

NWC - SENDERA RANCH BLVD. & RANCHO CANYON WAY

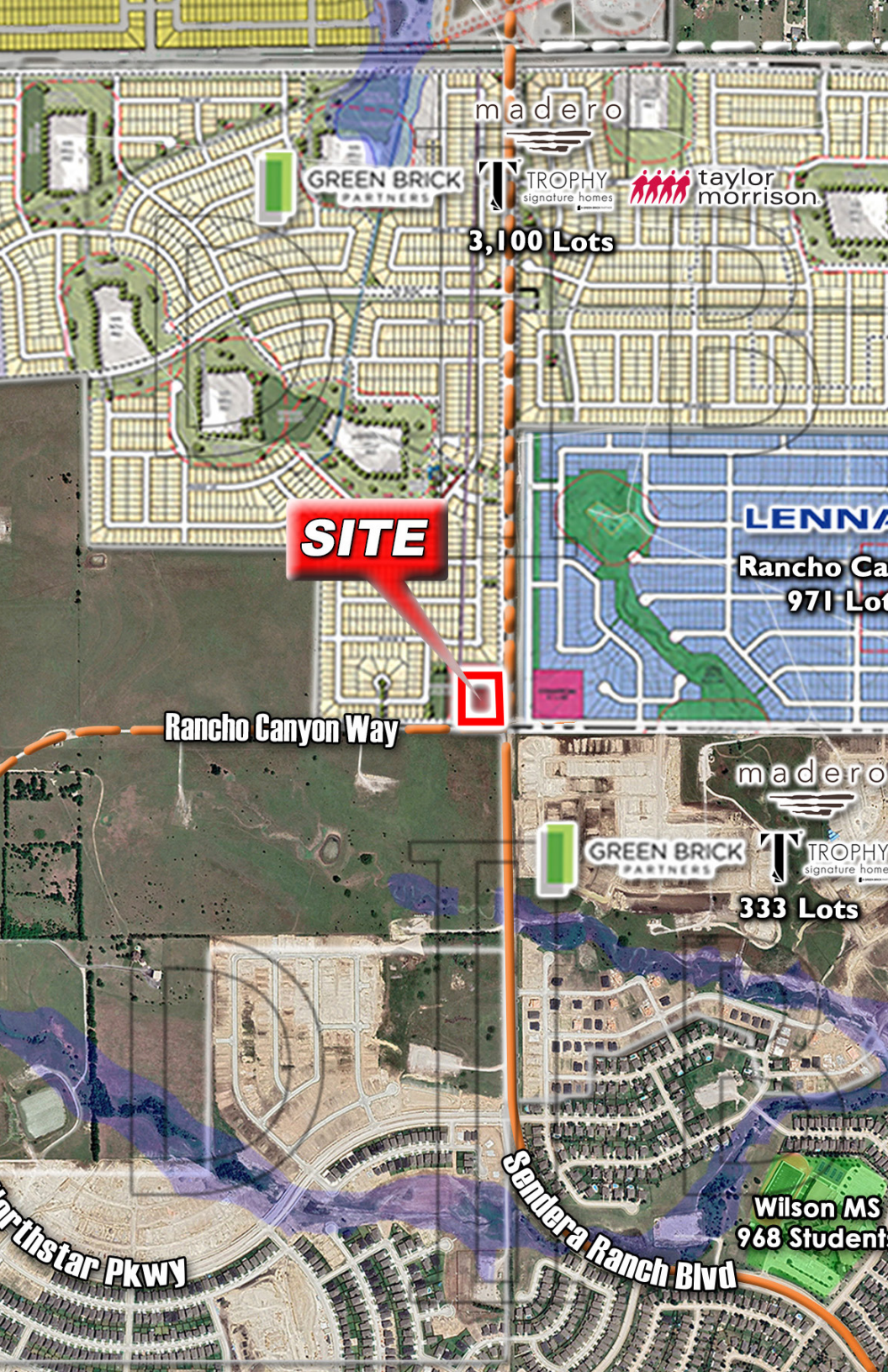
FORT WORTH, TX | COLLIN COUNTY | NORTHWEST I.S.D | PAD SITE FOR SALE

SAM JOHNS
SJohns@db2re.com
214.526.3626 x 145

ELLIOTT NEWSOM
ENewsom@db2re.com
214.526.3626 x 149

RYAN TURNER
RTurner@db2re.com
214.526.3626 x 105

COLLINS MEIER
CMeier@db2re.com
214.526.3626 x 114



PROPERTY INFORMATION



SIZE:
± 1.40 AC



TRAFFIC COUNTS:

U.S. 287: 36,191 VPD

S.H. 114: 23,572 VPD



ZONING:
Neighborhood Commercial

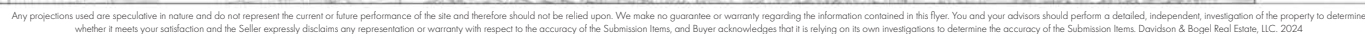



UTILITIES:
Available to Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	1,653	28,422	49,555
% Proj Growth 2023-2028	3.51%	9.54%	8.86%
2023 Average HH Income	\$139,308	\$146,990	\$153,451
2023 Median HH Income	\$122,575	\$115,781	\$118,194

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 2024






**Planning &
Landmark Architecture**

1111 N. Maple Flaming
Avenue
Suite 100
Fort Worth, TX 76102
817-331-5500
www.planninglandmark.com

MADERO

GREEN BRICK AND TAYLOR-MORRISON MASTERPLAN



DRAWN BY:	AH
CHECKED BY:	TFM
DATE	8/21/2015
PROJECT NUMBER	NTM-01-03

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

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

DALLAS
BUSINESS JOURNAL

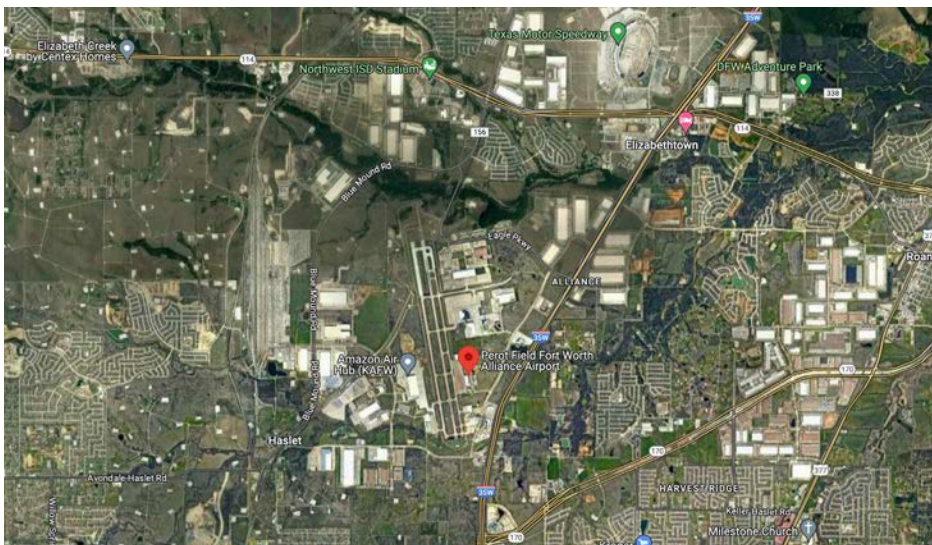


community and the Alliance Town Center retail hub, plus other Hillwood recreational, retail and residential projects. It's also home to one of the largest intermodal facilities of class I freight railroad BNSF — this one spans more than 15 million square feet — while the AllianceTexas Mobility Innovation 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.



TREEHOUSE-INSPIRED COMMUNITY WITH 2,500 HOMES PLANNED NEAR FORT WORTH'S ALLIANCE AREA

THE PEROT FAMILY'S HILLWOOD COMMUNITIES WANTS TO TAP INTO NATURE WITH ITS LATEST 800-ACRE PROJECT.

The Dallas Morning News



Hillwood Communities, the Dallas-based development company founded by local real estate mogul Ross Perot Jr., broke ground last week on an 800-acre community called Treeline just west of Justin, the company said Wednesday.

Treeline is planned to eventually have 2,500 single-family homes, along with an elementary school, parks, amenities and commercial space. It is in the Northwest Independent School District.

Fred Balda, president of Hillwood Communities, said the company has owned parts of the property south of FM407 near State Highway 114 since the 1980s, around the same time the company started building master-planned communities in the area.

Hillwood's first master-planned community, Park Glen, was built in North Fort Worth in the late '80s with 3,000 homes.

Since then, Hillwood properties line up and down the corridor. Its Pecan Square and Harvest communities in that area ranked among the top-selling master-planned communities in the nation in the first half of 2023, according to RCLCO Real Estate Consulting. At 2,500 homes, Treeline will be a bit smaller than some of the company's other communities in the area that have 3,000 or 4,000 homes.

"It took nearly no time to fill up our list of builders," Balda said. "There's just more demand than supply, and I should say, more demand for quality, good neighborhoods. Treeline will be an extension of what we've done in that corridor."

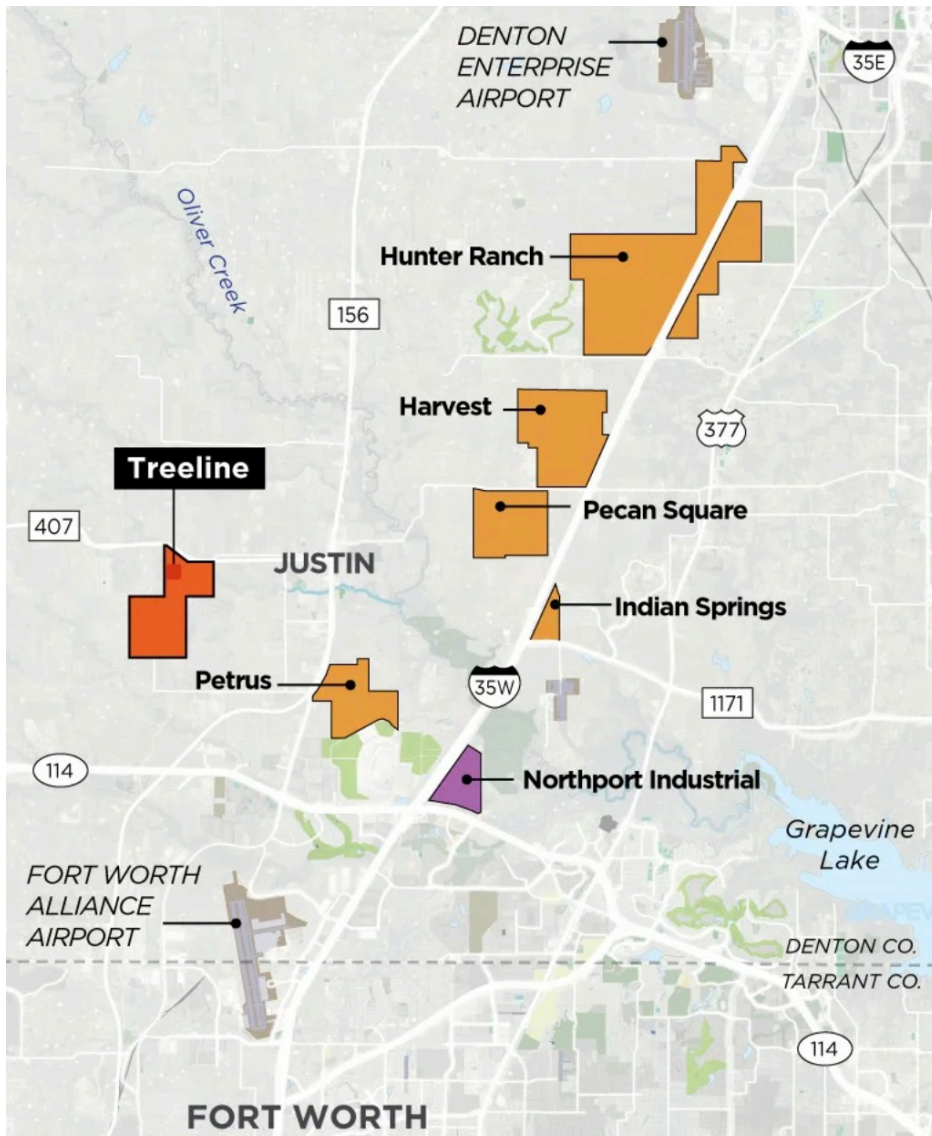


A prominent local real estate developer is expanding its presence near Fort Worth's Alliance area with thousands more rooftops.

TREEHOUSE-INSPIRED COMMUNITY WITH 2,500 HOMES PLANNED NEAR FORT WORTH'S ALLIANCE AREA

THE PEROT FAMILY'S HILLWOOD COMMUNITIES WANTS TO TAP INTO NATURE WITH ITS LATEST 800-ACRE PROJECT.

The Dallas Morning News



The first phase of construction is underway and homes will be available for sale in mid-2025, Hillwood said.

American Legend Homes, Beazer Homes, David Weekley Homes, D.R. Horton, Highland Homes, HistoryMaker Homes, Pulte Homes and Tri Pointe Homes are lined up to build more than 700 homes on 40-, 45- and 50-foot-wide lots in the first phase.

Balda said he thinks the homes will range from just under \$400,000 to the mid-\$500,000s.

Plans for the first phase's amenities include an indoor event space, an event lawn, an amphitheater lawn, pickleball courts, a food truck lane, a resort-style pool and an adventure park.

Hillwood is aiming for a "treehouse-inspired" theme based on the surrounding mature oak trees and a flowing creek. The design process is still ongoing, but Hillwood plans to include themed treehouses, such as a "library treehouse" and a "cloud spotting and stargazing treehouse."

"You've got this tremendous swath of trees," Balda said. "When you cross this beautiful bridge, you're really coming into a forest. Mother Nature is really nice to us here, and so we want to preserve as much of that as possible, and therefore carry that theme throughout the community where we can."

2,500-HOME COMMUNITY COMING IN NORTH FORT WORTH

DALLAS MORNING NEWS

The Dallas Morning News



Plano-based developer and builder Green Brick Partners has teamed up with Arizona-based Taylor Morrison Homes to plan a more than 2,500-home community in north Fort Worth.

Green Brick and Taylor Morrison have bought almost 900 acres near U.S. Highway 287 near the Sendera Ranch community. The two firms plan to break ground in early 2021 on a new residential community named Madero.

"We are thrilled to continue expanding our presence in Fort Worth, and to provide homebuyers a fantastic opportunity to live in such close proximity to attractive amenities, including Eagle Mountain Lake, while maintaining easy access to major employment centers in Fort Worth," Jed Dolson, chief operating officer of Green Brick Partners, said in a statement. "In addition to its ideal location, Madero will feature a wealth of amenities, which we are certain will set us apart from the competition."

Along with home sites, the Madero project will include two amenity centers with resort-style pools, parks, walking trails and green spaces. There's also land for a neighborhood retail area.

Green Brick Partners plans to build 1,250 homes with its Trophy Signature Homes brand.

The houses will range in size from 1,500 to 3,500 square feet and will start in price in the high \$200,000s.

Taylor Morrison plans to build 1,250 single-family homes ranging in size from 1,400 to 3,000 square feet. Those houses will also start in the high \$200,000s.

"North Fort Worth is one of the fastest-growing areas of D-FW," Keith Hurand, Taylor Morrison's local division president, said in a statement. "The trend of spending more time at home will not go away anytime soon, and homebuyers are seeking master-planned communities like Madero with quality amenities in their neighborhood."

"Taylor Morrison will be offering designs inspired by our homeowners with options such as offices to work from home, flex space for home gym or ideal spaces for virtual learning to maximize how they enjoy their living space."

Taylor Morrison in North Texas also builds under the Darling Homes brand.

Homebuilders and developers have been scrambling to get new projects started in North Texas to meet growing demand for houses.

Record low mortgage rates have caused a surge in homebuying in spite of the pandemic.

During the second quarter, new home starts in the D-FW area rose almost 18% from a year earlier.

NWC - SENDERA RANCH BLVD. & RANCHO CANYON WAY

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.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
SAM JOHNS	791943	SJOHNS@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
ELLIOTT NEWSOM	790752	ENEWSOM@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Sam Johns	791943	sjohns@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone
Elliott Newsom	790752	enewsom@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date