

SUMMARY OF OPPORTUNITIES AND VACANT LOTS AND PROPERTIES FOR RENT OR SALE ALONG AUSTIN STREET

Overview

As along all streets in this designated Walkable Main Street Village there are many opportunities for development along Austin Street. These opportunities can only come to their fullest and most wonderful fruition if all the people living and working within this designated area cooperate and collaborate with each other in uplifting their place here on the planet.

Part of the vision for this mixed-use area is to preserve many of the elements exactly as they are and to resist the temptation to modernize and make everything homogeneous and matching. A lot of the charm and walkability in a mixed-use area is derived from not knowing exactly what might be around the next corner.

For example, Sergio's, located on the north corner of Third and Austin Streets should be left as it is. The only addition would be the addition of three or four re-cycled 55 gallon drums planted with black berries. When time comes to repaint the building, it is done just as it now. The front of this building is an interesting work of art and it is a nostalgic memory linked to the past when many commercial buildings were painted this way.



There are all kinds of merchandising opportunities that can be developed from the formation of Walkable Main Street Village Garland and one idea breeds another and another. For example, various walking points within the neighborhood could be featured on T-shirts—sold at the place of business and also on Walkable Main Street

in the portable business carts. The T-Shirt screening business that makes these items would of course be located within the village itself and this fact would be emphasized and promoted to visitors. Local is cool. Mixed Use is cool. Sustainable is cool. There is a cotton cooperative out in the area where I grew up near Lubbock that produces cotton fabric using sustainable methods. [*Texas Organic Cotton Marketing Cooperative (TOCMC) members produce the majority of the organic cotton grown in the United States. Founded in 1993, TOCMC is headquartered in Lubbock, Texas, and most of its members are located in the surrounding South Plains area.* <http://www.texasorganic.com/aboutus/aboutus.htm>]

Perhaps we might get cotton from them and perhaps even turn one of the vacant warehouses on Austin into a cotton manufacturing plant that either turns cotton into raw fabric and/or makes organic cotton clothing.

Using Sergio's as an example, this could be on a T shirt.



**Come to Walkable Main Street Village and Discover Sergio's
229 Austin Street**

Specific Locations and Suggestions on Austin Street

Corner of North Third and Austin Street

There are, I think, two lots at this corner that face Austin. The entire length of Third Street from State to Austin is a parcel of vacant lots where houses once were. The City of Garland owns this property. I suggest this plot of land is ideal for

development into one of Ross Chapin’s pocket neighborhoods. It would be beautiful right here on this spot.

223 Austin Street

This large commercial property is for rent. Perhaps it could be turned into that cotton factory, or the T-shirt screening business—both of which have good potential for eventually housing makerspaces.



209 Austin is for rent

This space has the same potential as 223 Austin.



129 Austin is for rent

Same potential and more as 223



112 Austin VACANT LOT with chain link fence (south side Austin)

This is a large vacant property that begins on the east just behind the house located on the corner of First and Austin. This large property has lots of old trees on it. More investigation needed. Perhaps this property might be developed into an urban farm. It appears to be large enough. Perhaps this could be a sustainable urban farm with chickens, perhaps goats and cows as well as edible agriculture, which of course also includes a large blackberry patch. Of course, the farm would sell its products to the local neighbors.

210 Austin VACANT Lot

This is the property just past a line of three commercial buildings. It has a lot of trees and what appear in the distance to be perhaps various shrubberies. This is also a very nice grassy area. It is next to a smaller commercial rock building. This might make a good neighborhood park—one with lots of blackberries.