

RETAIL REHABILITATION GRANTS

The City of Carrollton offers incentives on a **case-by-case** basis to achieve the highest quality of development, infrastructure and quality of life to its citizens. All proposed incentives are subject to final City Council public review and approval.

RETAIL REHAB & REDEVELOPMENT GRANT

A grant-matching program designed to incentivize enhancements and/or redevelopment of existing retail shopping centers and facilities, with a focus on improving aesthetic or architectural appeal.

ELIGIBILITY CRITERIA:

- Retail facilities must be over 20 years old
- Property must be at least two (2) acres in size

HISTORIC DOWNTOWN CARROLLTON ELIGIBILITY CRITERIA:

Properties located within the Historic Downtown boundary may qualify under modified criteria.

- Retail facility must be located in area bordered by Belt Line Rd to the North, DART rail right-of-way to the East, Vandergriff to the South and IH-35E to the West
- Retail facility must be older than twenty (20) years to be eligible
- The reinvestment project must positively impact surrounding development

SPECIALTY RETAIL & RESTAURANT

A targeted grant program to attract and retain unique dining and retail concepts that enhance the city's destination appeal and contribute to the local economy.

ELIGIBILITY CRITERIA:

- Specialty retailers or restaurants offering unique experiences not widely available in the DFW metroplex
- Must fall into one of the following categories:
 - Destination concepts with no existing location within 5 miles and the ability to draw customers from outside the community
 - Expansions or relocations of existing retailers/restaurants with a minimum 50% increase in square footage over the current space
 - Developers or shopping center owners leasing to eligible concepts with a minimum 5-year lease



THE CARROLLTON GUARANTEE

FAST REVIEWS

Plan reviews average **10 business days** for commercial construction and **2-3 days** for most other permits

DEVELOPMENT CONCIERGE

Enjoy dedicated, personalized support with one point of contact throughout the process

SEAMLESS EXECUTION

One unified internal team manages planning, permitting and construction

FOR MORE INFORMATION



carrolltontxdevelopment.com/incentives

SPECIALTY RETAIL & RESTAURANT CONT.

Eligible Projects	MATCHING GRANTS		Rent Assistance	Ad Valorem	Sales Tax Rebate
	Façade Improvements	Tenant Improvements			
Destination (Not National / Regional)	✓	✓	✓	✓	
National/Regional	✓	✓		✓	✓
Expansion/2nd Location/Relocation	✓	✓		✓	

TYPE OF INCENTIVES:

Matching Grants

- Up to 50% reimbursement for façade improvements (e.g., signage, landscaping and lighting)
- Up to 50% reimbursement for tenant improvements (excluding furniture, fixtures and equipment)

Rent Assistance

- Up to 12 months is available to destination retailers and restaurants (not exceeding 3,500 SF) that do not have a strong presence in other locations in DFW
- Must be located in a targeted site identified by the City i.e. Transit District, Shopping centers with occupancy rates below 70%

Ad Valorem Tax Rebates

- Up to 50% rebate of City taxes on value of improvements for up to 5 years

Sales Tax Rebates

- Up to 1% rebate of Sales & Use Tax for up to 10 years. This incentive applies only to national and regional retailers and restaurants. A minimum 5-year lease will be required. The term of the sales tax rebate incentive shall not exceed the term of the lease.

BACK-FILL INCENTIVE PROGRAM FOR VACANT GROCERY STORE ANCHORS

A one-time grant to support the revitalization of vacant grocery store anchor spaces over 50,000 SF by attracting new retailers or specialty retailers.

ELIGIBILITY CRITERIA:

- Demised space must be a minimum of 50 percent of the total anchor square footage
- The applicant must own the real estate or have a fully executed lease with a minimum 5-year term
- The property must have a former grocery store for at least five years prior to becoming vacant

BILLBOARD REMOVAL GRANT

A grant to encourage the permanent removal of billboards by offsetting removal costs and offering property tax rebates.

TYPE OF INCENTIVES:

- Ad valorem tax rebate for up to 5 years (not to exceed \$150,000)
- Demolition permit fees waived
- Removal grant up to \$35,000 for demolition costs

Program terms vary by project, and all proposals are reviewed on a case-by-case basis. All proposed incentives are subject to final City Council public review and approval. Visit carrolltontxdevelopment.com/incentives or reach out to our team for full details and requirements.