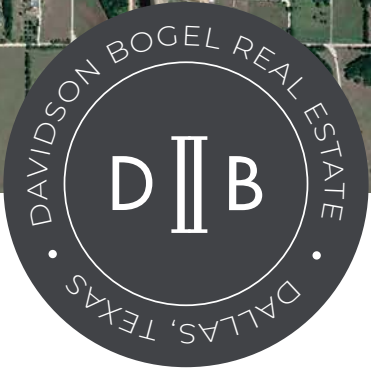


21,436 VPD ('21)

114  
TEXAS

114  
TEXAS

**SITE**



Alpha Ranch  
Expansion  
520 Acres



# SWC & SEC - TX 114 & GRABEN RD.

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

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

**COLLINS MEIER**  
CMeier@db2re.com  
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**DAVID DAVIDSON, JR.**  
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## PROPERTY INFORMATION



SIZE:

±120 Gross AC

± 83 Net AC



TRAFFIC COUNTS:

TX 114: 21,436 VPD



ZONING:

Fort Worth ETJ

Proposed Mixed-Use Zoning



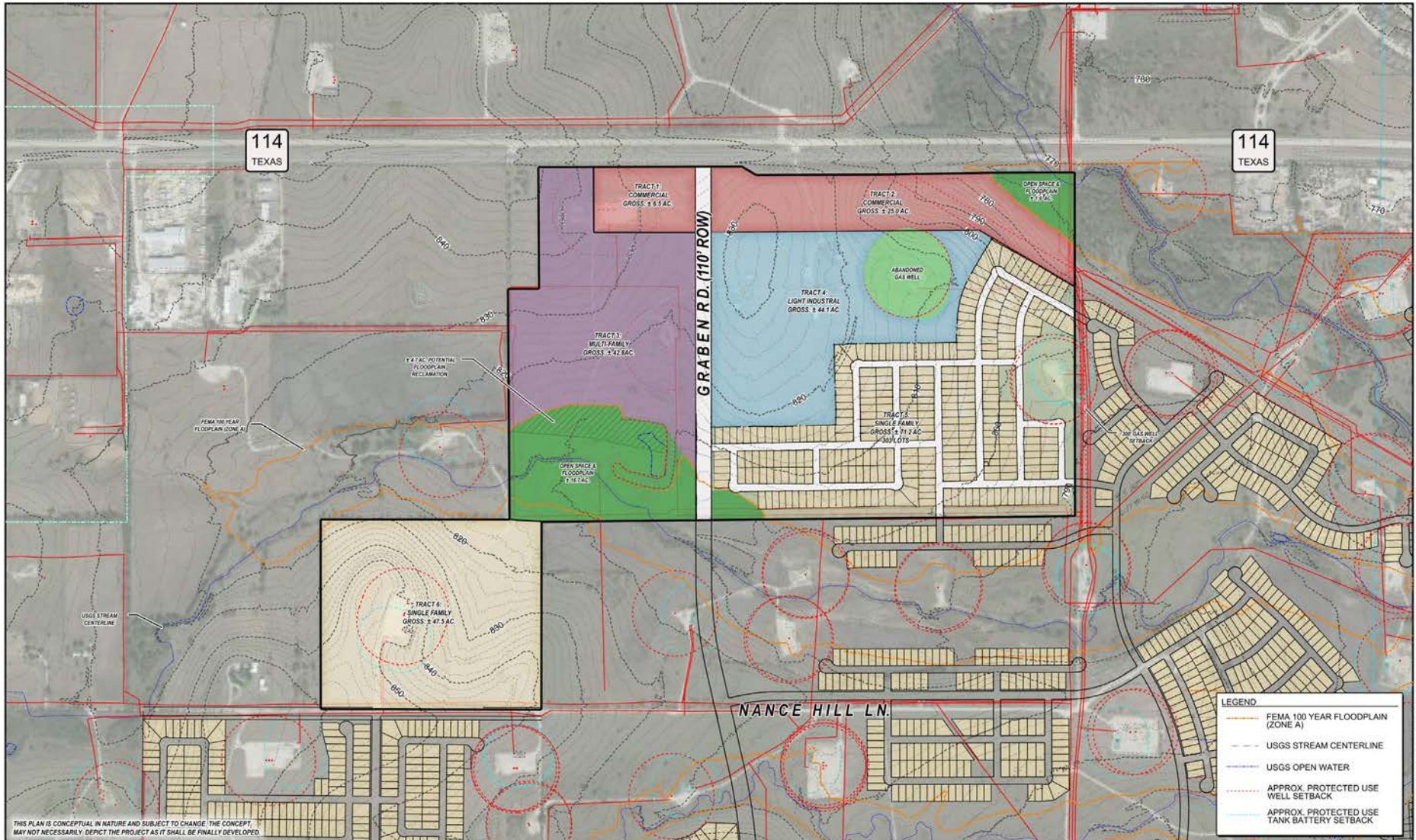
UTILITIES:

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

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THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE CONCEPT MAY NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL BE FINALLY DEVELOPED.

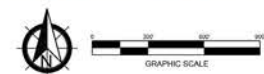
**LEGEND**

- FEMA 100 YEAR FLOODPLAIN (ZONE A)
- USGS STREAM CENTERLINE
- USGS OPEN WATER
- APPROX. PROTECTED USE WELL SETBACK
- APPROX. PROTECTED USE TANK BATTERY SETBACK



# JLC TRACT

± 267.3 GROSS ACRES | CITY OF FORT WORTH ETJ | WISE COUNTY | JUNE 2022



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# 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.

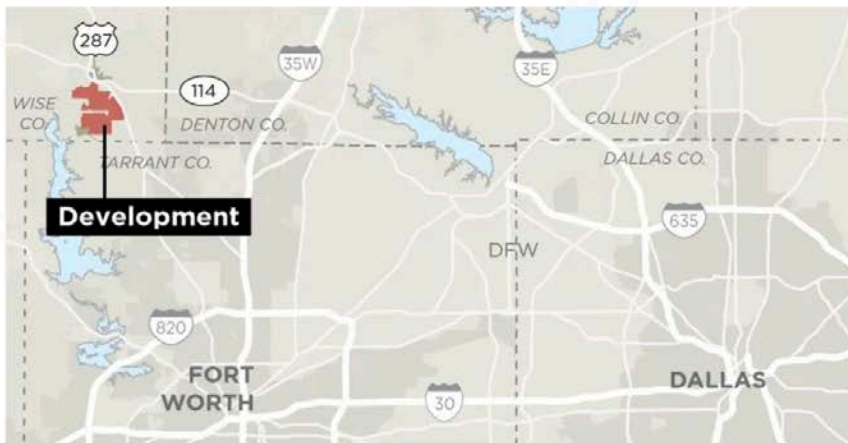
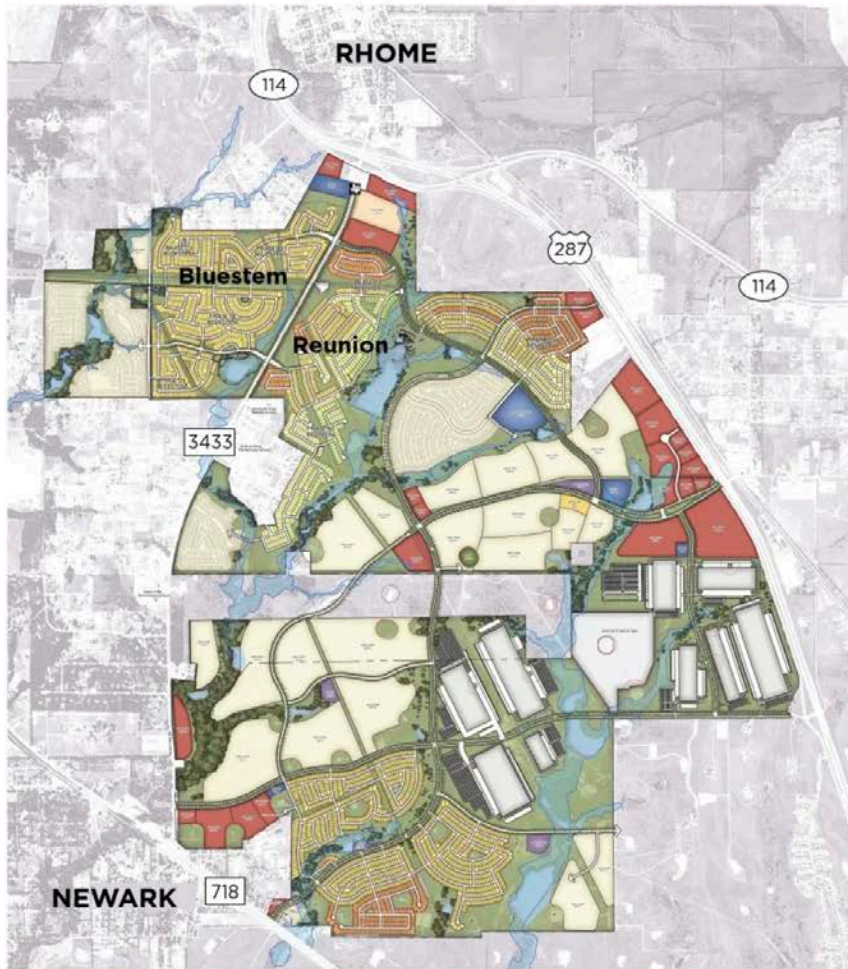
The Reunion site is about 25 miles northwest of downtown Fort Worth and 13 miles west of Perot Field Fort Worth Alliance Airport.

"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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# 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.

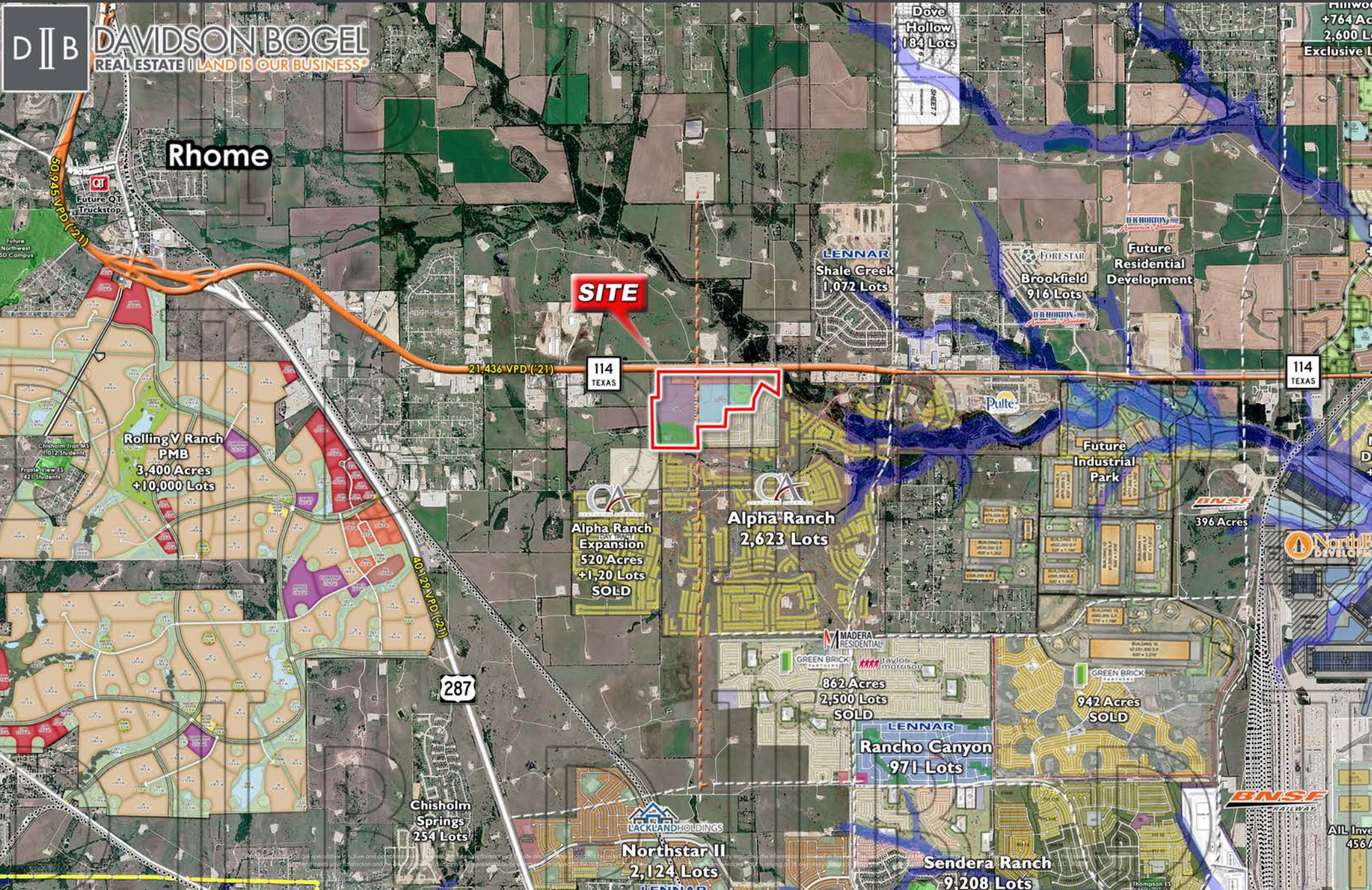
Taylor Morrison plans to build 1,250 single-family homes in the community, offering buyers 12 one- and two-story floorplans to choose from ranging in size from 1,400 to 3,000 square feet. The homes will have three or four bedrooms and two or three bathrooms. Pricing for those houses is also expected 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.

<b>DAVIDSON BOGEL REAL ESTATE, LLC</b>	<b>9004427</b>	<b>INFO@DB2RE.COM</b>	<b>214-526-3626</b>
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<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>DAVID DAVIDSON, JR.</b>	<b>593731</b>	<b>DDAVIDSON@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
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SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
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SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE





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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.

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- 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date