

SWC & SEC - TX 114 & GRABEN RD.

FORT WORTH, TX | WISE COUNTY | NORTHWEST I.S.D
MIXED-USE LAND FOR SALE

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PROPERTY INFORMATION



SIZE:
±120 Gross AC
± 83 Net AC



TRAFFIC COUNTS:
TX 114: 21,436 VPD



ZONING:
Fort Worth ETJ
Development Agreement
D-Multifamily
G-Commercial

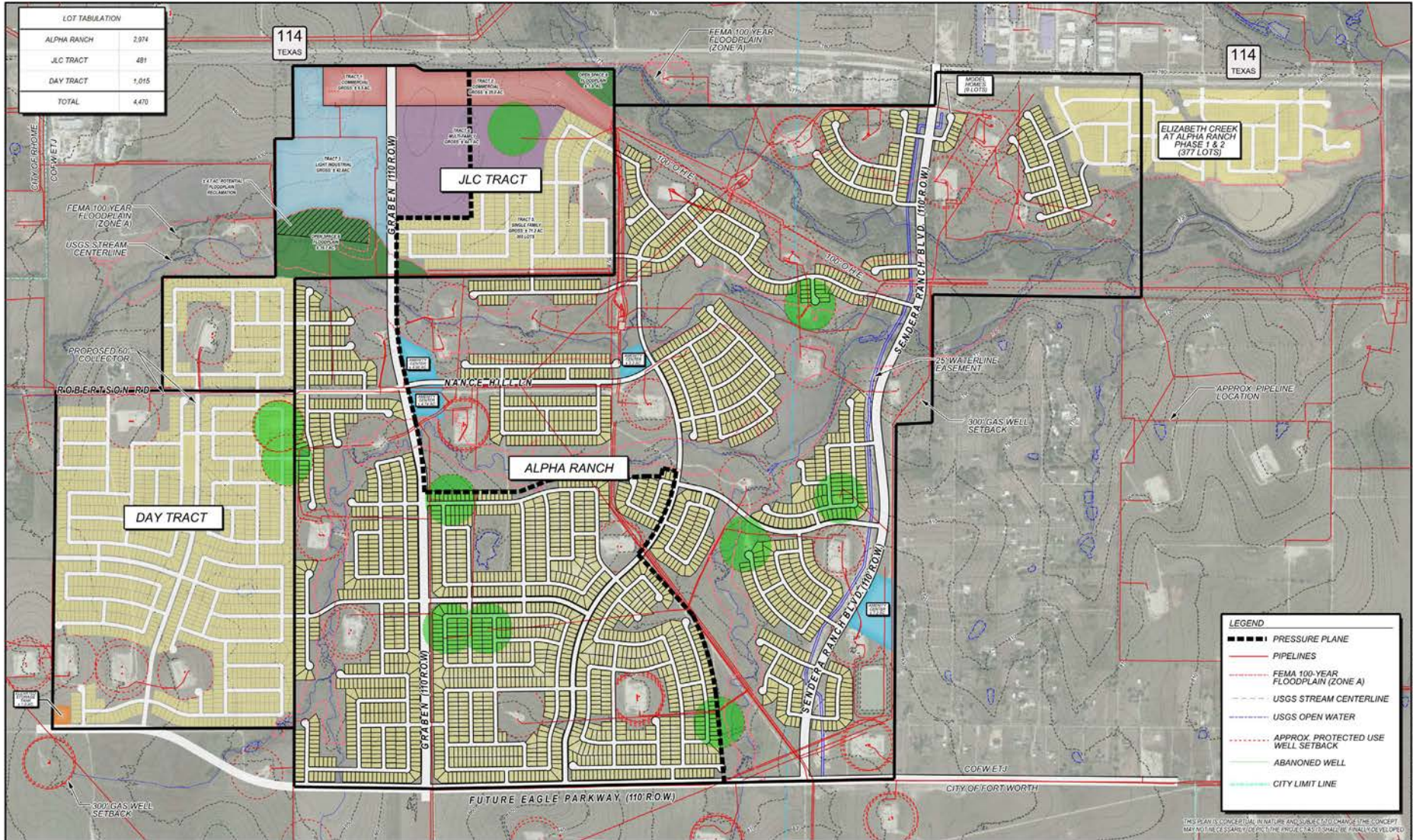


UTILITIES:
Developer Bringing to Site

DEMOGRAPHICS

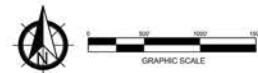
| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|-----------|-----------|-----------|
| 2023 Population | 1,208 | 4,905 | 34,723 |
| % Proj Growth 2023-2028 | 10.64% | 13.34% | 8.51% |
| 2023 Average HH Income | \$114,909 | \$123,073 | \$144,195 |
| 2023 Median HH Income | \$83,156 | \$97,130 | \$112,844 |

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



ALPHA RANCH / JLC / DAY TRACTS

± 1,825 GROSS ACRES | 4,470 LOTS @ 50' X 120' TYP. | CITY OF FORT WORTH ETJ | DENTON & WISE COUNTY | NOVEMBER 2023



| |
|-------|
| 2,974 |
| 481 |
| 1,015 |
| 4,470 |

114
TEXAS

FEMA 100 YEAR
FLOODPLAIN
(ZONE 'A')

TRACT 1:
COMMERCIAL
GROSS: ± 6.5 AC.

TRACT 2:
COMMERCIAL
GROSS: ± 25.0 AC.

OPEN SPACE &
FLOODPLAIN
± 1.9 AC.

TRACT 4:
MULTI-FAMILY
GROSS: ± 44.1 AC.

TRACT 3:
LIGHT INDUSTRIAL
GROSS: ± 42.8 AC.

JLC TRACT

TRACT 5:
SINGLE FAMILY
GROSS: ± 71.2 AC.
303 LOTS

± 4.7 AC. POTENTIAL
FLOODPLAIN
RECLAMATION

OPEN SPACE &
FLOODPLAIN
± 16.7 AC.

GRABEN (110 R.O.W)

100' O.H.E.

AMENITY CENTER
± 4.98 AC.

AMENITY CENTER
± 4.74 AC.

AMENITY CENTER
± 2.2 AC.

NANCE HILL LN

ALPHA RANCH

DAY TRACT

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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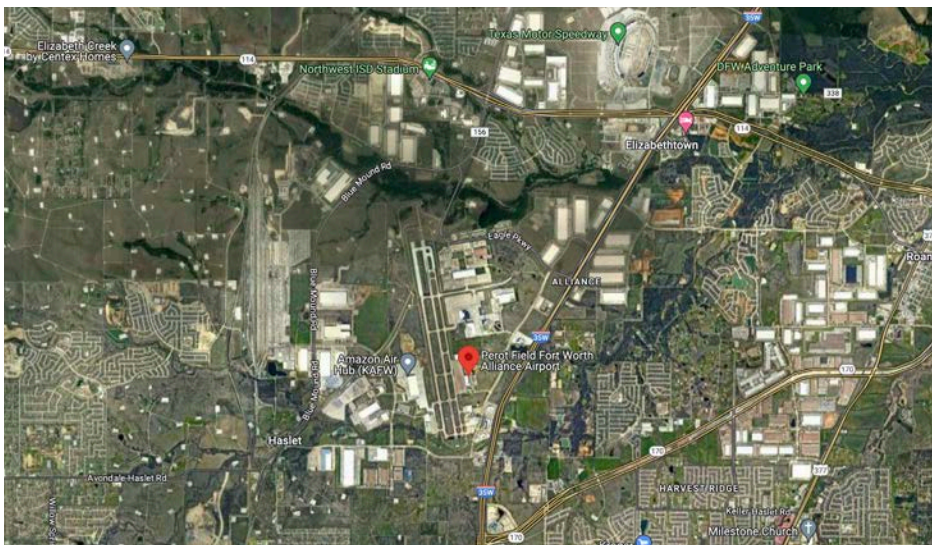


community and the Alliance Town Center retail hub, plus other Hillwood recreational, retail and residential projects. It's also home to one of the largest intermodal facilities of class I freight railroad BNSF — this one spans more than 15 million square feet — while the AllianceTexas Mobility Innovation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



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."

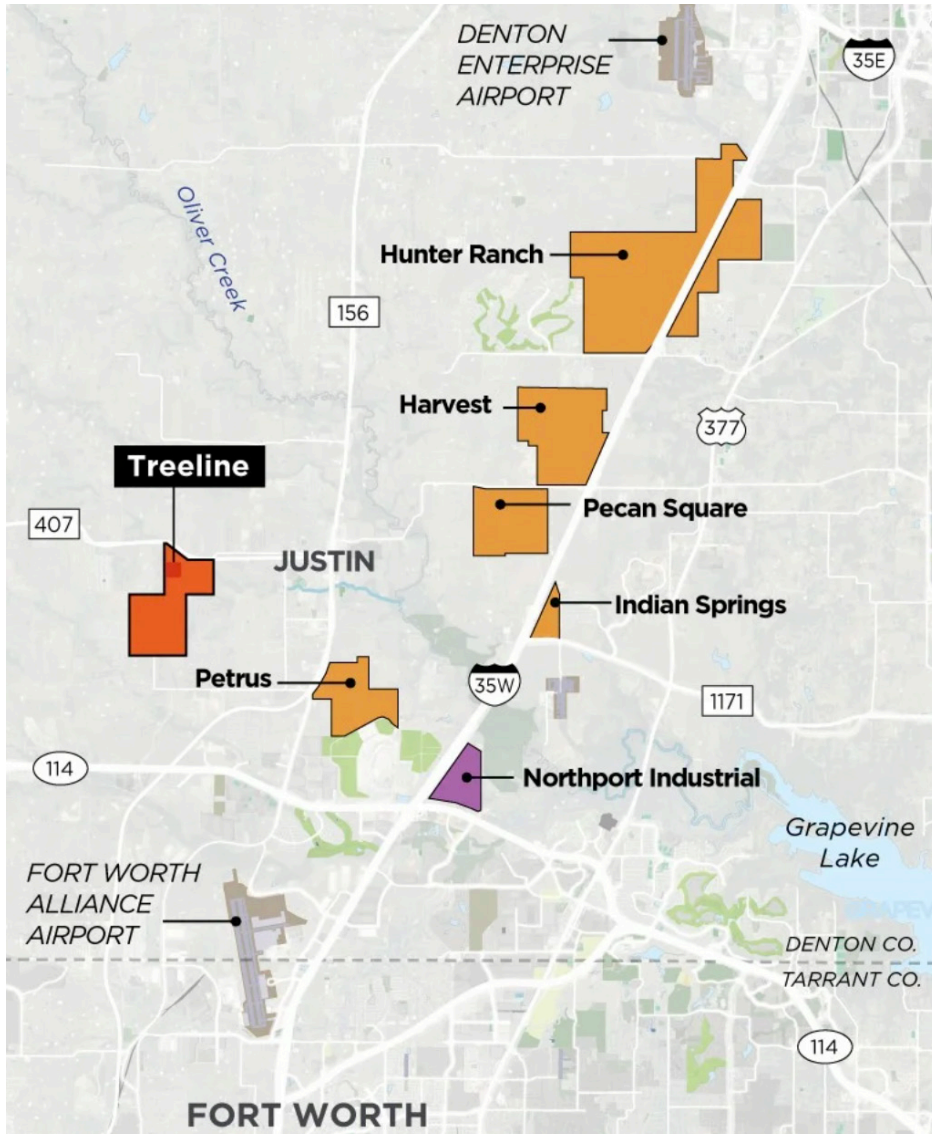


A prominent local real estate developer is expanding its presence near Fort Worth's Alliance area with thousands more rooftops.

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."

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.

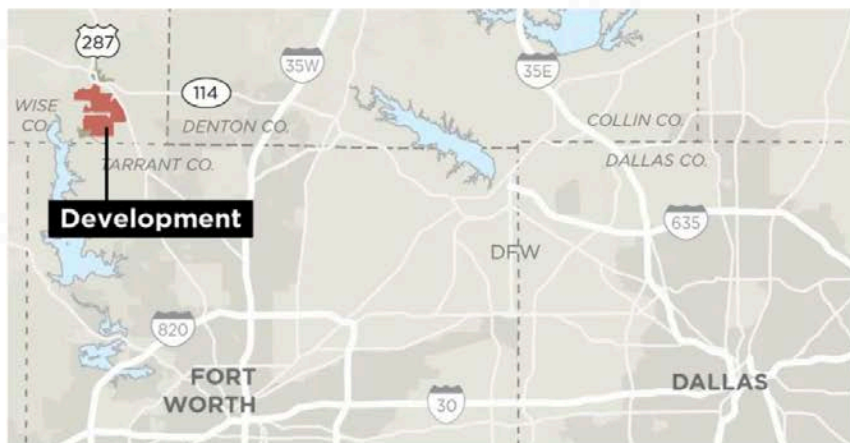
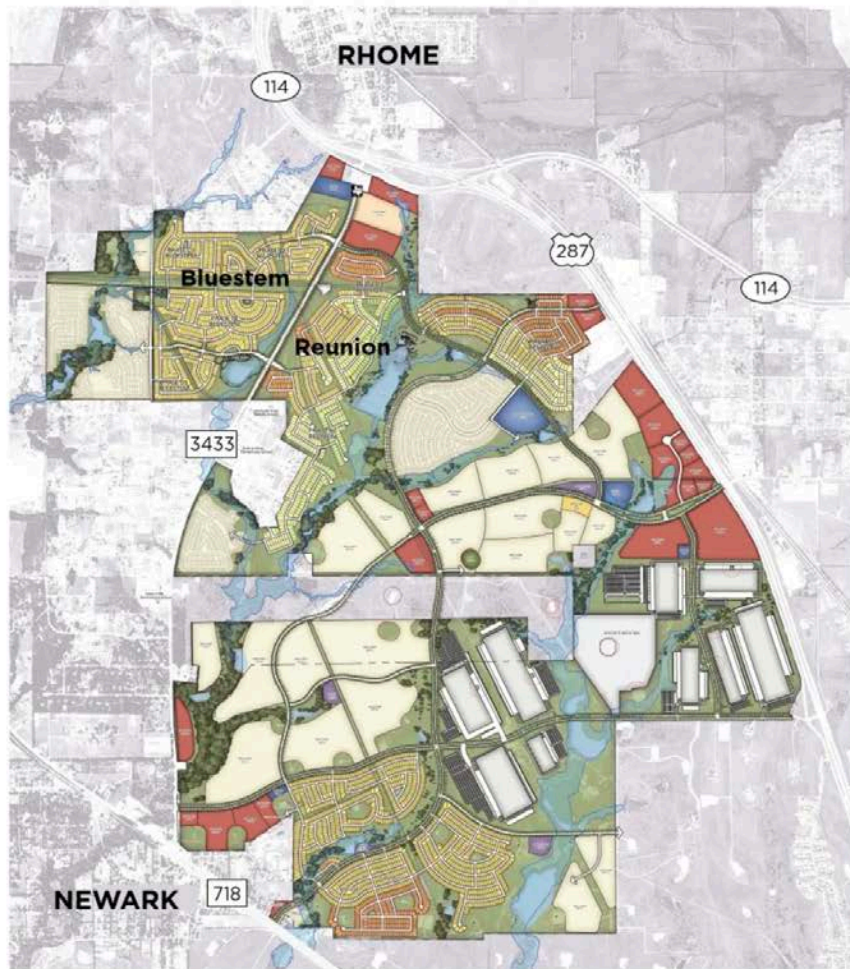
The Reunion site is about 25 miles northwest of downtown Fort Worth and 13 miles west of Perot Field Fort Worth Alliance Airport.

"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, 2024

2,500-PLUS HOME MADERO DEVELOPMENT TO ADD 'VALUE-ORIENTED' HOUSING IN FORT WORTH

DALLAS
BUSINESS JOURNAL



Plano-based residential developer and builder Green Brick Partners is partnering with an Arizona-based homebuilder on a more than 2,500-home project north of Sendera Ranch in Fort Worth.

Green Brick (Nasdaq: GRBK) and Scottsdale-based Taylor Morrison (NYSE: TMHC) have closed on the purchase of nearly 900 acres near U.S. Highway 287 for the development, the companies announced.

Development of the community, called Madero, is projected to start in the first quarter of 2021 and will include 50-, 60-, and 77-foot wide homesites in multiple phases. Construction of the homes is slated to begin by early 2022.

At full buildout, Madero will have more than 2,500 "value-oriented" homes, according to a news release from the companies.

The development plan includes two amenity centers with resort-style pools, expansive green spaces with walking trails, parks and a neighborhood retail area.

The homes will be in Fort Worth's Northwest Independent School District and are less than a 30-minute commute from downtown Fort Worth.

Green Brick Partners will sell about 1,250 homes through its Trophy Signature Homes brand. Homes will range from 1,500 to 3,500 square feet and have three or four bedrooms and two or three bathrooms with prices starting from the high \$200,000s.

As part of the Trophy Signature Homes package, all upgrades, including engineered wood floors, Smart Home automation packages and horizontal modern fireplaces, will come standard with each home, said Jed Dolson, chief operating officer for Green Brick Partners.

"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," Dolson said.

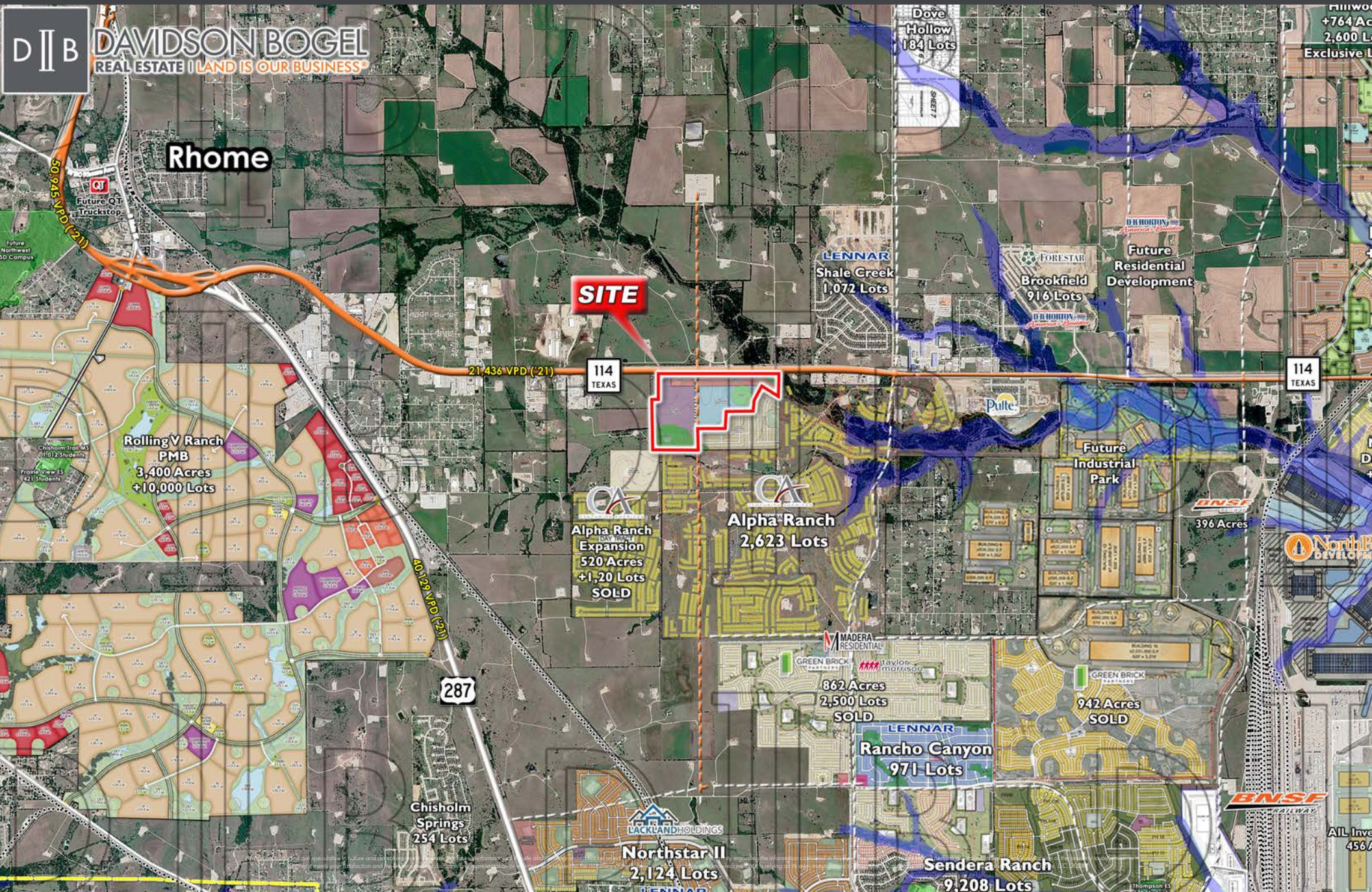
Taylor Morrison plans to build 1,250 single-family homes in the community, offering buyers 12 one- and two-story floorplans to choose from ranging in size from 1,400 to 3,000 square feet. The homes will have three or four bedrooms and two or three bathrooms. Pricing for those houses is also expected to start in the high \$200s, said Keith Hurand, Taylor Morrison's division president for DFW.

Taylor Morrison will offer designs inspired by its homeowners with options such as offices to work from home, flex space for home gyms or spaces that facilitate virtual learning, Hurand said.

"North Fort Worth is one of the fastest growing areas of DFW," he said. "The trend of spending more time at home will not go away any time soon, and homebuyers are seeking master-planned communities like Madero with quality amenities in their neighborhood."

TX 114 & GRABEN RD.

WIDE AERIAL



TX-114 & GRABEN 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.

| | | | |
|--|----------------|----------------------------|---------------------|
| 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 |
| DAVID DAVIDSON, JR. | 593731 | DDAVIDSON@DB2RE.COM | 214-526-3626 |
| LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE | LICENSE NO. | EMAIL | PHONE |
| CHRISTOPHER RYAN TURNER | 672133 | RTURNER@DB2RE.COM | 214-526-3626 |
| SALES AGENT/ASSOCIATE'S NAME | LICENSE NO. | EMAIL | PHONE |
| COLLINS MEIER | 714822 | CMEIER@DB2RE.COM | 214-526-3626 |
| SALES AGENT/ASSOCIATE'S NAME | LICENSE NO. | EMAIL | PHONE |



Information About Brokerage Services

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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.

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|---|-------------|---------------------|--------------|
| 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 |
| David Davidson, JR. | 593731 | ddavidson@db2re.com | 214-526-3626 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Christopher Ryan Turner | 672133 | rturner@db2re.com | 214-526-3626 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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| Designated Broker of Firm | License No. | Email | Phone |
| Collins Meier | 714822 | cmeier@db2re.com | 214-526-3626 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| N/A | N/A | N/A | N/A |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date