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LOCAL NEWS

More build lots than population in booming Van Alstyne, Bill Smith's Cafe moves into town

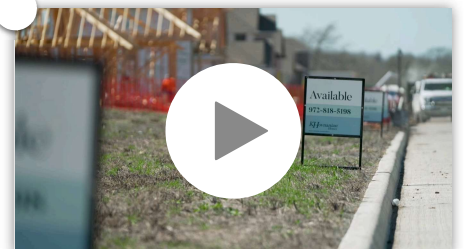
In 2018 the city boasted a population just over 3,000 and it now projects 30,000 people by the year 2030.

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VAN ALSTYNE, Texas — Van Alstyne is a North Texas city on the brink of a population explosion.

[The city](#) that sits in both Grayson and Collin Counties was built around the railroad like most Texas cities. But, it never grew to the proportions of Sherman or McKinney. That may all change as families continue the migration up to the Red River.



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"We equate it to standing in the middle of the river and the water is running," said Lane Jones, city manager for Van Alstyne.

Jones tells WFAA that the city is preparing to overhaul the city's comprehensive plan over the next six months to incorporate the growth.

Jones says the city is actively in talks with multiple developers on how to provide water, sewer, and other amenities to different parts of the city.

In 2018 the city boasted a population of just over 3,000 and it now projects 30,000 people by the year 2030. On top of that, there are 10,764 property lots in varying degrees of build compared to a population currently just under 8,000.

"Everyone is growing from Dallas this way," said Bill Smith, a cafe owner who left his McKinney location after six decades.

Bill Smith's Cafe is the newest addition to the city's downtown.

Jones tells WFAA that the foot traffic downtown has risen 16% since Bill Smith's Cafe moved in. Smith, 84, has been in the cafe business for 67 years starting with his father. Not only has Bill opened up shop in Van Alstyne, but he also plans to have a home in the area.

"Bill brings a lot to the table beyond eggs and bacon," said Jones.

City manager Lane Jones credits a good school district and the new Texas Instruments factory in Sherman for the major population boom.

Jones says the focus is now on making sure the city grows the right way with all the amenities that make a good 'quality of life.'

"It's about building parks, building trails, building sidewalks, and building a community. It's not just about homes," Jones said.

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