



NEC - BOAT CLUB RD. & BONDS RANCH RD.  
 SEC - BOAT CLUB RD. & PEDEN RD.

FORT WORTH, TX | TARRANT COUNTY | EAGLE MOUNTAIN-SAGINAW I.S.D | COMMERCIAL TRACTS AVAILABLE

**RYAN TURNER**  
 RTurner@db2re.com  
 214.526.3626 x 105

**COLLINS MEIER**  
 CMeier@db2re.com  
 214.526.3626 x 114

**DAVID DAVIDSON, JR.**  
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**EDWARD BOGEL**  
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 214.526.3626 x 102

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# PROPERTY INFORMATION



**SIZE:**  
 NEC: 16.0 AC  
 SEC: 20.3 AC



**TRAFFIC COUNTS:**  
 Peden Rd.: 1,739 VPD  
 Boat Club Rd.: 11,790 VPD  
 Bonds Ranch Rd.: 2,665 VPD



**ZONING:**  
 Fort Worth ETJ  
 Future Land Use: Neighborhood Commercial



**UTILITIES:**  
 Being Brought to Site

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	443	8,493	58,332
% Proj Growth 2023-2028	61.99%	34.30%	11.40%
2023 Average HH Income	\$143,682	\$157,298	\$133,723
2023 Median HH Income	\$119,159	\$121,214	\$103,238

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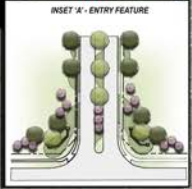


- NOTES:**
1. THE INFORMATION SHOWN ON THIS EXHIBIT IS BASED ON THE BEST AVAILABLE INFORMATION IS FOR PLANNING PURPOSES ONLY, AND HAS NOT BEEN FIELD VERIFIED.
  2. NO PRELIMINARY DRAINAGE STUDY HAS BEEN PERFORMED FOR THIS SITE.
  3. THIS MAP AND THE INFORMATION SHOWN ON IT IS FOR PLANNING PURPOSES ONLY AND ALL POTENTIAL WATER FEATURES SHOWN ARE DRAWN IN FROM A SITE DELINEATION PERFORMED BY SYMONDS ECOLOGY, LTD. ON 7/18/2023 TO VERIFY THE EXTENT OF ANY WOULD LOCATED ON THE PROJECT SITE.
  4. THIS EXHIBIT DISPLAYS A CONCEPTUAL DESIGN. THIS PLAN IS SCHEMATIC IN NATURE AND IS FOR PLANNING PURPOSES ONLY. ANY AND ALL DESIGN ELEMENTS ARE SUBJECT TO CHANGE.
  5. GAS WELL LOCATION & BUILDING SETBACKS BASED ON AERIAL PHOTO LOCATION. FIELD VERIFICATION IS NECESSARY TO CONFIRM SETBACKS. SURFACE USE AGREEMENT HAS NOT BEEN PROVIDED OR REVIEWED. ADDITIONAL WELLS MAY BE DRILLED BY OPERATOR.

SHEELIN TRACT LAND USE SUMMARY	
100' x 150' LOTS	± 384.3 AC.
150' x 300' LOTS	± 96.4 AC.
PROPOSED COMMERCIAL	± 36.3 AC.
ROADS	± 121.8 AC.
EXISTING ROW	± 11.8 AC.
SCHOOL SITE	± 36.1 AC.
DETENTION PONDS	± 16.8 AC.
AMENITY CENTER	± 4.0 AC.
PARKS	± 6.1 AC.
OPEN SPACE	± 122.4 AC.
<b>TOTAL</b>	<b>± 836.0 AC.</b>

**LEGEND**

- 150' X 300' TYP LOT
- 100' X 150' TYP LOT
- POTENTIAL DETENTION POND
- PROPOSED PARKS
- COMMERCIAL TRACT

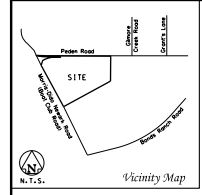


**PELOTON**  
LAND SOLUTIONS  
a Westwood company

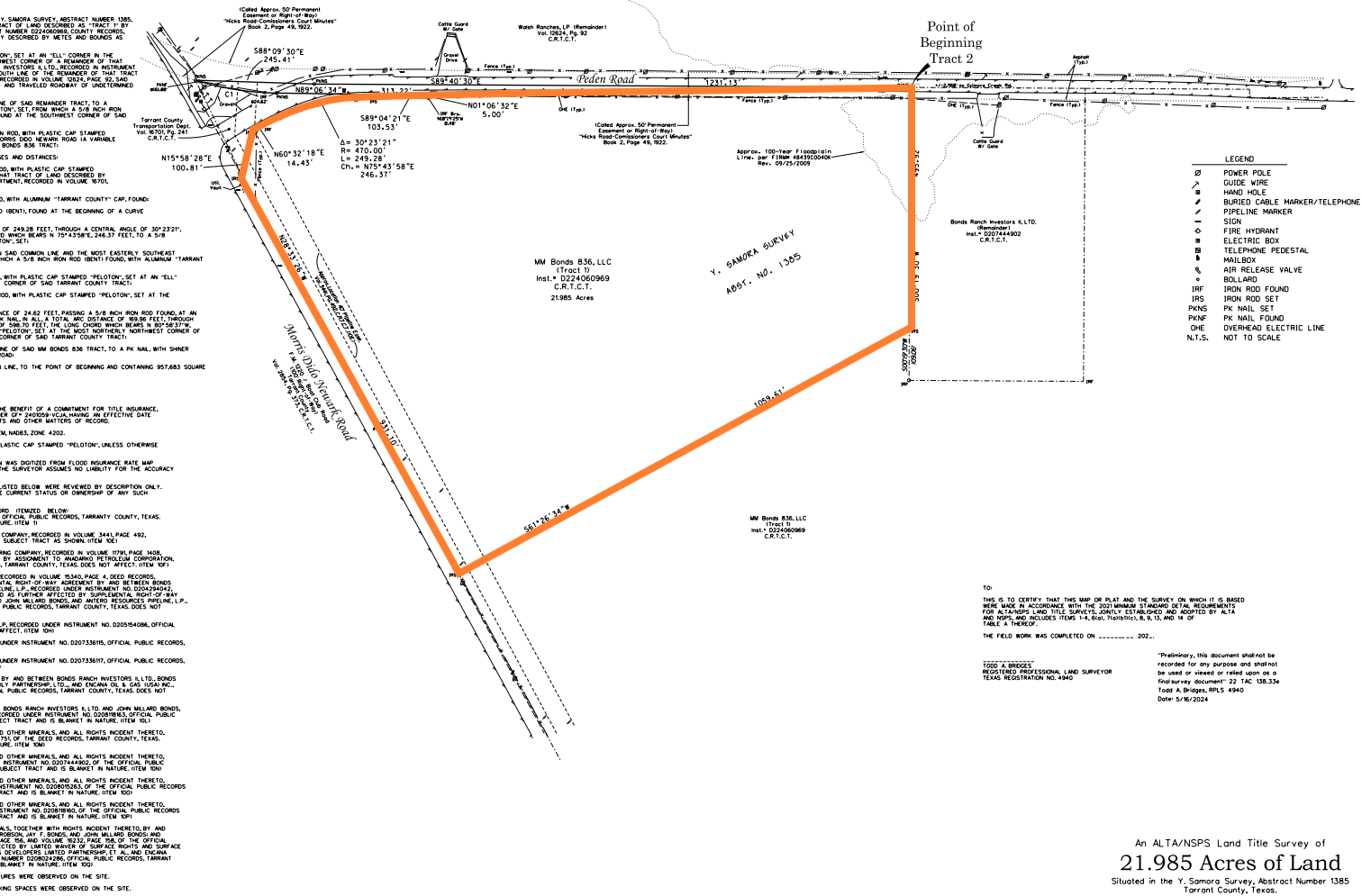
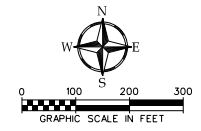
**SHEELIN TRACT**  
± 1004 LOTS @ 100' X 150' TYP | ± 86 LOTS @ 1 AC TYP | ± 836 AC GROSS  
CITY OF FORT WORTH ET AL | TARRANT COUNTY | FEBRUARY 2024



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C1  
Δ = 16°15'53"  
R = 598.70  
L = 163.96  
Ch. = N80°58'37" W  
169.39'



- LEGEND
- ⊘ POWER POLE
  - GUIDE WIRE
  - HAND HOLE
  - BURIED CABLE MARKER/TELEPHONE
  - PIPELINE MARKER
  - SIGN
  - ⊕ FIRE HYDRANT
  - ⊞ ELECTRIC BOX
  - ⊟ TELEPHONE PEDESTAL
  - ⊠ MAILBOX
  - ⊡ AIR RELEASE VALVE
  - ⊢ BOLLARD
  - ⊣ IRF IRON ROD FOUND
  - ⊤ IRS IRON ROD SET
  - ⊥ PK# NAIL SET
  - ⊦ PK# NAIL FOUND
  - ⊧ OHE OVERHEAD ELECTRIC LINE
  - ⊨ D.N.E. NOT TO SCALE

133040 PM  
5/16/2024  
ENCLOSURE NAME  
G:\JOB\CEN23004\_06.mxd

- NOTES
1. THE SURVEY SHOWN HEREON WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, UNDER CP 240000A, VALID HAVING AN EFFECTIVE DATE OF APRIL 20, 2024, AND WAS RELEASD ON FOR EASEMENTS AND OTHER MATTERS OF RECORD.
  2. BAGS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4302.
  3. ALL CORNERS SET ARE 5/8 INCH IRON RODS, WITH PLASTIC CAP STAMPED "PELTON"; UNLESS OTHERWISE NOTED.
  4. THE APPROXIMATE 300-YEAR FLOODPLAIN LINE SHOWN WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP NUMBER 481900004R, REVISED SEPTEMBER 25, 2009. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
  5. EASEMENT, MINERAL, LEASE AND OTHER DOCUMENTS LISTED BELOW WERE REVIEWED BY DESCRIPTION ONLY. THE SURVEYOR MAKES NO REPRESENTATION AS TO THE CURRENT STATUS OR COMPLETION OF ANY SUCH INSTRUMENTS:
  6. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD (ITEMS) BELOW: THOSE RECORDED UNDER INSTRUMENT NO. 0208024206, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE. (ITEM 1)
  7. EASEMENT AND RIGHT-OF-WAY TO OLD OCEAN FUEL COMPANY, RECORDED IN VOLUME 3444, PAGE 492, DEED RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT AS SHOWN THEREIN.
  8. EASEMENT AND RIGHT-OF-WAY TO ANADARKO GATHERING COMPANY, RECORDED IN VOLUME 1078, PAGE 1408, DEED RECORDS, TARRANT COUNTY, TEXAS, AS AFFECTED BY ASSIGNMENT TO ANADARKO PETROLEUM CORPORATION, RECORDED IN VOLUME 10036, PAGE 574, DEED RECORDS, TARRANT COUNTY, TEXAS, DOES NOT AFFECT ITEM 8.
  9. EASEMENT TO TRI-COUNTY PIPELINE COMPANY, L.P., RECORDED IN VOLUME 8540, PAGE 4, DEED RECORDS, TARRANT COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL RIGHT-OF-WAY AGREEMENT BY AND BETWEEN BONDS RANCH INVESTORS L.L.D. AND ANTERO RESOURCES PIPELINE, L.P., RECORDED UNDER INSTRUMENT NO. 0204294242, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND AS FURTHER AFFECTED BY SUPPLEMENTAL RIGHT-OF-WAY AGREEMENT BY AND BETWEEN J. FREEDMAN BONDS AND JOHN WILLARD BONDS AND ANTERO RESOURCES PIPELINE, L.P., RECORDED UNDER INSTRUMENT NO. 0204297070, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, DOES NOT AFFECT ITEM 9.
  10. EASEMENT TO EAGLE MOUNTAIN PIPELINE COMPANY, L.P., RECORDED UNDER INSTRUMENT NO. 0205504006, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, DOES NOT AFFECT ITEM 10.
  11. EASEMENT TO BARRETT GATHERING, L.P., RECORDED UNDER INSTRUMENT NO. 0207336819, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, DOES NOT AFFECT ITEM 10.
  12. EASEMENT TO BARRETT GATHERING, L.P., RECORDED UNDER INSTRUMENT NO. 0207336819, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, DOES NOT AFFECT ITEM 10.
  13. PIPELINE EASEMENT AND RIGHT-OF-WAY AGREEMENT BY AND BETWEEN BONDS RANCH INVESTORS L.L.D., BONDS RANCH INVESTORS L.L.D., BONDS RANCH INVESTORS L.L.D., AND OCEAN FUEL COMPANY, L.P., RECORDED UNDER INSTRUMENT NO. 0208024206, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, DOES NOT AFFECT ITEM 10.
  14. LAND GRADING LEASE AGREEMENT BY AND BETWEEN BONDS RANCH INVESTORS L.L.D. AND JOHN WILLARD BONDS, RECORDED UNDER INSTRUMENT NO. 0207447878, RECORDED UNDER INSTRUMENT NO. 0208024206, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE. (ITEM 10)
  15. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, TO P. BONDS, JR., RECORDED IN VOLUME 3020, PAGE 153 OF DEED RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE. (ITEM 10)
  16. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, TO BONDS RANCH INVESTORS L.L.D., RECORDED UNDER INSTRUMENT NO. 0207444302, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE. (ITEM 10)
  17. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, TO BONDS RANCH INVESTORS L.L.D., RECORDED UNDER INSTRUMENT NO. 0208024206, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE. (ITEM 10)
  18. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, TO SHELLEN MOCHRYN, TEXAS, L.P., RECORDED UNDER INSTRUMENT NO. 0208024206, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE. (ITEM 10)
  19. LEASE FOR COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THEREIN, BY AND BETWEEN BONDS RANCH INVESTORS L.L.D., STEVEN S. BOGEL, JAY F. BRIDGES, AND JOHN WILLARD BONDS AND SHARONNA ESKRICH, RECORDED IN VOLUME 10323, PAGE 106, AND VOLUME 10323, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AS AFFECTED BY LIMITED WAIVER OF SURFACE RIGHTS AND SURFACE USE AGREEMENT BY AND BETWEEN BOGEL PARTNERSHIP, L.P. AND BONDS RANCH INVESTORS L.L.D., RECORDED UNDER INSTRUMENT NO. 0204297070, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT TRACT AND IS BLANKET IN NATURE. (ITEM 10)
  20. AT THE TIME OF THE SURVEY, NO BUILDING STRUCTURES WERE OBSERVED ON THE SITE.
  21. AT THE TIME OF THE SURVEY, NO IDENTIFIABLE PARKING SPACES WERE OBSERVED ON THE SITE.

TO:

THIS IS TO CERTIFY THAT THE MAP PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ONLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6-9, 11-13, AND 14 OF PART 1 OF THE RULES OF THE FIELD WORK WAS COMPLETED ON ..... 2024.

TODD A. BRIGGS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4940

Prehistory, this document shall not be used or relied upon as a final survey document. 22 FAC 108.334  
Todd A. Briggs, RPLS 4940  
Date: 5/16/2024

An ALTA/NSPS Land Title Survey of  
**21.985 Acres of Land**  
Situated in the Y, Samora Survey, Abstract Number 1385  
Tarrant County, Texas.

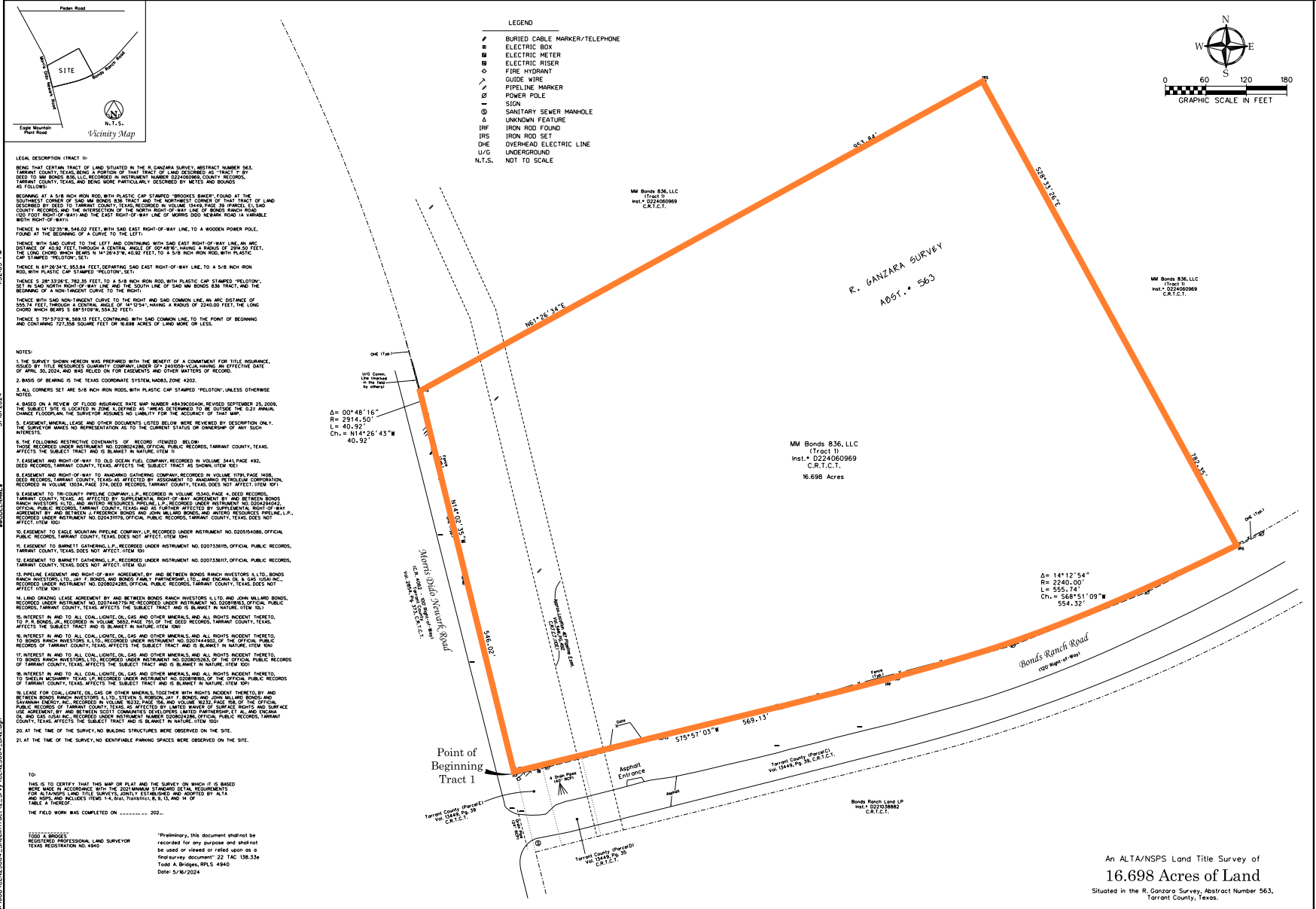
Revised:	
Job #:	CEN23004
Drawn By:	TBR
Checked By:	TAB
Date:	05-16-2024

An ALTA/NSPS Land Title Survey of  
**21.985 Acres of Land**  
Situated in the Y, Samora Survey, Abstract Number 1385  
Tarrant County, Texas.

**Westwood**  
Westwood Professional Services, Inc.  
8909 HALLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76117 PH: 817-526-3399

SHEET  
OF SHEETS

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Revisions:	
Job #:	CEN23004
Drawn By:	TBR
Checked By:	TAB
Date:	05-13-2024

An ALTA/NSPS Land Title Survey of  
**16.698 Acres of Land**  
Situated in the R. Ganzara Survey, Abstract Number 563,  
Tarrant County, Texas.

**Westwood**  
Westwood Professional Services, Inc.  
1800 HILLCREST DRIVE, SUITE 230  
FORT WORTH, TEXAS 76117 PH: 817-636-3389

SHEET \_\_\_\_\_ OF \_\_\_\_\_ SHEETS

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Ref. Job No. BLP20011 BRL21001

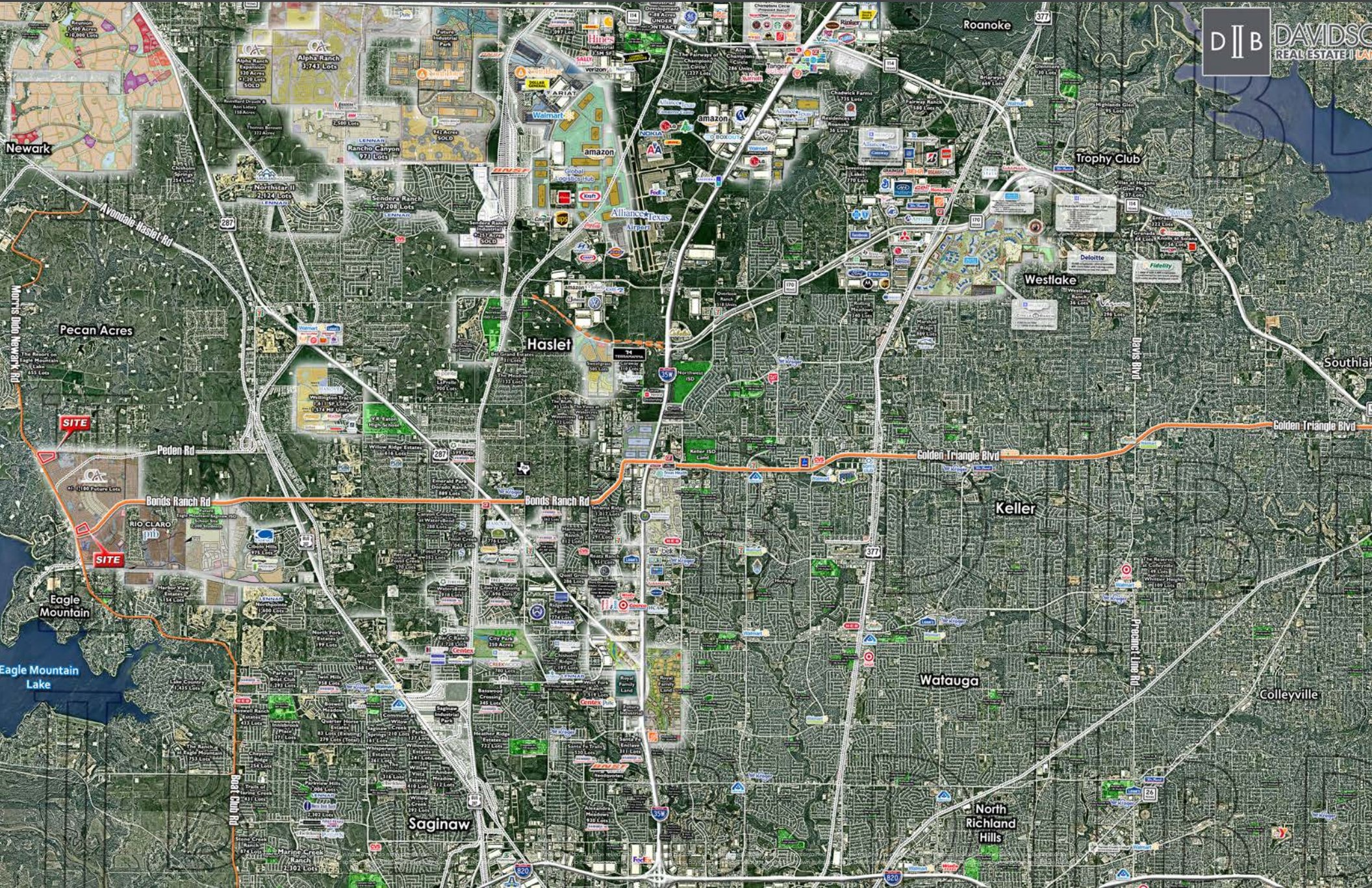
Job No. CEN23004 / R0046855-00

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# NEC & SEC - BOAT CLUB RD.

WIDE AERIAL





# 574 COMPANIES, 58M SQUARE FEET, \$15B IN INVESTMENT: HILLWOOD'S ALLIANCE TEXAS BY THE NUMBERS

## NEW REPORT SIZES UP ECONOMIC IMPACT OF MASSIVE PROJECT NORTH OF FORT WORTH

DALLAS  
BUSINESS JOURNAL



In a state known for largesse, AllianceTexas has produced some truly astounding numbers in the past 30-plus years.

That includes an estimated \$119.8 billion in economic impact since 1990, and \$9.8 billion in 2023 alone, according to a survey presented March 6 by the project's master developer, Hillwood Development Company LLC.

AllianceTexas spans 27,000 acres — nearly the size of the city of San Francisco in California — and touches nine municipalities along the I-35W corridor, from Fort Worth to Denton, Haslet to Westlake. It also reaches into five independent school districts and two counties.

Below are a few more numbers to mind from the latest economic impact

report, which was presented this week to Fort Worth City Council and prepared again by Insight Research Corp., a Dallas-based economic analysis firm.

- More than \$344.6 million in property taxes were paid to cities, counties and school districts in 2023 alone; the final number is sure to grow, since not all taxing jurisdictions had been added to the analysis. Over its lifespan, the development has produced more than \$3 billion in property taxes, according to the study.
- Nearly \$15.3 billion in total investment has poured into AllianceTexas, with \$14.2 billion of that from private sources, or about 93%. Much of the \$1.1 billion in public funding has come in the form of federal and state grants.
- 574 companies call AllianceTexas home; 66,198 direct jobs have been created as well as 162,701 indirect jobs.
- 58 million square feet of industrial, office and retail space now stands in the development.

AllianceTexas has become “a corporate base to some of the world’s most iconic brands,” Hillwood President Mike Berry said in a statement. Those include BNSF, FedEx, Amazon, Meta, Charles Schwab, Fidelity Investments, Deloitte and UPS.

Alliance includes Perot Field Fort Worth Alliance Airport, the AllianceTexas-branded businesses and industrial parks, the Circle T Ranch residential

# 574 COMPANIES, 58M SQUARE FEET, \$15B IN INVESTMENT: HILLWOOD'S ALLIANCE TEXAS BY THE NUMBERS

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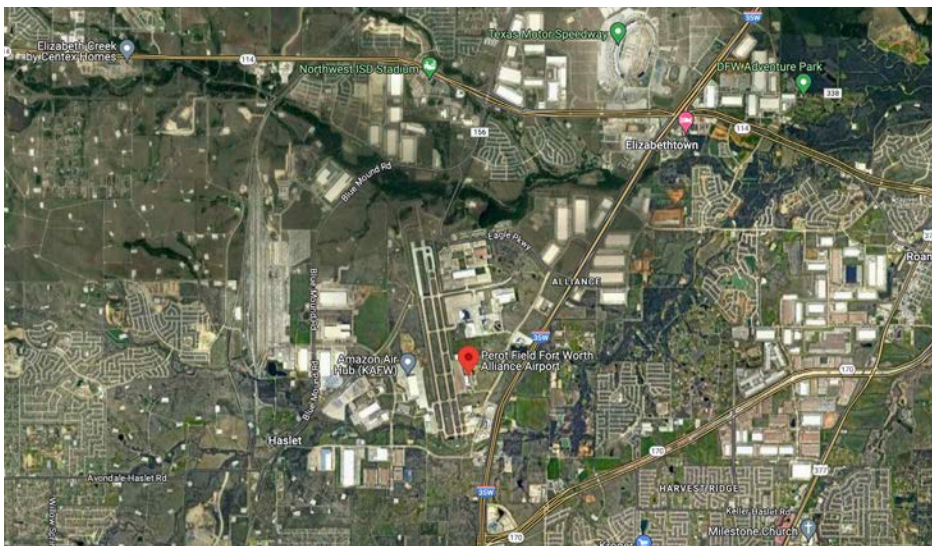


community and the Alliance Town Center retail hub, plus other Hillwood recreational, retail and residential projects. It's also home to one of the largest intermodal facilities of class I freight railroad BNSF — this one spans more than 15 million square feet — while the AllianceTexas Mobility Innovation Zone is dedicated to researching next-generation logistics and supply chain technology such as autonomous trucking and drone delivery.

The announcement called attention to a lease of 1.18 million square feet last year when electrical wire and cable manufacturer Southwire took the entire Alliance Westport 25 building, where it should create 250 jobs, according to Hillwood.

Alliance “sets the standard in our region and nationally for providing companies with innovative resources and opportunities for growth while also creating an environment that offers an array of outstanding housing options and lifestyle amenities,” Fort Worth Mayor Mattie Parker stated.

Hillwood is a multi-faceted developer: its pipeline includes large DFW neighborhoods such as Pecan Square and Union Park. The company last year bought a block in downtown Fort Worth.





# CONSTRUCTION MOVES AHEAD ON \$271 MILLION HIGH SCHOOL IN EAGLE MOUNTAIN-SAGINAW ISD



Construction on Eagle Mountain-Saginaw ISD's fourth comprehensive high school is moving fast, according to district officials.

The school board received an update on the progress of Eagle Mountain High School in far north Fort Worth during their Oct. 23 board meeting. The campus is scheduled to open for the start of the 2024-25 school year.

"It is progressing, and it is on schedule. It's fast and furious," Chief Operations Officer Clete Welch told trustees.

A \$524.7 million bond that voters approved in 2017 is funding construction. Initial estimates showed Eagle Mountain High, 3507 Bonds Ranch Road, costing about \$200 million.

However, construction costs increased because of the COVID-19 pandemic and ongoing inflation, according to the district. The current cost for the school is more than \$271 million, a district spokesperson said.

Administrators axed its planned replacement of Wayside Middle School in the 2017 bond to fund Eagle Mountain High School.

The replacement campus for Wayside Middle School is proposed in the \$659.1 million bond voters are considering in the Nov. 7 election.

Eagle Mountain High's administration wing will likely be one of the first completed parts of the high school, Welch said. Interior lights, ceilings and other fixtures are being installed.

"When you're looking at administration, you're starting to see a finished product. It'll slowly progress toward the academic area of classrooms," Welch said.

Eagle Mountain High's gym still needs a roof, officials said. Large steel beams are being installed.

"They'll keep moving very quickly like that," Welch said.

When completed, the 636,000-square-foot Eagle Mountain High School will be the district's largest, according to VLK Architects, a firm with an office in Fort Worth that designed the campus.

The school's design incorporates natural light and features panoramic views of the surrounding landscape. A sky bridge connecting academic wings, outdoor dining areas, fine arts spaces and athletics will have a view of a natural pond and creek on the school's property.

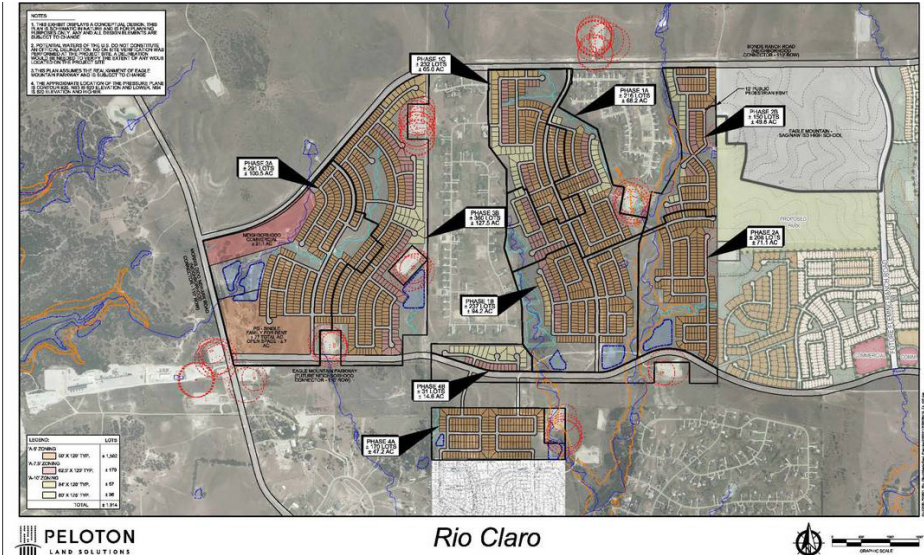
A dock at the pond will allow it to be incorporated into science lessons. And art classrooms will have access to a covered outdoor deck.

Eagle Mountain-Saginaw ISD's other comprehensive high schools are Chisholm Trail, Boswell and Saginaw.



# PASTURE LAND GIVES WAY TO 2,000 NEW HOMES NEAR FORT WORTH'S EAGLE MOUNTAIN LAKE

Fort Worth Star-Telegram



The Fort Worth City Council is poised sign off on a large new development in far north Fort Worth despite resident concerns about its impact on already overburdened roads.

The development will add 1,914 homes southeast of the intersection of Morris Dido Newark Road and Bonds Ranch Road.

It's adjacent to the proposed Eagle Mountain High School slated to open in August 2024.

Developer PMB Capital Investments originally planned to build roughly 2,100 homes but scaled back those plans after meeting with the city and neighbors, said Matt Mildren, a partner at PMB Capital Investments.

Residents were mainly concerned about the increase in traffic along Bonds Ranch Road, Mildren said. PMB has agreed to work with the city to build a road that would connect the development to North Saginaw Boulevard, he said.

This stretch of Bonds Ranch Road is a rural two-lane street bounded by prairie, horse ranches and the occasional housing development.

A segment of Bonds Ranch Road between U.S. 287 and Wagley Robertson Road is slated to be expanded to a four-lane thoroughfare as part of a 2022 bond package, but a similar expansion near the proposed development was not included.

"I think we all realize that growth is inevitable," said Julie LaQuey, who lives just south of the proposed development. "But we're concerned that the growth is too much, too quickly."

She pointed to railroad tracks running along North Saginaw Boulevard to the east and Eagle Mountain Lake to the west, which hampers residents trying to get in and out of their neighborhoods.

LaQuey also worried that rapid development is threatening the character of this part of the city, where residents are more used to open prairie than dense development.

She argued many moved to the area because of its scenic charm and connections to both agriculture and nature.



# PASTURE LAND GIVES WAY TO 2,000 NEW HOMES NEAR FORT WORTH'S EAGLE MOUNTAIN LAKE

## Fort Worth Star-Telegram

She described driving by a pasture off nearby Boat Club Road where longhorn cattle openly graze.

"We're called Cowtown for a reason, and if you eliminate that culture by developing all the agricultural land in an area, you eliminate the identity of the city," she said.

However, the city locked itself into developing something on the land back in 2001.

The city signed an agreement in October 2001 with the land's previous owner, Scott Communities Developers LP, to develop three residential units per acre on the land.

The city reaffirmed that agreement in 2008 when the land sold to Arizona-based developer Rio Claro, which is partnering with PMB Capital Investments on the project.

PMB has five other developments in the Fort Worth area. It owns the Ventana and Veale Ranch communities in southwest Fort Worth, the Bluffs at River East near Oakhurst, and the Bluestem and Reunion developments near Rhome.

Its homes range from \$200,000 to \$650,000, according to the company's website.

Mildren, the partner with the company, said prices in the Bonds Ranch development would be similar to other developments in the area.

Homes start at \$391,990 in the Cibolo Hills development just east of the proposed site.

If the zoning is approved, construction could begin in early 2023 with the first homes ready to sell in early 2024, Mildren said.



# COMMUNITY OF ABOUT 10,000 HOMES TAKES SHAPE NEAR FORT WORTH

THE REUNION COMMUNITY BETWEEN RHOME AND NEWARK PLAYS OFF OF THE RAPID GROWTH OF THE NORTHERN FORT WORTH AREA

## The Dallas Morning News



After years of development, residents are finally calling a sprawling community on ranch land just north of Fort Worth their home.

Homebuilders have been working since the end of last year on homes in Reunion, a 3,150-acre community by Dallas-based real estate investment and development company PMB Capital Investments.

Reunion is part of the 3,600-acre site known as Rolling V Ranch in Wise County, near the intersection of State Highway 114 and U.S. Highway 287. Reunion will eventually have about 10,000 home sites, along with commercial properties such as apartments, retail and industrial sites. The developer handed off the first 336 home sites near Rhome to homebuilders in December.

"Things are really shaping up nice," PMB Capital co-founder and principal Peter Pincoffs said in an interview.

The area surrounding Highway 114 and U.S. 287 and the upper end of Interstate 35W produces some of the highest levels of new home construction starts and sales in Dallas-Fort Worth, according to housing market consultant Ted Wilson of Dallas-based Residential Strategies.

"New home communities in the area have seen strong demand as families are attracted by the excellent Northwest ISD," Wilson said.

The Reunion site is about 25 miles northwest of downtown Fort Worth and 13 miles west of Perot Field Fort Worth Alliance Airport.

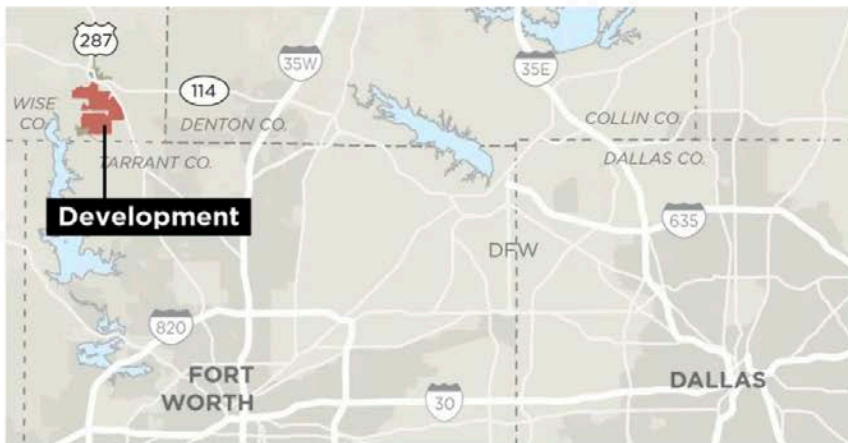
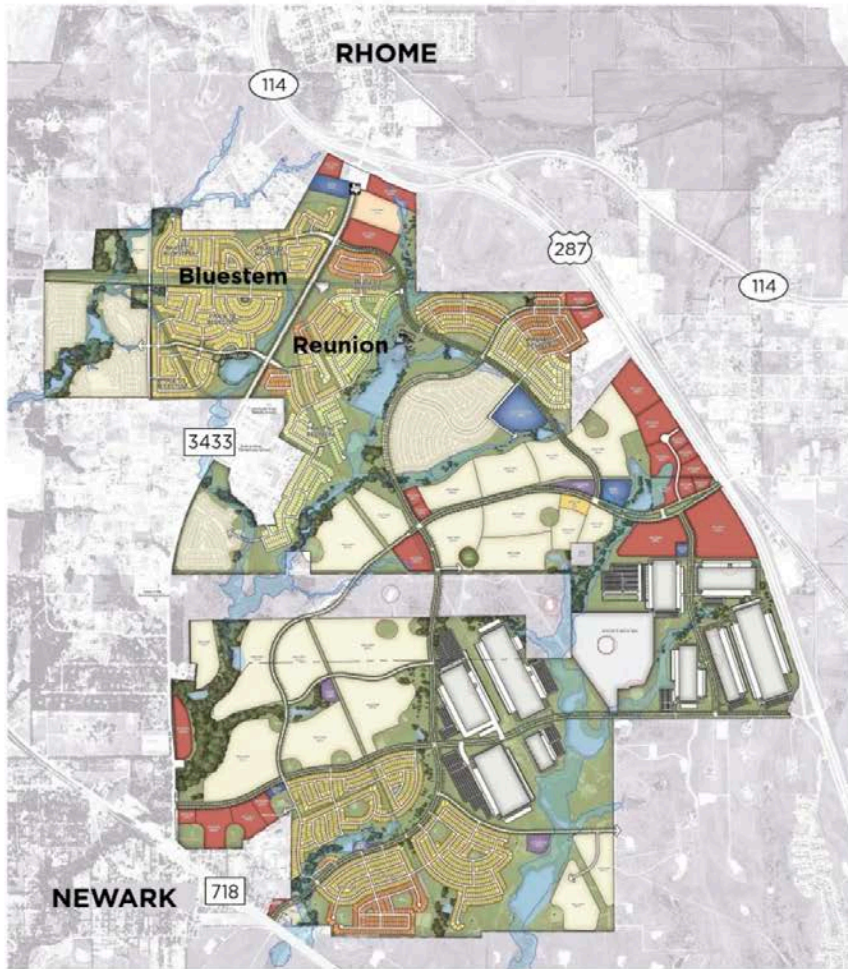
"If you look at a map of all of the development either existing or underway along 287 in particular, this is really the natural next step," Pincoffs said. "Development is to our doorstep, and this is just a natural extension. And so there's tons of demand."

The slate of builders in the first phase includes American Legend Homes, Perry Homes and UnionMain Homes. Home sites range from 40-foot-wide lots for cottage-style homes to 70-foot-wide estate lots, with prices that will span from about the high \$300,000s to the \$700,000s, according to Pincoffs.



# Reunion/Bluestem development

New communities on the former Rolling V Ranch:



SOURCE: PMB Capital

Staff Graphic

## Community of About 10,000 Homes Takes Shape Near Fort Worth

*The Dallas Morning News*

The first phase's amenities are under construction. They include a 20-acre lake for fishing, sports fields, playgrounds, parks and walking trails. An amenity center will have a clubhouse, resort-style pool and pavilion, and will host concerts, classes and other events.

Additionally, Pincoffs said site work will begin within the next six to 12 months on 300 more lots on the north end of the project and 600 lots on the south side near Newark. The new homes on the north side will feature the same builders as the first phase, with builders for the other sites yet to be announced.

In October, The Dallas Morning News reported that D.R. Horton had started construction of homes at Bluestem, a 500-acre project across FM 3433 from Reunion that will have 1,200 single-family home lots.

So far, D.R. Horton has started or completed more than half of the homes in the first phase of 236 home sites in Bluestem, Pincoffs said. PMB Capital is starting construction of the next 270 lots of that community, with homes in that section expected to start rising within the next year.

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023



# NEC & SEC - BOAT CLUB RD.

## DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

### INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

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- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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N/A	N/A	N/A	N/A
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date





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\_\_\_\_\_  
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Date