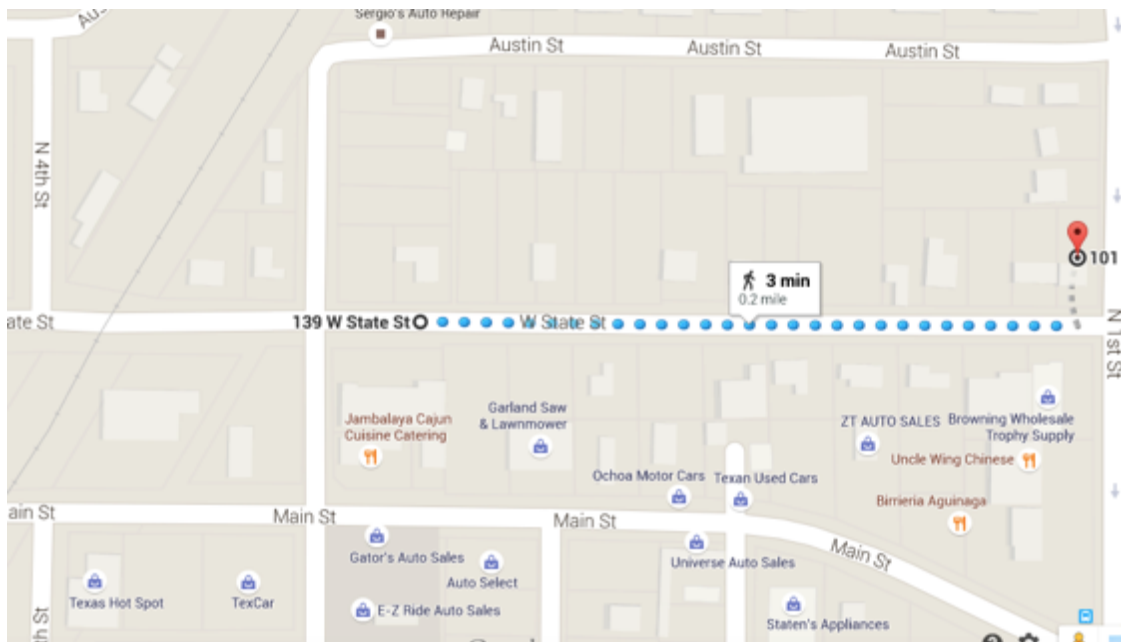


# A Stroll in the *Main Street Walkable Village* --

State Street (South side of street) from North First Street to North Third Street.



**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.

State Street from North Third to First Street has a total of six commercial businesses; 12 homes, eight vacant lots and one church. State Street from North Third Street to the railroad tracks has three commercial sites and three homes—no vacant lots. The entire length of State Street within the Walkable Main Street Village has a total of 9 commercial sites 15 homes, eight vacant lots and one church. However, several of the commercial sites have lots that extend to Walkable Main: All Worlds Transmissions, Heartland Car Care, Breitling Children's Theater, the lot between Garland Saw and Lawnmower, and Garland Saw and Lawnmower. Thus there are only four businesses unique to State Street to add to the list of total businesses in the Walkable Main Street Village: **Brown Trophy (has 2 sites on State St.), Psalms Hair Galory, Tex-Air Cryogenics**

**Summary:**

Unlike the north side of this stretch of State Street from Third to First, the south side of State Street is mixed use. There are six commercial properties along this side of the street, three residential properties and two vacant lots. Also the average age of these homes is about 20 years older than those across the street. Most of these homes were built in 1933.

**WEST STATE STREET North Side Corner State and First Street**

1. **Browning Wholesale Trophy Supply** - Commercial property on corner of First and State directly across from a home on State Street. Browning faces First Street. Most of the paved area around Browning does not seem to be used. Perhaps some of this space could be considered for overflow parking whenever there might be special events held in Walkable Main Street Village.



2. **110 West State Street – Commercial** - It appears to be part of Browning Wholesale Trophy shown on the left.



**3. Commercial 112 W State "Psalms Hair Galory"** – beauty shop Looks like they might have ample parking. This building appears to have once been a residential building that was converted to commercial use. Perhaps it is a mixed use building and the owner lives there and works there.

Owner: **KAREN PORTER**

Business name: **PSALMS HAIR GALLERY**

Building value: \$68,000

Land value: \$49,270

Total value for property: \$117,270

Assessments for tax year: 2013

Previous total value for property: \$117,270



**4. Residential 114 West State Street**



This home is located directly behind ZT Auto Sales on Main



**5. Residential 116 West State Street** next to Tex-Air Cryogenics.

Small white home 965 square feet, 2 bedroom 1 bath valued at \$56,100. 8,329 square foot lot. Built in 1933. A lot of the homes along this street appear to have been built in 1933.

Photo below shows a bird's eye view of its relationship to a vacant lot on Main Street behind the house. Main Street is the street that curves near the bottom of the photo. *(Note: that lot may have a small building on it now. This may be that new brick building that is for lease with two spaces, one 1,800 and the other 600 square feet. I'll have to check. If not this might provide an access from State to parking on Main for the nearby businesses.)*



6. **118 - 120 W State Street commercial** Tex-Air Cryogenics 120 W State St, Garland, TX 75040  
Phone:(972) 485-6176 <http://www.tex-aircryogenics.com/mainindex.html>



7. **122 West State Street- VACANT LOT BESIDE TAC**  
This lot may extend all the way to Main Street. If so, it might be a good one to develop into a combination of parking and park space with some tables and benches.



8. **128 West State Street Residential** 2 bedroom 1 bath home 1,176 square feet. Built in 1933. West side of property adjoins the lot for Garland Saw and Lawnmower that runs from Main to State Street. On the east is the vacant lot that separates the house from Tex-Air Cryogenics.



9. **130 West State Street – back of Garland Saw and Lawnmower.** On the West (right side of photo we have the back of the vacant lot that is between Garland Saw and Lawnmower and Rose Detail on Main Street. There is a lot of wasted real estate in back of Garland Saw and Lawnmower. They could clean up their lot, haul off some of the stuff and move the fence in toward the back of their store. Then in the space made available they could have a crushed granite parking area, landscaped to not be so visible to pedestrians walking on State Street.



**10. 132 West State Street Vacant lot between Garland Saw and Lawnmower and Rose Detail and Church located on corner of N. Third and State Street.**

This vacant lot is proposed to be turned into a crushed granite parking lot that is nicely landscaped and the area in the left corner of the photo below where there is a large tree is turned into a mini park with at least one table and a few benches. See ***Business Parking Access from State Street*** – a document associated with this project plan.



**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