Farmersville, Texas
Every good reason to live, work, play and enjoy life in Farmersville.

We are big enough to provide the perfect lifestyle and just small enough to provide a safe, quiet refuge with room to grow.

As with any hidden treasure, we are big enough to provide the perfect lifestyle by being small enough to adjust to your needs.

Located at the intersection of U.S. Highway 380 and State Highway 78, Farmersville rests in east Collin County. In 1849 settlers founded the community and named it after their principal occupation.

In 1857, the first post office was established "with Thomas E. Sherwood as its first postmaster." Shortly after, in 1859, the site of the town square was donated by William Gotcher. Once the town became incorporated in 1873, the community elected John S. Rike as their first mayor.

Spiritual life grew in abundance with the establishment of the Little Flock Primitive Baptist Church in 1855, First Methodist Church in 1856, and First Baptist Church in 1865. Today, over thirteen religious communities claim Farmersville as their home.

Preceding our public school system, "there were private schools in Farmersville as early as the 1860s," the first consisting of two teachers and 217 enrolled students. Public school became available in 1890 under the jurisdiction of Farmersville Independent School District. By 2012, the district housed over 1400 students on four campuses.

Early Farmersville "began as a trading center for the farmers who were rapidly settling the area. In the early days the settlement was a major railroad shipping point for cattle and bois d'arc posts. In later years, cotton, corn, and maize became major crops, along with onions and cantaloupes."

The weekly local newspaper, The Farmersville Times, was founded in 1885. Today it continues to provide news through both digital and hard copies.

First National Bank at Farmersville, now Independent Bank, was also established in 1885. First Bank of Trenton joined the Farmersville banking community after the year 2000, providing the community with two financial institutions.

"Growing steadily as a part of a rapidly expanding Collin County, Farmersville is a charter member city of the North Texas Municipal Water District and owner of its own electrical system." As of 2010, the population of Farmersville numbered 3301.

Reminiscent of early festivals, "Old Time Saturday" began its annual run in the fall of 1980 and continues its celebration the first Saturday of each October. During the month of June, Farmersville honors area veterans on "Audie Murphy Day." Audie Murphy, the most decorated soldier of World War II, "lived and worked in Farmersville for a time before his entry into the United States Army and used his sister's address in Farmersville as his own."

Upon returning from military service, Audie Murphy walked the streets of Farmersville with Life magazine reporters, unveiling this Texas Treasure; Farmersville.
Farmersville is a growing treasure. Our steady economy, family-friendly neighborhoods, low crime rates, growing diversity, educational offerings with Collin County Community College expanding here on 76 acres, and plans already in place to build more schools on 50+ acres give us the edge with that still small hometown feel.

Median real estate prices are below the national average for industrial or small business spaces, and homes are available in all types and sizes. Rental properties are affordable, and you won’t have a long commute in heavy traffic to reach major destinations for work or pleasure. We are committed to assist new or start-up businesses to operate and grow their businesses successfully through local resources and education seminars.

More than anything, the people of Farmersville are committed to the values of trust, honesty, and helpfulness, making it easy to settle in, to get acquainted, and to become an active and valued member of this community.

Business Environment

Attractive Business Climate
Collin County is one of the USA’s wealthiest counties. It is the third fastest growing county in Texas and the thirteenth fastest growing county in the country.

Overall, the Texas economy continues to grow at nearly three times the national average. CNBC recently named Texas America’s Top State for Business and overall best economy. Texas was also recently recognized by CEO magazine as the Best State to do Business for the third year in a row, and is now home to more fortune 500 companies than any other state in the nation. Last year, more than half of all new jobs created in the United States were created in Texas. (Sources From Gov. Rick Perry)

Right To Work State
Texas laws protect employees from threats, force, intimidation, or coercion for choosing to either participate or not participate in a union. In other words, the choice of whether to join a labor union is yours; you may not be required to join or pay dues to a union as a condition of employment, nor may you be denied employment because you have joined a union.

Access
A prime location for growth with easy access to other major interstates, state highways and major cities.
1) Tax Increment Reinvestment Zone (TIRZ)
   - Increases and incentivizes investment in the City via infrastructure projects: streets, storm water, water, sanitary sewer, etc.
   - Tax increases on real property tax value in the TIRZ zone after 2011 are allocated to the City via the TIRZ fund
     City split 100/0 (TIRZ/City, rate 0.6975/$100)
     County split 50/50 (TIRZ/County, rate 0.2400/$100)
   - Projects are approved by the TIRZ Board on a case-by-case basis as funds are available
   - Largest by land area in Collin County
   - Call the TIRZ Board Chairman today to discuss your needs.
   TIRZ Board Chairman: Mayor Joe Helmerger (214-546-3707)

2) Economic Development Corporation (EDC/4A)
   - Provides economic assistance via board approved projects
   - The number one goal of the EDC is to "create a business atmosphere that supports retention and expansion of existing businesses"
   - The EDC provides assistance with:
     • Public utilities
     • Franchise utilities
     • Streets
     • Rail service
     • Land acquisition
   - EDC revenue is generated from a 0.5 cent sales tax
   - Projects are approved by the EDC Board on a case-by-case basis as funds are available
   - Call the EDC Board Chairman today to discuss your needs. EDC Board Chairman: Robbie Tedford (972-784-7618)
3) City of Farmersville
   Ad Valorem Tax Abatement: For an increase in the value of annual payroll, business personal property and/or real
   property (land/building) a tax abatement is available contingent upon meeting program criteria and City Council
   approval

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<th>Percentage of Abatement</th>
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<tr>
<td>$500,000 - $2,000,000</td>
<td>4</td>
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</tbody>
</table>

   Note: Real property inclusion TIRZ dependent
   • Permit fees may be waived for significant increases in real property contingent upon City Council approval

4) Collin County
   • Tax abatement program
   • Available upon meeting qualifications and Commissioner's Court approval for increases in value of property
   • Abatement agreement required
   • Value and Term
     1. Matches sponsoring municipality’s agreement to maximum of 50%
     2. Variable, 10 years maximum
     3. Greater than 50% agreements possible for extraordinary economic impact to the County

Taxes

   Ad Valorem
   City of Farmersville: 0.6075/$100
   Farmersville Independent School District: 1.3400/$100
   Collin County: 0.2400/$100
   Collin College: 0.0863/$100
   Total Ad Valorem Rate: 2.3638/$100

   Sales Tax Rates
   City of Farmersville: 0.0100
   Economic Development Corporation (EDC/4A): 0.0050
   Community Development Corporation (CDC/4B): 0.0050
   State Sales Tax: 0.0625
   Total Sales Tax Rate: 0.0825

Location-Location-Location

Farmersville Texas is located in Collin County, Northeast of Dallas centered on the four corners of US 380 and State
Highway 78. Farmersville is quickly becoming more than the onion capital of the world and home of Audie Murphy.
Farmersville is the perfect retreat from the fast paced cities. This is where residents and business owners come to
benefit from hometown life with the closeness and easy access to the Dallas – Fort Worth metroplex.

45 Miles To Dallas, Texas
76 Miles to Fort Worth, Texas
318 Miles To San Antonio, Texas
239 Miles to Austin, Texas
278 Miles to Houston, Texas
213 Miles to Oklahoma City, Oklahoma
229 Miles to Tulsa, Oklahoma
Highway Access

- State Highway 78 / State Highway 121 Intersection (16 miles north)
- U.S. 380 / I-30 Intersection (17 Miles to the East)
- State Highway 78 / George Bush Tollway Intersection (24 miles south)
- U.S. 380 / Hwy. 75 Intersection (16 miles west)
- Planned improvements:
  - State Highway 78 lane expansion, Wylie to State Highway 6
  - Collin County Beltway project


Intermodal Hub Development
Farmersville is the area best suited for the establishment of an intermodal hub facility normally located with excellent access to rail, major roadway facilities, and available land. The North East Texas Rural Rail Transportation District and the North Central Texas Council of Governments established the intermodal facility proposed site at the intersection of the regional outer loop and the KCS rail line.
DEMOGRAPHIC SNAPSHOT

- Population 3,301
- 1,291 Households
- 62% Owner-occupied; 37% renter
- Median age: 35.6 (40.8 TX) years
- Median household income: $41,869 ($48,259 TX)
- Median gross rent $693
- Median house value $103,642 ($125,800 TX)
- Population growth
  1970 – 2311
  1980 – 2640
  2000 – 3118
  2010 – 3301

Farmersville Independent School District

TEA Recognized School District

Proud to be a recognized district, two exemplary campuses - Tatum and Intermediate School, along with two recognized campuses - High School and Junior High School.

2007 Class 2A State Football Champions
1450 Enrollment (All Grade Levels) (Grades 9-12 have 439 students)
Website: www.farmersvilleisd.net

Farmersville ISD has purchased 52 acres south of Farmersville and has annexed this property into the city limits.

Farmersville ISD is one of the Top Employers with 199 staff members.

The long term vision for Farmersville Schools allows for expansion and growth for years to come.
High School Campus currently sits on 18 acres with 8 additional acres off of Wilcoxson
Junior High Campus sits on 35 acres
Intermediate School Campus sits on 7 acres
Tatum Elementary sits on 3 acres

Graduate & Continuing Education Opportunities: College-Universities & Junior Colleges

Collin College (16 Miles)
Collin Higher Education Center in McKinney is the county’s first university center offering junior and senior level undergraduate classes as well as masters and doctoral programs. Offers associate of arts, science and applied science degrees, associate of arts in teaching, certificates and marketable skills achievement awards. Serves about 53,000 credit and continuing education students annually. Accredited by the Commission on Colleges of the Southern Association of Colleges and Schools to award associate degrees and certificates.

University of Texas – Richardson, Texas Campus (33 Miles)
A teaching and research institution with enrollment of about 19,000. Offers degrees from bachelor through doctoral.

Texas A & M, Commerce, Texas (42 Miles)
A four year university offering more than one hundred courses of study from twenty six academic departments.

www.farmersvilletx.com
Austin College – Sherman, Texas (48 Miles)
Austin College is a private, coeducational, liberal arts institution affiliated with the Presbyterian Church. Over 85-acre campus is located north of DFW Metroplex offering professional and cultural opportunities to students and alumni.

North Texas State University – Denton, Texas (46 Miles)
As one of the nation’s largest public universities and the most comprehensive in the DFW area, they are dedicated to proving an excellent educational experience to 36,000 students. UNT is a student-focused public research university with 12 colleges and schools offering 97 bachelors 83 masters and 35 doctoral degree programs, many nationally and internationally recognized.

Southern Methodist University – Dallas, Texas (46 Miles)
A nationally ranked private university with seven degree-granting schools, SMU is a distinguished center for teaching and research located in the heart of Dallas, SMU’s 11,000 students benefit from small classes, leadership opportunities, international study and innovative programs. SMU is celebrating the centennial of its founding in 1911 and in this second century the University continues to rise in national prominence.

Southeastern Oklahoma State University – Durant, Oklahoma (79 Miles)
A medium sized four year public liberal arts college and teachers college. This coed college is located in a rural setting offering bachelors and master’s degrees.

Health Care

Health & Medical Clinics
- Farmersville Family Medical Center
- Gamboa-Parsley Family Clinic
- Chiropractic Plus
- Chiropractor Dr. Charles Keith

Dentist
- Farmersville Dental Group

Pharmacy
- Brookshire’s Pharmacy
- Dyer Drug Store (In Business Since 1915)

Assisted Living & Nursing Care
- Hinton Home, Inc. – Farmersville, Texas
  Family Owned – Operated Since 1963
  17 Senior Independent Living Apartments
  74 Bed Nursing & Rehabilitation Facility

Hospitals & Medical Centers
- Hunt Regional Health Care Center - Greenville, Texas (15 Miles)
- Medical Center of McKinney, - McKinney, Texas (16 Miles)
- Baylor Medical Center - McKinney, Texas (18 Miles)
- Texas Health Presbyterian Hospital – Allen, Texas (33 Miles)
- Texas Health Presbyterian Hospital – Sherman, Texas (48 Miles)

Urgent Care Centers
- Hunt Regional Quick Care – Greenville, Texas (15 Miles)
- CareNow Urgent Care – McKinney, Texas (17 Miles)
- Acute Care for Kids - McKinney, Texas (17 Miles)
- Lake Point Urgent Care – Rockwall, Texas (19 Miles)

Security & Safety Information

Farmersville Police Department
- Chief (1); Sergeants (2); Officers (6); Vehicles (6)
- Civilian Personnel: Public Safety Secretary (1); Public Service Officer (1)
- Reserve Officers (4)
Farmersville Fire-Rescue Department
   Full Time Chief – 24 Volunteers (4 Paramedics – 11 EMT’s)
   Ladder Truck - Quint (1) with 77' Ladder
   Engines (2) (the second to be delivered in October 2012)
   3,000 (1) Gallon Tanker/Pumper
   Brush Trucks (2); Rescue Truck - Command Car – SUV (1 Each)
   Ambulance Housed in Fire House
   24/7 Manned Operation with Back-Up Ambulance throughout the County

Air & Rail Transportation Information

Airports
Collin County Regional Airport in McKinney, Texas is a major aviation connection. (16 Miles)
Equipped with a new 7,002 foot runway serving corporate and private aircraft, the Regional’s Airport mission is to develop the premier general aviation airport in this area with future commercial service goals. Tax incentives available for hanger pad sites and service for corporate aircraft.

Majors Field Airport – Greenville, Texas (17 Miles)
Dallas Love Field Airport – Dallas, Texas (53 Miles)
DFW Airport – Dallas, Texas (56 Miles)
DFW is the eighth busiest airport in the world.

Rail
The Kansas City Southern Rail Line travels through the heart of the community near the downtown district. A significant portion of the rail line skirts the TIRZ boundary.

Highway Access
State Highway 78 / State Highway 121 Intersection (To the North) – Desert, Texas (Approx. 16 Miles)
Hwy. 380 / I-30 Intersection (To the East) – Greenville, Texas (Approx. 17 Miles)
State Highway 78 / George Bush Tollway Intersection (To the South) – Garland, Texas (Approx. 55 Miles)
Hwy. 380 / Hwy. 75 Intersection (To the West) – McKinney, Texas (Approx. 18 Miles)

Quality of Life / Lifestyle

Churches & Religious Organizations
Bethlehem Baptist Church
Trinity Baptist Church
Church of Christ
Grace Fellowship
Gallaway Memorial Church
New Life Baptist Church
Step of Faith
Farmersville First Baptist Church
First United Methodist Church
Merit Baptist Church
Mt. Calvary Baptist Church
Church of Jesus Christ of Latter Day Saints
Kalachakra Buddhist Meditation Temple
Snow Hill Baptist Church

The Farmersville Times
Began Publication in March 1885 – The oldest newspaper in Collin County
Located in the Historic Masonic Lodge in Farmersville
Weekly Newspaper Edition
Main Street City Designation
Farmersville has been in the Main Street Program since the year 2000, and has realized over $10 million in downtown reinvestment, and a net gain of 144 new jobs. Sixty five buildings, many historic, comprise the Main Street District. The city has been awarded National Main Street designation each year it has been in the Main Street Program.

City Improvement & Projects
Chaparral Trail
JW Spain Athletic Complex
City Park
Onion Shed
Rambler Park / Water Splash Park
Southlake Park
Rodeo Arena
Audie Murphy Collection a Rike Memorial Library
   Honors First Lieutenant Audie Murphy, Farmersville’s hometown hero, and the most decorated hero in American History. His celebrated return from WWII was featured on the cover of Life Magazine in 1945.

Parks & Recreational Facilities
Downtown Main Street Program
Downtown Gazebo
Farmersville Heritage Museum
   (Currently in planning stages)

Clubs & Organizations
   Senior Citizens Center / Meals On Wheels
   Rike Memorial Public Library (Recently Renovated & Updated)
   Farmersville Rotary Club
   Boy Scouts of America
   VFW Post 7246

Farmersville FFA
Farmersville Garden Club
I00F Lodge #228
Masonic Lodge #214

Cars & Organizations
Farmersville Fleas & Market (Monthly Event)
Old Time Saturday (October)
Audie Murphy Day (June)
July 4th (Annually)

Farmersville Chamber of Commerce
The Chamber strives to enhance the quality of life and image of the community through the promotion of existing businesses, attraction of new businesses and by encouraging beatification efforts by all citizens.

1-Paid Administrator / Active (local) Board of Directors (7)
98 Chamber Members Strong
Annual Dues $100.00
Annual Business Directory & Visitors Guide
Actively promoting Historic Texas … Farmersville’s Businesses, Downtown & Members
Events Include:
   Annual Chamber of Commerce Banquet
   Yards of Yard Sales (June)
   BugTussle Car Tour (August)
   Trick It Up Bike Ride (October)
   Scare On The Square (October)
   Christmas Parade (December)
Average Temperatures

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Tourism & Cultural Venues

Hiking & Bike Trails

Chaparral Trail — The Chaparral Trail begins in Farmersville at the Audie Murphy Trailhead at the historic Onion Shed in City Park and traverses northeast Texas all the way to New Boston. The section owned by Farmersville runs from the trailhead to the Collin/Hunt County line (a distance of 5.2 miles). The city has paved the trail a distance of 2.5 miles with plans underway to pave the remaining 2.7 miles. The entire 130 mile length is in varying stages of development with major cities along the trail having great stretches paved to similar standards as Farmerville’s. The trail is designed for both on and off road cyclists, walkers, runners, hikers, horseback riders, bird watchers, families, tourists and nature lovers. THE FIFTH LONGEST TRAIL IN THE U.S. is taking shape between Farmersville and New Boston, Texas. The 6,500,000 people that call the metroplex home will access the trail at the Audie Murphy Trailhead in historic, downtown Farmersville.

Historic Tours & Information

There are numerous historical markers and places to visit in Farmersville including the restored 1865 Bain-Honaker House.

Lakes & Recreation

✓ Lavon Lake: the north end of this 21,400 acre lake is less than 5 miles from downtown. Lake Lavon supplies water to the member cities of the North Texas Municipal Water District, provides flood control to the Collin, Dallas and Rockwall County areas, and offers some of the best fishing, camping and boating in Texas.

✓ Lake Ray Hubbard covers land in Collin, Dallas, Rockwall and Kaufman counties, one mile west of Rockwall on the East fork of the Trinity River with a surface area of 21,671 acres. (19 Miles)

✓ Cooper Lake & State Park offers camping, fishing, water skiing, picnicking, boating, swimming, hiking, bird watching, nature study, fun and educational nature programs and tours. Cooper, Texas (45 Miles)

✓ Lake Texoma is a large reservoir at the confluence of the Red and Washita Rivers. It covers an area of 89,000 acres or 139.06 square miles. Approximately 6 million visitors per year enjoy Lake Texoma. This large lake has lots to offer tourists with two federally managed wildlife-refuge areas, 47 recreational areas managed by the U.S. Army Corps of Engineers, two state parks — one in Oklahoma and one in Texas — as well as 80,000 acres of open public land used for hunting. Denison, Texas. (45 Miles)
Housing & Utility Information

Apartments & Housing
Shady Oaks Apartments
Crossroads Terrace Apartments
Feagin Apartments
Low Income Housing Apartments

Communications & Utilities
City of Farmersville: Water, sewer, electric and trash collection. The City is one of a very few in the country that owns their municipal electric utility.
Trash: IESI through the City with recycling centers and pick up. Award Winning Recycle Program
Gas: ATMS Energy
Communication: Time Warner Business Class Internet Telephone Services / AT&T Telephone Internet & Cable Services / Skybeam Wireless Broadband Services / DISH Network

Farmersville Industries

Advanced Fixtures, Inc.
Advanced Fixtures, Inc. has been an industry leader in manufacturing retail store fixture and millwork packages for over 25 years. Founded in 1983, growing to a company over 100 employees strong, with over 140,000 square feet of production capability – focused on re-defining what a fixture manufacturer should be.

American Acrylic & Injection
Founded in 1978 as a mold-maker and supplier to the marble industry. One of the largest suppliers of acrylic bathtubs in the United States operating in a 100,000 square foot building in Farmersville, Texas.

Cello-Wrap
As a full-service flexographic printing company-- image development, laser plate making, printing, slitting, and inventory storage and management. Founded in 1953.

Champion Container Company
Established in 2003, Champion Container Company was founded by Ryan and Jima Rudicile in Farmersville, Texas and has grown into one of the fastest growing corrugated and foam manufactures in the North Texas region.

Gerdau
Gerdau (a 110 year old company) is the leading company in the production of long steel in the Americas and one of the major suppliers of specialty long steel in the world. With more than 45,000 employees, Gerdau has an installed capacity of more than 25 million metric tons of steel and it is the largest recycler in Latin America, and around the world, it transforms millions of metric tons of scrap into steel every year. Offering a diverse and balanced product mix of merchant steel, rebar, structural shapes, fabricated steel, flat rolled steel and wire rod.

J.D. Russell Company
Manufacturers and distributors of quality construction materials and landscape edging products. Compared to wood and plastic edging, steel is versatile, functional, practical and economical and easy to install. Duraedge can provide custom fabrication needs.

Ride Right
When you wear a Ride Right vest, you're protected by an unwavering 20-year legacy for quality, style and durability. For nearly two decades, these protective vests and gear have kept thousands of cowboys and cowgirls at the top of their game. Their passion is for creating the highest quality protective gear in the rodeo industry.
Thermal Transfer Systems, Inc.
Offering one of the most complete product offerings available for Industrial Heat Exchangers and Exhaust Silencers.

Wylie Drilling and Drainage, Inc.
Offering a variety of drilling options to customers. Drilling for new construction as well as existing structures with 2 limited access rigs available.

Access to Shopping, Sporting & Family Events

Farmersville – A Texas Treasure
Our treasurers include many historical markers, unique shops and diverse and delicious restaurants, and outdoor activities including hiking and bike trails, parks and beautiful lakes just a short drive away. If Farmersville is, as the cities motto so aptly states, "...a Texas Treasure", then Downtown is most certainly a jewel in its crown. Even more treasurers are found on the square with a quaint café, antique stores, gift and jewelry stores, a yarn and knitting shop, then just a little south of the square is an embroidery shop and one of the top businesses in the world called Ride Right making rodeo vests and gear. We also have the Kincade Gallery, the largest gallery in North Texas, with 13 rooms of hard to find Kinkade canvas's. Thomas Kincade (Painter of Light) paintings line the gallery walls—you will be amazed to find these treasures. Photo by David Kozlowski

The Heard Museum
Museum consists of a 289 acre wildlife sanctuary and a natural science museum. Bringing nature and people together to discover, enjoy, experience, restore, and preserve our priceless environment. McKinney, Texas (15 Miles)

The Village of Fairview & Allen
Mega shopping complex and Events Center housing the Allen American Hockey Team, also includes Top Golf, a dog park, theatres, dining, shopping & outdoor activities and entertainment. Fairview, Texas (26 Miles)
Neighbors to the north, just south of the Oklahoma border, Sherman and Denison offer a multitude of shopping both small to large department stores, antiques and collectable shops, outdoor activities, indoor entertainment with the still small town feel bordering the beautiful and majestic Lake Texoma. Sherman, Texas (48 Miles)

The City of Farmersville
205 South Main Street
Farmersville, TX 75442

Telephone (972) 782-6151
Metro (972) 784-6093
Fax (972) 782-6604
Website: www.farmersvilletx.com

City Manager
Benjamin (Ben) L. White, P.E.
Email: b.white@ci.farmersville.tx.us

Mayor
Joseph E. Helmberger, P.E.
Telephone (214) 546-3707

Russell Chandler, Councilman (Place 1)
Michael Carr, Councilman (Place 2)
Billy Long, Councilman (Place 3)
Jim Foy, Mayor Pro Tem (Place 4)
Pansy Hundley, Councilwoman (Place 5)

Revised: August 16, 2012