

DEVELOPMENT CHALLENGES  
FROM A LANDOWNER'S  
PERSPECTIVE:  
ESTABLISHED VS EMERGING  
MUNICIPALITIES

University of Texas Land Use Conference – April 20, 2023  
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## Emerging and Established Cities

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Fastest growing real estate markets for 2021:



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## Characteristics of Emerging and Established Cities

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Emerging:

- Growing Population
- Higher % of Available Land to Develop
- Increasing Building Permits

Established:

- Steady Population
- Lower % of Available Land to Develop

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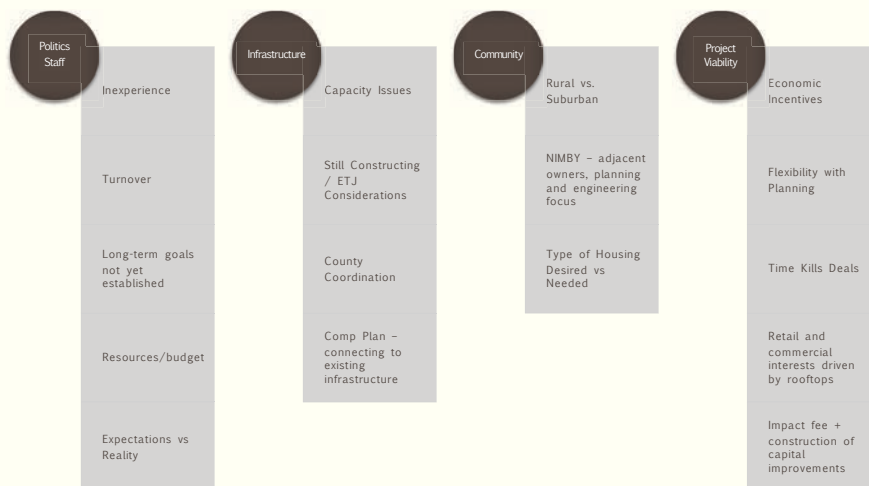
# Challenges to Development in Emerging Cities

- ❑ Politics and Staff
- ❑ Infrastructure
- ❑ Community
- ❑ Project Viability



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# Emerging Cities



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## Title search: Challenges of Development From a Landowner's Perspective: Established Municipalities Versus Growing Municipalities

Also available as part of the eCourse

[2023 Land Use eConference](#)

First appeared as part of the conference materials for the 27<sup>th</sup> Annual Land Use Conference session

"Challenges of Development From a Landowner's Perspective: Established Municipalities Versus Growing Municipalities"