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More luxury brownstone homes planned in downtown Grapevine




Image: Taylor-Duncan Interests LLC

A rendering of the 18 luxury townhomes Taylor-Duncan Interests, NuCiti Capital and Cadence Homes of Texas are planning. The starting price will be \$1.4 million.

TAYLOR-DUNCAN INTERESTS LLC



By [Seth Bodine](#) – Staff Writer, Dallas Business Journal
Jul 3, 2024 **Updated** Jul 3, 2024 8:15am CDT

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More luxury brownstones are planned in downtown Grapevine, channeling similar developments seen in tony enclaves such as Southlake and Westlake.

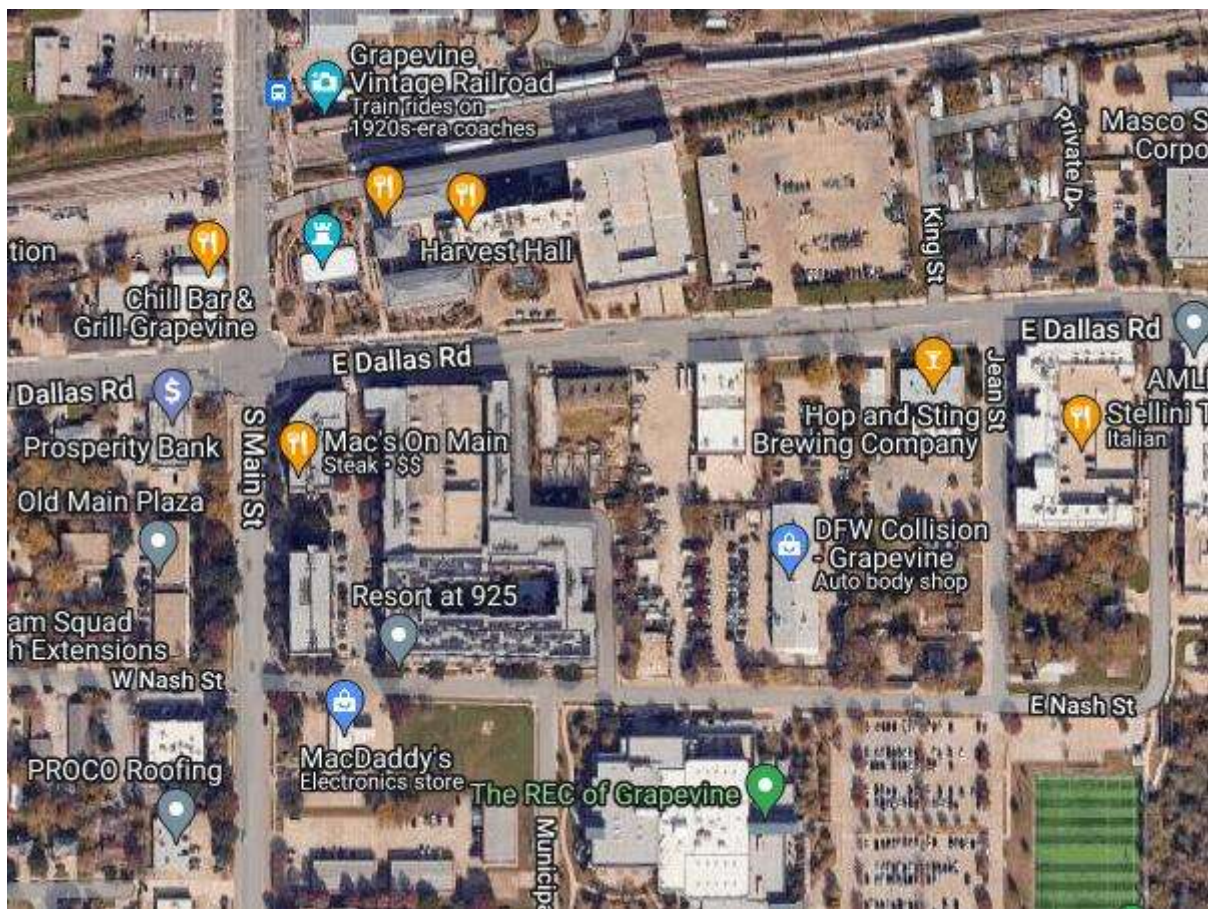
Developers are close to buying land for 18 more townhouses for a second phase of The Grapevine Brownstones. Taylor-Duncan Interests LLC, NuCiti Capital and Cadence Homes of Texas expect to close on the 1.2 acres on July 15.

The site is valued by Tarrant Appraisal District for tax purposes at about \$189,000.

The second phase would add to a 10-home first phase of the project being developed by NuCiti, which received zoning approval in March 2022, [Community Impact reported](#). Those homes are under construction and are expected to be completed by August or September, NuCiti Managing Partner Greg Gifford said.

First Continental Investments is set to provide the construction loan for the second phase.

The 28-townhome development in the heart of historic downtown Grapevine represents how dense living is proliferating in parts of North Texas well outside traditional urban centers. The Grapevine Brownstones are on Dallas Road, just east of Main Street and near the large Hotel Vin, which [opened in 2020](#).



The 18 homes in the second phase will start at \$1.4 million apiece, said Spencer Taylor, principal at Taylor-Duncan Interests. The three-story townhomes will range from 2,700 to 3,200 square feet and come with a patio room and a garage.

Buyer demand has been strong: Taylor said there are already 18 names on a reservation list with the waitlist at 40.

Once the firms close on the land, construction could start in October. Closings could start in the first quarter of 2026, Taylor said. The homes will be similar to [luxury townhomes in Southlake](#) and the Entrada townhomes in [Westlake](#), he said.

Taylor said a major appeal for buyers is walkability and proximity to public transit to the Dallas-Fort Worth International Airport.

"A lot of our buyers are ... home collectors," he said. "They might spend three months out of the year in Grapevine and then they go to their other homes. So it's a ... really neat thing for people that travel a lot to be like, 'Hey, I'm jumping on the train, and I'm there at Terminal D.'"

The latest phase of the project brings together several busy real estate firms. Grapevine-based NuCiti has proposed projects in Fort Worth and the Bishop Arts District of Dallas, according to its website.

Taylor-Duncan Interests has a portfolio of more than 30 completed and sold developments across the Dallas-Fort Worth area, according to its website. The company has five active projects in DFW, including 75 townhomes in Linkside in Las Colinas and 61 townhomes in Northlake's Chadwick Farms, both in partnership with Cadence Homes.

Cadence Homes specializes in building one-, two- and three-story townhomes. The business has several projects across DFW including in Celina, Mesquite and Arlington.