



NWQ - SASSAFRAS ST. & BAILEY BOSWELL RD.
SAGINAW, TX | PAD SITES AVAILABLE

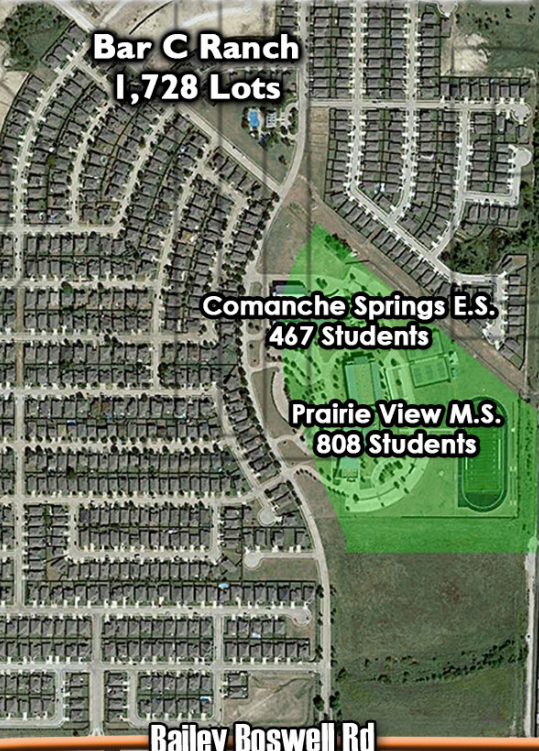
HILLWOOD COMMUNITIES
A PEROT COMPANY™

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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



PROPERTY INFORMATION



SIZE:
± 8.08 AC



TRAFFIC COUNTS:
Bailey Boswell Rd.: 12,634 VPD
F.M. 156: 17,225 VPD



ZONING:
Community Commercial

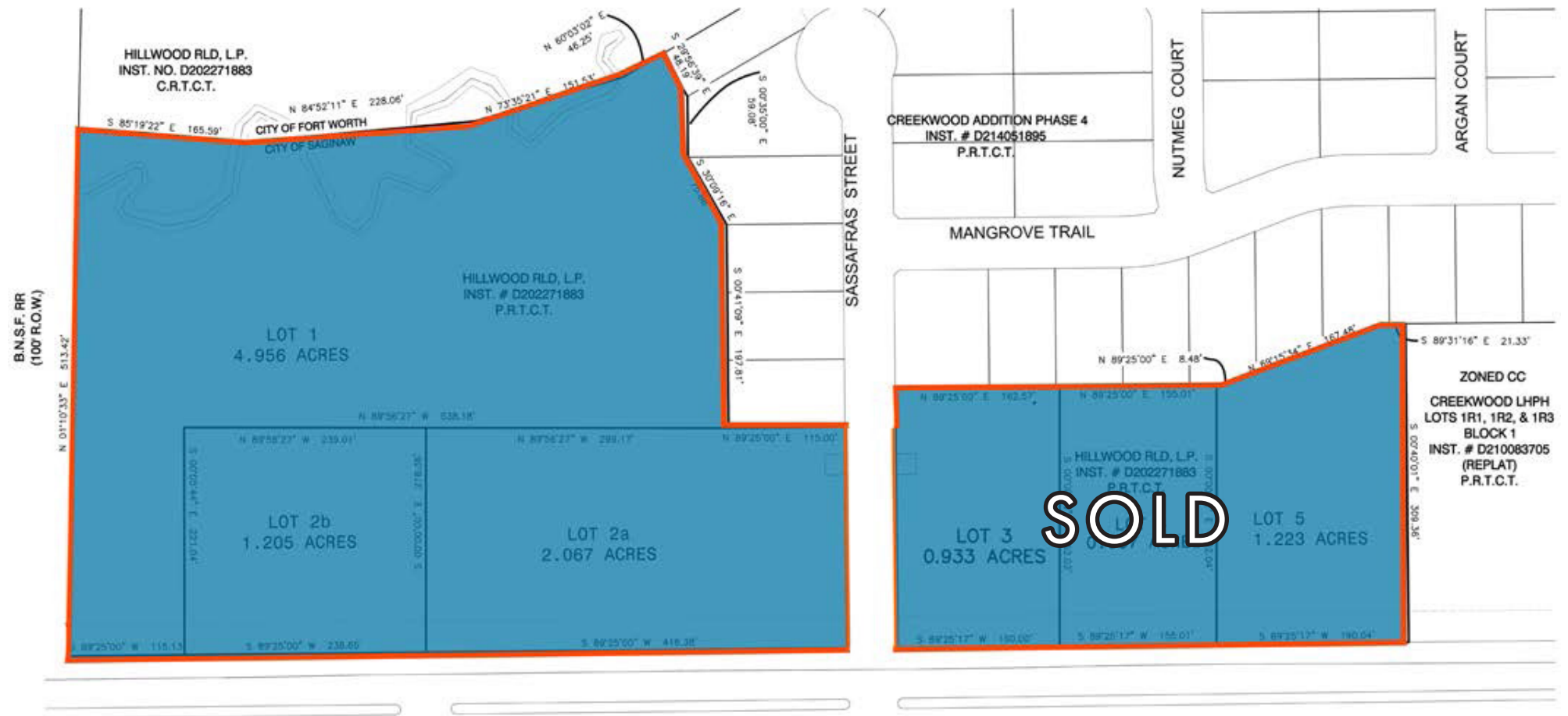


UTILITIES:
Available on Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	10,312	98,054	230,792
% Proj Growth 2023-2028	1.33%	1.31%	3.0%
2023 Average HH Income	\$120,612	\$110,423	\$114,509
2023 Median HH Income	\$105,163	\$91,622	\$92,219

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 Davidson & Bogel Real Estate, LLC © 2024



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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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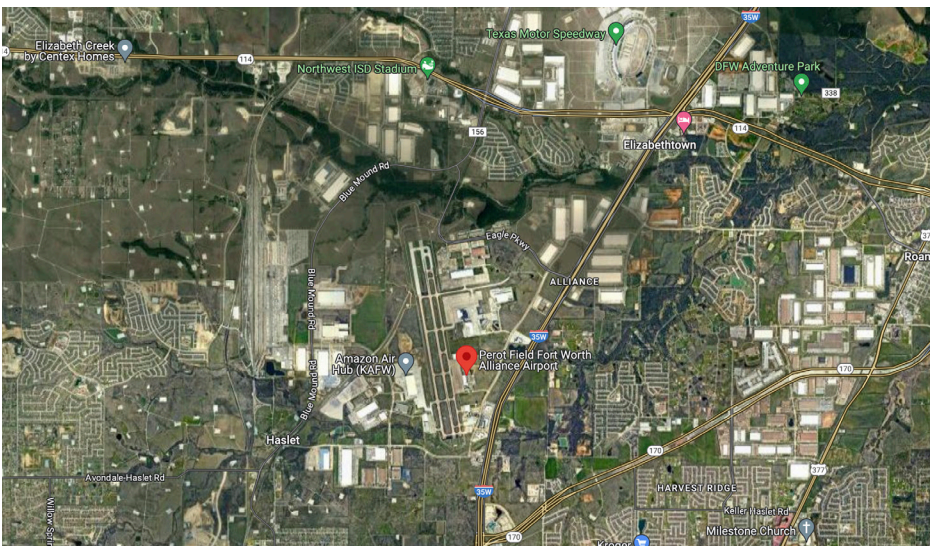


community and the Alliance Town Center retail hub, plus other Hillwood recreational, retail and residential projects. It's also home to one of the largest intermodal facilities of class I freight railroad BNSF — this one spans more than 15 million square feet — while the AllianceTexas Mobility Innovation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



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.

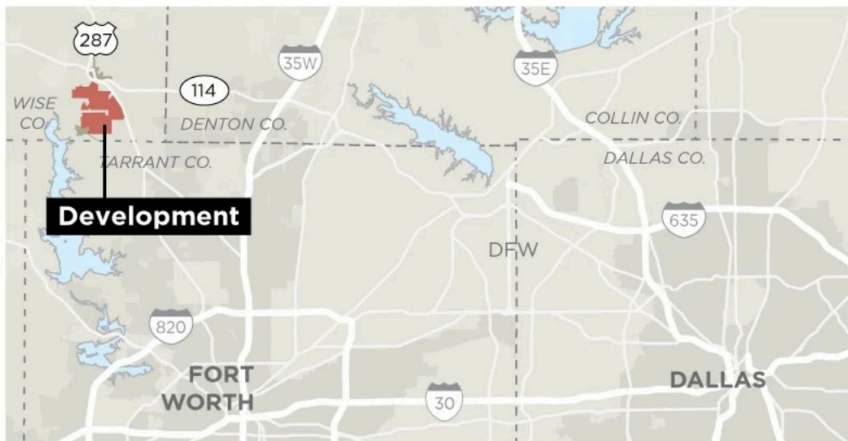
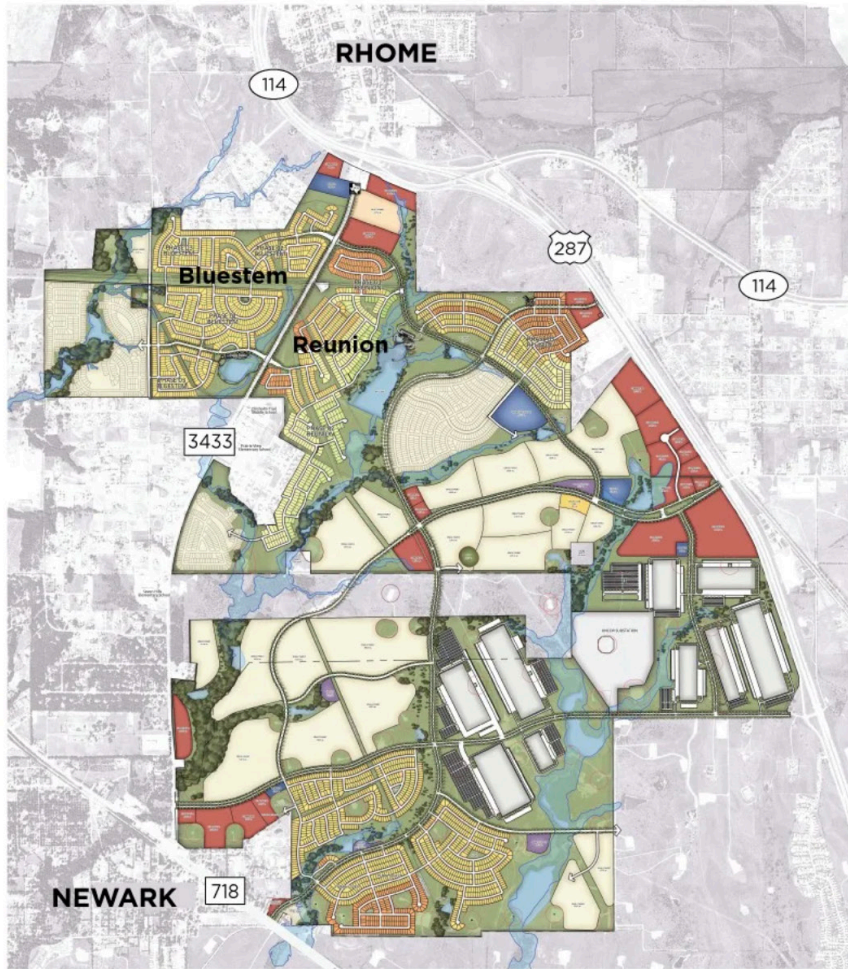
The Reunion site is about 25 miles northwest of downtown Fort Worth and 13 miles west of Perot Field Fort Worth Alliance Airport.

"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.

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SASSAFRAS ST. & BAILEY BOSWELL RD.

WIDE AERIAL

D I B DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS®

SITE (12,634 VPD (-19))

SOLD (272 Unit Apartment Community)

SOLD (156 Expansion Future 4-lane divided roadway Construction begins 2021)

2022 Bond Election Funds pending approval during May election

Neighborhood	Acres/Lots	Students
Eagle View	860 Acres	3,500 Lots
Chapel Hill	975 Lots	
North Fork Estates	199 Lots	
Glen Mills Village	268 Lots	
Waters Bend	918 Lots	
Liberty Crossing	1,696 Lots	
Fossil Park	352 Lots	
Trails of Fossil Creek	1,043 Lots	
Quail Grove	286 Lots	
Ridgeview Farms	774 Lots	
Reata	551 Lots	
Bar C Ranch	1,728 Lots	
City Park	250 Acres	
Chisholm Ridge	1,197 Lots	626 Students
Ojala Partners Build to Rent		
Granze Madden	397 Acres	
Comanche Springs E.S.	467 Students	
Prairie View M.S.	808 Students	
Chisholm Ridge South		
West Fork Ranch	1,519 Lots	385 Students
Boswell Ranch Estates	433 Lots	1,856 Students
Twin Mills	958 Lots	
Lake Pointe E.S.	648 Students	
LakePointe/Parks at Boat Club	1,293 Lots	
Innisbrook Place	371 Lots	
Boswell Meadows		
Wayside M.S.	813 Students	
Bryson E.S.	617 Students	
Saginaw Industrial Park		
Commons at Willow Creek	210 Lots	
Parks	137 Lots	
Saginaw Springs	161 Lots	
Willowstone Estates	241 Lots	
Heather Ridge Estates	722 Lots	
Saginaw H.S.	1,980 Students	
Baswood Crossing	345 Lots	
High Country E.S.	1,848 Students	
Highland M.S.	848 Students	
Lasater Ranch	321 Lots	
Santa Fe Enclave	311 Lots	
Chisholm Ridge	1,197 Lots	
Chisholm Ridge South		
2022 Bond Election Funds pending approval during May election		
156 Expansion Future 4-lane divided roadway Construction begins 2021		
SOLD 272 Unit Apartment Community		
Santa Fe Trails	530 Lots	
Cherry Creek	250 Acres	
Elkins E.S.	571 Students	
Cheyenne Northern Ridge Hills	254 Lots	
Trails of Marine Creek	431 Lots	
Marine Creek Hills	1,308 Lots	
Highland Meadows	299 Lots	
Cromwell Marine Creek Rd		
Parkview Hills	1,006 Lots	
Creekview M.S.	750 Students	
The Dominion	316 Lots	
Willow Creek E.S.	678 Students	
Whisperwood Estates	261 Lots	
Willow Vista Estates	410 Lots	
Amber Meadows	212 Lots	
Willow Creek	292 Lots	
McLeroy Blvd		
Saginaw E.S.	448 Students	
Willow Creek	292 Lots	
McLeroy Blvd		
Park West	2011 Lots	
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McLeroy Blvd		
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CVS, H-E-B, Kroger, Walmart, Albertsons, ALDI, Target, Costco, WinCo Foods, Ross, Home Depot, Lowe's, Transwestern Cowtown Business Park, BNSF Railway Headquarters, Western Center Blvd, Avana Pointe, Skyview V, The Landin Cross Cre, 157 Unit (Under Constr)

2022 Bond Election Funds pending approval during May election

156 Expansion Future 4-lane divided roadway Construction begins 2021

SOLD 272 Unit Apartment Community

12,634 VPD (-19)

780 Lots (CREEKWOOD)

1,848 Students (High Country E.S.)

848 Students (Highland M.S.)

345 Lots (Baswood Crossing)

722 Lots (Heather Ridge Estates)

1,980 Students (Saginaw H.S.)

321 Lots (Lasater Ranch)

311 Lots (Santa Fe Enclave)

530 Lots (Santa Fe Trails)

1,519 Lots (West Fork Ranch)

385 Students (Sunset Valley E.S.)

1,197 Lots (Chisholm Ridge)

626 Students (Chisholm Ridge E.S.)

1,696 Lots (Liberty Crossing)

918 Lots (Waters Bend)

1,043 Lots (Trails of Fossil Creek)

352 Lots (Fossil Park)

286 Lots (Quail Grove)

774 Lots (Ridgeview Farms)

551 Lots (Reata)

1,728 Lots (Bar C Ranch)

250 Acres (City Park)

397 Acres (Granze Madden)

467 Students (Comanche Springs E.S.)

808 Students (Prairie View M.S.)

1,293 Lots (LakePointe/Parks at Boat Club)

648 Students (Lake Pointe E.S.)

1,856 Students (Boswell Ranch Estates)

433 Lots (Boswell Ranch Estates)

371 Lots (Innisbrook Place)

SASSAFRAS ST. & BAILEY BOSWELL 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
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	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
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