Walsh Ranch Tax Increment Financing District (TIF)

Recommendation to Create a Tax Increment Financing District for Walsh Ranch area

October 14, 2025

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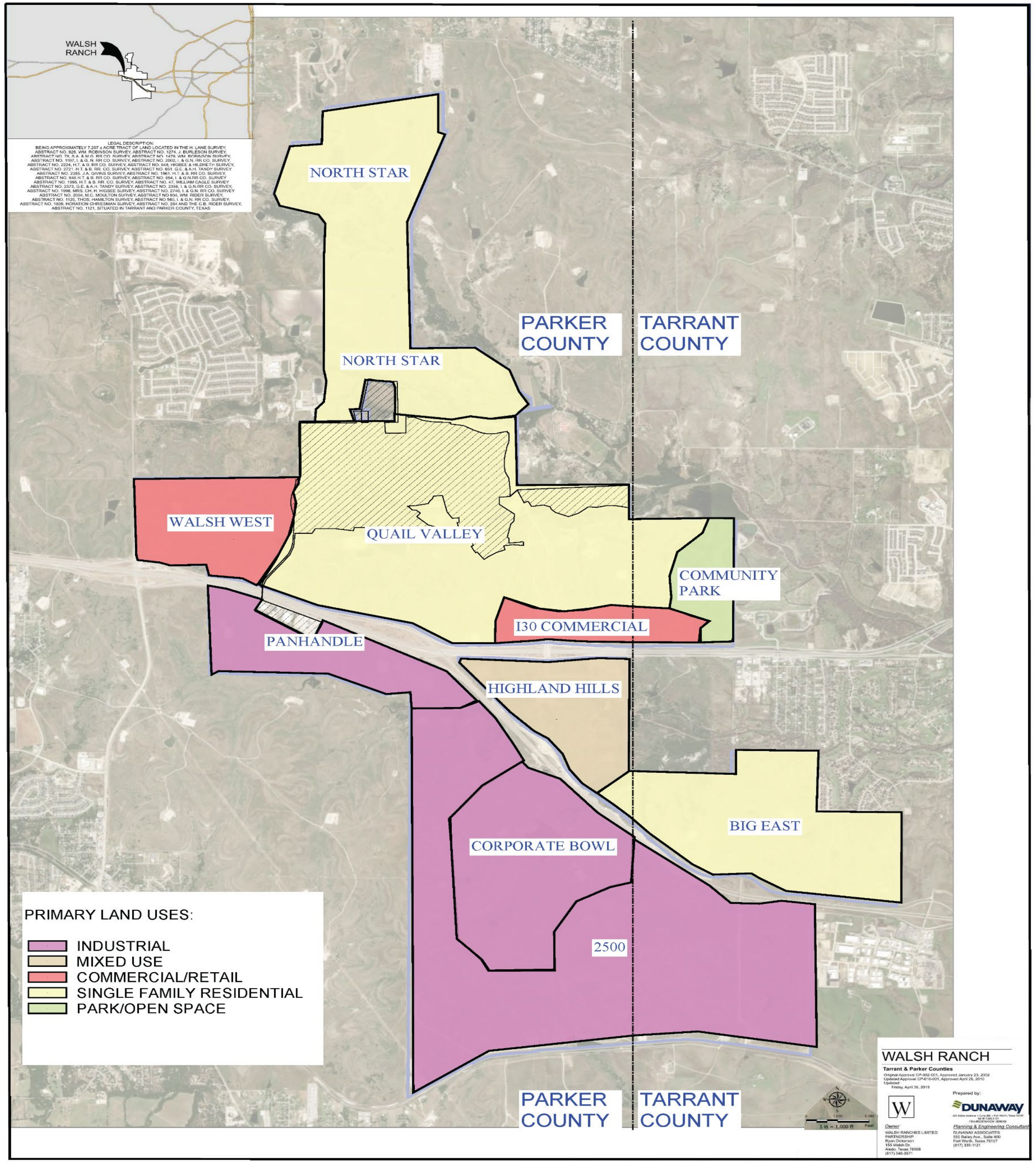
Assistant Director

History/Overview

- **May 2003:** City and Walsh entities enter into an ETJ Development Agreement for approximately 7,207 acres comprising Walsh Ranch at the time of the agreement.
- **2023:** Walsh acquires an additional 218 acres for the Walsh Ranch Project.
- **December 2024:** Walsh Ranches Limited Partnership submits letter request for TIF creation outlining project details and proposed public finance incentives.
- **March 2025:** City staff and Walsh discuss potential economic development incentives to support and accelerate development within the Walsh Ranch Project and the surrounding area.
- **March to June 2025:** Economic Development staff consult with Municap and FWLab on the proposal. City staff discuss and negotiate public finance incentives and project details with Walsh team.
- **June 27, 2025:** TIF application submitted by Walsh Ranches Limited Partnership.

Request from Developer

- In addition to the existing Quail Valley PID and creation of future Capital PIDs (C-PIDs) under the 2003 ETJ Development Agreement, Developer requests creation of a single TIF to finance critical regional infrastructure not ideal for PID financing.
- TIF financing will accelerate completion of major regional road, water, sewer and drainage projects necessary to:
  - Activate the “2500” and “Corporate Bowl” portions of the project located south of I-20 for major economic development projects
  - Accelerate development within the “Highland Hills” portion of the project concurrent with the construction of the UTA West campus
  - Support development of the “Walsh West” portion of the project surrounding the H-E-B grocer site opening 300+ acres of commercial development
  - Expand regional access to neighboring properties surrounding Walsh



WALSH RANCH
NORTH STAR
NORTH STAR
PARKER COUNTY
TARRANT COUNTY
WALSH WEST
QUAIL VALLEY
COMMUNITY PARK
I30 COMMERCIAL
PANHANDLE
HIGHLAND HILLS
BIG EAST
CORPORATE BOWL
2500
PRIMARY LAND USES:
INDUSTRIAL
MIXED USE
COMMERCIAL/RETAIL
SINGLE FAMILY RESIDENTIAL
PARK/OPEN SPACE
PARKER COUNTY
TARRANT COUNTY
WALSH RANCH
Tarrant & Parker Counties
DUNAWAY

Project Specifics

- **Planned Development:**
  - Single Family Residential—approx. 5,400 units
  - Multi-Family Residential—approx. 10,000 units
  - Office— over 8.7M sq. ft.
  - Industrial—over 15M sq. ft.
  - Commercial and Retail—over 3.9M sq. ft. (including a 700-room hotel)
- **Proposed Build-out Value:** Approx. $14.295B Present Value (PV)
- **Total TIF Project Costs:** $890M (assuming base costs with no escalation or admin fees)
- **Non-TIF Project Costs:** $1.08B
- **Total Project Costs (PV):** $1.964B
- **Timeline:** 50 to 60 years

***Information shown is based on current estimates.**

- **Major Anchors Secured:**
  - UTA West Campus
  - Premier Grocer (H-E-B)
  - A 2nd luxury apartment complex
- **Total TIF Project Costs with 6.7% Escalation**: $6.52B
- **Total Project Costs with 6.7% Escalation:** $14.4B
- **Private-to-Public Ratio:** 102.76:1

TIF Details

- **83-year term**
  - Collection of tax increment triggered by annexation and limited to 30-year collection
- **+/-7,191 acres** of land in one TIF (excludes developed phases of Quail Valley PID, but includes future phases of Quail Valley PID)
- **City participation: 50%**
  - **TIF Participation Rate will increase to 65% with County participation**
    - **Plan to add both Parker and Tarrant County participation (same as Veale Ranch)**
- **No City Sales Tax TIF participation—**
  - **City will consider Chapter 380 grants on case-by-case basis**

Requested Waivers to TIF Policy

- Requirement that TIF term not exceed 21 years; provided, however, that TIF revenues will be collected no more than for a 30-year collection period once annexed

- Requirement that TIF application contain economic impact study pursuant to Section 311.003 of the Texas Tax Code, which has since been repealed

- Requirement that TIF application contain outreach plan outlining efforts to solicit and obtain input of nearby residents and businesses within a quarter mile radius of the proposed TIF boundary

- Requirement that the developer provide security collateralization or credit enhancement as a precondition to a funding recommendation from City staff

Next Steps

Timeline of Approval Process

- **October 21, 2025:** Consideration of a Resolution to Call the Public Hearing for Creating TIF No. 18
- **November 11, 2025:** Public Hearing; M&C and Council Vote on Ordinance Creating TIF No. 18

Recommendation

Economic Development staff recommends moving forward with the formal process of creating a TIF for Walsh Ranch (TIF No. 18).

Thank you.

Questions?