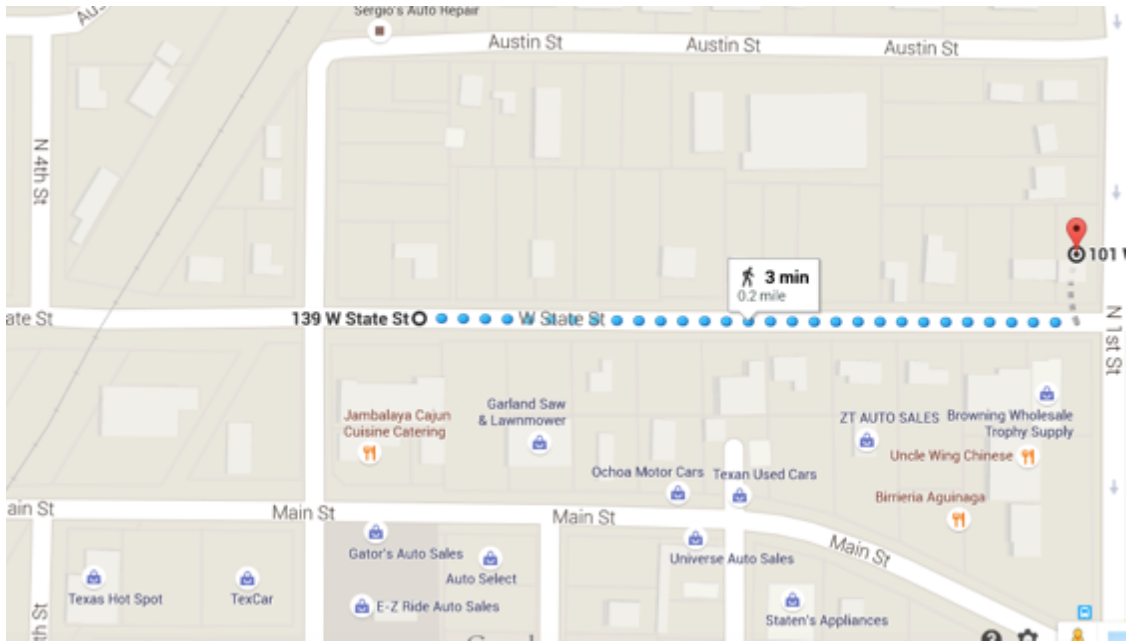


A Stroll in the *Main Street Walkable Village* State Street from N. Third to North First Street (north side of street)



Note: The area identified as "Jambalaya Cajun Cuisine Catering" on this map is a now a church—perhaps they share spaces? Need to identify where and if Jambalaya Cajun still exists. If so, it is another business that needs to be listed for the Main Street Walkable Village Business Association.

Purpose of Stroll:

To become familiar with the neighborhood surrounding Main Street and to identify existing and potential assets that might be leveraged to enhance the viability, appeal, walkability and connectivity of this mixed-use neighborhood. State Street is of particular importance because it may be considered as an entrance to approach some of the parking for the businesses that face Walkable Main Street.

Summary: **Five vacant lots** on north side of State Street from Third to First Street. **Nine homes** are located on the north side of West State Street. Average size of these homes is about 900 Square feet. All are neatly maintained and have their own special charm. The homes are all different—not part of some suburban planned development. One of the nine has a stone face and another is brick. The rest are all frame homes. Average price of home with the lot is about \$60,000, which is considerably below the \$170,000 average price tag for home in the 75040 Zip. However the average size of these homes is much lower than the average size of other homes in the 75040 zip and these homes are much older on average. Most of this on this side of State Street were built in 1950. There are no commercial properties on the north side of State, which is zoned single family- 7 District.

WEST STATE STREET NORTH SIDE

1. Residential West State Street (Corner North Third and State Street – Vacant lot

Note: This is the first lot in the entire strip of vacant lots along Third to Austin Street, owned by the City which are suggested in another part of this proposal to be developed into a pocket neighborhood of 1000 square foot cottages—following design templates developed by architect, Ross Chapin. See his book, Pocket Neighborhoods for more detail.



Note: this vacant lot is part of the parcel along the length of North Third to Austin that has been suggested for development into a pocket residential neighborhood of 8 to 10, 1000 square foot cottages.

2. Residential 137 West State Street

This 1190 square foot single family home has 3 bedrooms and one bathroom. It is located at 137 W State St Garland, Texas. Lot 6,199, Built in 1951, 285 square foot detached garage, \$69,670 estimated total value. Looks like it had a stone reface in the past 10 years.



3. Residential 133 W State VACANT LOT FOR SALE

This might be a possible space for a Micro-Village of four tiny homes.



4. Residential 131 West State Street

Estimated total value is \$61,946.00



5. 129 W. State Street Residential -- VACANT LOT - lot size 8, 499 square feet

This could be another possible space for the development of a Micro-Village of tiny homes and/or perhaps a commercial business offering services and products for the consumption/use by residents of Walkable Main Street Village.



6. 125 W State Street Residential

1,200 square feet - Three bedrooms two baths, lot 0.33 acre, built in 2001, fireplace, and attached garage 400 sq feet, \$118,630 (This may be the newest residential unit in the entire are designated as *Walkable Main Street Village*.)



7. 123 West State Residential. (There is a house there behind the trees.)

Owner: **BANK OF AMERICA**

Built 1957, condition “average”, 882 square feet, pier and beam foundation, land 7,650, 2 bedrooms one bath.

Zoned Single Family-7 District

Previous owners:

- SUSIE DUNCAN
- TELEA STAFFORD

Building value: \$19,140

Land value: \$22,950

Total value for property: \$42,090

Assessments for tax year: 2013

Previous total value for property: \$42,090



8. 121 West State Street Residential Owner: YESENIA AGUILAR

882 square feet, built in 1943, frame, foundation is post, 7,650 sq foot lot,

Building value: \$14,070

Land value: \$22,950

Total value for property: \$37,020

Assessments for tax year: 2013

Previous total value for property: \$33,500



**9. 119 West State Street Residential -- VACANT LOT FOR SALE – Frances Campbell
Coldwell Bankers 972-989-8533**

This property has potential for location of a commercial retail business offering services or products for the neighborhood and or for building a residence—possibly a residential pocket neighborhood. Possibly it could be developed as a mixed-use combination of shop with living quarters above it. Lot size is 16,522 square feet or 0.3793 acre with dimensions of 108 feet by 153 feet. Come take a walk around the yard and imagine the possibilities. Lot width is 108 feet lot depth is 153 feet



10. 117 West State Street Residential

This 2 bedroom, 1 bathroom home has 768 square feet and was built in 1950. Condition listed as “average.”

Lot size is 7,540 square feet. Frame slab foundation

Owner: **LAURA M DIXON**

Building value: \$19,030

Land value: \$22,620

Total value for property: \$41,650

Assessments for tax year: 2013

Previous total value for property: \$41,650



11. 113 W State Street Residential House (hidden from view)

This is a Single-Family Home located at 113 West State Street, Garland TX. 113 W State St has 2 beds, 1 bath, and approximately 1,442 square feet. The property was built in 1950.



12. **111 W State Street Residential** - This appears to be a Vacant Lot. This lot looks like it has good potential for development into a small neighborhood park or possibly a State Street Neighborhood Community Garden.



13. 105 West State Street Residential

This is a Single-Family Home with two bedrooms, 1 bath, and approximately 1,008 square feet. The property was built in 1950. Lot is 7,540 square feet



14. **101 West State Street Residential** -- Corner State and First Streets
Built 1950, 1,052 Square feet, construction frame pier and beam, land 7,540; condition listed as "very good"

Owner: **DANIEL OFOEGBU & ROSELINE OFOEGBU**

Previous owner: FAYRENE LIFE JACKSON EST

Building value: \$29,170- Land value: \$30,160 - Total value for property: \$59,330

Assessments for tax year: 2013 - Previous total value for property: \$59,330



NOTES AND INSPIRATIONS FROM YOU

Be sure to send your ideas to Anita Goebel, City Council Representative for this district and also Mayor Doug Athas. They would love to hear from you.

mayor@garlandtx.gov

agoebel@garlandtx.gov

OFFICIAL DISCLAIMER

Everything in this document and all documents related to Walkable Main Street and Walkable Main Street Village up to and including the names of this project are to be considered as suggestions for possible plans. They are not official documents and the outcome of these suggestions and ideas is up for grabs—all up to people like you who decide, or not to participate in shaping your community and its local economy. – Elizabeth Berry