

## Impact of Trails and Greenways on Property Value

For the most part, the rationale underlying the proposition that trails and greenways may positively influence property values differs from that associated with parks. Unlike parks, any added property value is not likely to come from the views of nature or open space that a property owner enjoys, because in many cases, especially in urban trail contexts, there are no such vistas. It is a trail's functionality or activity potential that is likely to confer added value, not the panorama of attractive open space.

In a recent article published in the Journal of Park and Recreation Administration, Sarah Nicholls, a professor in the department of business at Swansea University's School of Management, and I reviewed findings of studies that evaluated the impact of trails on property values. Typically, they were asked two questions. First, did the trail increase or decrease their property's value? Opinion surveys from the 10 urban studies addressing this question reported that among 2,647 households residing proximate to 24 urban trails, only 6 percent perceived trails had a negative impact on their property. In contrast, 47 percent believed the trail increased their property's value.

These findings were important because they strongly suggested that exposure to a trail after it has been open for a number of years led those most impacted to conclude that fears of negative financial repercussions associated with a trail are generally without merit.

Second, was the property likely to sell more quickly or more slowly because of its proximity to the trail? Responses were reflective of those to the first question. Among those residing proximate to urban trails, 62 percent perceived a sale would be faster and 8 percent slower, while the rural residents' responses were 29 percent faster and 9 percent slower.

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## Deer Park's Hike & Bike Trails

These trails connect our community, create sustainability by preventing erosion and provides access to healthy outdoor activities.

Connectivity

Sustainability

Parks & Recreation  
Quality of Life

Deer Park  
Hike & Bike Trails



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# About The Trails

The 2.6-mile Deer Park Hike & Bike Trail from Park Green South to Running Brook Park opened to citizens in June 2022. This trail provides connectivity to schools and outdoor physical activities for the community. The trail offers a safe place for citizens to walk their dogs, commune with their neighbors, and cycle, jog, or hike. Access to public trails is vital to both physical and mental well-being. It is known that physical activity can assist with anxiety and depression, as well as prevent obesity and many other ailments.

Deer Park Parks & Recreation is committed to integrating and maximizing accessibility into the full range of recreation opportunities while protecting natural resources and maintaining the character and experience of the settings so that all people have the opportunity to enjoy the great outdoors. The Hike & Bike trails have been constructed to ensure that they are accessible to everyone.

Deer Park Parks & Recreation, Texas Parks and Wildlife, Federal Transportation Department and the City of Deer Park are excited about the new possibilities this trail will bring to the community and its residents.



## Demand Assessment

In 2013, The City of Deer Park completed an initial Hike and Bike Trail Feasibility Study with the assistance of Burditt Consultants during the creation of

the Parks and Recreation Master Plan.

During this process 451 citizens were surveyed:

- 61% of those surveyed found trails and green ways to be of high importance
- 85% felt that facilities and activities provided by Deer Park should be equally accessible to all citizens regardless of age, race, religion, gender, national origins, or physical ability
- 94.9% believed there was a need for green ways (which include trails for walking, biking, and running) that would interconnect many areas, parks, and school facilities within Deer Park. Responses indicate a strong need for these green ways with an overwhelming response.

The highest and most consistently requested addition to the parks system is the creation of a system of trail connections for walking, jogging, hiking and bicycling. These trails should connect neighborhoods, schools, parks and other public places to the extent possible, utilizing available corridors such as rights-of-way, easements, and drainage corridors.



## Parks & Recreation Facilities Impact on the Lives of our Citizens

- 260 million people in the United States visited a local park or recreation facility at least once during the past year
- More than seven in 10 U.S. residents have at least one local park, playground, open space or recreation center within walking distance of their homes
- Four in five U.S. adults seek high-quality parks and recreation when choosing a place to live
- 87 percent of people agree that parks and recreation is an important service provided by their local government
- Nearly nine in 10 people agree that it is important to fund local park and recreation agencies to ensure every member of the community has equitable access to amenities, infrastructure and programming

