

Tax Increment Finance (TIF) Reinvestment Zone #2

Reinvestment Zone #2 was created by the City of Wichita Falls Council in August 2005 with a termination date of December 31, 2025, providing a 20-year life to the zone. The life span of the zone may be shortened via ordinance from the City of Wichita Falls.

The zone is situated in the south-central portion of Wichita Falls, consisting of approximately 236 acres. It is viewed as an area with high development potential, but also as an area underserved by streets and utilities. The area is in transition from vacant land and light industrial uses to active commercial development. TIF Zone #2 is centered around the area of Lawrence Road, with boundaries extending northward to the Kell Service Road, eastward to intersections along Kemp Street, southward below properties fronting on Call Field Road, and westward to intersections along McNiel.

TIF funding within the Reinvestment Zone #2 is planned for infrastructure development (ie. streets, utilities and flood control) and improvement only. The overall intention is to create an attractive mixed-use environment, primarily commercial, and to complete roadway development in accordance with the City's Thoroughfare Plan. Public improvements may include other infrastructure as identified by the Tax Increment Financing Board and approved by the City Council.

