

Bringing Big City Economic Development Capacity to Smaller & Mid-Sized Communities

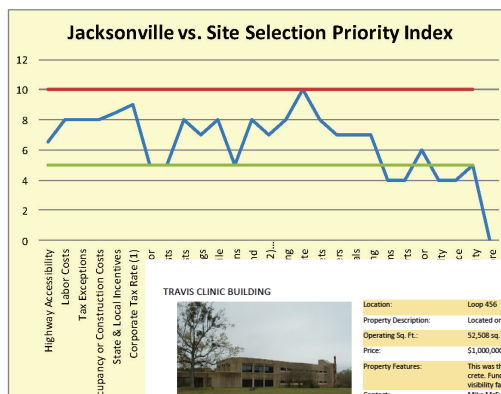
About CitySPACES™

CitySPACES™ is a comprehensive menu of services that address the dynamics of property abandonment in towns and cities.

Our mission is to assess, develop and implement strategies that: Prevent abandonment, take control of abandoned properties and foster sustainable reuse of abandoned properties.

CitySpaces™ delivers three core service groups:

- Identification, Inventory and Assessment of vacant or abandon properties
- Control and management systems for Abandoned Buildings
- Sustainability and Reuse of Abandoned Properties



TRAVIS CLINIC BUILDING



Location:	Loop 456
Property Description:	Located on 43.68 acres, with a possibility of subdividing the property.
Operating Sq. Ft.:	52,508 sq. ft., three-story building.
Price:	\$1,000,000
Property Features:	This was the Travis Clinic. It is a rock-solid structure of steel reinforced concrete. Fundamentally sound facility that is in poor cosmetic condition. Excellent visibility facing two major highways.
Contact:	Mike McEwen (broker) Cherokee Real Estate Phone: (903) 589-1180 mcewen@cherokeeestate.com

www.cherokeeestate.com (information sheet available online)

Additional Properties

Building Name	Square Footage/Description	Contact Information
Former Lastra Building Highway 69 North Northwest Building	Warehouse & manufacturing spaces for lease. Square footage is flexible - up to approximately 50,000 sq. ft. available. Multiple buildings. Restrooms. No hazardous or flammable chemical bulk storage or mixing. Low as \$3.30 square foot/month.	Jack Webb, Owner (903) 541-0100
Former Discount City Building	This building occupies an entire city block, located on US Highway 79. Retail space, metal building. 75,000 sq. ft., with 20,625 warehouse & office space. Located on 1.44 acre.	Kath Smith, Broker (903) 589-3500
Former Lastra Building Highway 69 North Center Building	Over-sized overhead door off Hwy. 69, heavy electric supply for welders, etc. Approximately 15,000 sq. ft. High Bays, above average lighting, crane was removed, excellent for welding fabrication. No hazardous or flammable chemical bulk storage or mixing. \$2,000/month.	Jack Webb, Owner (903) 541-0100

We Get Results:

Our services can address residential, commercial and industrial properties. We can accommodate windshield surveys as well as exterior and interior structure assessments¹. We work with fire departments, code enforcement and other public safety officials, as may be required.

¹Our building assessments are not engineering or structural inspections



Comprehensive, Effective and Affordable

CITYSPACE is a division of Geneva Analytics, Ltd. Its mission is to assess, develop and implement strategies that:

- Prevent Abandonment
- Take control of abandoned properties
- Foster sustainable reuse of abandoned properties

The CitySPACES™ Process

Phase 1—Identification, Inventory and Assessment

- Identification, inventory and assessment of currently abandoned or soon to be abandoned properties, including property ownership and its status
- Identification and databanking of complaints about the properties, code violations and public safety inspections

- Identification of triggers driving abandonment
- Assessment of economic impact on taxpayers and local government
- Development (or inputting of date) of a property information system

Phase 2—Control of Abandoned Buildings

- Evaluation of existing municipal codes & ordinances applicable to abandoned, “at risk” properties
- Development of new or revised codes or ordinances to address and/or remove loopholes in enforcement capacity
- Establishment of a foreclosure management system
- Assessment of conditions under which eminent domain can be used
- Assessment of conditions where land banking may be feasible

- Privately owned property relationships
- Evaluating, establishing and managing a property maintenance and security system

Phase 3—Sustainability and Reuse of Abandoned Properties

- Market development
- Identification and/or use of incentives
- Development and implementation of market driven building reuse strategies
- Development, integration and use of green strategies



About Geneva Analytics, LTD:

Geneva Analytics, LTD. was founded in 2009 by Fred D. Burkhardt. The concept emerged while working in Wisconsin, where it was discovered that many smaller communities, understanding the importance of economic development, had virtually only two options:

1. Fund their own department with the limited resources available, which left little to implement and maintain programming after staffing and overhead costs.
2. Join a regional partnership that is comprised of a collaborative vision, often overlooking the needs of the smaller and mid-sized communities, and allocating preferences to the bigger, more influential partners within the consortium.

Fred D. Burkhardt, MBA, IOM, has been providing business management and economic development services and counseling for more than 35 years. The commitment to provide various services to aid communities with revenue enhancement, job generation and tax base diversification has been, and continues to be, Fred’s primary objective.