

SWC - F.M. 548 & PECAN LN.

FORNEY, TX | KAUFMAN COUNTY | FORNEY I.S.D | COMMERCIAL LAND FOR SALE

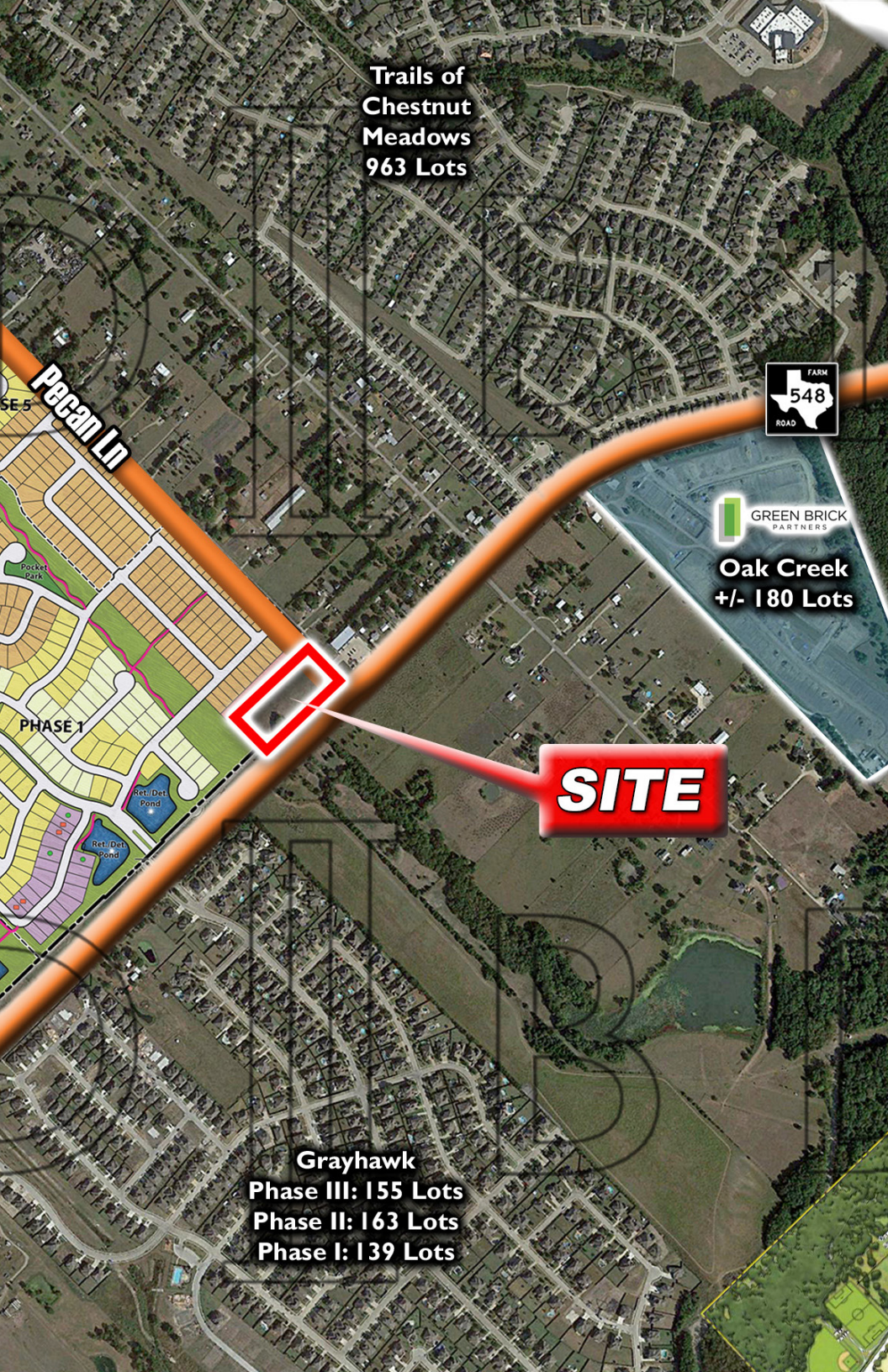
COLLINS MEIER
 CMeier@db2re.com
 214.526.3626 x 114

RYAN TURNER
 RTurner@db2re.com
 214.526.3626 x 105

EDWARD BOGEL
 EBogel@db2re.com
 214.526.3626 x 102

DAVID DAVIDSON, JR.
 DDavidson@db2re.com
 214.526.3626 x 101

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



Trails of Chestnut Meadows
963 Lots

Pecan Ln



Oak Creek
+/- 180 Lots

PHASE 1

SITE

Grayhawk
Phase III: 155 Lots
Phase II: 163 Lots
Phase I: 139 Lots

PROPERTY INFORMATION



SIZE:
± 4.00 AC



TRAFFIC COUNTS:
F.M. 548: 13,031 VPD



ZONING:
PD - Overland Grove
GR Base Zoning

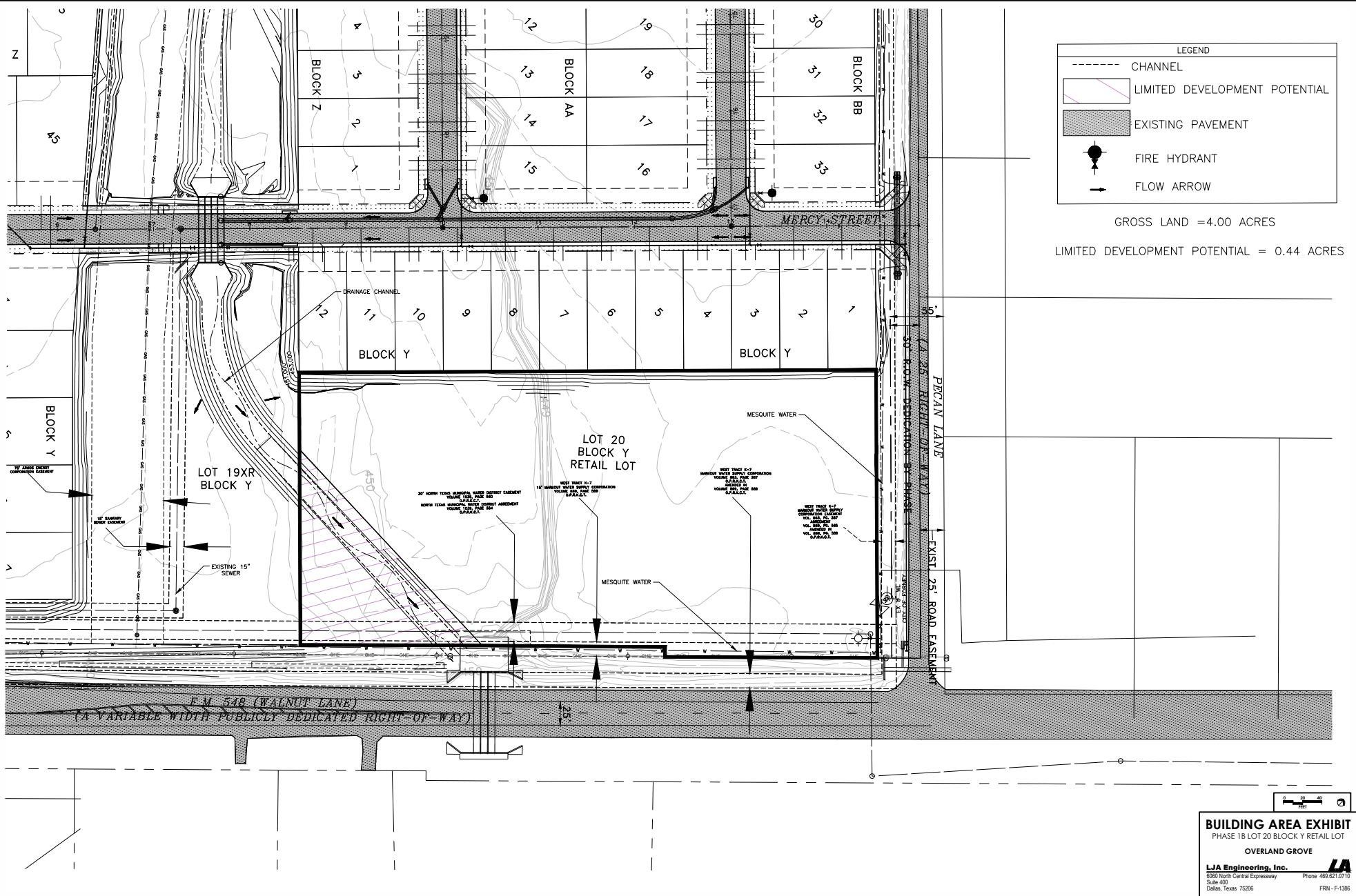


UTILITIES:
Available to Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	4,910	35,142	84,347
% Proj Growth 2023-2028	6.05%	6.77%	4.96%
2023 Average HH Income	\$140,342	\$120,014	\$117,838
2023 Median HH Income	\$120,469	\$103,600	\$100,712

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



LEGEND

- CHANNEL
- LIMITED DEVELOPMENT POTENTIAL
- EXISTING PAVEMENT
- FIRE HYDRANT
- FLOW ARROW

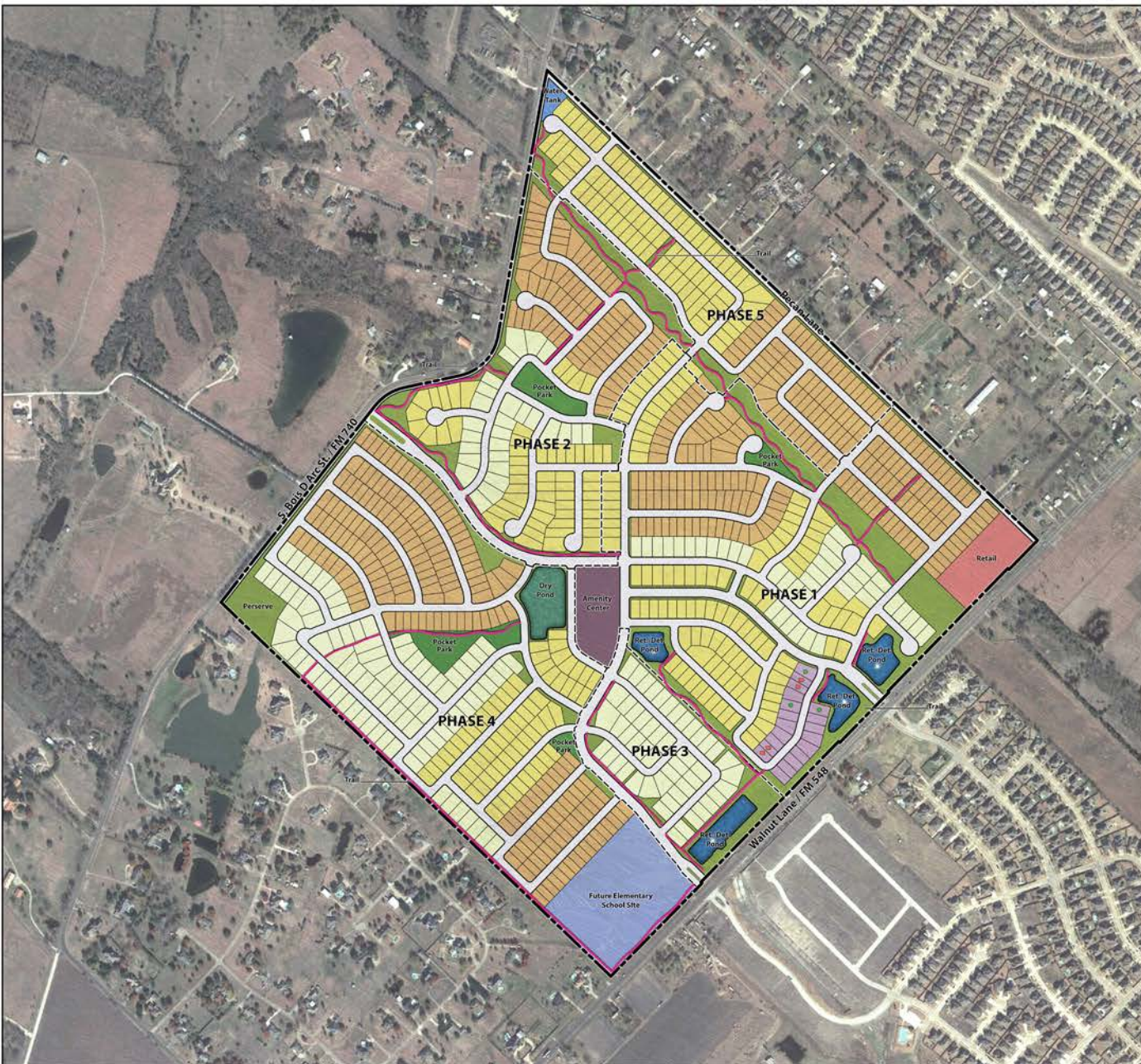
GROSS LAND = 4.00 ACRES
 LIMITED DEVELOPMENT POTENTIAL = 0.44 ACRES

BUILDING AREA EXHIBIT
 PHASE 1B LOT 20 BLOCK Y RETAIL LOT
 OVERLAND GROVE

LJA Engineering, Inc.
 2550 North Central Expressway
 Suite 400
 Dallas, Texas 75206

Phone 469.221.0710
 FRN - F-1386

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



LAND USE SCHEDULE

RESIDENTIAL

	50'X125'	496 LOTS
	60'X125'	323 LOTS
	70'X135'	204 LOTS
	Model Lots	20 LOTS
	50'X125'	
	70'X135'	

TOTAL LOTS +/- 1,043 LOTS

NON-RESIDENTIAL

	Amenity Center	+/- 4.0 ACRES
	Elementary School	+/- 12.0 ACRES
	Retail	+/- 3.9 ACRES
	Parks	+/- 7.0 ACRES
	L.S. Buffer / Open Space	+/- 48.6 ACRES
	Water Quality/ Detention	+/- 3.1 ACRES
	Water Tank Tract	+/- 0.4 ACRES

LEGEND

Trail

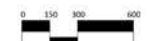
PHASE	Model Lots	LOT TYPES			SUBTOTAL
		A(50'X125')	B(60'X125')	C(70'X135')	
1	20	151	117	39	327
2		78	57	27	162
3				50	50
4		192	66	88	346
5		75	83		158
SUBTOTAL	20	496	323	204	1,043
TOTAL LOTS					1,043

a Concept Plan for
OVERLAND GROVE
Forney, Texas

PLANNER: Thomas Meurer



Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture
2336 South Central Expressway
Suite 300 McAllen, Texas 78501
P 361-628-2164



04.02.2021

Planning & Landscape Architecture

© Copyright 2019 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

BIG COLORADO HOMEBUILDER JUMPS INTO THE HOT NORTH TEXAS HOUSING MARKET WITH FOUR NEW COMMUNITIES

THE DALLAS MORNING NEWS

The Dallas Morning News



A Colorado company that's one of the country's largest homebuilders is expanding into North Texas in a big way.

Century Communities Inc. said it is building its first new single-family home neighborhoods in Southeast Dallas, Forney, Ferris and northwest of Fort Worth. The builder plans to sell houses priced from the low \$200,000s.

The four new communities will open in 2022 with more than 900 new homes.

"We've been waiting for the right time to enter the Dallas-Fort Worth market, so it's a thrill to officially announce our first homes here," Brian Fogarty, Texas regional president for Century Communities, said in a statement. "We're excited to offer buyers the lifestyle, amenities and contemporary design that they're looking for in a new home today."

Century Communities' most affordable North Texas homes will be in the Middlefield Estates subdivision in Dallas south of Interstate 20, where it will build 88 houses priced from the low \$200,000s.

In Forney's Overland Grove subdivision the builder plans to sell more than 700 houses starting in the mid-\$300,000s.

And in the Sperling Place Farms community in Ferris south of Dallas, Century Communities is planning 78 houses prices from the mid-\$200,000s.

The builder also plans to construct 47 houses priced from the mid-\$200,000s northwest of Fort Worth in Springtown.

Century Communities was one of the few top U.S. homebuilders not operating in the Dallas-Fort Worth area.

"We anticipate that they will grow quickly in D-FW and eventually become a top 10 builder," said Ted Wilson, principal with Dallas-based housing analyst Residential Strategies. "They are able to use their financial strength to secure positions in the top D-FW submarkets."

The Colorado-based company builds in 17 states and over 40 markets across the U.S. It sells houses under the Century Communities and Century Complete brands.

In 2020, Century Communities home sales revenue grew to \$3 billion with sales of almost 11,000 homes.

Dallas-Fort Worth has led the country in new home construction in recent years, with starts up by about 40% in 2021.

"It was a natural next step for Century Complete to expand to Dallas-Fort Worth, which boasts a great variety of desirable locations around the metro area that also serve as a perfect fit for our streamlined, affordable and online homebuying model," Century Communities' Greg Huff said in a statement.

WYNNE JACKSON TO COMMENCE CONSTRUCTION ON 1,000-HOME DEVELOPMENT, OVERLAND GROVE, ESTIMATED AT \$300 MILLION

INFORNEY



FORNEY, Texas – The Dallas-based developer, Wynne Jackson, announced the commencement of a \$300-million, 1,000-home development in Forney.

Overland Grove will be developed on a 336-acre tract in between Farm-to-Market (FM) 740, FM 548, and Pecan Lane — across FM 548 from the Grayhawk development.

The City of Forney recently annexed the tract in agreement with terms established in an April 2017 development agreement with Wynne Jackson.

According to Wynne Jackson, Taylor Morrison and CalAtlantic Homes have contracted for all of the lots in the initial phase with home prices anticipated in the \$275K to \$400K range.

“The property is planned for a variety of lot sizes, residential design guidelines, significant open space, miles of pedestrian trails, proposed on-site elementary school, a community garden area, and a resort-style amenity center,” states a release from the developer.

“The project has been named “Overland Grove” as a reflection of appreciation for this area’s history,” states the release. “U.S. Highway 80 was historically known as the “Overland Highway”, and ‘Grove’ because the project will be developed with a suburban “agricultural theme” which will include groves of various species of fruit-bearing trees as well as resident-manned garden plots at the amenity center.”

Wynne Jackson is no stranger to development in the Forney area having commenced the original acquisition and entitlement of the Devonshire, located on FM 548 north of Forney.

The company says it “refocused its efforts in Forney in 2014 because of its location in the path of growth, proximity to major employment centers, the quality of the schools, and the excellent level of services.”

“The appealing location between U.S. Highway 80 and Interstate 20 on FM 548 is one of the key factors that makes this tract ideal for a quality master planned community.”

“We have been active in Forney since the early 2000’s and it has always been a market we believe in. It is a great city to raise a family, with an excellent school system, abundant parks, and an emerging historical downtown district. We are excited to have two of the top homebuilders in the country as the builders in the project. This will be the most sought-after master planned community in Forney thanks to the past 3 years of planning which will deliver a neighborhood rich in quality amenities and thoughtful design,” stated Michael C. Jackson, Vice President and principal of Wynne/Jackson, Inc.

Wynne Jackson is partnering with nation private equity real estate investment group, RAM Real Estate Capital. Construction financing has been provided by Landmark Bank for the first phase of 327 lots which have an anticipated completion date of March 2019.

F.M. 548 & PECAN LN.

WIDE AERIAL



Any projections used are speculative in nature and are not intended to be used as a basis for any investment decision. The information is provided for informational purposes only. You and your agent should perform due diligence to determine the accuracy of the information shown. Davidson Bogel and its agents are not responsible for any errors or omissions in this information. © 2014 Davidson Bogel Real Estate, Inc. All rights reserved.

F.M. 548 & PECAN LN.

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
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
DAVID DAVIDSON, JR.	593731	DDAVIDSON@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
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:
 - 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:

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

Buyer/Tenant/Seller/Landlord Initials

Date