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Atlanta development firm working on mixed-use projects in Rowlett and Arlington



By Steve Brown
stevebrown@dallasnews.com
2:03 pm on August 8, 2014 | [Permalink](#)

An Atlanta commercial real estate firm that's ramping up in North Texas has hit the ground with two projects.

Integral Group is working on mixed-use developments in Rowlett and Arlington.

"We are going to be focused on reinvention of downtowns, transit oriented developments and adaptive reuse," said Art Lomenick, Integral's president of development. " And Dallas is an important market to us."

Lomenick is a familiar player in the Dallas real estate business. Previously he worked here with Trammell Crow Co., the Staubach Co. and Columbus Realty. He's been at Integral since 2012.

The two new deals Integral is doing in the Dallas-Fort Worth area both include apartments and retail.

In Rowlett, the developer is building a \$30 million urban village with 254 residential units, shops and a new public library. A network of pedestrian trails links the project, which is set to begin early next year.

"This development culminates a vision created for downtown by Rowlett citizens 30 years in the making," Mayor Todd Gottell said in a statement. "The Village of Rowlett will open the door to additional private investment by carrying forward the city's new urban energy to downtown's edges at Highway 66 and the President George Bush Turnpike."

Integral is doing the Rowlett project in partnership with local firm Catalyst Urban Development.

In downtown Arlington, Integral is working on a high-density complex with retail, office and apartments. There are also plans for a new library, park and city council meeting space.

The project – also with Catalyst Urban Development – is in the planning stages.

Integral specializes in urban redevelopments. The company has offices in New York, San Francisco, Denver and, now, Dallas.

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Great, just what we need in Rowlett, more brain-dead morons clogging the roadways in an already overpopulated city!
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Ken Duble 17 days ago
Downtown Rowlett has a rail station and access to trails, and it's hardly overpopulated. But I suppose negativity is a lifestyle for some.
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