

# Mixed-use project on way to Carrollton

Shops at Prestonwood to include retail and nearly 400 townhomes

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By STEVE BROWN / The Dallas Morning News

A mixed-use project in Carrollton will bring new retail and high-density housing to the neighborhood at Marsh Lane and Hebron Parkway.

Holigan Investment Group is building the \$158 million complex, which will have a 125,000-square-foot shopping center and townhouses.

The 43-acre development, designed by architects Jones & Boyd and RTKL Associates, is adjacent to Prestonwood Baptist Church.

The Shops at Prestonwood retail center will have six buildings with retail, restaurant and office space fronting on Hebron. Charles Hodges designed the center.

Behind the shopping center will be a neighborhood of 380 townhomes. Morrison Homes plans to build 253 townhouses priced at about \$340,000 each. And Pulte Homes will have 127 townhouses averaging \$425,000.

"We expect to be developing the first phase this coming spring," said developer Michael Holigan.

"Our customer base will primarily be empty-nesters and singles that want to park their car in their garage at the end of the day and be able to have dinner at a restaurant, then visit a coffee shop or an ice cream parlor."



Holigan Investment Group  
The Shops at Prestonwood will have six buildings with retail, restaurant and office space fronting on Hebron Parkway.

He said residents will be able to "take a walk in the park or a swim in the pool without ever having to pull their car back out of their garage."

Part of the development site was recently annexed into the city of Carrollton, and plans for the project were approved by the city this week.

The development will also include five acres of parks and walking trails, and a community center with swimming pool.

"We are very excited to have this project, and it's something we have been working toward," said Carrollton Mayor Becky Miller, who hopes the project will be similar to the Legacy Town Center in West Plano.

"This will be our first project in the city with this kind of mixed-use, and we want to see more of it."

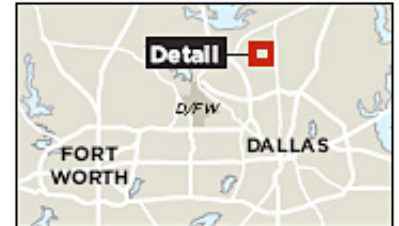
Ms. Miller said some of the land in that area of Carrollton had originally been zoned for industrial buildings.

Even so, some homeowners in the area protested the project.

The development is about a mile north of State Highway 190 and west of the Dallas North Tollway.

Holigan Investments is also building a mixed-use development in Melissa.

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TOM SEITZER/Staff Artist

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