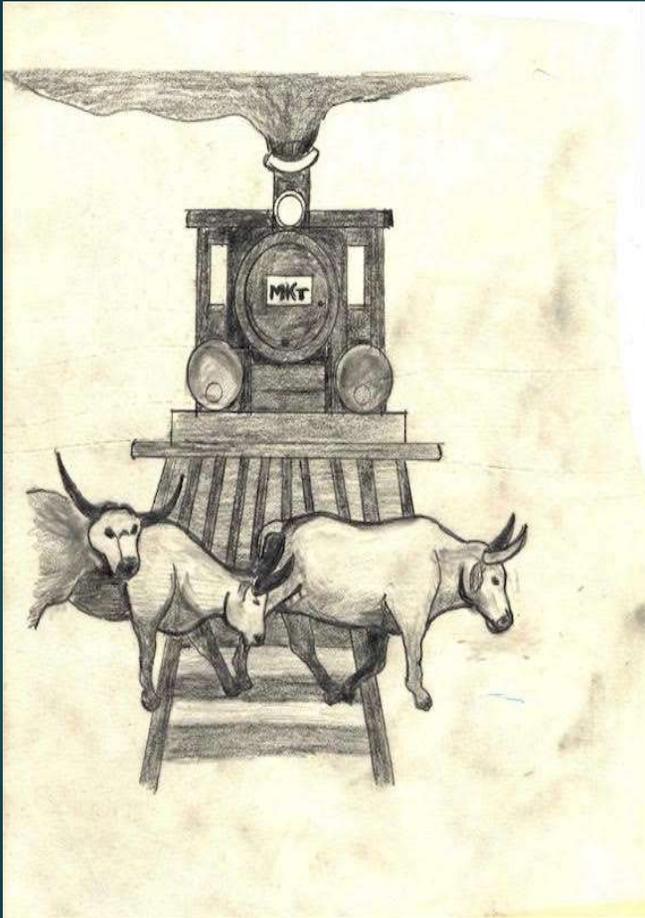


# Summary of Development and Additions to Historic Downtown Denison Since 2022

- ▶ Six food and drink establishments
- ▶ Seven retail spaces
- ▶ 33 lofts
- ▶ 24 office spaces
- ▶ Completed buildings are at 99% capacity



223 W MAIN STREET



"Katy and Cattle"

226 W MAIN STREET



"Selfie Girl"

317 W MAIN STREET



"Friends"





# Donna Dow

## Main Street Director, City of Denison

Award Winning by Design











*Downtown  
Business  
Owners*

*Celebrating 30 Years of  
Main Street, 2019*



2012



# Downtown Texas Treasures

<b><i>Business</i></b>	<b><i>Year Opened</i></b>
Animal Hospital of Denison	1941
Fred Pilkilton Motors	1940
NAPA Auto Parks/N & N Automotive	1962
Munson Realty	1915
Johnson-Moore Funeral Home	1957
Grays Jewelry & Gifts	1939
Denison Electronic Supply	1952
Joys Hair Styling	1961
Main Street Lumber & Main Street Millwork	1951
Oden Insurance	1950
Snow White Dry Cleaning	1922
Bayless-Hall Insurance	1888
Texoma Barber Shop	1929
Watsons Drive-In	1956
Wayne's Shoe Repair & Boots	1940



# Publicity

## Local

KXII

KTEN

Herald Democrat

Social Media

## Texas

Texas Time Travel blogpost

Heritage Traveler newsletter

Authentic Texas

Medallion

Texas Main Street (special)

## National

The Municipal Magazine

Preservation Magazine

National Trust for Historic

Preservation 75<sup>th</sup>

Anniversary coffee table

book



# Denison – Denison Main Street





**Congrats!**

**Denison Main Street**

Denison





# D.C. Ramsey

## Chairwoman, Silo Mural Task Force

Turning a Landmark Into a Legend



# *DENISON SILO PROJECT*

*From Start to Finish*



# The Battle of the Axe: A Century of Pride

Since **1901**, the Battle of the Ax has been a symbol of friendly rivalry, community pride, and Denison's rich history.

**Longest standing rivalry in the state of Texas.**

*Ye Old Battle Ax trophy created in 1949.*



*Ye Old Battle Ax*

*"Let's paint  
the silo!"*

The idea to paint the silo came  
from our very own councilman,  
Dr. Michael Courtright!



Let's Roll!!!

Rear Admiral Bill Retz was instrumental in coordinating all the moving parts!





*Prepping the  
silo*

ADCY  
begins his  
stenciling...



# The Progression













D HOUSE

MOSBY

10

Job well  
done!!



*ARCY & Bill*

# *"Paint the Silo" Committee Members*

*DC Ramsey (Chair)*

*Brian Hander*

*Stanley Morrison*

*Dr. Michael Courtright*

*Rayce Guess*

*Admiral William "Bill" Retz*

*Zac Duce*

*Donna Dow*

*Tiffany Barney-Harolds*

*Tony Kaai*

**DENISON**

**SILO MURAL DONORS**

Project Directed by the Denison Development Foundation

**AX CHAMPIONS**  
 Bill Douglass and Janet Gott Douglass  
 Denison Development Foundation

**ALL-STATE YELLOW JACKETS**  
 Courtright Orthodontics  
 First United Bank    The Pool Family  
 Chamber of Commerce Scott Scholars Hot Cocoa Program

**TOUCHDOWN HEROES**  
 Tony and Kerry Kaai    Frank May/FDM Equities, LLC  
 Preston Harbor    In Honor of the Class of 1991

**FIRST DOWN CLUB**

Class of 1966	Denison Arts Council
The Hander Family	Piazza Construction
Ronnie and Rita Cole	Covenant Development
West Legacy Holdings	In Memory of Tom Akins
John and Tracey Bullard	Ken and Angi Altmether
Robert and Lisa Crawley	Holley Jolly Homes
Robert and Kita Hemphkins	Jeannine and Chuck Phelps
The Don Day Family	Trey and Meredith Doty
Rear Admiral Bill and Julia Retz	The Sims Group
In Memory of Fred Pilkilton Jr.	Denison Rotary Charitable Foundation
Gentry and Kathryn Munson Beach	Denison Development Alliance

**YELLOW JACKET BOOSTERS**

Doug and Charla Holzbog	Dr. David and Christine Kirkbride
Evan and DC Ramsey	Mark Denison
Renee Waggoner	County Judge Bruce Dawsey
Mrs. Toni and Dr. Jeremy McMillen	The Munson Realty Company
Bill Kennedy Law	Blake Utter Ford
Steve Easley	Texoma Chevy Dealers
Susie and Ben Munson	In Memory of Phillip Pryor
Milestone Premier Properties	Brian and Erin Lilly
In Memory of Robert Batts	DeeAnn and Mark Abner
Brent and Lisa Whitson	The Duce Family
Dan and Sadie Thomas	Cruz and Wendy Acosta
In Memory of Angie Hale	Patrick and Meg Munson McGonigle

*Silo Donors*

Thank you for  
 your  
 contributions!

We couldn't have  
 done it without  
 you!







# Welcome Back to the 24<sup>th</sup> Annual Economic Development Summit





# Lightning Round!

Emily's Kitchen  
Desk & Easel  
Elevate Golf  
RB West  
Jimmy Johns  
The George Tavern  
Stafford House Provisions  
Shawnda Rains Studio  
Wheeler BBQ

Fresh Faces. New Places.



# Emily's Kitchen

Emily Lopez

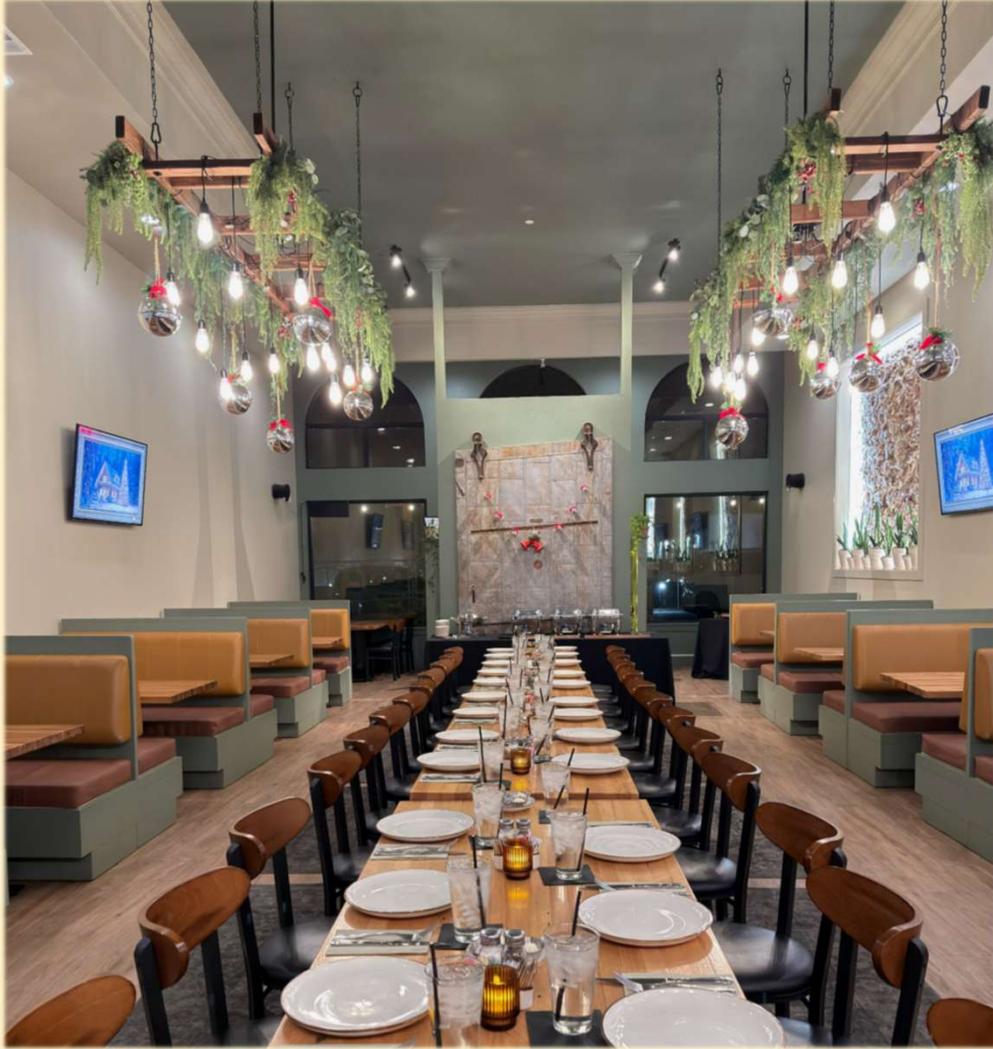


Emily's  
Kitchen

323 W. Main St.  
Denison, TX  
75020











Emily's  
Kitchen

# Desk & Easel

Wendy Acosta



# GROWING 2026!

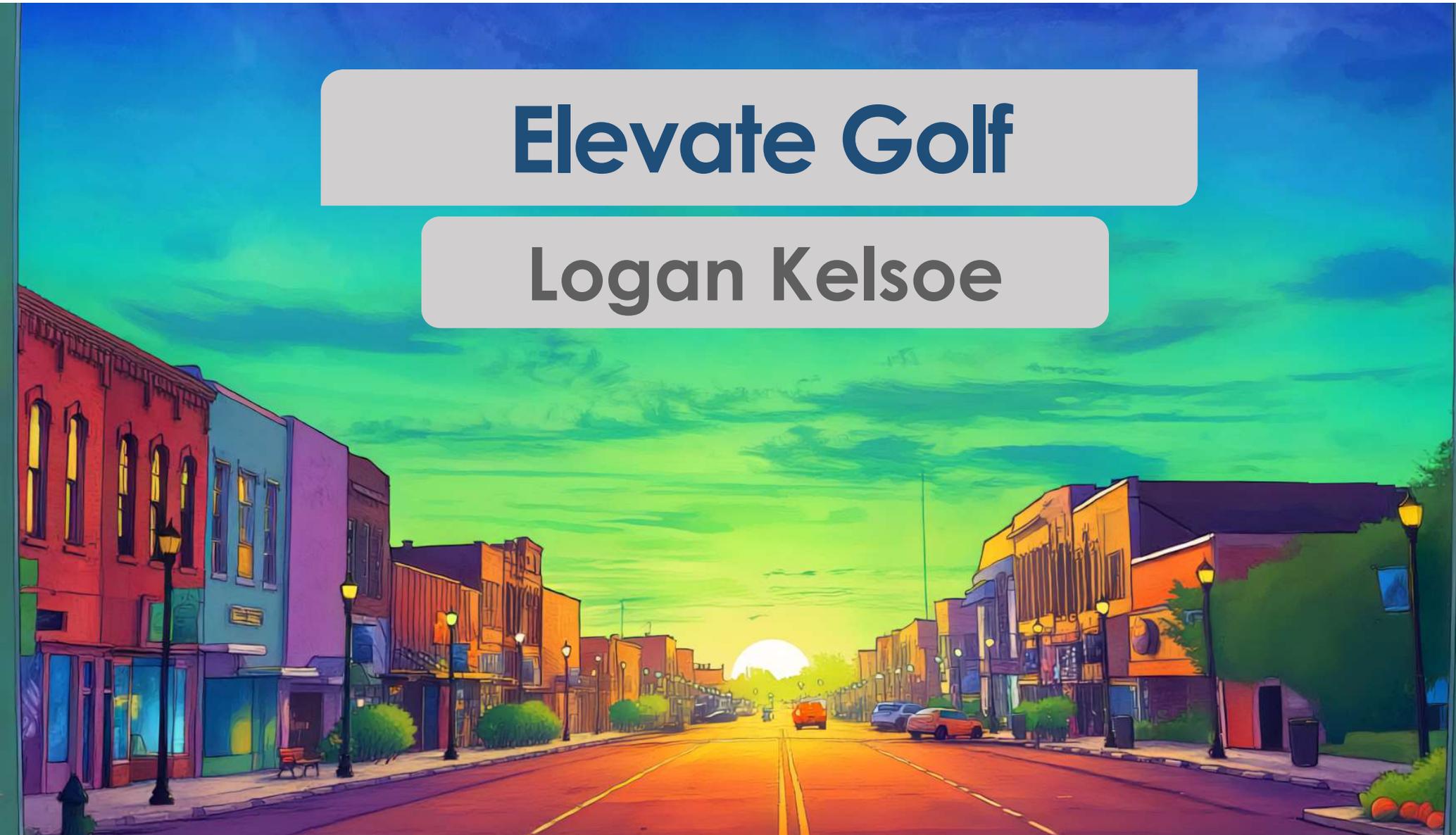


Creative Coworking  
••• and Event Space

3x the offices, more services, and more time for you to  
grow your business!

# Elevate Golf

Logan Kelsoe









**Pebble Beach/Front**  
Hole 7 Par 3 94.8 yd

Wind Strength  
**3.9 mph**

Pin **90.33 yd**  
Elevation **-26.0 ft**

Distance **90.3 yd**  
Elevation **-26.0 ft**

Target Distance  
**81.7 yd**

Tee Height **2.0 in**  
Club **PW**  
White Tee  
Shot **100%**

Wait

Map of the course showing a green area.

Control panel with a screen and buttons.



Pebble Beach/Front

Hole 7 Par 3 94.8 yd W

Wind Strength  
**3.9 mph**



Pin **90.33 yd**  
Elevation **-26.0 ft**



Distance **90.3 yd**  
Elevation **-26.0 ft**



Target Distance  
**81.7 yd**

Tee Height **2.0 in**

1



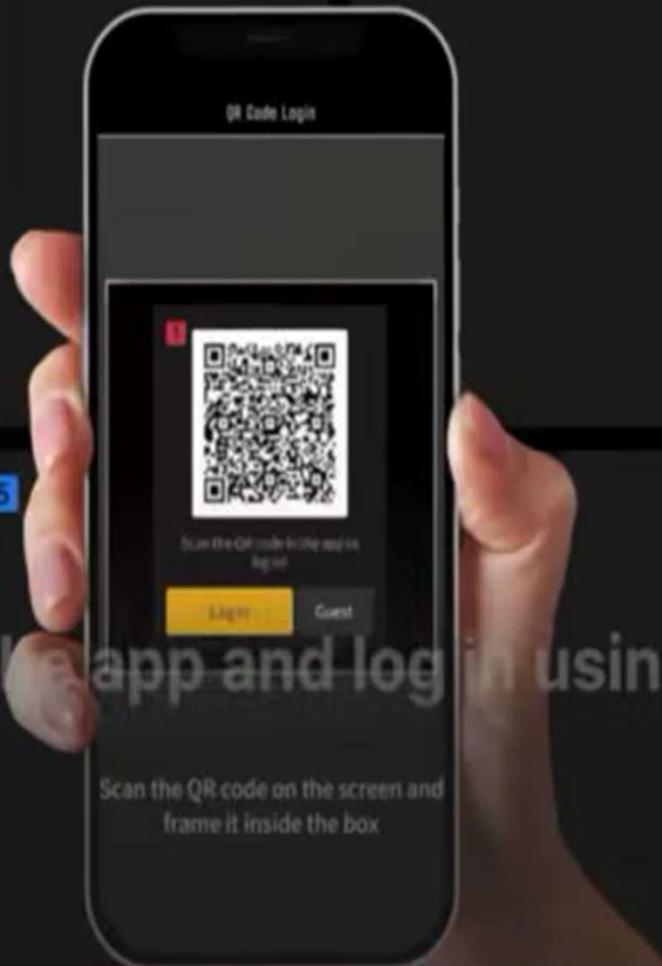
Scan the QR code in the app to log in!

Log In

Guest

2

3



Scan the QR code in the app to log in!

Log In

Guest

4

5

Scan the QR code on the screen and frame it inside the box



Please log in to use the service.

Confirm

Download the app and log in using the QR code,



# RB West

## Rhonda Borgne



# GIANT SEEDS



THIS IS  
BRITNEY!



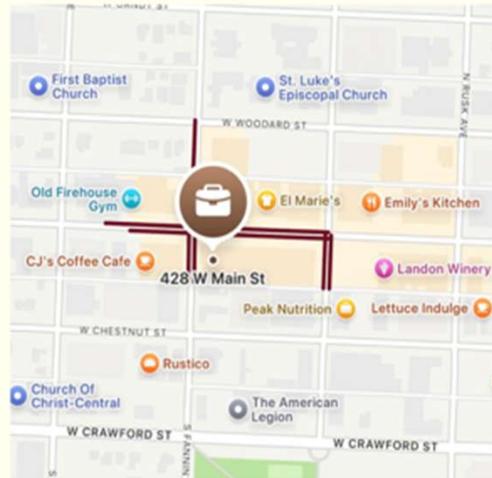
THIS IS  
KIANA!







**GRAB YOUR CAMERA!  
SNAP YOUR LOOK & TAG US**



**317 W Main Street  
Denison, TX**

**Rbwest.com**

**@rbwest\_western\_trends**

**RB WEST**



# Jimmy Johns

## Marty Rauchwerger



# WELCOME TO JJ's





# *The* **Good Stuff**

The flavor of premium meats, combined with fresh-baked bread and hand-sliced veggies is what makes a Jimmy John's sandwich your go-to lunch or any-occasion option.



## **The Freshest Ingredients**

We use fresh vegetables because we don't hate salads, we just feel bad for them. We slice our provolone cheese and premium meats in-house every day, because packaged pre-sliced meats doesn't have the same ring to it. And we bake bread all day, every day because stale bread isn't bread, it's...croutons.



## **Fresh Baked Bread**

Our French bread and wheat sandwich bread are baked right in the store where you can see it. French bread is baked all day every day, every 4 hours. If no bread is more your style, we prep fresh leaves of lettuce to make your favorite sandwich into a lettuce-wrapped Unwich®. All sandwich, no bread.

# Catering Made Easy

Made to order on our fresh-baked bread, using hand-sliced meats and crisp veggies. We'll feed as few or as many as ya need!

**ORDER CATERING**



## Feed Your Hungry Crew

Catering Bundles, Party Boxes, Wraps Boxes, and Box Lunches are totally customizable. Choose your crew's favorite sandwiches and wraps, or try something new! And most importantly, don't forget to grab plenty of sides, desserts, and drinks.

# JJ ON-SITE CATERING PRESENTATION

Set up catering items in the order shown below. All items should be moved forward with no large gaps between them.

Remove all items from bread boxes and bags.



# The George Tavern

Ernie Pickens



# THE GEORGE TAVERN

OPEN





# El Marie's Boutique

El Marie White





# ELMARIE'S











15% OFF

15% OFF

MOCKTAIL PARTY

# Stafford House Provisions

Dana Stafford



*St*  
STAFFORD HOUSE  
PROVISIONS









*St*  
STAFFORD HOUSE  
PROVISIONS

# Shawnda Rains Entertainment

Shawnda Rains



A black and white photograph of a woman's profile, facing right, holding a vintage-style microphone. The microphone is the central focus, with its grille and handle clearly visible. The woman's lips are slightly parted, and she appears to be speaking or singing. The background is a soft, out-of-focus grey.

**SHAWNDA RAINS  
ENTERTAINMENT**





BLAIR KUDELKA  
"STAR SEARCH"

PREMIERS  
JANUARY 20<sup>TH</sup>  
ON NETFLIX



# NATIONAL TV APPEARANCES



BAILEY RAE  
"THE VOICE"  
TOP 9



BILLIE JO  
"CBS THE ROAD" TOP 5  
"REAL COUNTRY"



BAYLIE BROWN  
"AMERICAN IDOL"  
TOP 20



KADIE LYNN  
"AMERICA'S GOT TALENT"  
SEMI-FINALIST



HOLLY TUCKER  
"THE VOICE"  
TOP 6

# EVENT SPACE

# The Main

THEATER AND EVENTS



EVENT RENTALS  
PARTIES  
CONCERTS  
CORPORATE EVENTS





# BUILDING ENTERTAINERS. NOT JUST SINGERS

624 & 626 WEST MAIN ST. DENISON, TX

[SHAWNDARAINSENTERTAINMENT.COM](http://SHAWNDARAINSENTERTAINMENT.COM)

903-436-4152

@SHAWNDARAINSTUDIOS

@THEMAINTHEATER

# Wheeler BBQ

Dante Ramirez



**Wheeler**  
Barbecue  
DENISON, TX

211 N HIGHWAY 75 DENISON, TX 75020





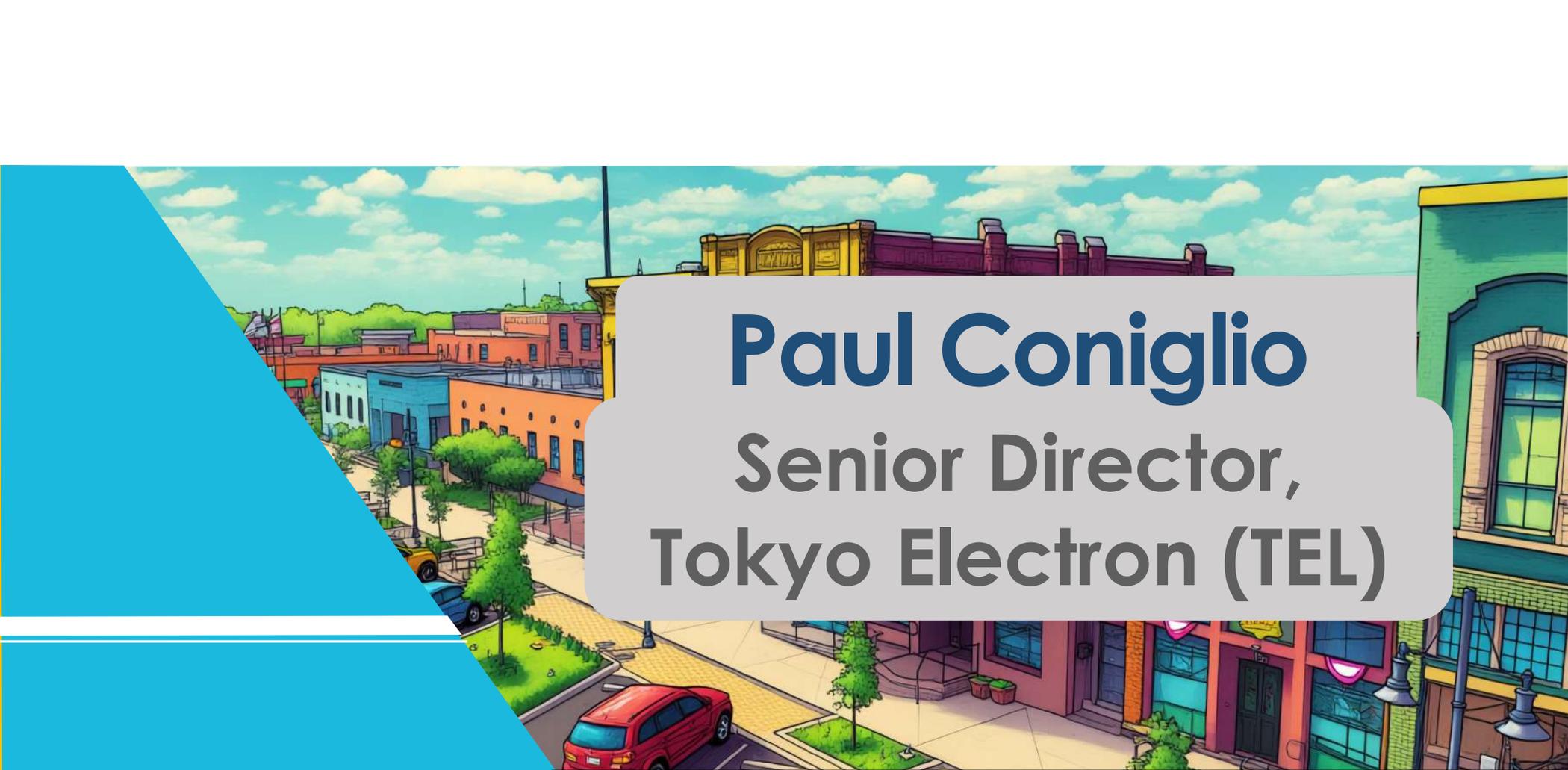




**211 N HIGHWAY 75 DENISON, TX 75020**







**Paul Coniglio**  
Senior Director,  
Tokyo Electron (TEL)

Technological Innovation  
in Semiconductors

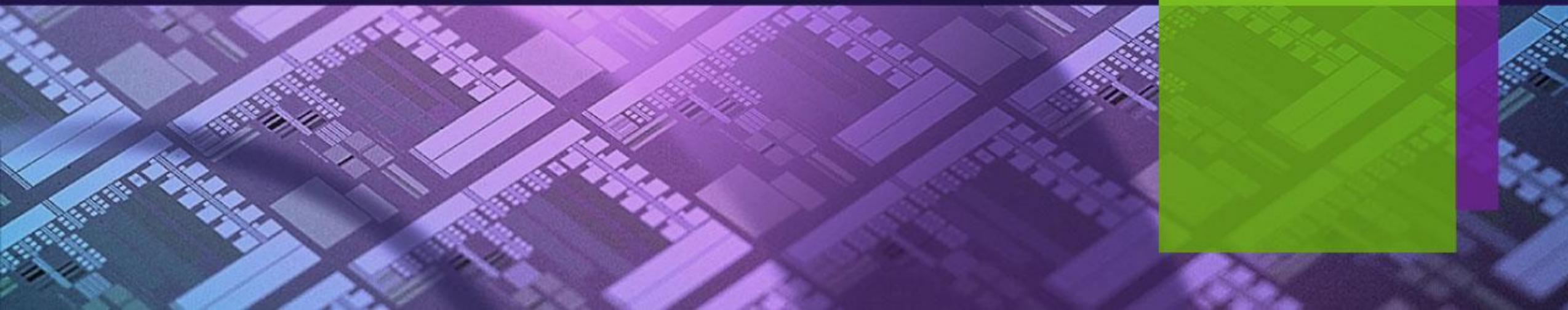




# Tokyo Electron Corporate Profile

January 16, 2026

Paul Coniglio  
Tokyo Electron America, Inc.



# Corporate Message

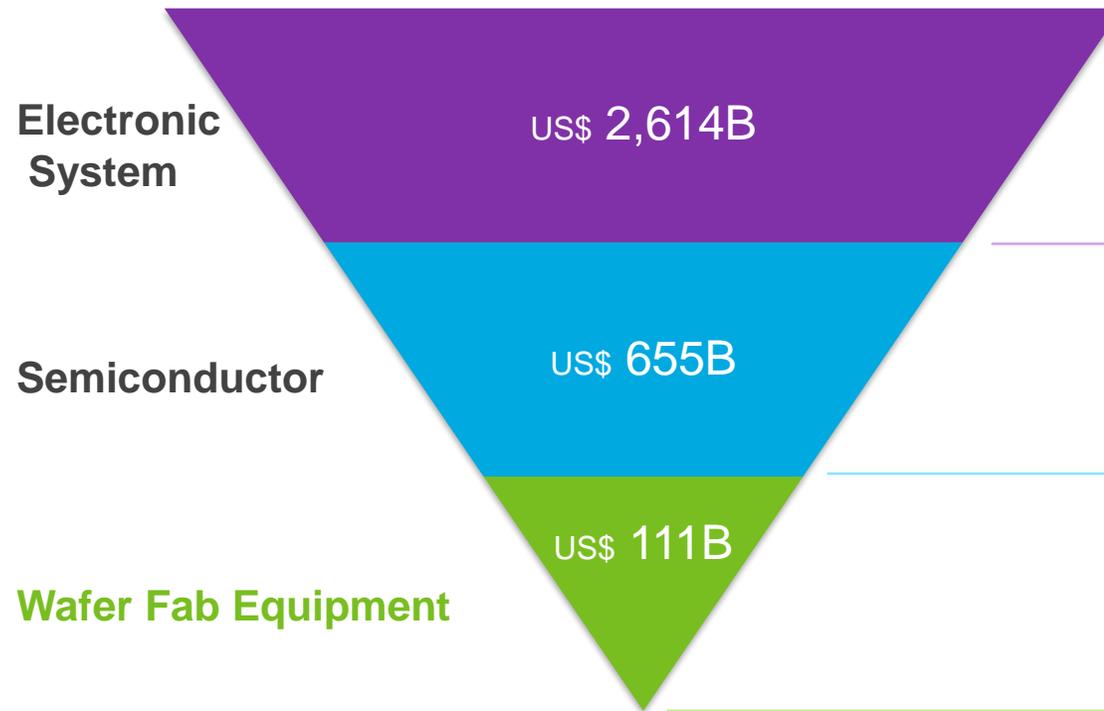


# Technology Enabling Life

“Technology Enabling Life” is our corporate message that expresses the Corporate Principles which consist of our Corporate Philosophy, Management Policies, Vision and TEL Values.

# Electronic Business Food Chain

CY2024 World Market



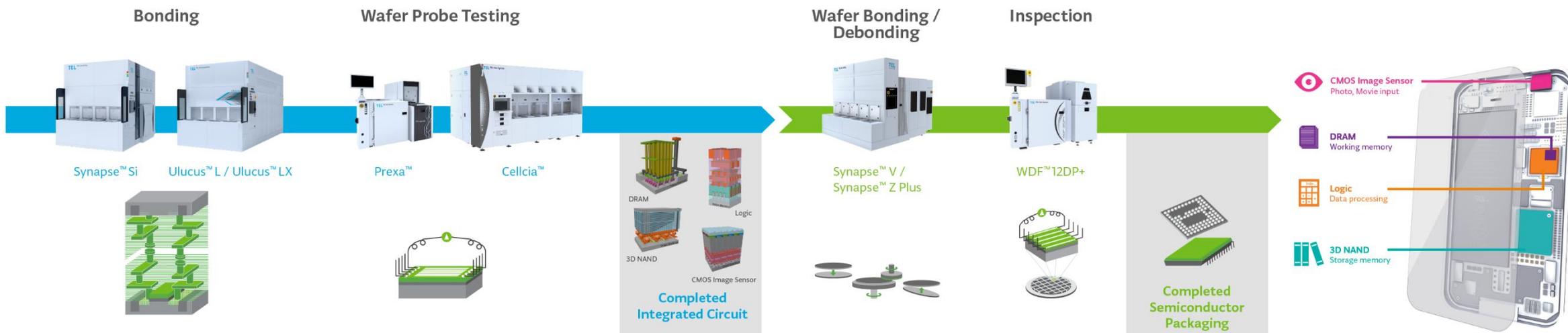
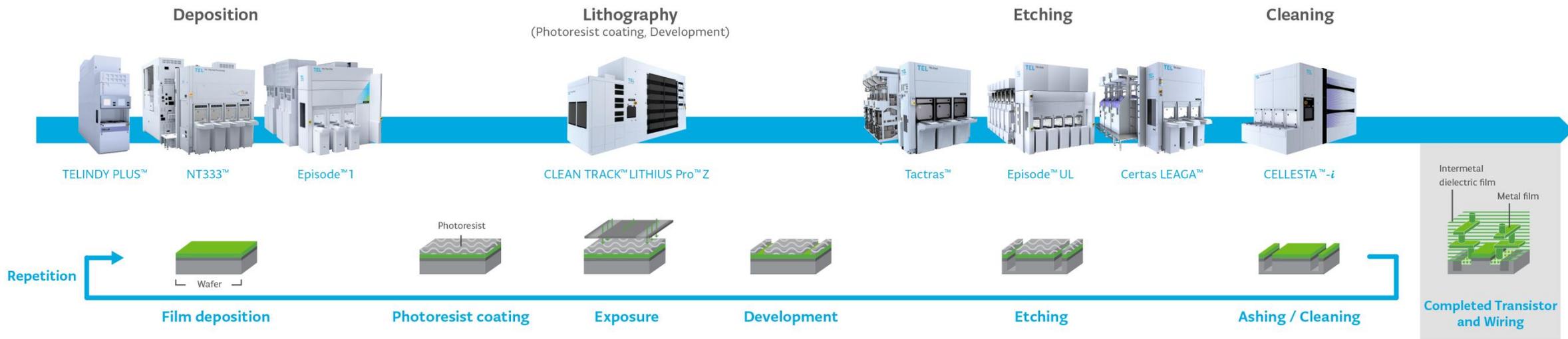
The market TEL participates in

Wafer Fab Equipment

Charts created by Tokyo Electron based on Gartner research.  
Source: Gartner®, "Forecast: Semiconductor Capital Spending, Wafer Fab Equipment and Capacity, Worldwide, 3Q25 Update", Bob Johnson et al., 6 October 2025  
Electronic System = Electronic Equipment Production / Semiconductor = Semiconductor Revenue / Wafer Fab Equipment = Total Wafer Fab Equipment Revenue Basis.  
GARTNER is a registered trademark and service mark of Gartner, Inc. and/or its affiliates in the U.S. and internationally and is used herein with permission. All rights reserved.

# Semiconductor Manufacturing Process

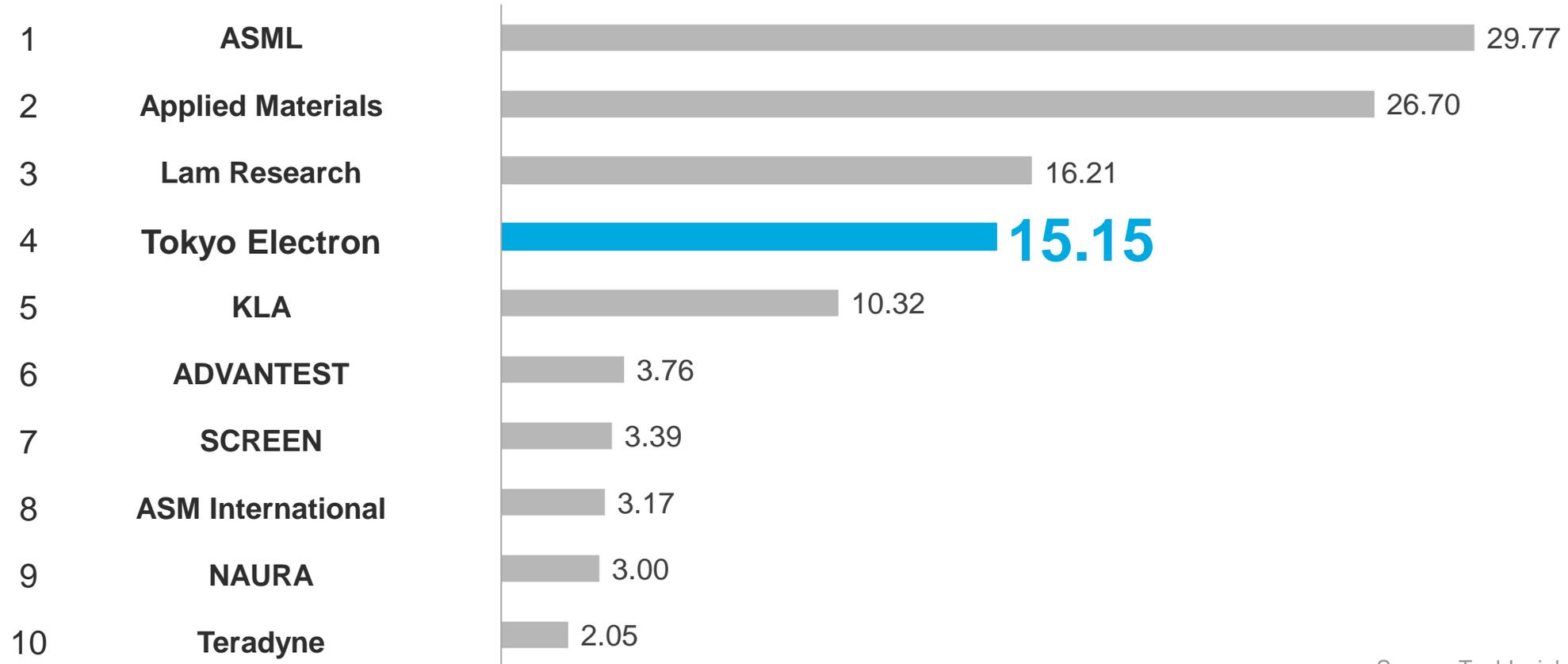
- Wafer Process (Front-end)
- Assembly and Test Process (Back-end)



# World Top 10 SPE Makers

## CY2024 Revenue Ranking

(Billions of US\$)



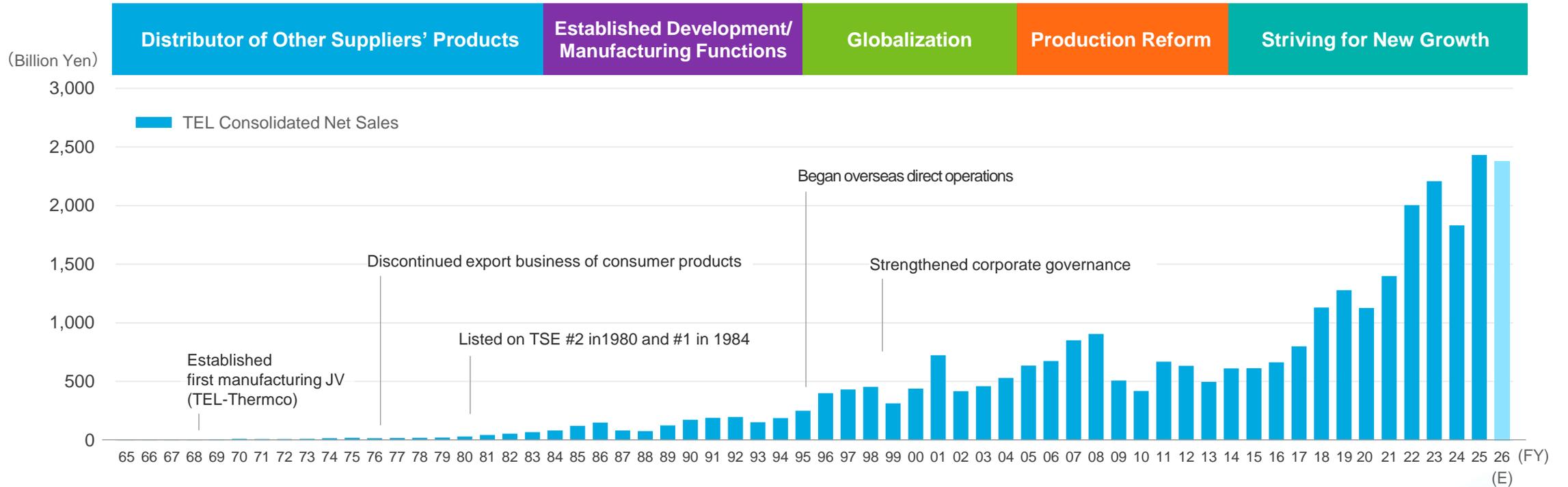
Source: TechInsights Inc., May 2025

# Company Profile

<b>Established</b>	November 11, 1963
<b>Major Products and Services</b>	Semiconductor Production Equipment
<b>Capital</b>	54.9 Billion Yen (~\$370M)
<b>Sales/Profit</b>	Net sales 2,431.5 Billion Yen / Operating income 697.3 Billion Yen / Operating margin 28.7% (~\$16B) (Fiscal 2025)
<b>Number of Employees</b>	2,347 (non-consolidated) 20,273 (consolidated) (as of April 1, 2025)
<b>Global Network</b>	Japan: 6 companies / 30 sites Overseas: 20 companies / 17 countries and regions / 65 sites Total: 26 companies / 18 countries and regions / 95 sites (consolidated) (as of April 1, 2025)



# TEL's Growth



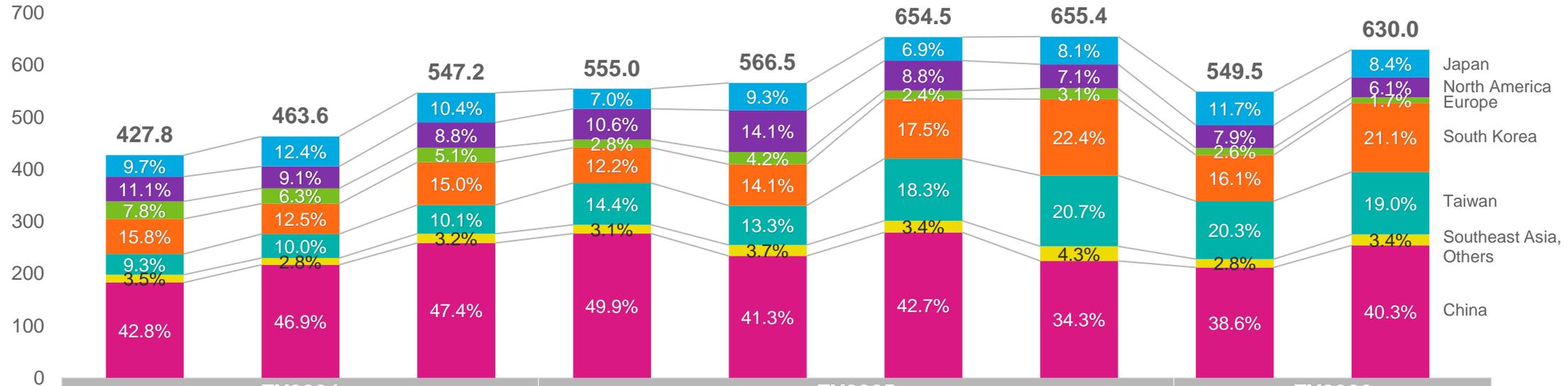
## Expansion of Semiconductor Applications\*



\*The diagram is an image of the expanding use of semiconductors and does not indicate the actual number of semiconductors used.

# Composition of Net Sales by Region (Quarterly)

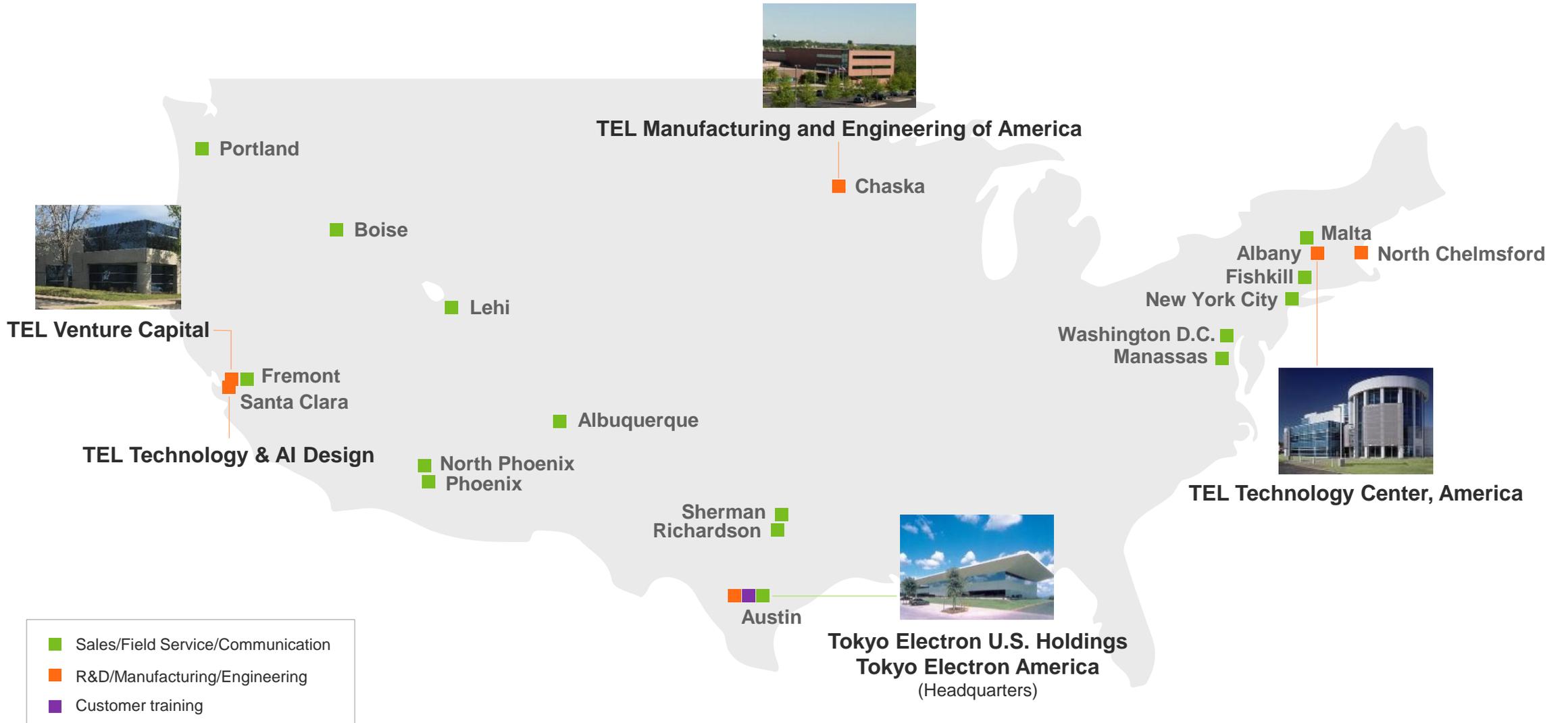
(Billion yen)



Region	FY2024			FY2025				FY2026	
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Japan	41.2	57.4	56.7	38.5	52.6	45.3	53.4	64.3	<b>52.9</b>
North America	47.4	42.1	48.3	59.0	79.9	57.7	46.2	43.4	<b>38.4</b>
Europe	33.5	29.4	28.1	15.5	23.8	15.7	20.3	14.0	<b>10.8</b>
South Korea	67.4	58.2	82.0	67.8	79.5	114.5	147.0	88.3	<b>132.5</b>
Taiwan	39.9	46.3	55.2	80.0	75.3	119.3	135.8	111.5	<b>119.7</b>
Southeast Asia, Others	15.1	12.7	17.5	17.0	21.2	22.3	27.8	15.6	<b>21.3</b>
China	182.9	217.2	259.1	277.0	233.9	279.4	224.6	212.1	<b>254.1</b>

# U.S. Operations

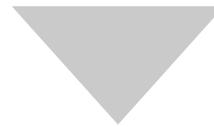
(As of Nov. 1, 2025)



# TSV : TEL's Shared Value

## CSV (Creating Shared Value)

The concept is to create social and economic value by leveraging corporate expertise to solve social issues, hereby enhancing corporate value and achieving sustainable growth.



**TSV**  
TEL's Shared Value

**Contributing to technological innovation in semiconductors**

# Future Growth for North Texas

Current Status SM1, SM2



Future Build Out SM1 – SM4



<https://www.ti.com/about-ti/newsroom/media-resources/images.html>

# Notice

You may not copy or disclose to any third party without prior written consent with TEL.

Tokyo Electron

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**TEL**

**TOKYO ELECTRON**





# Fanchon Stearns

Assistant Director of Public Works –  
Capital Improvements and  
Engineering,  
City of Denison

Built for What's Coming



WATER VENTURED  
WATER GAINED

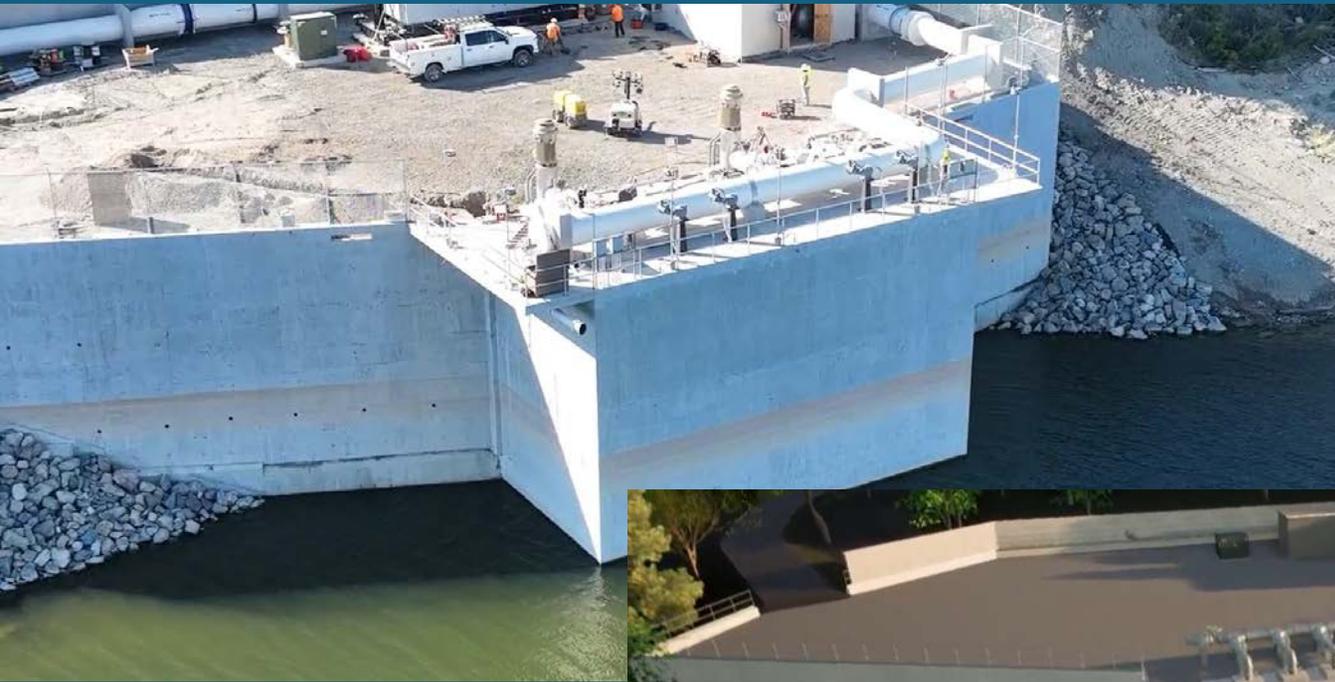


# LAKE TEXOMA RAW WATER PUMP STATION







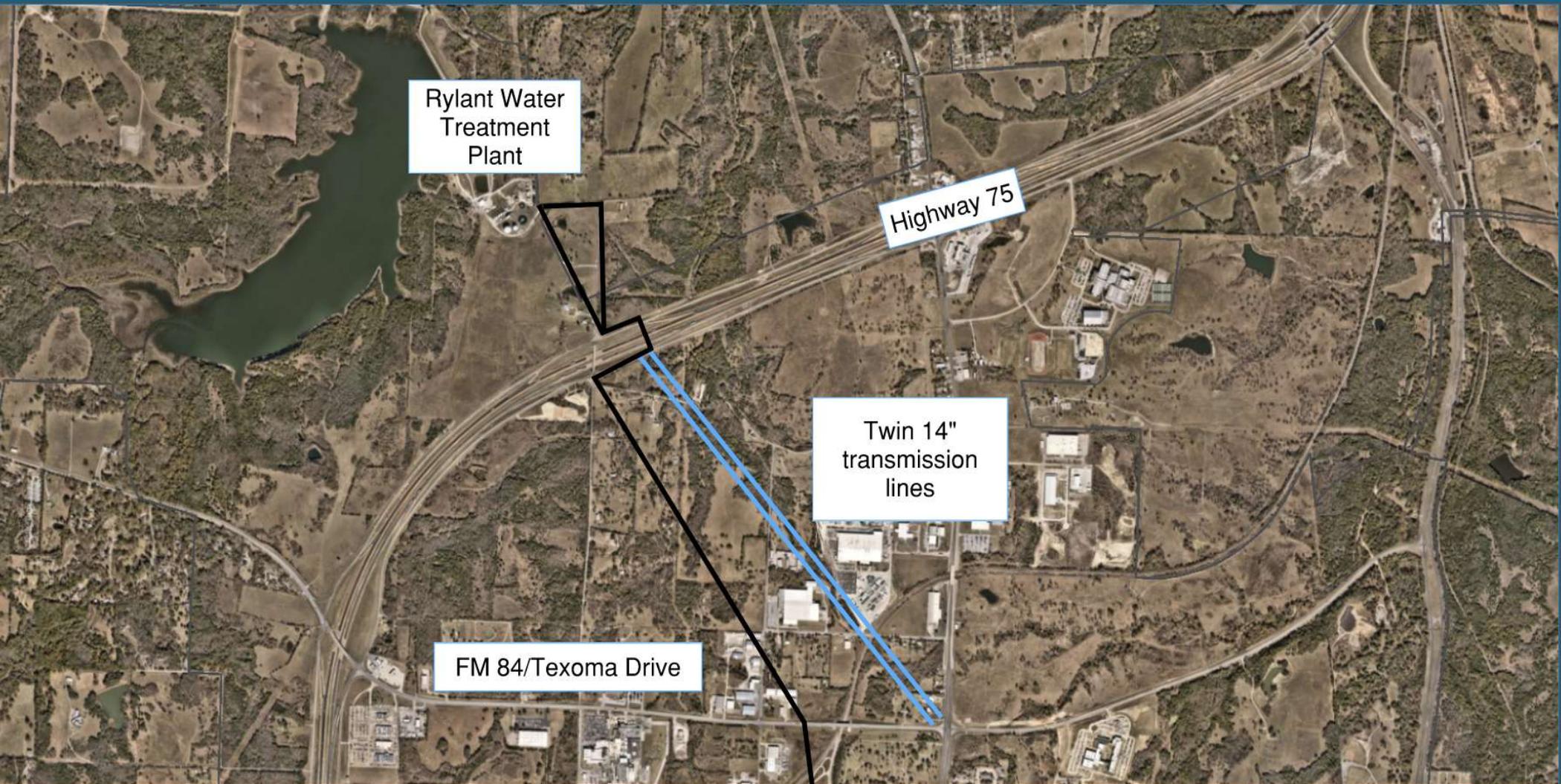


An aerial photograph of a highway construction site. A multi-lane road is under construction, with a sign for 'HWY 75' and another for 'TWIN 14'. A blue truck is visible on the road. The surrounding area includes green trees and dry grass.

# WATER SYSTEM IMPROVEMENTS





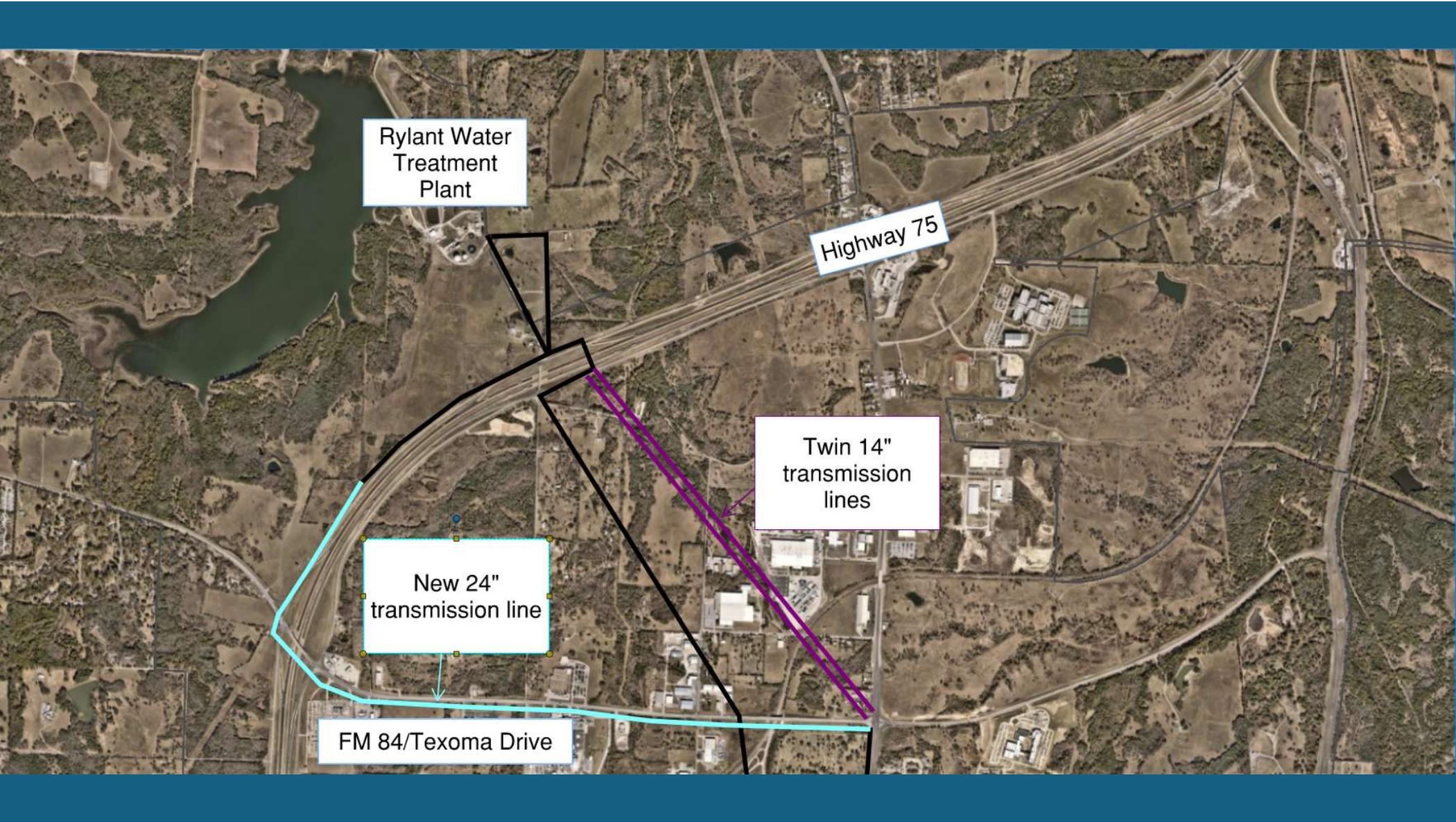


Rylant Water Treatment Plant

Highway 75

Twin 14" transmission lines

FM 84/Texoma Drive



Rylant Water Treatment Plant

Highway 75

Twin 14" transmission lines

New 24" transmission line

FM 84/Texoma Drive



THANK  
YOU







# Miles Prestemon

## COO, Craig International

A Vision Becomes Reality





PRESTON

— H A R B O R —

LAKE TEXOMA - DENISON TX

**OVERVIEW**  
**CENTURION CLOSING**  
**7/28/2025**







# ESTATE LOTS TOTAL 115

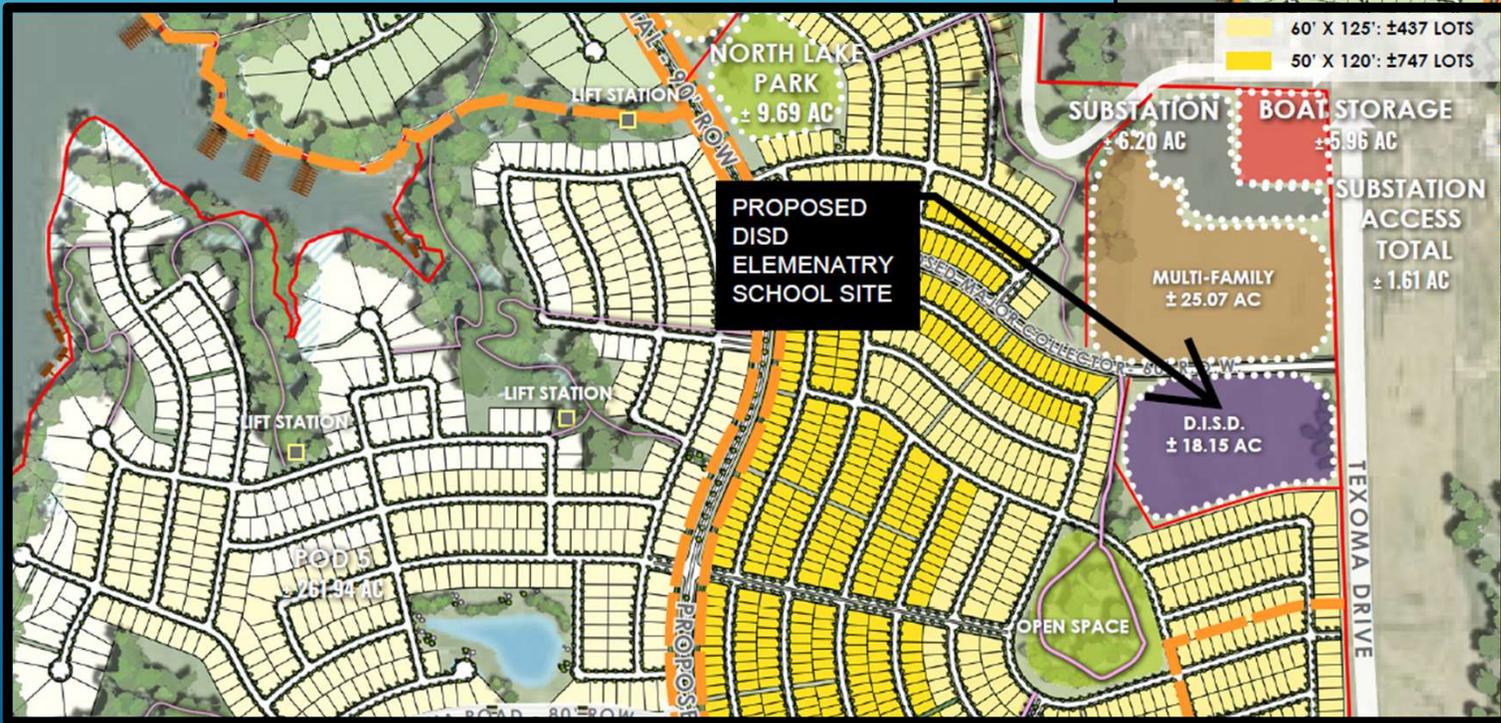
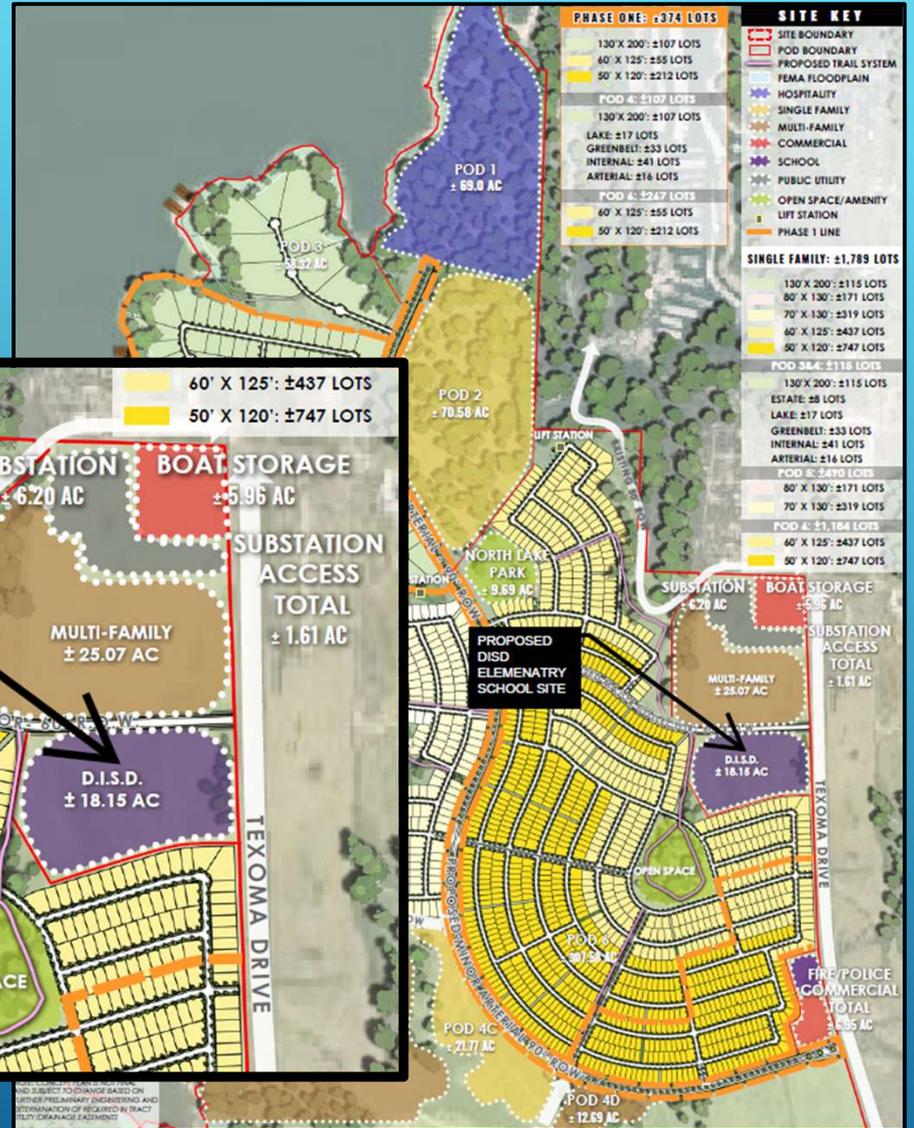
Phase 1	Flex
107 est	8





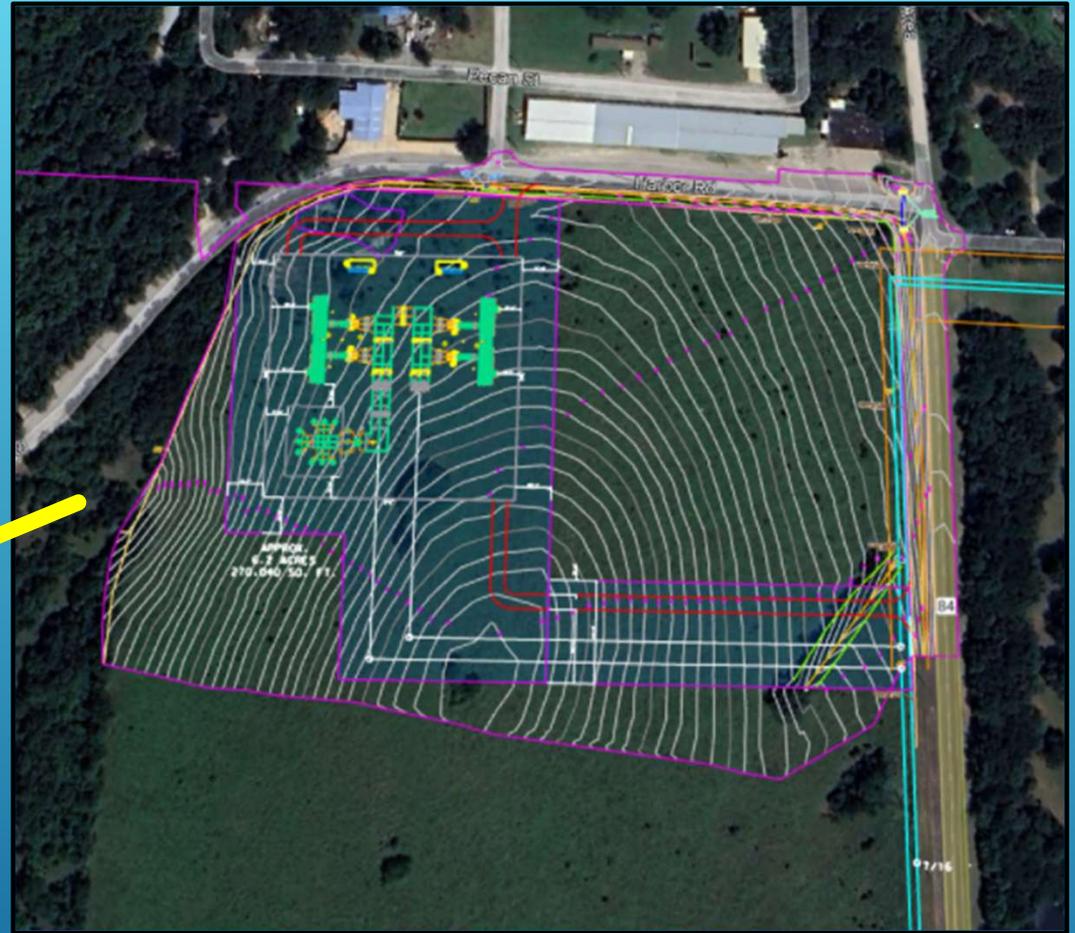
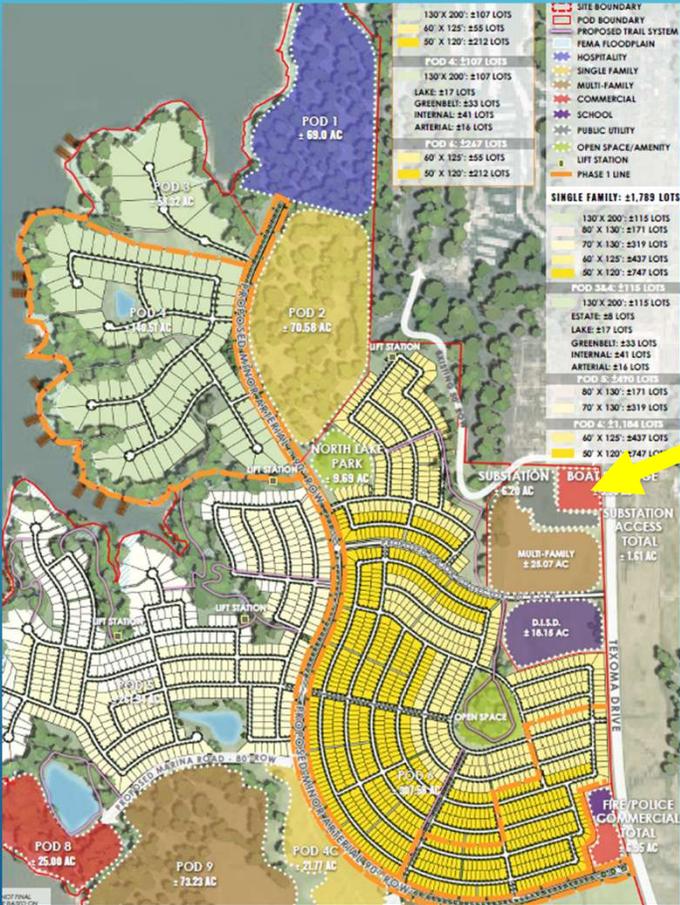
DISD 18.15 ACRES

# D.I.S.D. LOCATOR MAP

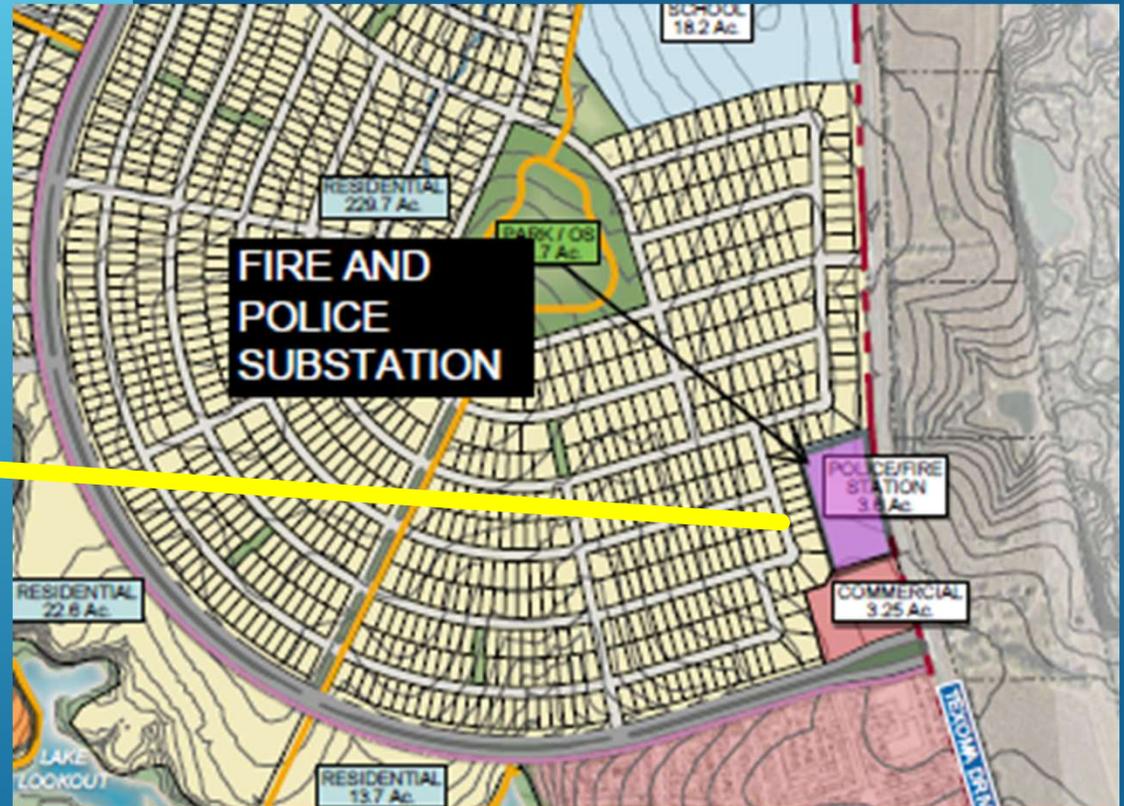


NO SUBJECT TO CHANGE BASED ON UPPER PRELIMINARY ENGINEERING AND DETERMINATION OF REQUIRED IN TRACT UTILITY/DRAINAGE EASEMENTS

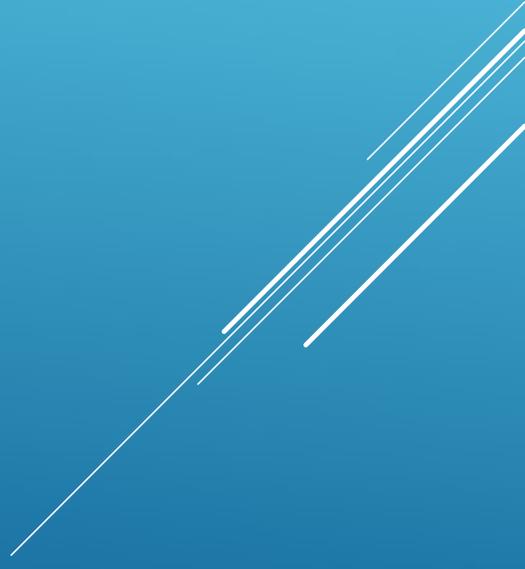
# ONCOR SUBSTATION LAYOUT

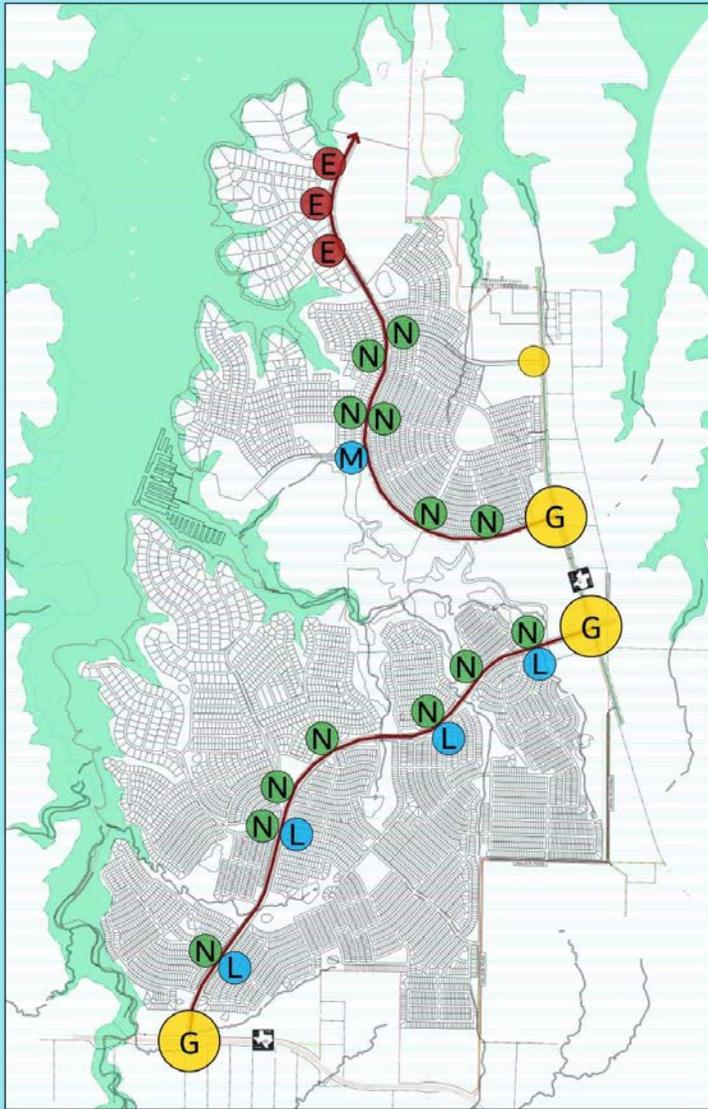


# FIRE AND POLICE SUBSTATION 3.6 ACRES



KFM SLIDES OF ENTRY

The background is a solid blue gradient. On the right side, there are several white, parallel diagonal lines that appear to be part of a larger graphic element or a design flourish.



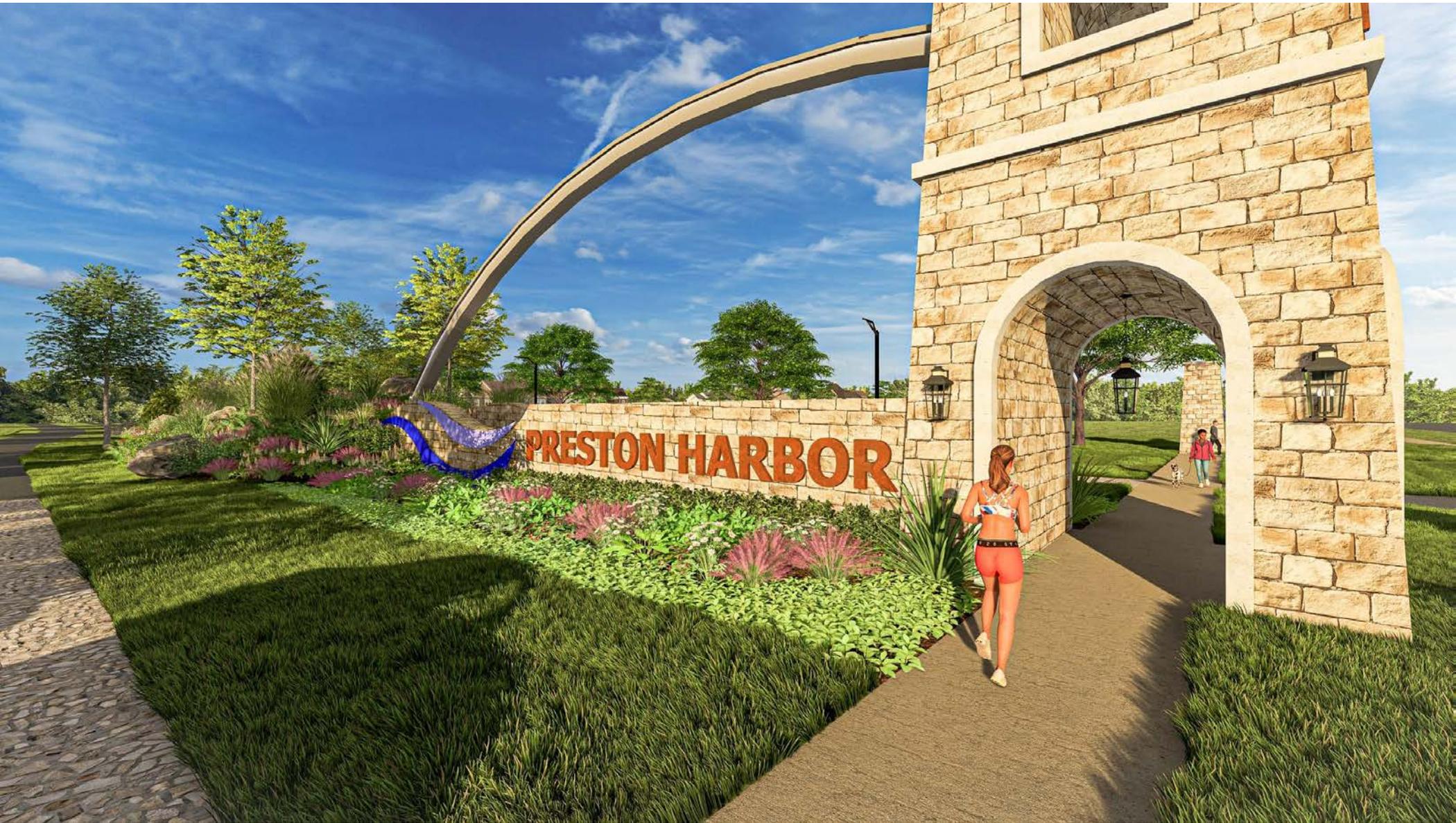
LEGEND:

- G Gateway / Subdivision Entry
- E Residential Entry: Estates
- N Residential Entry: Neighborhood
- L Residential Entry: Latitude Margaritaville
- M Marina Entry











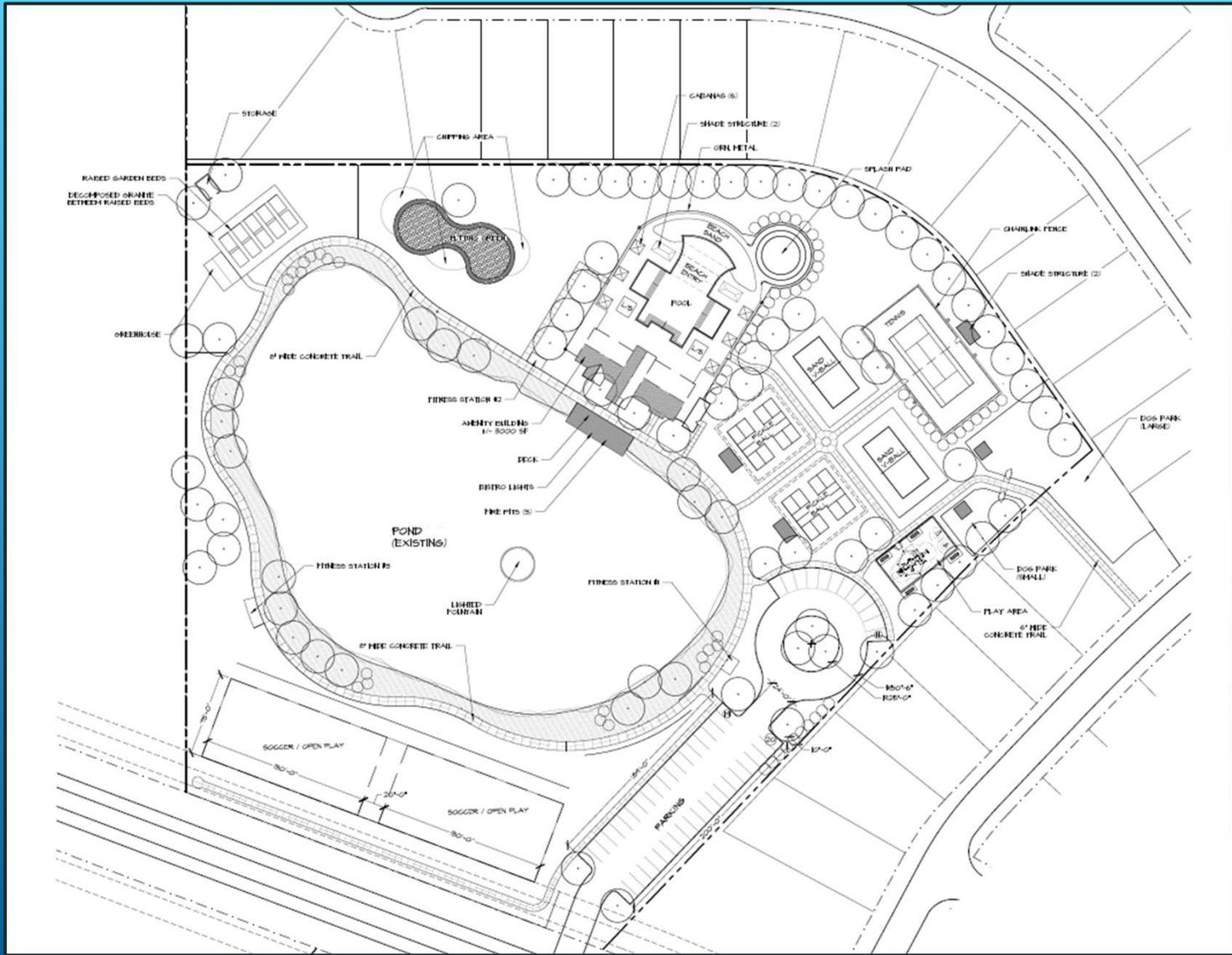




**PRESTON HARBOR**











# PHASE 1 INTERNAL LAKE REGION HIKE & BIKE TRAIL POCKET PARK



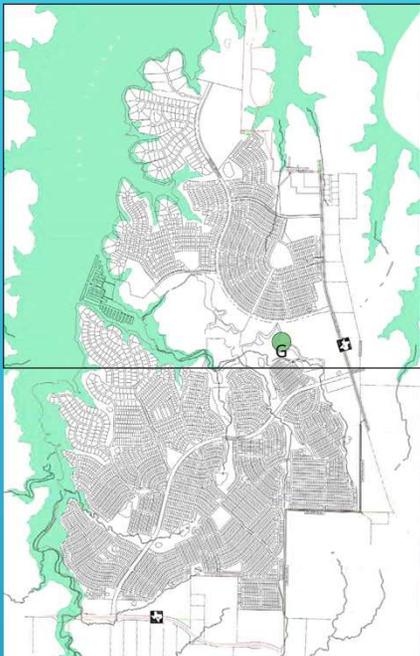
*Vision & Concept*

# LAKE GAYLE COMMUNITY PARK



Vision

# LAKE GAYLE COMMUNITY PARK



**PARK AMENITIES:**

- Open Play Areas
- Children's Play Area
- Multi-Use Pavilion
- Concessions
- Dog Park
- Picnic Areas
- Shade Structures
- Walking Paths
- Dock & Rentals
- Fishing Pier
- Pollinator Gardens
- Multi-Use Court
- Auto and Cart Parking



Vision  
**POD 4D**



WATERFALL DEVELOPMENT

PRESTON  
HARBOR

NOVEMBER 13, 2025  
Kimley **Horn**  
Expect More. Experience Better.

# REGIONAL LIFT STATION





**SITE KEY**

- SITE BOUNDARY
- LOTS : 115 LOTS
- PROPOSED GOLF CART ACCESS PATH
- GOLF CART PARKING
- FLOWAGE EASEMENT
- LIFT STATION

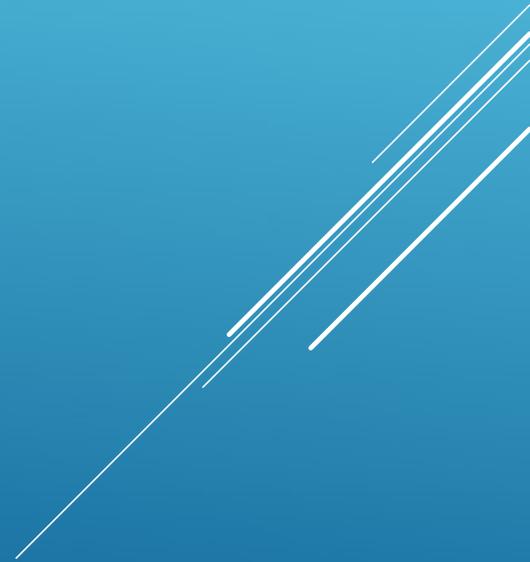
LOT LINE  
SET BACK

TYPICAL LOT DIMENSIONS  
NOT TO SCALE

Goats  
clearing  
wooded  
areas



Goats  
clearing  
shoreline





# ESTATES ROAD CONSTRUCTION

# MARGARITAVILLE RESORT

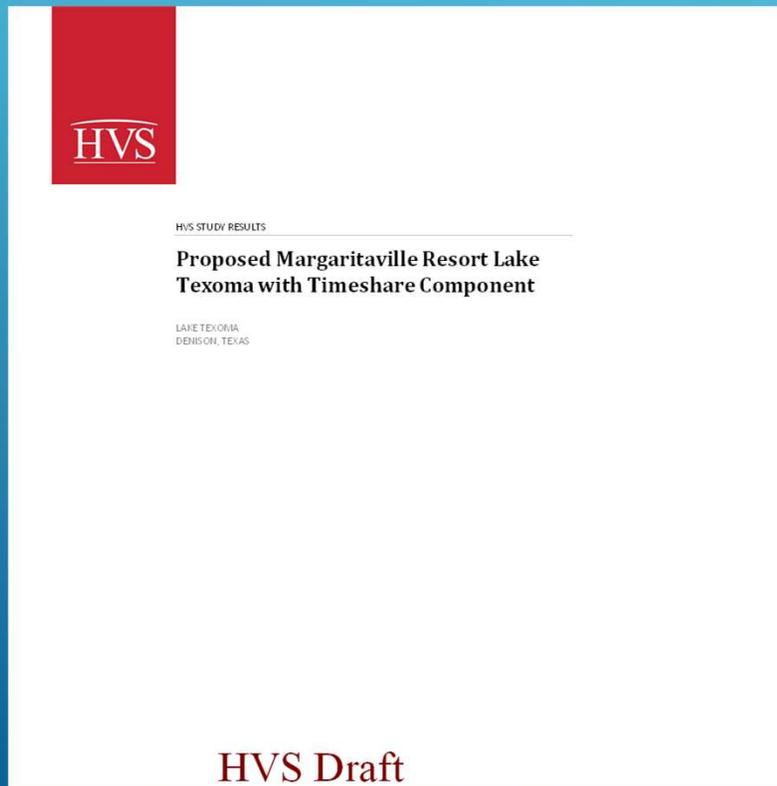


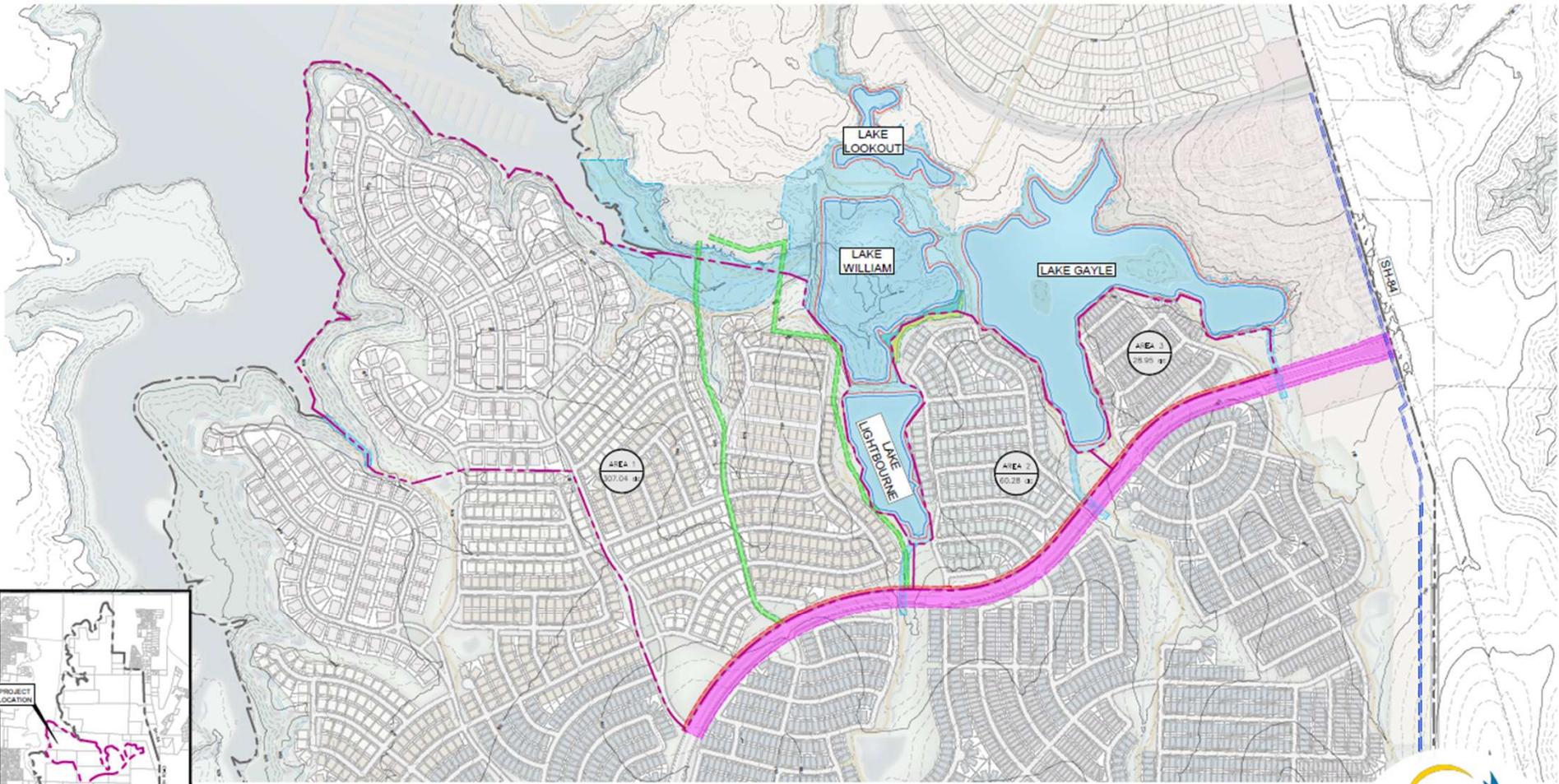
# DEVELOPER PHOENIX DEVELOPMENT PARTNERS



Overview Presentation

# HVS STUDY MARGARITAVILLE RESORT TIMESHARE COMPONENT





**VICINITY MAP**  
SCALE: 1" = 4,000'

**LEGEND**

	AREA DESIGNATOR AREA NUMBER		DRAINAGE EASEMENT
	CONSERVATION EASEMENT (PASTORAL)		UTILITY EASEMENT
	PROPERTY LINE		WATER EASEMENT
	PURCHASE LINE		INTERNAL ACCESS AND UTILITY EASEMENT
	LAKE EXTENTS		INTERNAL ACCESS AND UTILITY EASEMENT
	30' OFFSET FROM LAKE EXTENTS		
	EXISTING CONTOUR		

- NOTES:**
- EASEMENTS SHOWN FOR GRAPHICAL REPRESENTATION PURPOSES ONLY. LOCATION & SIZE TO BE DETERMINED IN THE FUTURE WITH CONSTRUCTION PLANS.
  - EASEMENTS DEPICTED DO NOT SHOW ASSOCIATED TEMPORARY CONSTRUCTION EASEMENTS IF NECESSARY.
  - TRAIL EASEMENTS NOT SHOWN.
  - EXISTING FLOWAGE EASEMENT NOT SHOWN.
  - LAKE SYSTEM HAS NOT BEEN STUDIED; THEREFORE THE 100-YR WFE & ASSOCIATED DRAINAGE EASEMENTS ARE APPROXIMATE.





## Groundbreaking Ceremony





PRESTON

— H A R B O R —

LAKE TEXOMA - DENISON TX





**Calvin Daniels**  
Co-Owner/Partner,  
Travelers on Main, LLC

**Historic Roots. Modern Momentum.**



Historic Roots. Modern Momentum.  
The Travelers Hotel – Denison, Texas



# Historic Roots, Modern Momentum

Travelers Redevelopment • Denison, Texas  
Presented at the Denison Development Alliance Summit



# Proven Revitalization Experience

- Downtown Melissa Revitalization
  - Restored and activated underutilized historic spaces
  - Drove increased foot traffic and business activity
  - Proven model we intend to replicate — and surpass — in Denison



# Project Context & Intent

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## The Plan, & Vision

Support Denison's ongoing revitalization efforts and Downtown momentum that won The Great American Main Street Award

Adaptive reuse of a historic downtown Denison landmark.

Preserve original structure, materials, and character-defining features.

Activate downtown with a day-to-night destination and new residential presence.

# Why This Building (Discovery + Community Memory)

## The Building That Chose Us

The Travelers caught our eye even though it wasn't on the scheduled list—so we came back.

We spent ~a year scouting downtown Denison and touring multiple historic properties.

In online research, nearly every mention prompted stories: first dates, birthday dinners, and events.

That pattern made the mission clear: preserve the bones and reactivate the place.

It's an amazing place, my father and his two brothers were the third owners of the building and ran it as the Travelers Hotel restaurant in 1977.

The first floor was a steak house, second floor were banquet rooms, third floor offices/storage and they lived on the fourth floor. Right before he and his brothers sold the place, my father did all the legwork to have it designated as an historical land mark.

## Community Comments

What will you do with the upper floors? hotel? my great grandfather built this house for his family in 1910. I spent a lot of time in it visiting my great grandmother who died around 1960.

I was part of the waitstaff in 1978 & 1979 while a student. Brandts were great to work for

I'm so happy to see this. I love that building and I'm so glad it's going to be renovated and used again.

Gorgeous. Very excited to see the finished building.

Wonderful memories there as a restaurant. We have missed it! Glad to hear this! ✨



## • Restaurant

BEFORE



CONCEPT (REALISTIC RENDERING • ILLUSTRATIVE)



### What this activates

Creates a downtown dining destination and evening energy.  
Increases foot traffic for adjacent businesses.  
Builds a strong anchor for events and tourism activity.

### Projected impact

- Jobs: ~6~10
- On-site sales: Range-based (operator-driven)
- City benefit: sales tax + adjacency spend

*\*Planning-level and-range-based; detailed pro-forma and tax assumptions available upon*

*request*  
Concept renderings are illustrative • Final design subject to permitting/buildout

# Second Floor • Salon & Barbershop

A Building Full of Memories

**BEFORE** **SALON CONCEPT**



**BEFORE** **BARBERSHOP CONCEPT**



## Top Floor • Residential Lofts

BEFORE



CONCEPT (REALISTIC RENDERING • ILLUSTRATIVE)



### What this activates

- Builds round-the-clock activity in historic downtown.
- Offers highly desirable downtown housing for potential residents.
- Promotes nearby businesses to loft dwellers and visitors they host.

*\*Planning-level and range-based; detailed pro forma and tax assumptions available upon request.*

# Purpose-Driven Vision

- Adaptive reuse that respects historic architecture
- Business mix supports recurring economic activity
- Bottom floor restaurant with day-to-night dining concept
- Salon/barbershop to activate street-level frontage opens building to all of Denison
- Upper-level residential lofts for added foot traffic



## Why This Matters for Denison

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Preservation-first reinvestment in a visible downtown landmark.

Day + night activation: services + dining.

New residential presence to support downtown businesses year-round.

Jobs + recurring taxable activity aligned with Denison's growth momentum.

# Rebuilding Denison, Together







**Tony Kaai**  
President,  
Denison Development  
Alliance

Destination Denison



[Video.mp4](#)

# Destination Denison



*Moving Forward. Kicking Back.*

# New Retail Businesses In Denison

- Two Handed Cookie Co.
- Goodwill ArtWorks
- Mt. Moon Collectibles
- The Den Fine Furnishings
- Leapin Littles
- Moody on Main
- Mathews-Gentry Cycle Works
- Val's Pizza Pasta
- The Sandwich King
- Roseclaire Coffee
- Redefined
- Velvet Lash Lounge
- Finke Farms Beef
- Guymon Bros. Mercantile
- The Right Spot
- **Whataburger**
- **7 Brew**
- **Take 5 Oil Change**
- **Dairy Queen**
- **Sugar and Spice Cafe**

GRANT/ LOAN TO GRANT	GRANT HISTORY	PRIVATE INVESTMENT	TOTAL EXPENDITURE	NUMBER OF PROJECTS
Facade	2014 – present	\$7,500,000	\$1,000,000	98
Destination Creation	2015 – present	\$1,900,000	\$750,000	16
Alley Access	2020 – present	\$78,000	\$45,000	17
E-Commerce Accelerator	2020 – present	\$327,000	\$182,000	40
Micro-Manufacturing	2020 – present	\$270,000	\$135,000	5
Fire Suppression	2021 – present	\$560,000	\$311,000	9
Targeted Building	2025	\$2,600,000	\$725,000	2
Targeted Business	2025	0	0	0



OKLAHOMA

Randell Dr

91

North Texas Logistics Park

Red River

TEXAS

Randell Lake Rd

Randell Lake

69

Lil Old Rd

91

Foundation Business Park

69

North Pointe Business Park

75

**Land Size**

±50 acres

**Location & Highway Access**

Easily accessed via US Hwy 75, FM 84, & State Hwy 91, on the Texas-Oklahoma border. <10 miles from North Texas Regional Airport and only 79 miles from Dallas-Fort Worth International Airport.

**Water & Sewer Service**

City of Denison: Water delivered via 8" line. 8" Sewer line.

**Electrical Service**

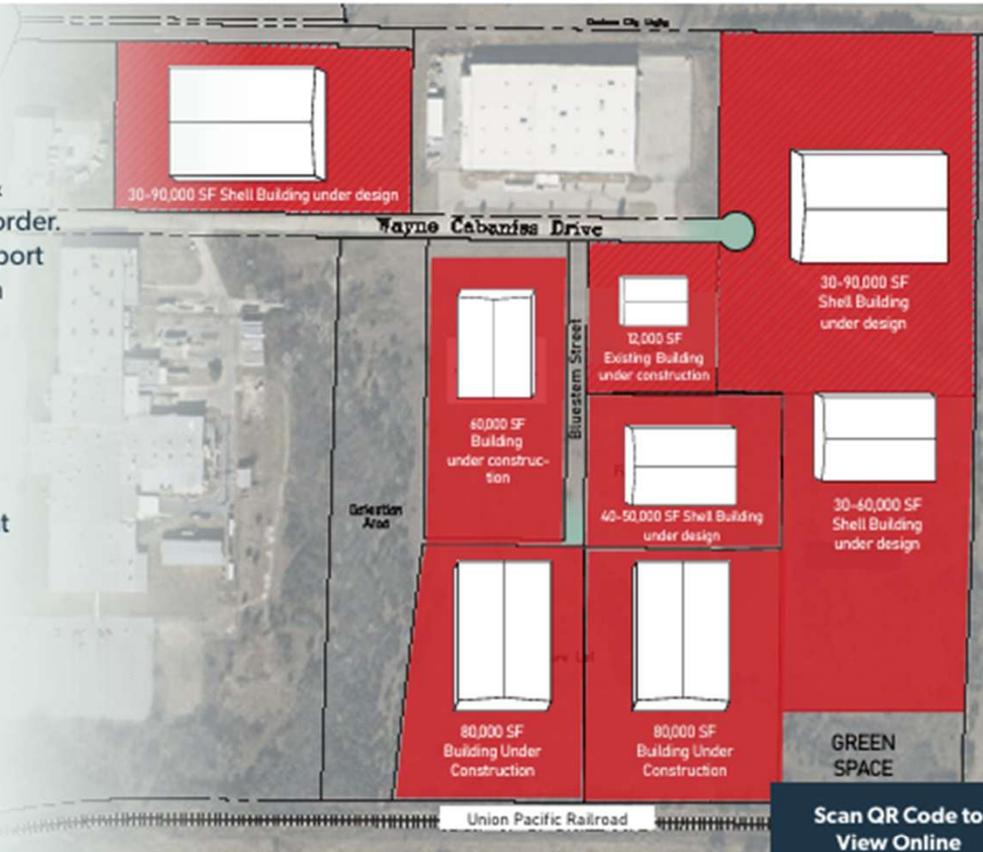
3-phase distribution line along SH 91 that serves Florestone Products. Supplied by Oncor.

**Natural Gas Service**

4" poly line with 35-pound operating pressure. Supplied by Atmos Energy.

**Fiber Optics**

Supplied by Sparklight, AT&T and Zayo.



Scan QR Code to  
View Online







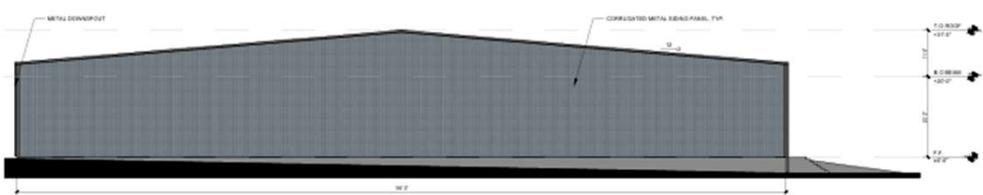




4 WEST ELEVATION  
1/16" = 1'-0"



3 EAST ELEVATION  
1/16" = 1'-0"



2 SOUTH ELEVATION  
1/16" = 1'-0"

**PROJECT CONTACT LIST**

ENGINEER / APPLICANT	OWNER	SURVEYOR	ARCHITECT
TRIANGLE ENGINEERING LLC	NAME	XXXX	TWZ ARCHITECTS LLC
1782 W. McDERMOTT DRIVE	ADDRESS	ADDRESS	2029 STONEMONT CT.
ALLEN, TEXAS 75013	CITY, TX 750XX	CITY, TX 750XX	ALLEN, TX 75013
CONTACT: KARTAVYA PATEL, P.E.	CONTACT: XXX	CONTACT: XXX	CONTACT: JUNYANG TANG, RA, LEED AP
PHONE: 469-331-8566	PHONE: XXX-XXX-XXXX	PHONE: XXX-XXX-XXXX	PHONE: 469-450-4163

**FINISH MATERIAL KEY**

-  CORRUGATED METAL SIDING PANEL  
MANUFACTURER: TBD  
COLOR: GUN METAL GRAY
-  AUSTIN LIMSTONE  
MANUFACTURER: TBD  
COLOR: CREAM

**FACADE PLAN NOTES**

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES
2. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING
3. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
4. METAL CANOPIES, STOREFRONT FRAME AND

# ASBESTOS



*Air View of New Johns-Manville Transite Pipe Plant at Denison, Texas.*

SEPTEMBER 1958



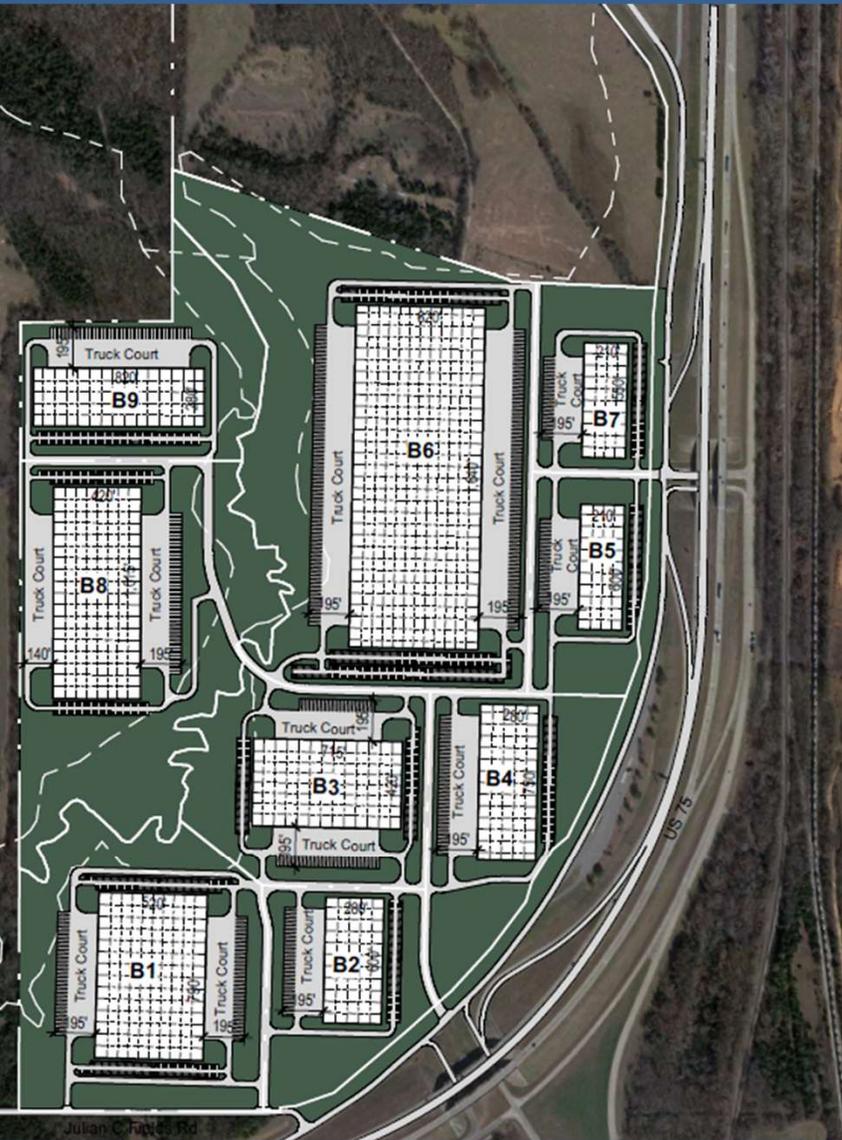






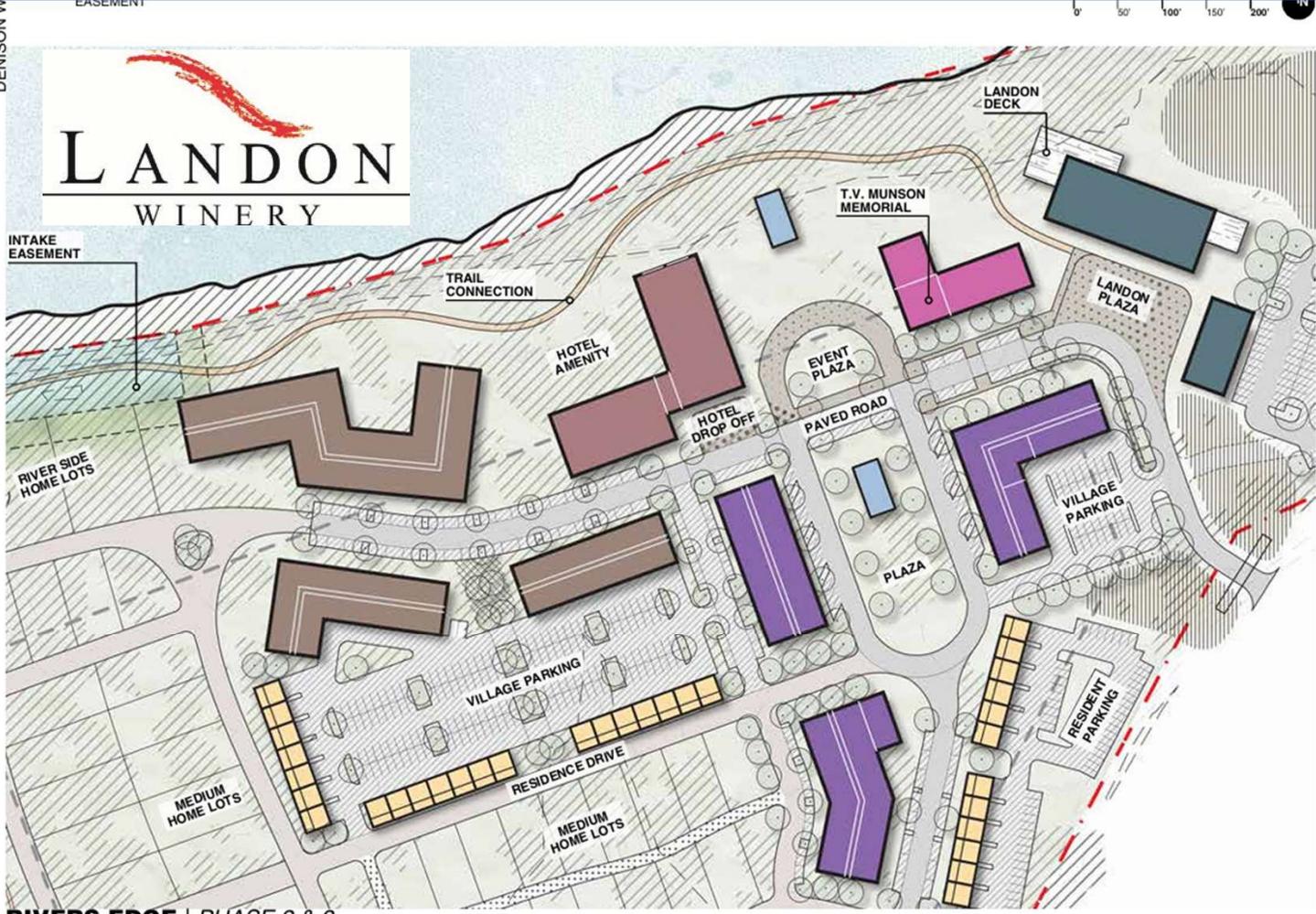
# North Texas Logistics Park

Building 1 Site Acreage	35.06 AC	Building 4 Site Acreage	20.02 AC	Building 7 Site Acreage	11.70 AC
Building 1	410,800 SF	Building 4	210,000 SF	Building 7	115,500 SF
Car Parking	284	Car Parking	134	Car Parking	120
Trailer Parking	98	Trailer Parking	56	Trailer Parking	33
Building 2 Site Acreage	15.91 AC	Building 5 Site Acreage	13.30 AC	Building 8 Site Acreage	42.00 AC
Building 2	168,000 SF	Building 5	126,000 SF	Building 8	426,300 SF
Car Parking	128	Car Parking	123	Car Parking	214
Trailer Parking	43	Trailer Parking	37	Trailer Parking	64
Building 3 Site Acreage	23.99 AC	Building 6 Site Acreage	68.26 AC	Building 9 Site Acreage	19.89 AC
Building 3	300,300 SF	Building 6	1,016,800 SF	Building 9	229,600 SF
Car Parking	212	Car Parking	568	Car Parking	172
Trailer Parking	71	Trailer Parking	240	Trailer Parking	56



DENISON W

# LANDON WINERY



RIVERS EDGE | PHASE 2 & 3





© 2018 Google

Farm-to-Market Rd 84

Google Earth



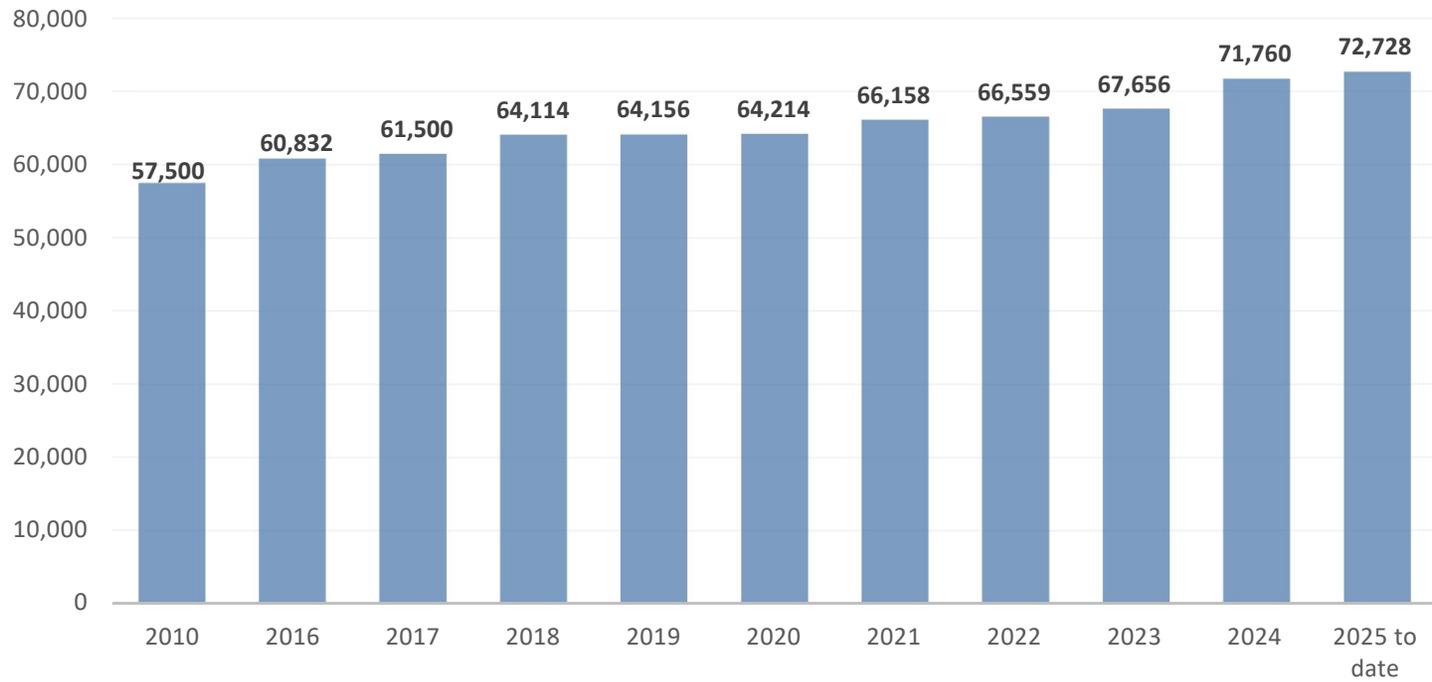




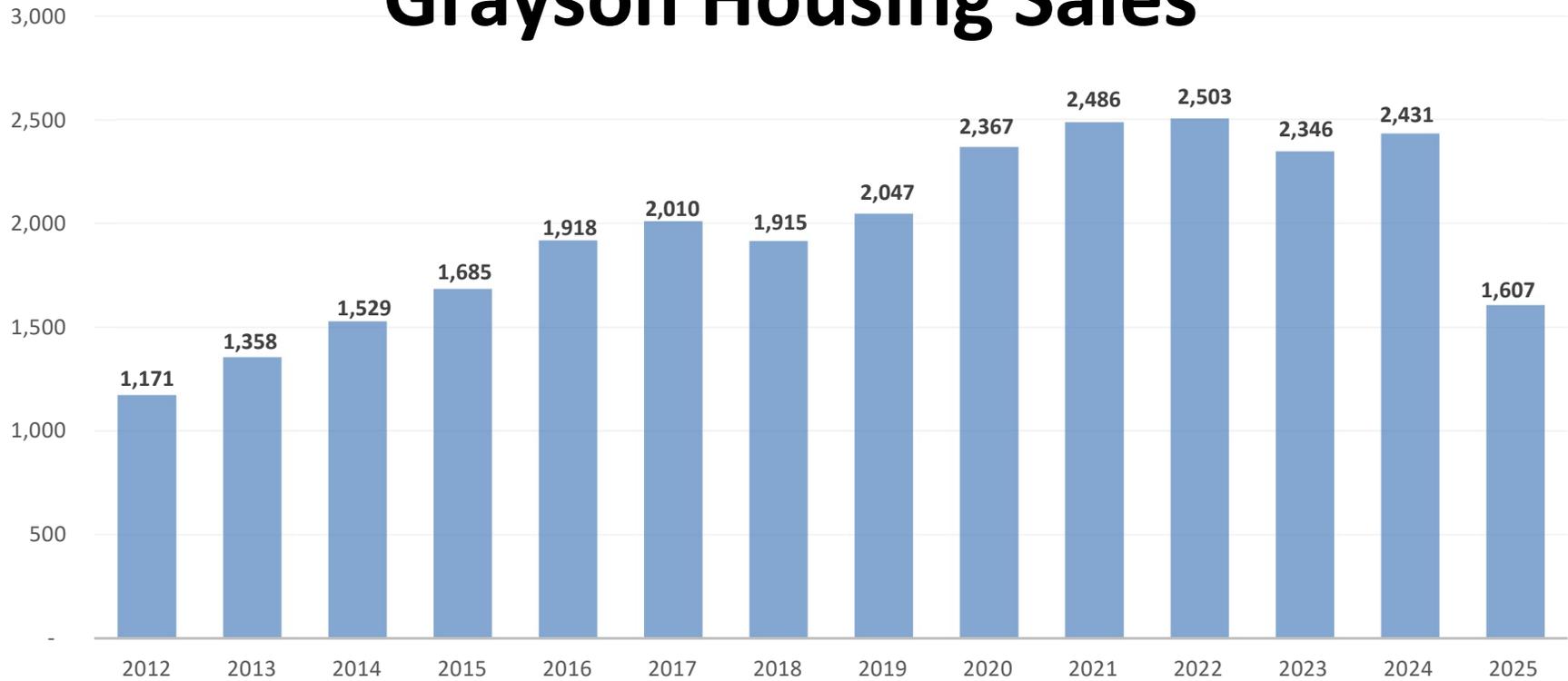
**Cernero Surgery & Aesthetics**  
**Foot & Ankle Texas**  
5630 Woodlands Trail



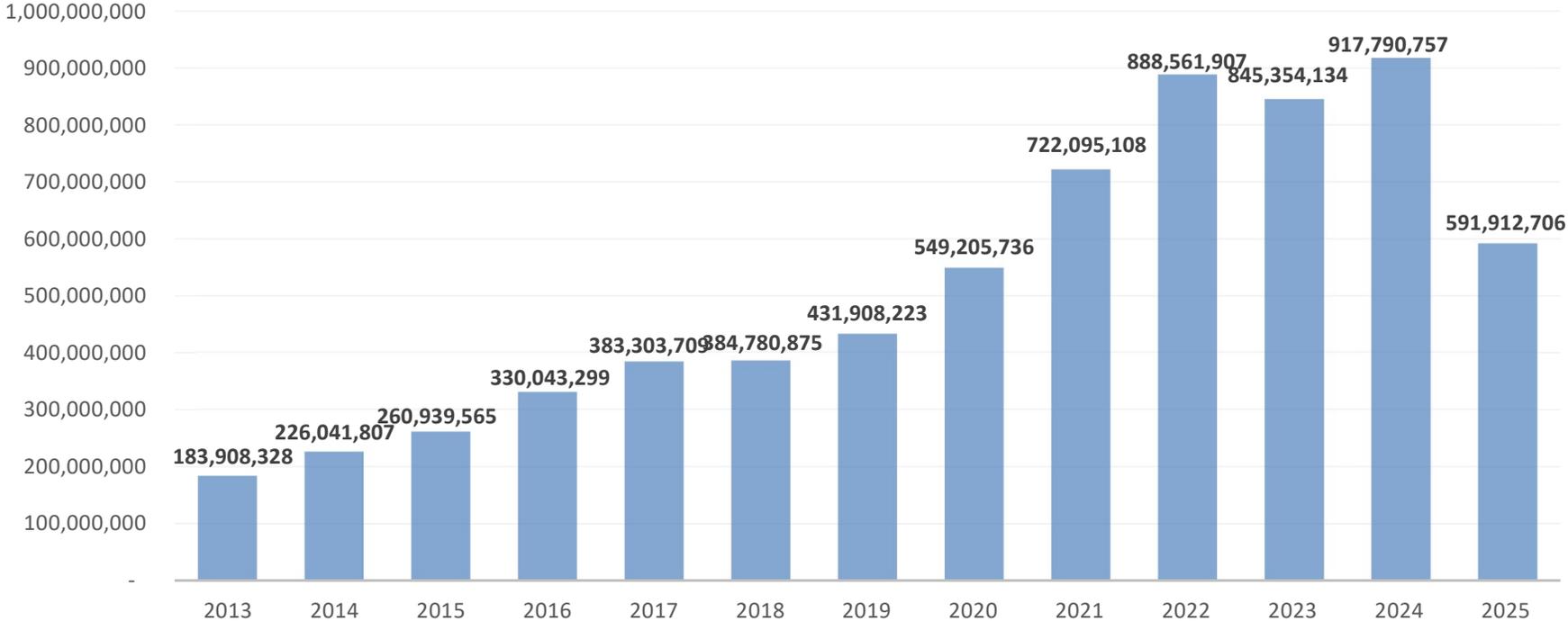
# County Labor Force



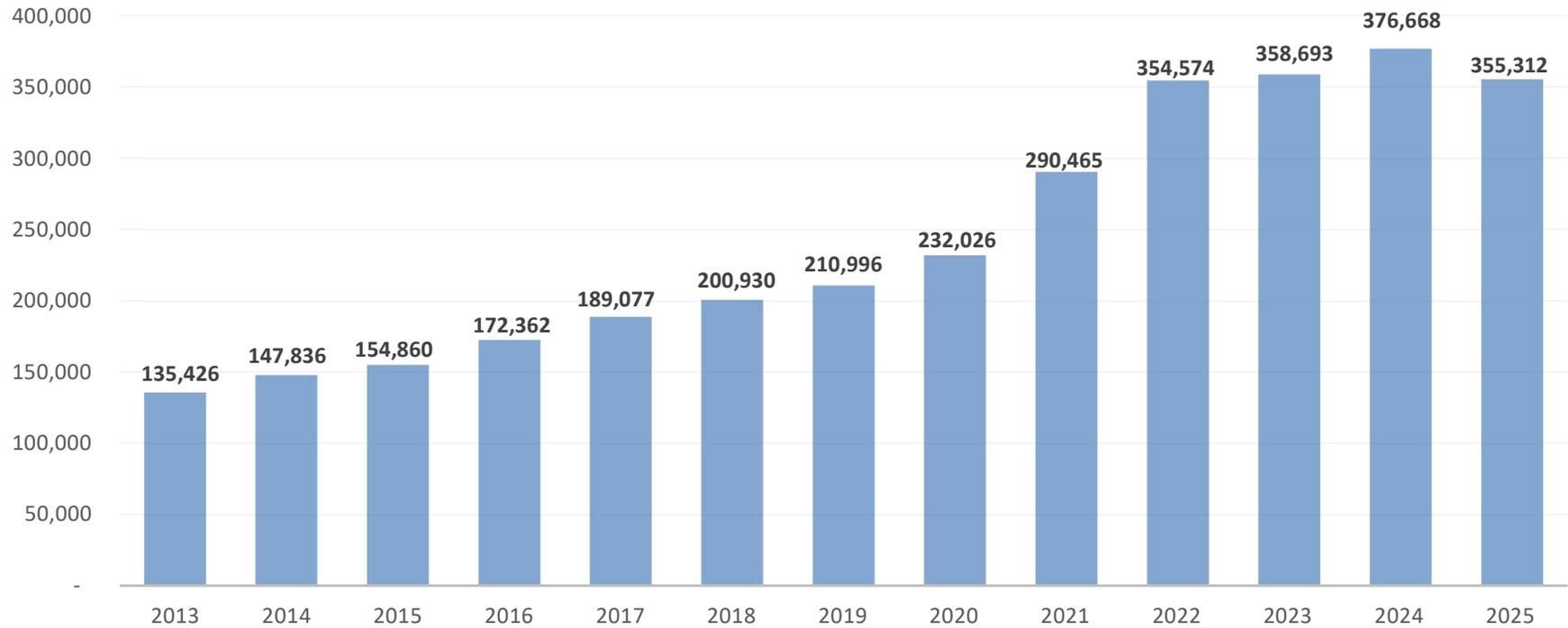
# Grayson Housing Sales



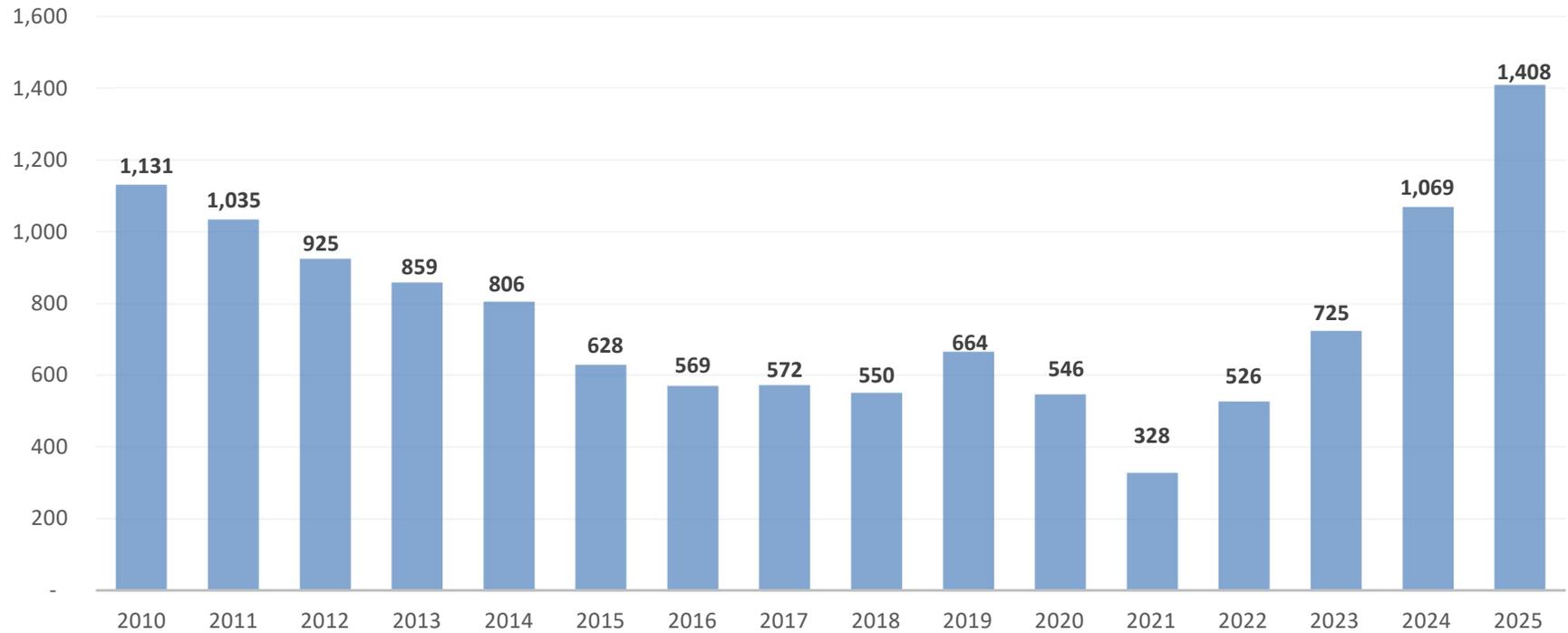
# Grayson Housing Dollar Volume



# Grayson Housing Average Price



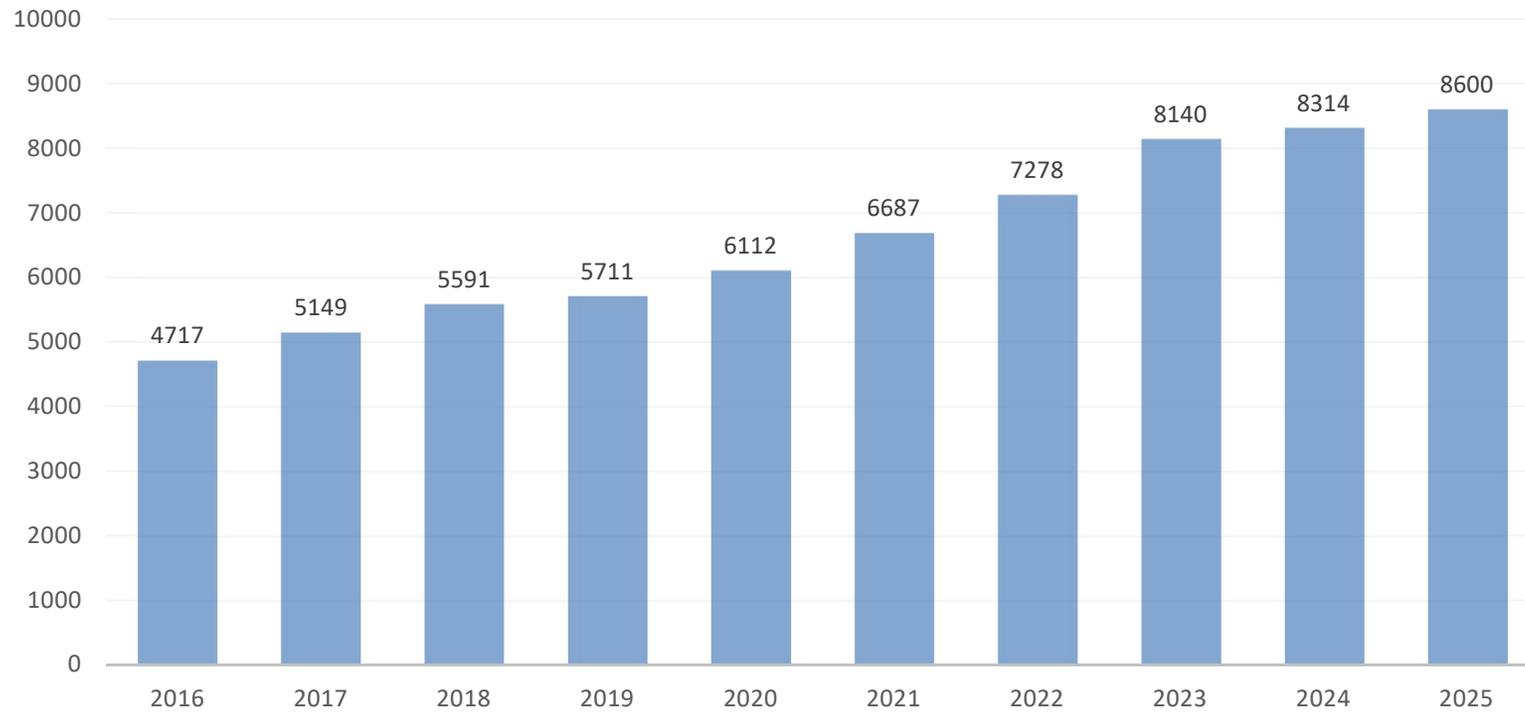
# Grayson Housing Total Listings



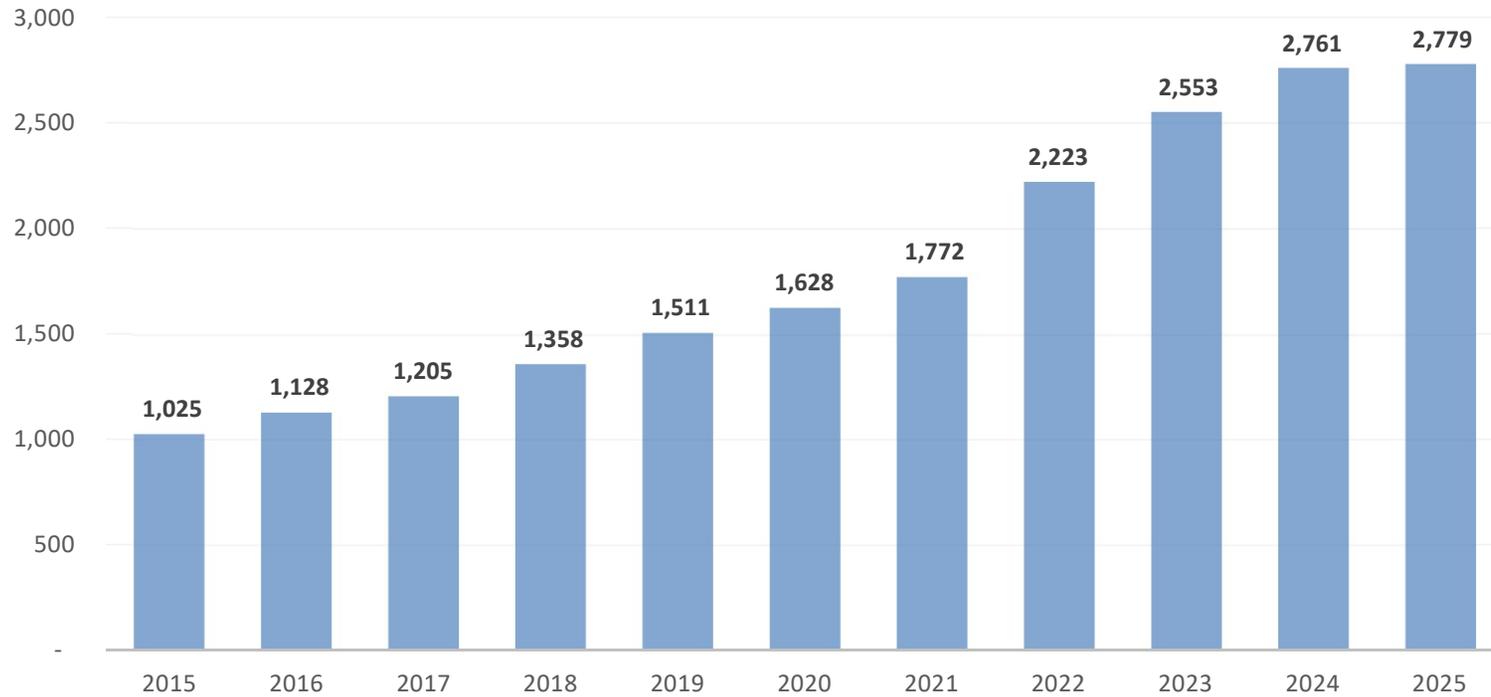
# County Tax Base



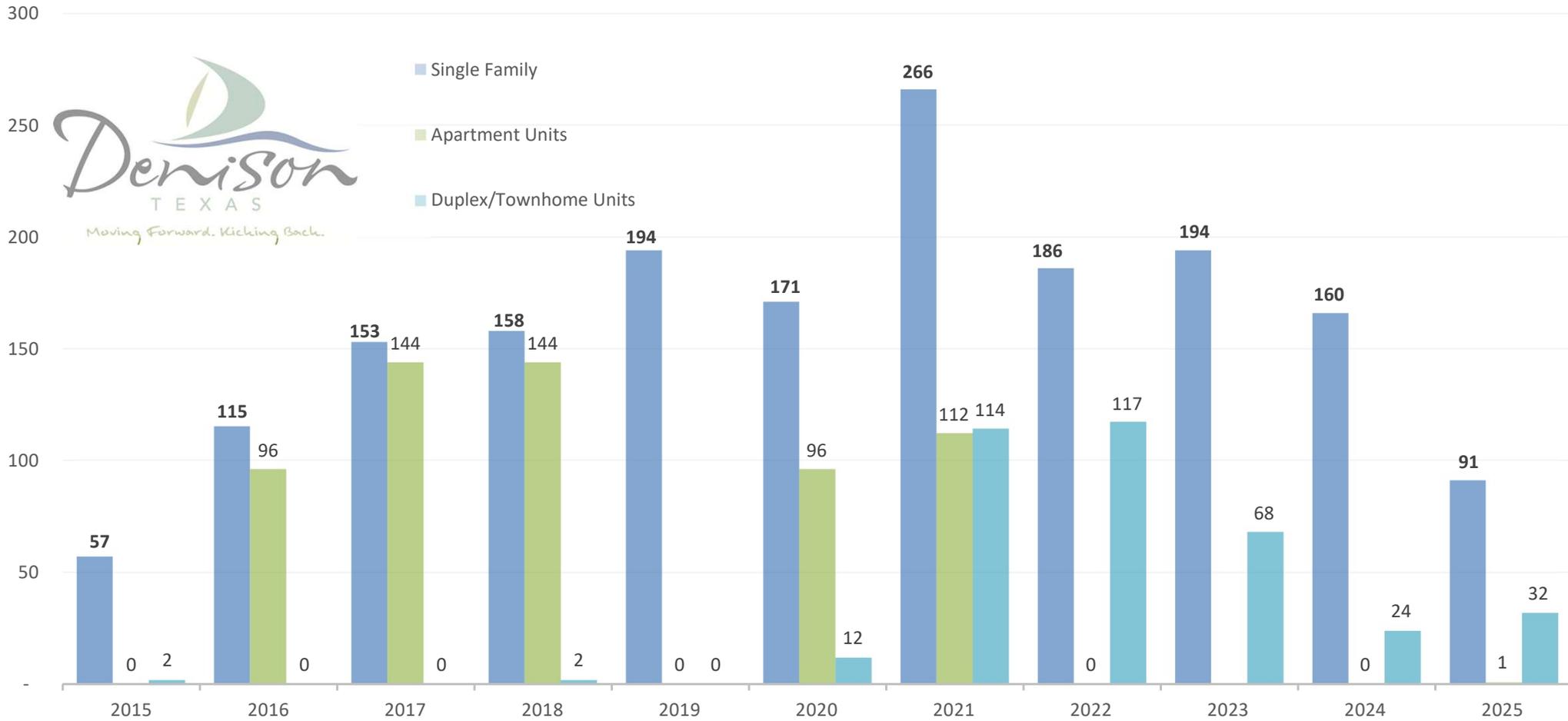
# Denison Sales Tax Income



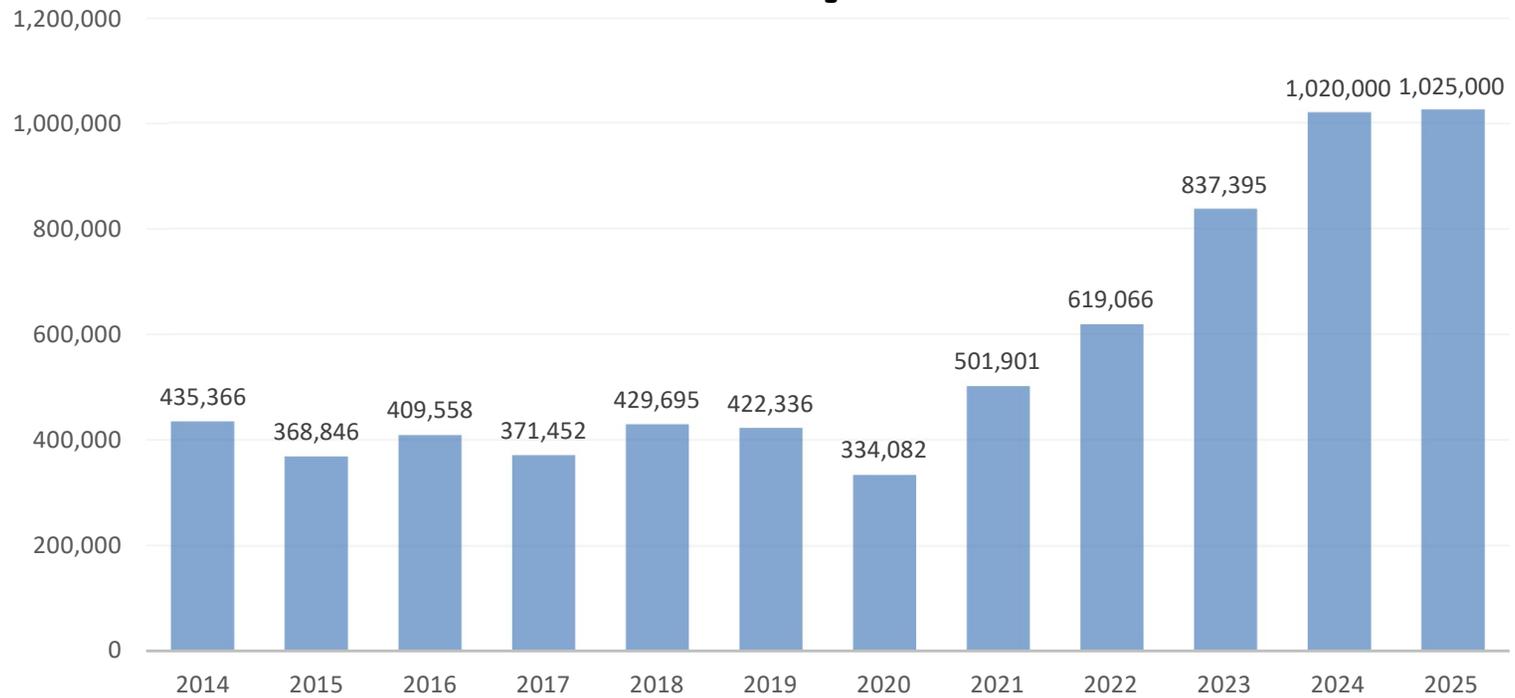
# Denison Property Tax Base



# Denison Housing Unit Permit History



# Denison Hotel/Motel Tax

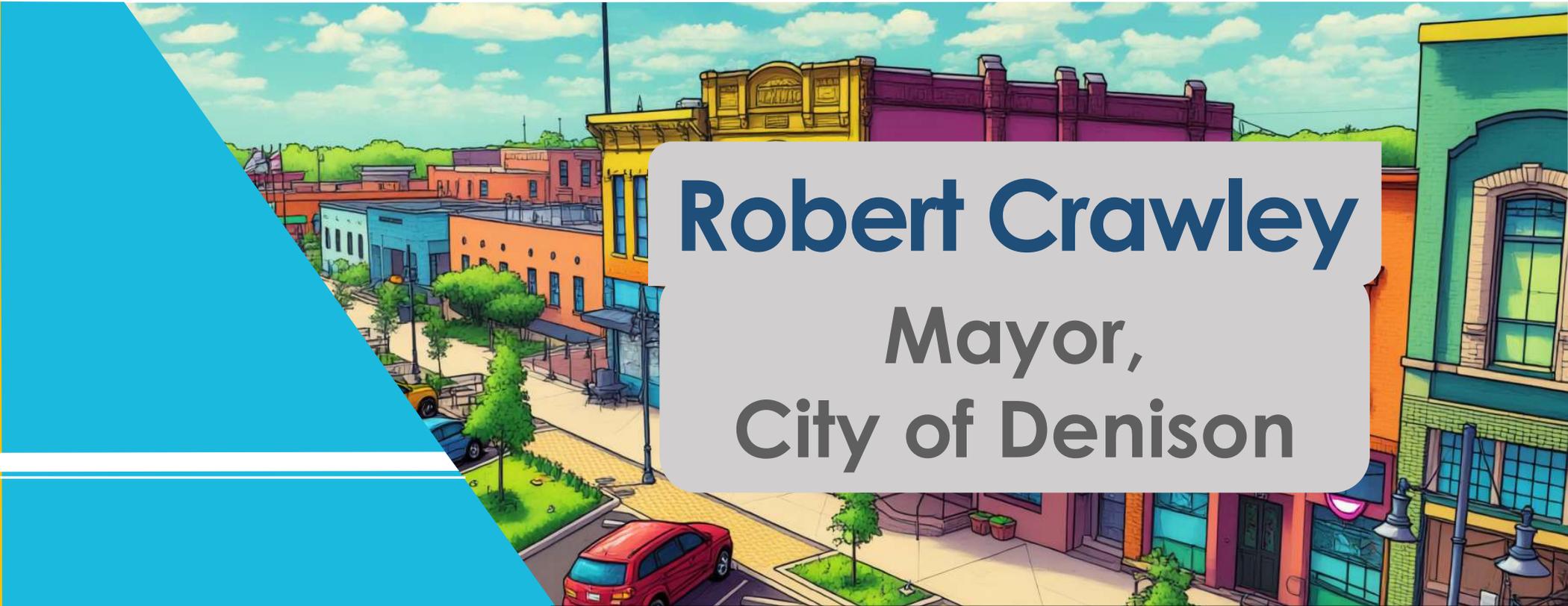


DDA/DDF Office  
115 N. Rusk Ave.  
Denison, TX 75020









# Robert Crawley

Mayor,  
City of Denison

Leading with Intention



# Mayor Robert Crawley

Leading with Intention







Visit our website at  
[www.denisontx.org](http://www.denisontx.org)  
and our new location at  
115 N. Rusk Ave  
Denison, TX 75020!