

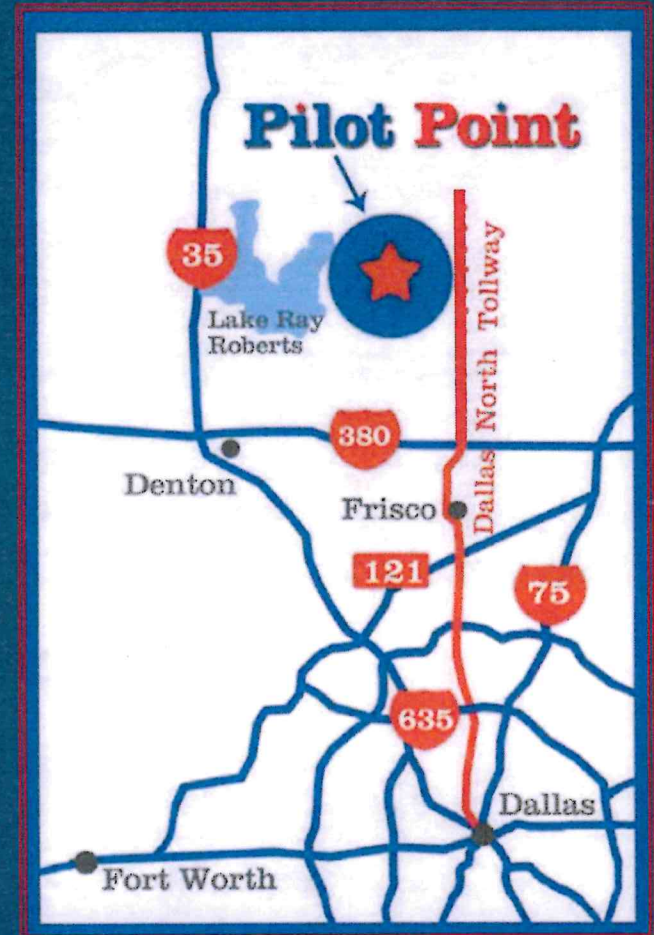
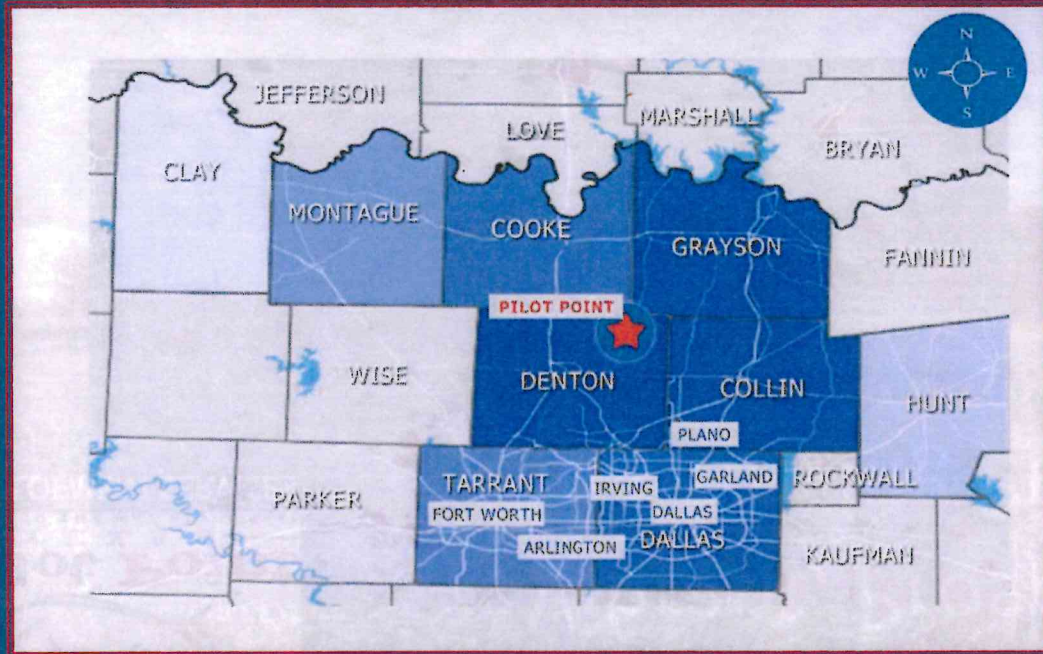


Vibrant, Prosperous, and Growing Pilot Point Subdivision Development Report

May 2024

AK

POINT ME TO PILOT POINT





POINT ME HOME

- Friendly people working together to create a safe, welcoming community.
- A diverse community with excellent educational and artistic opportunities.
- Engaged businesses investing back into the community, building strength and resilience into the economy.
- A community committed to protect our rich traditions and heritage while building on a firm foundation for our compelling future.

ACTIVE SUBDIVISION DEVELOPMENT PROJECTS BY PHASE CURRENT STATUS

Conv. – Conventional
TIRZ – Tax Increment
Reinvestment Zone
PID – Public Improvement
District
MUD – Municipal Utility
District

Phase name	LOTS	Financing	Planning Pre Development	Site Prep.	Civil Construction	Final Walk Through	Final Acceptance	House Construction	Built out
Pilot Point									
PD 001 Yarborough Farms Phase 1A	20	Conv/TIRZ					X		X
PD 001 Yarborough Farms Phase 1B	64	Conv/TIRZ					X	X	
PD 001 Yarbrough Farms Phase 1C	80	Conv/TIRZ					X	X	
PD 001 Yarborough Farms Phase 2A	52	Conv/TIRZ					X	X	
PD 001 Yarbrough Farms Phase 2B	26	Conv/TIRZ					X	X	
PD 001 Yarbrough Farms Phase 2C	15	Conv/TIRZ					X	X	
PD 001 Yarbrough Farms Phase 2D	54	Conv/TIRZ					X	X	
PD 002 Mustang Creek	64	Conv					X		X
Lakeview Estates	47	Conv					X	X	
PD 005 Windrose Phase 1	181	Conv					X	X	
PD 005 Windrose Phase 2	196	Conv			X				
PD 006 The Hills at Pilot Point	33	Conv					X	X	
PD 007 Summit	31	Conv	X						
The Reserve at Pilot Point	91	Conv	X						
PD 010 Mobberly Farms Phase 1	486	PID/TIRZ					X	X	
PD 010 Mobberly Farms Phase 1G	237	PID/TIRZ			X				
PD 010 Mobberly Farms Phase 2	465	PID/TIRZ			X				
PD 011 Creekview Meadows Phase 1 East	360	PID/TIRZ			X				
PD 011 Creekview Meadows Phase 1 West	388	PID/TIRZ			X				
Bryson Ranch Phase 1A	623	PID/TIRZ	A						
Total	3513								Pop. Proj. (2.7 HH size) = 9,485

PROPOSED
SUBDIVISION
DEVELOPMENT
PROJECTS
CURRENT
STATUS

Development Name	Finance Type	Acres	Lots/Units	Lot Type	Development Agreement	Annexation	Zoned	Preliminary Platted	Final Platted
Strittmatter Villas	Conv	17.2	16	SF	A	A	A	X	
Rodeo Crossing	Conv	14	83	TH		X	X		
Hat Creek	Conv	56	192	SF		X	X		
Pecan Creek (ETJ) MUD 1	?	300	1350	SF					
Pecan Creek (ETJ) MUD 2	?	300	1350	SF					
Pecan Creek (ETJ) MUD 3	?	300	1350	SF					
"	?		1089	MF					
Mobberly Future Phases	PID/TIRZ	297	798	SF	A	X	X	X	
Massey Estates (ETJ)	MUD	80.3	63	SF	A	NA	NA	A	
Creekview Future Phases	PID/TIRZ	894	1667	SF	A	X	X	X	
Eland Farms (ETJ)	MUD	665	2366	SF	X				
"	MUD		1348	MF	X				
Mustang / Shelby Ranch	MUD	1027	2821	SF	P	P	P		
"	MUD		2246	MF	P	P			
Four Seasons (ETJ)	MUD	1115	4000?	Mixed	X				
Talley Ranch (ETJ)	WCID	3545	6000?	Mixed	X				
Maverick Farms	PID/TIRZ	364	1314	SF	A			A	
Bryson Ranch Future Phases	PID/TIRZ		2377	SF	X				
Pilot Point Total			30,430		Pop. Proj. (2.7 HH size) = 82,161				

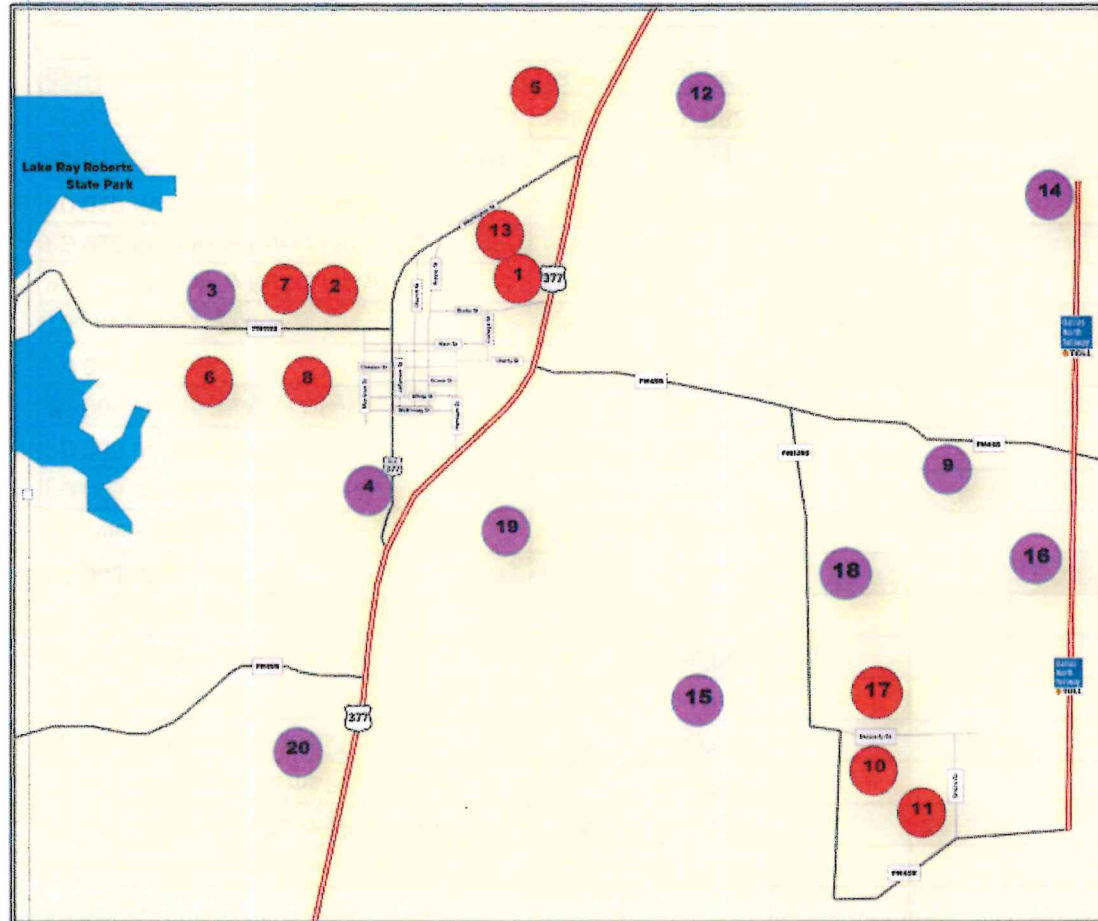
A – Actively working P – Partial Conv – Conventional MUD – Municipal Utility District
 WCID – Water Control and Improvement District TH – Townhouse SF – Single Family



NEW HOUSING DEVELOPMENTS

ACTIVE DEVELOPMENT

- 8 Lakeview Estates**
Location: Morrison St / Lakeview Circle
♦ 16 acres, 47 lots
- 2 Mustang Creek PD 002**
Location: Broad & Montague St
♦ 15 acres, 64 lots
- 1 Yarbrough Farms PD 001**
Location: Burks Rd & US 377
♦ 105 acres, 341 lots
♦ TIRZ
- 6 The Hills at Pilot Point PD 006**
Location: Massey Rd & Aubrey St
♦ 77 acres, 33 lots
♦ House construction
- 11 Creekview Meadows PD 011**
Location: FM 428 & FM 1385
♦ 1,027 acres, 2,415 lots
♦ Annexed PID/TIRZ
- 10 Moberly Farms PD 010**
Location: FM 1385 & Moberly Rd
♦ 521 acres, 1,986 lots
♦ Annexed PID/TIRZ
- 7 Summit PD 007**
Location: Gould St & Summit Dr
♦ 8.35 acres, 33 lots
- 13 The Reserve at Pilot Point**
Location: Washington & Yarbrough St
♦ 28 acres, 91 lots
- 5 Windrose PD 005**
Location: US 377
♦ 115 acres, 377 lots
♦ Phase 1 137 lots—house construction
♦ Phase 2 Under construction
- 17 Bryson Ranch**
Location: Moberly Road & Lights Ranch Road
♦ 1,047 acres,
♦ 3,000 SF & 120 TH lots
♦ 60 ac commercial
♦ 20 acres MF



PROPOSED DEVELOPMENT

- 18 Eland Farms**
Location: FM 1385 & Lights Ranch Road
♦ 669 plus 231 acres, Mixed Use
♦ MUD w/ potential annex. PID/TIRZ
- 14 Four Seasons**
Location: N Dallas Tollway & Berend Rd
♦ 1,115 acres, 4,000 comm. & residential lots
♦ MUD w/ potential annex. PID/TIRZ
- 3 Hat Creek Estates PD 003**
Location: Walcott St & FM 1192
♦ 56 acres, 192 lots
- 9 Mustang/Shelby Ranch PD 009**
Location: Tischler Rd & FM 455
♦ 669 + 358 acres = 1027 ac
♦ 2821 SF lots
♦ 2246 MF units
♦ MUD/TIRZ w/ potential annex. PID/TIRZ
- 12 Pecan Creek**
Location: US 377 & Berend Rd
♦ 928 acres, 4,080 SF lots
♦ MUD creation w/ potential annex. PID/TIRZ
- 4 Rodeo Crossing PD 004**
Location: S Washington St
♦ 14 acres,
♦ 83 townhouse lots
- 16 Talley Ranch**
Location: N Dallas Tollway & FM 455
♦ 3,545 plus 190 acres = 3,735 ac,
♦ WCID
- 19 Strittmatter Villas**
Location: Strittmatter Rd.
♦ 17.2 acres
♦ 16—1 ac lots
- 20 Massey Rd. Estates**
Location: Massey Rd
♦ 80.3 acres
♦ 63—1 ac lots
♦ MUD
- 15 Maverick Farms**
Location: Mustang Rd
♦ 364 acres
♦ 1314—SF lots
♦ PID/TIRZ

PILOT POINT POPULATION PROJECTION

	Base	Active	Proposed	Total
Pilot Point	5,000	9,485	82,161	96,646

It is hard to predict what Pilot Point's ultimate population will be or when as some developments will occur in the ETJ and not be in the city limits. However, counting existing and proposed developments that are known, Pilot Point's population could be over 90,000. However, this will not be an ultimate population as there are thousands of acres in the ETJ whose final use is unknown.

SUBDIVISION REPORT TERMINOLOGY

Active – (Nearing completion) Those subdivisions or phases that are actively building houses or lots.

Proposed – (Proposed Development) Those subdivisions that are currently or have been in predevelopment negotiations and/or development agreements and that have not submitted civil plans.

Household size – Population projections use census estimate of 2.7 as people per household. NCTCOG Household size estimates: SF 2.866, MF 1.264, Other 3.669 and Occupancy rates of SF 0.972, MF 0.995, Other 0.998.

RESIDENTIAL DEVELOPMENTS

The population of Pilot Point in the 2020 census was 4,393 while the current population estimate in 2024 is 8,439 and the projected population in 2025 is 10,000. That is a projected 127% growth in 5 years and will be the beginning of an anticipated rise to 90,000 population. Much of that growth is due to the completion of the North Dallas Tollway frontage road in Pilot Point.

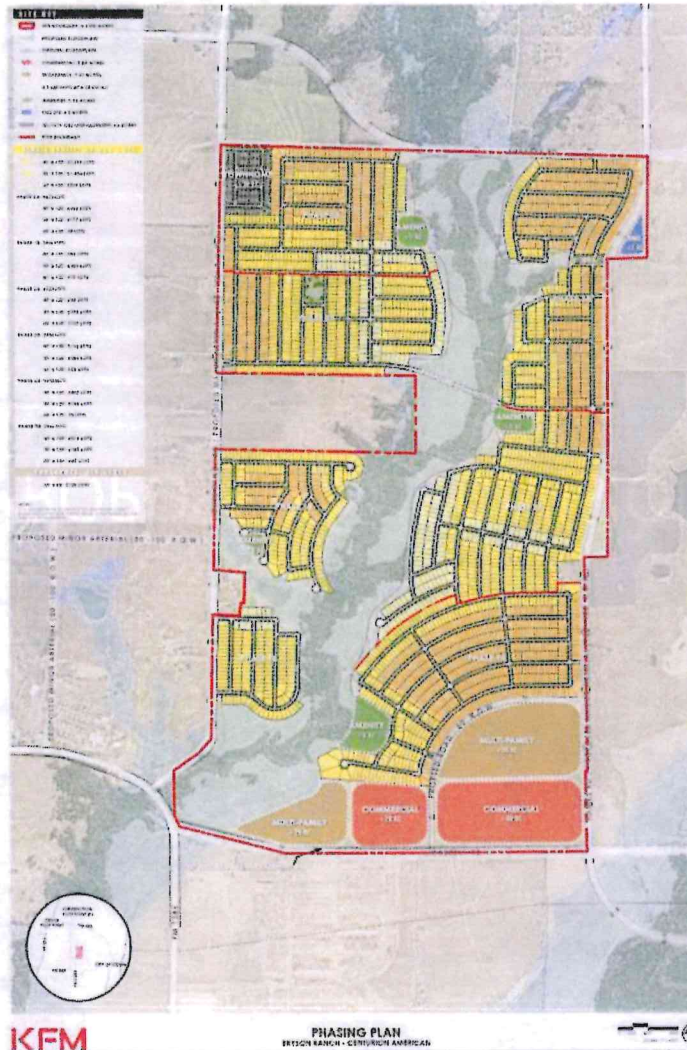
The City of Pilot Point continues to have record years in new residential building permits experiencing a 267% increase from 2021 to 2022 (109 to 400). In 2023, 372 new houses were constructed in Pilot Point and 2024 is anticipated to see 675 new houses.



Additionally, since August of 2021, the City completed annexation of over 2,000 acres of land into the corporate limits. In 2023, new residential subdivisions continued to develop totaling 1,646 new lots and 2024 is anticipated to annex another 1,428 acres in Bryson, Maverick and Strittmatter Villas developments.

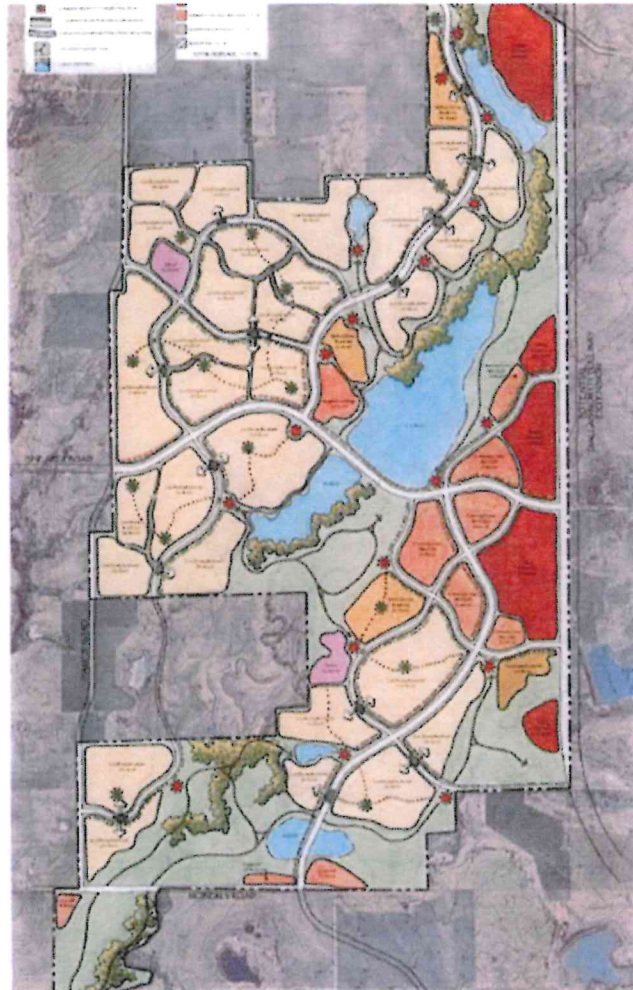
PROPOSED SUBDIVISIONS

BRYSON RANCH



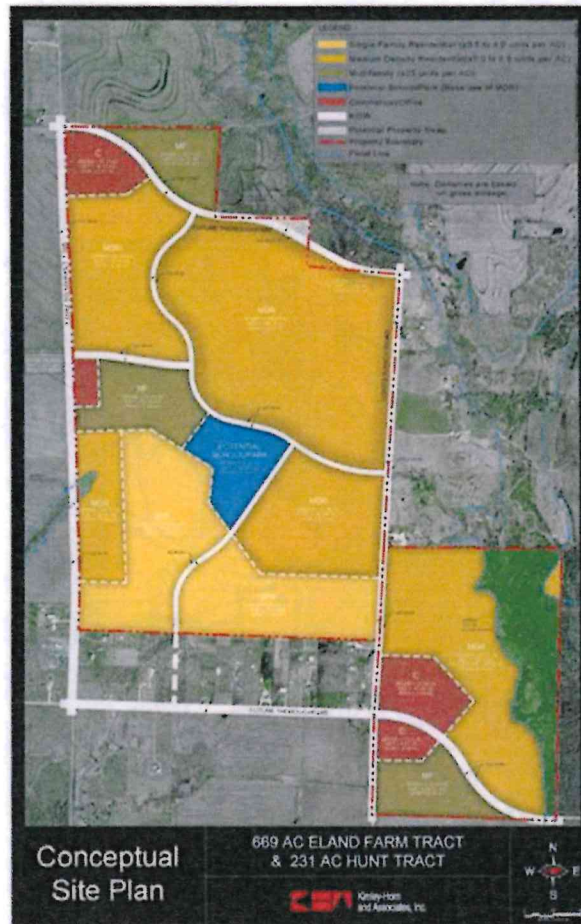
- 1,047 acres
- Centurion American Development
- 3,000 SF lots
- 120 TH lots
- 60 acres of Commercial
- 20 acres MF
- IN City PID/TIRZ
- Development Agreement

TALLY RANCH

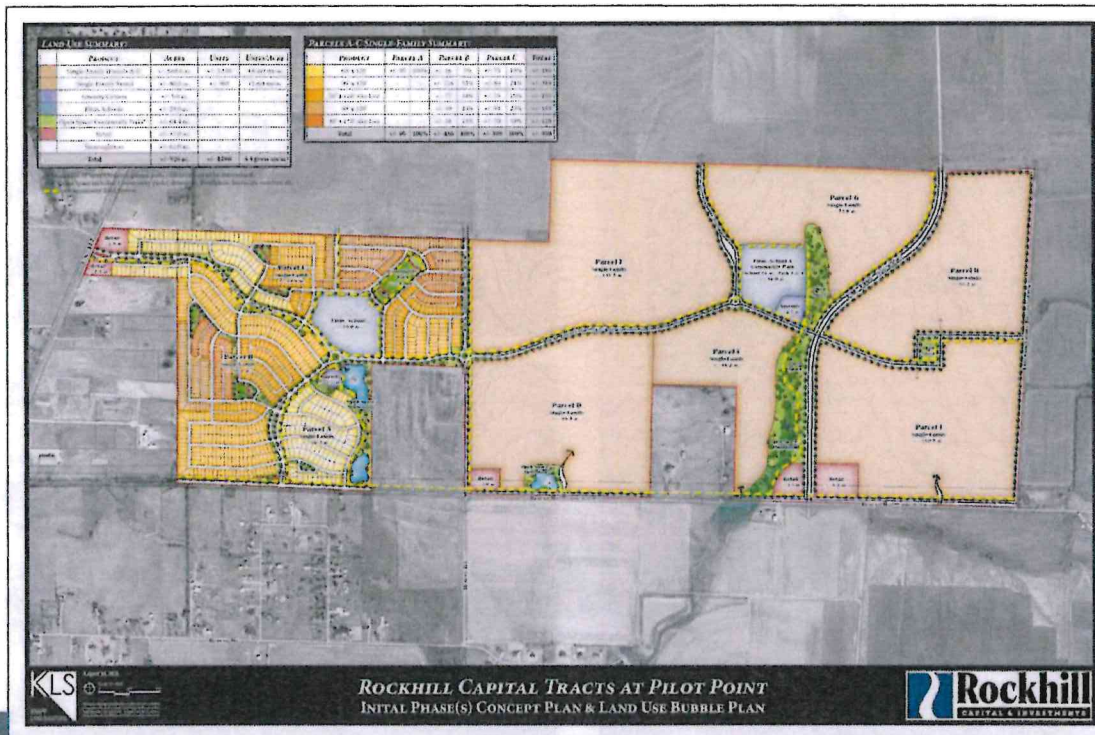


- Master Planned Community
- 4,086 acres
- Development Agreement
- WCID (Water Control and Improvement District)

ELAND FARMS



- 669 plus 231 acres
- Mixed Use
- Development Agreement
- MUD
- Potential In-City PID/TIRZ



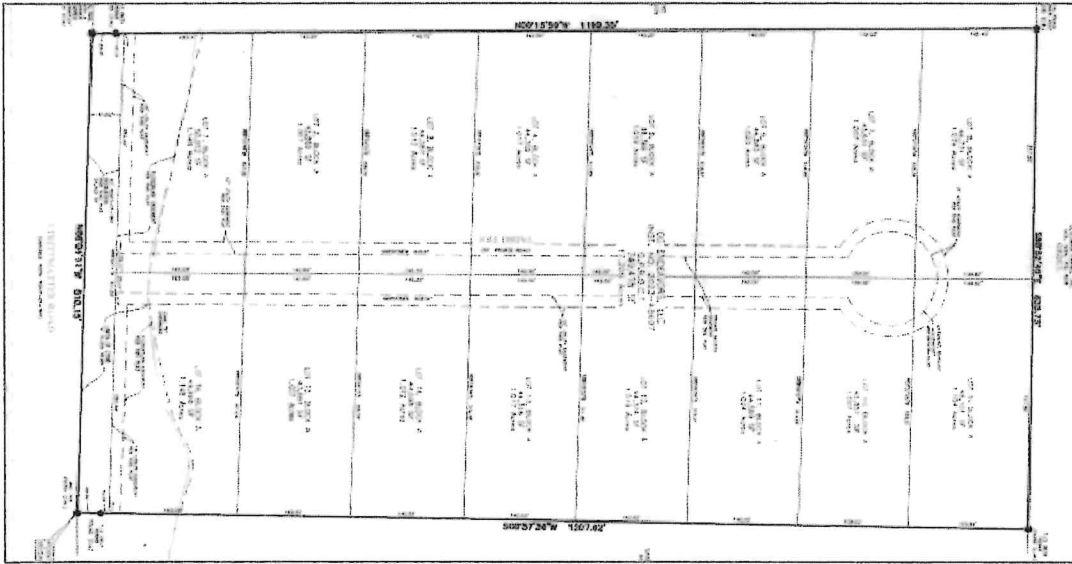
PECAN CREEK

- 926 acres ETJ property
- Previous concept plan 4,060 lots
- Grayson County Zoning approved.
- Property sold to new owner in Early 2024

FOUR SEASONS



- 1,115 acres
- 4,000 lots proposed residential and commercial
- Development Agreement
- Existing MUD Possible Annexation with PID/TIRZ



Strittmatter Villas

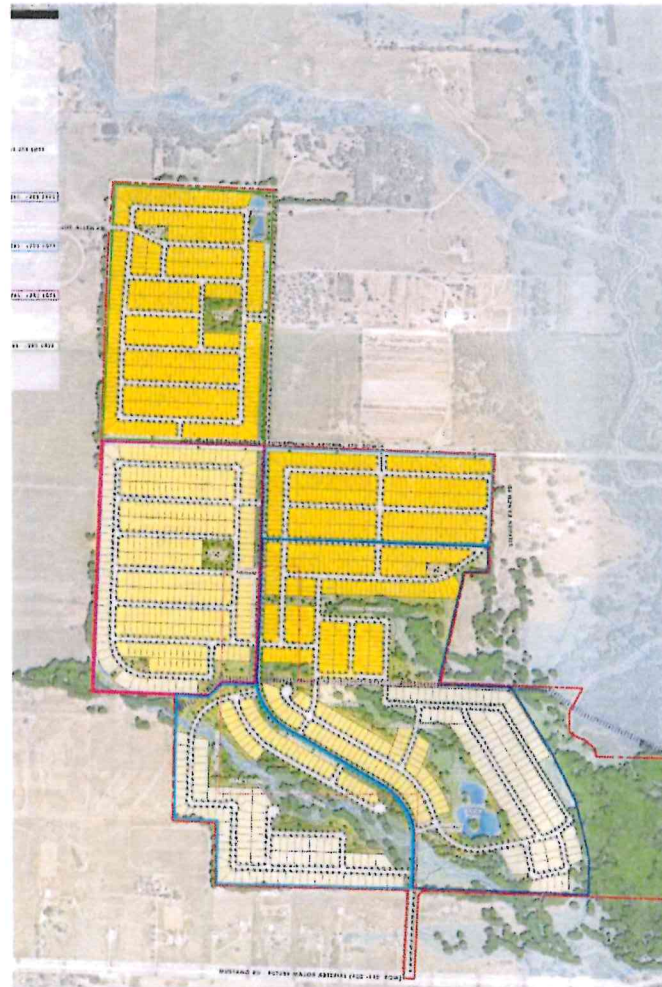
- 17.2 acres
- 16 one acre lots
- Private gated street
- Development Agreement – with 380 agreement
- To be annexed with city water and septic
- Civil Plan Review



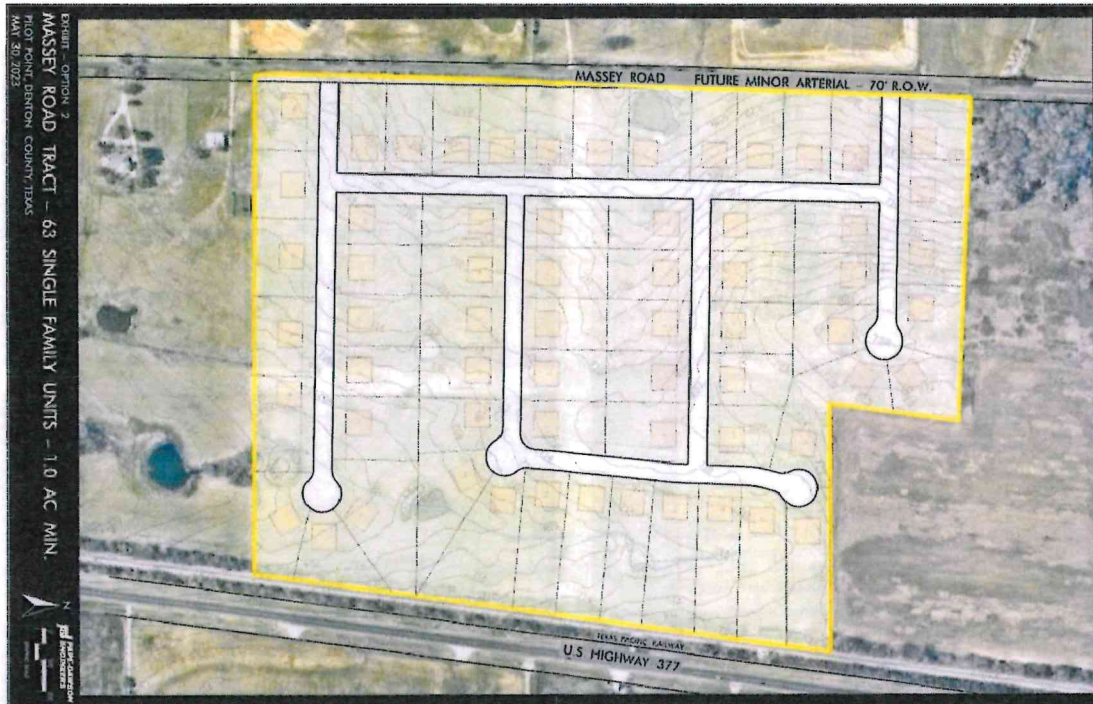
PD 003 HAT CREEK ESTATES

- 56.4 acres. 3.5 u.p.a.
- Zoned PD for 192 SF lots
- 3.6 acre Community Park
- Awaiting Developer - For Sale
- City Limits – City Utilities

MAVERICK RANCH

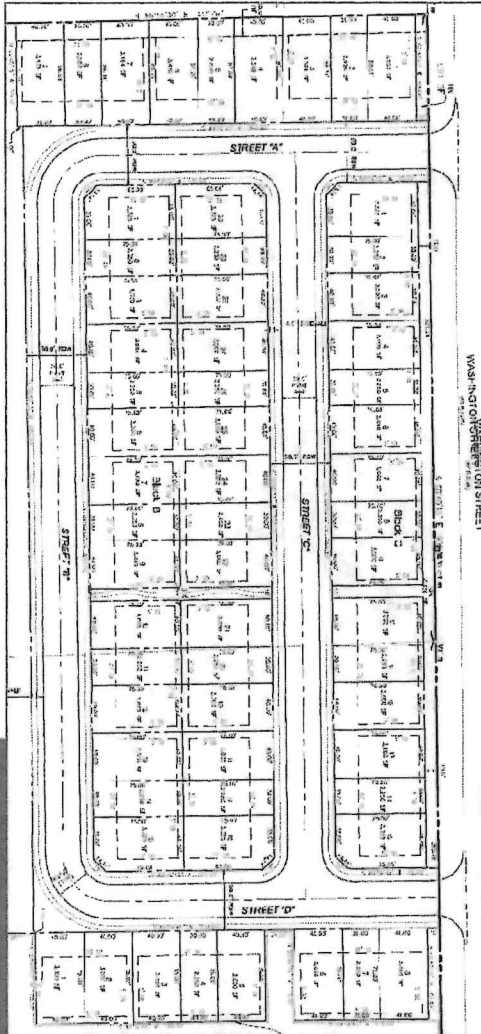


- Master Planned Community
- 364 acres
- DR Horton Development
- 1,314 SF lots
- Development Agreement
- In City PID/TIRZ
- Mustang Utilities



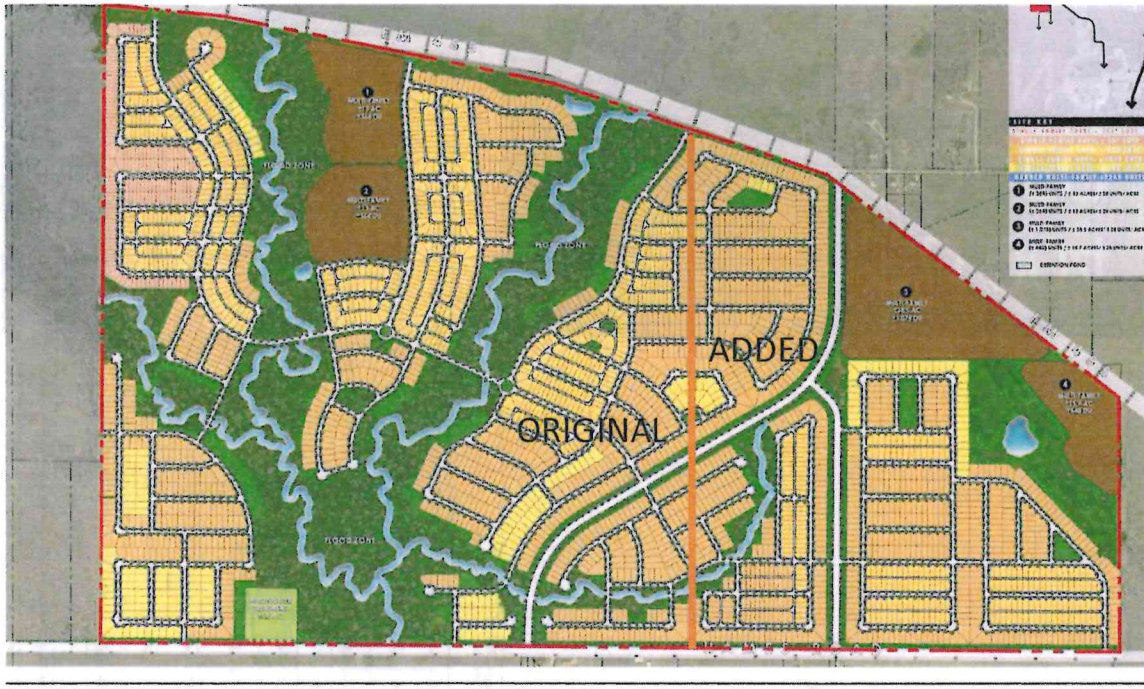
Massey Rd. Estates

- 80.3 acres
- 63 one acre lots
- Development Agreement – ETJ - MUD
- Mustang water and septic



PD 004 RODEO CROSSING

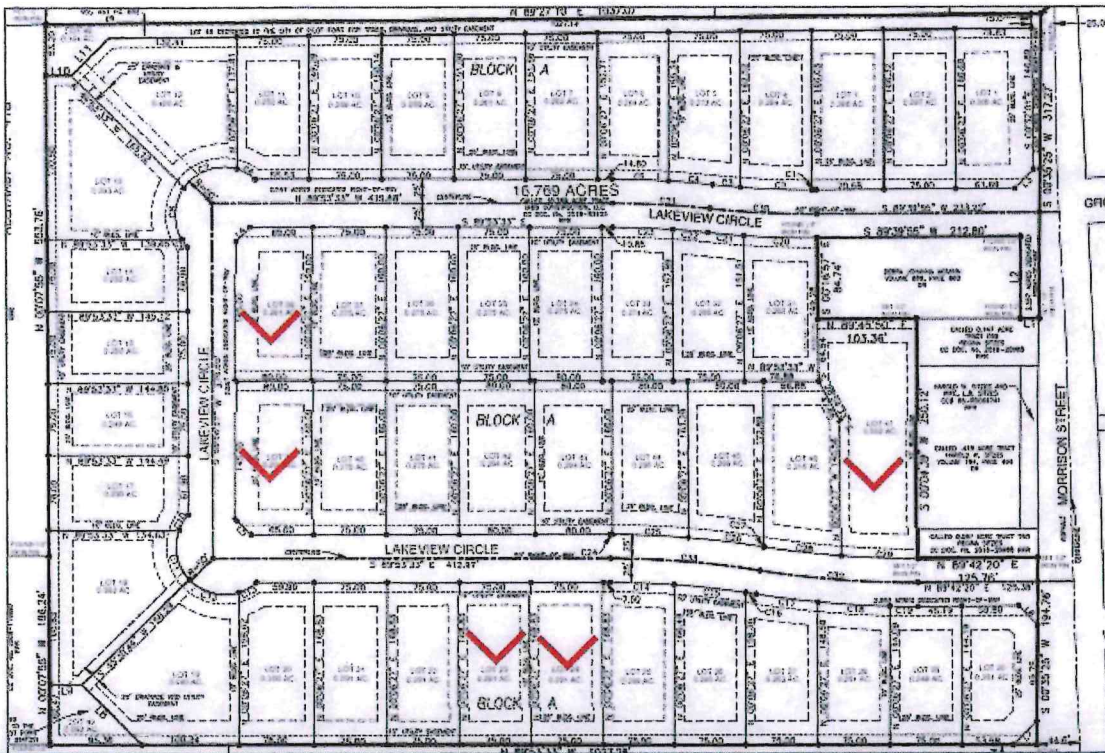
- 14 acres
- 83 lots
- Zoned PD for Townhouse
- Possible MF Site with Zoning change
- Awaiting Developer – For Sale



- Original PD - 669.4 acres
Proposed – 1,027 acres
- Original PD - 2,452 lots
Proposed 2,821 SF/2,246 MF
- In-city MUD with Proposed expansion of 358 ac.
- Awaiting:
 - Revised Development Agreement
 - Full Annexation
 - Full Zoning

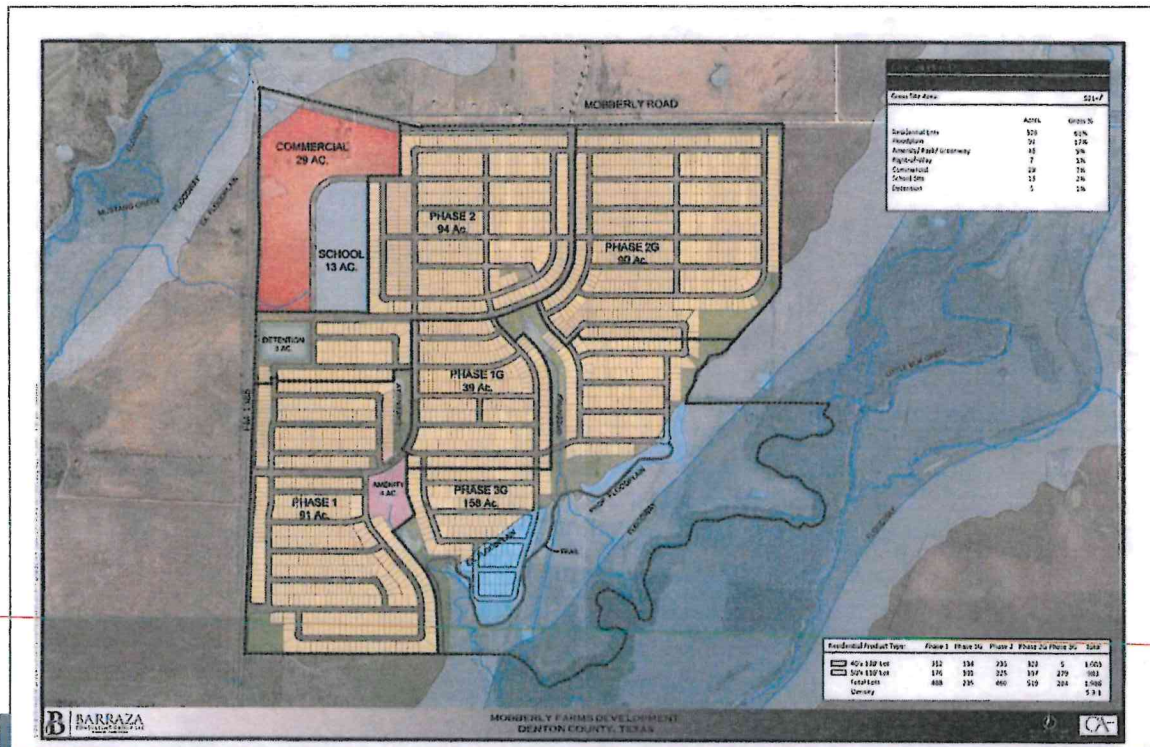
PD 009R MUSTANG / SHELBY RANCH

ACTIVE SUBDIVISIONS



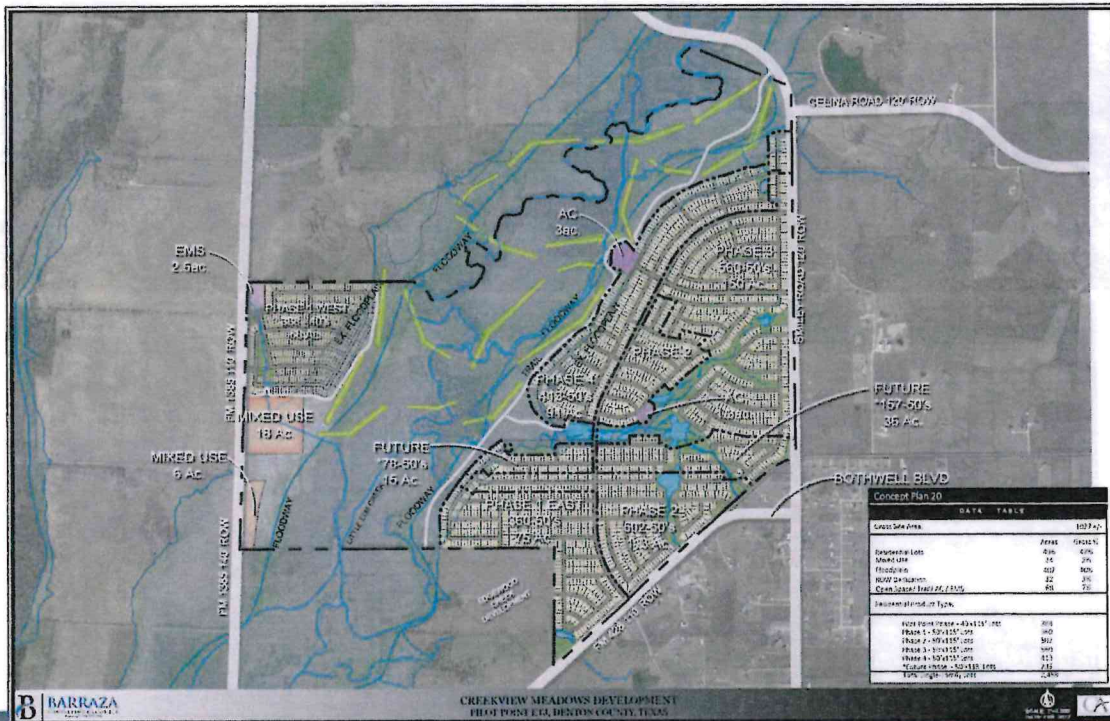
LAKEVIEW ESTATES

- 16.7 acres. 2.8 u.p.a.
- 47 lots zoned SF-2
- Minimum lot area: 11,250 sq. ft.
- Builders:
 - DR Horton
 - J. David Custom Homes
 - 4F Custom Homes
 - High Five Homes
 - SNAG Investments
- 5 vacant lots (marked)



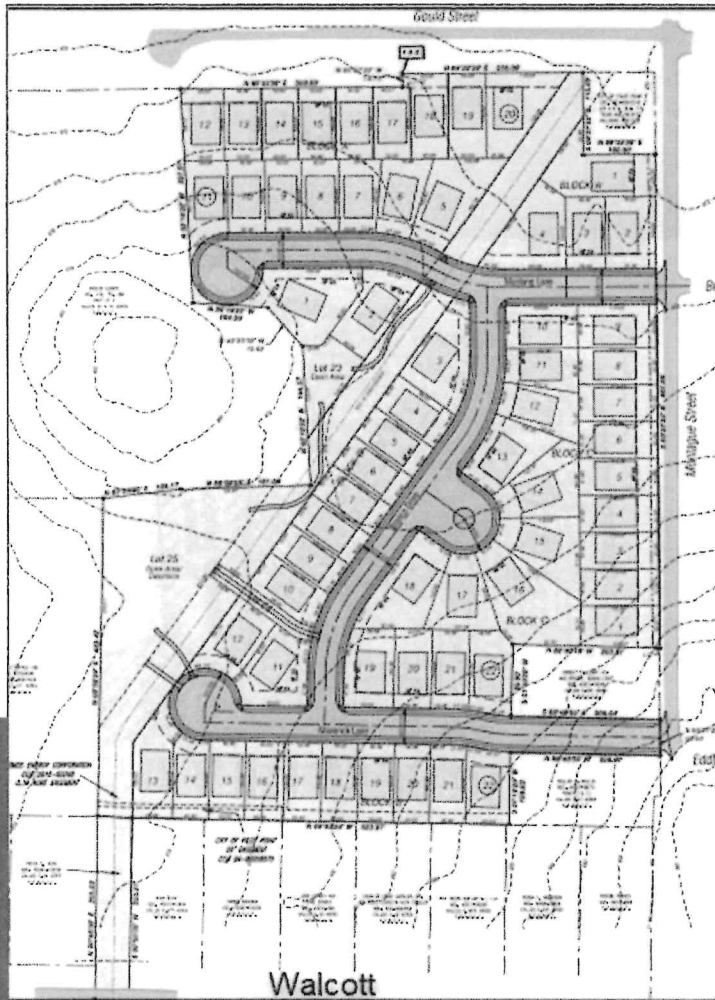
PD 010 MOBERLY FARMS

- 521 acres
- 1,986 lots
- Status:
 - Phase 1 – 486 SF lots on 91 acres – House permits
 - Phase 1G – 235 SF lots on 39 acres – Construction
 - Phase 2 – 460 SF lots on 94 acres – Construction
 - Phase 2G – Civil Plan Review
- Builders
 - MI Homes
 - Lennar
 - Pulte



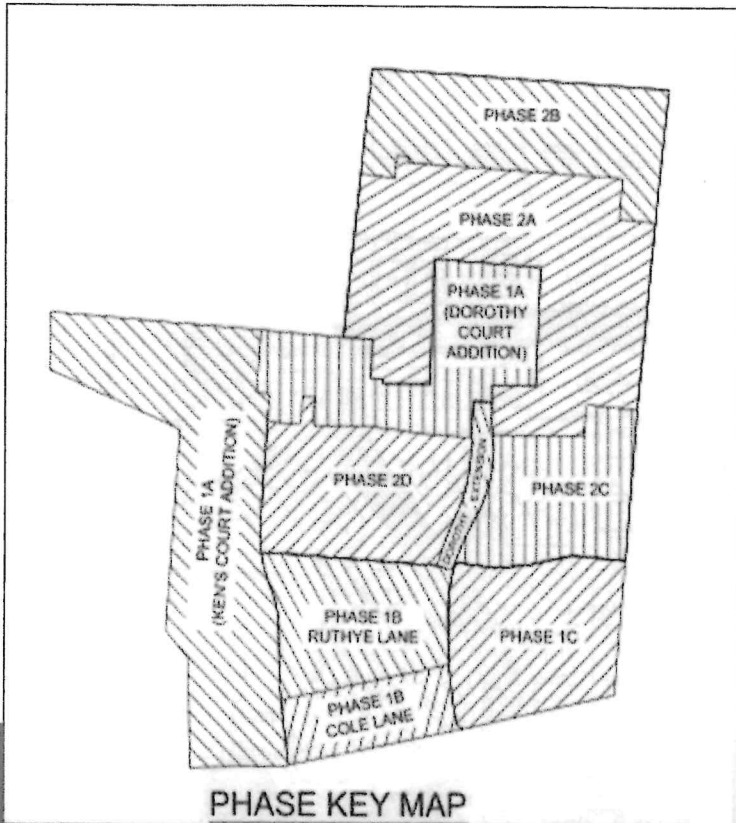
PD 011 CREEKVIEW MEADOWS

- 1,027 acres
- 2,415 lots
- Annexed and Zoned PD
- Phase 1 East – 360 lots on 65 ac.
- Construction – House Permitting - June 2024
- Phase 1 West – 388 lots on 68 ac. – Construction – House Permitting – June 2024
- Phase 2 -502 lots - Civil Plan Review



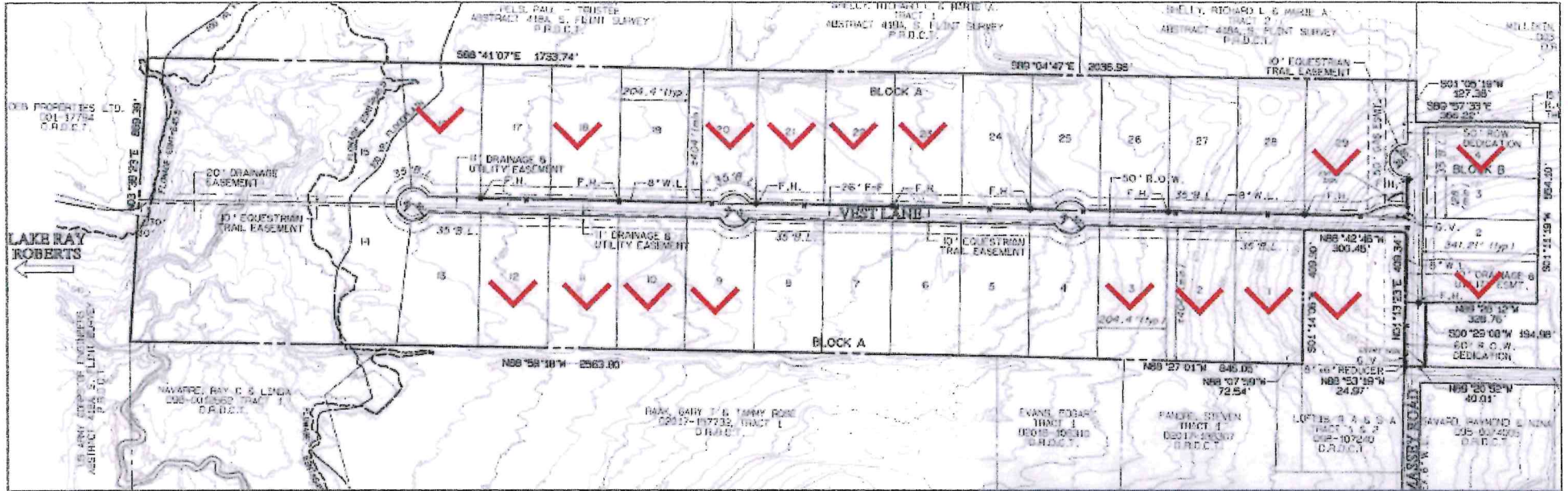
PD 002 MUSTANG CREEK

- 14.94 acres. 4.3 u.p.a.
- 64 lots
- Construction completed 2020. Built Out.
- Builders:
 - Kent Gayle Homes 2/3
 - TGC Custom Homes 1/3
- Minimum lot area: 5,000 sq. ft.
- House sizes: 1,400 to 1,850 sq. ft.



PD 001 YARBROUGH FARMS

- 105 acres. 3.32 u.p.a.
- 341 lots
- Near Build Out:
 - Phase 1A - 50 SF lots (Kens Court & Dorothy Court Addition)
 - Phase 1B - 64 Patio lots (Cole Addition & Ruthye Addition)
 - Phase 2A - 52 SF lots on 21.27 acres.
- Building Permits Being Issued:
 - Phase 1C - 80 Townhouse lots on 10 acres.
 - Phase 2B - 26 SF lots on 10.91 acres.
 - Phase 2C - 15 SF lots on 7.86 acres.
 - Phase 2D - 54 Patio lots on 9.53 acres.



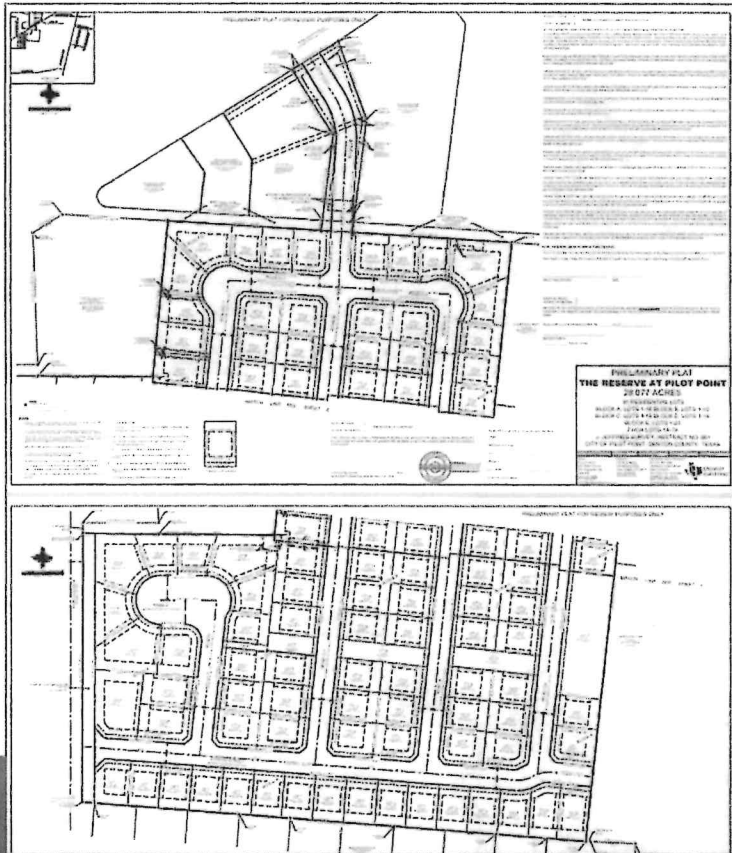
PD 006 THE HILLS AT PILOT POINT

- 77.17 acres, 0.4 u.p.a. (1-3 acre lots)
- 33 lots (17 vacant lots as marked)
- Construction complete. Building permits being issued.
- Custom home builders.
- The estate lots are designed to allow barns and equestrian facilities.



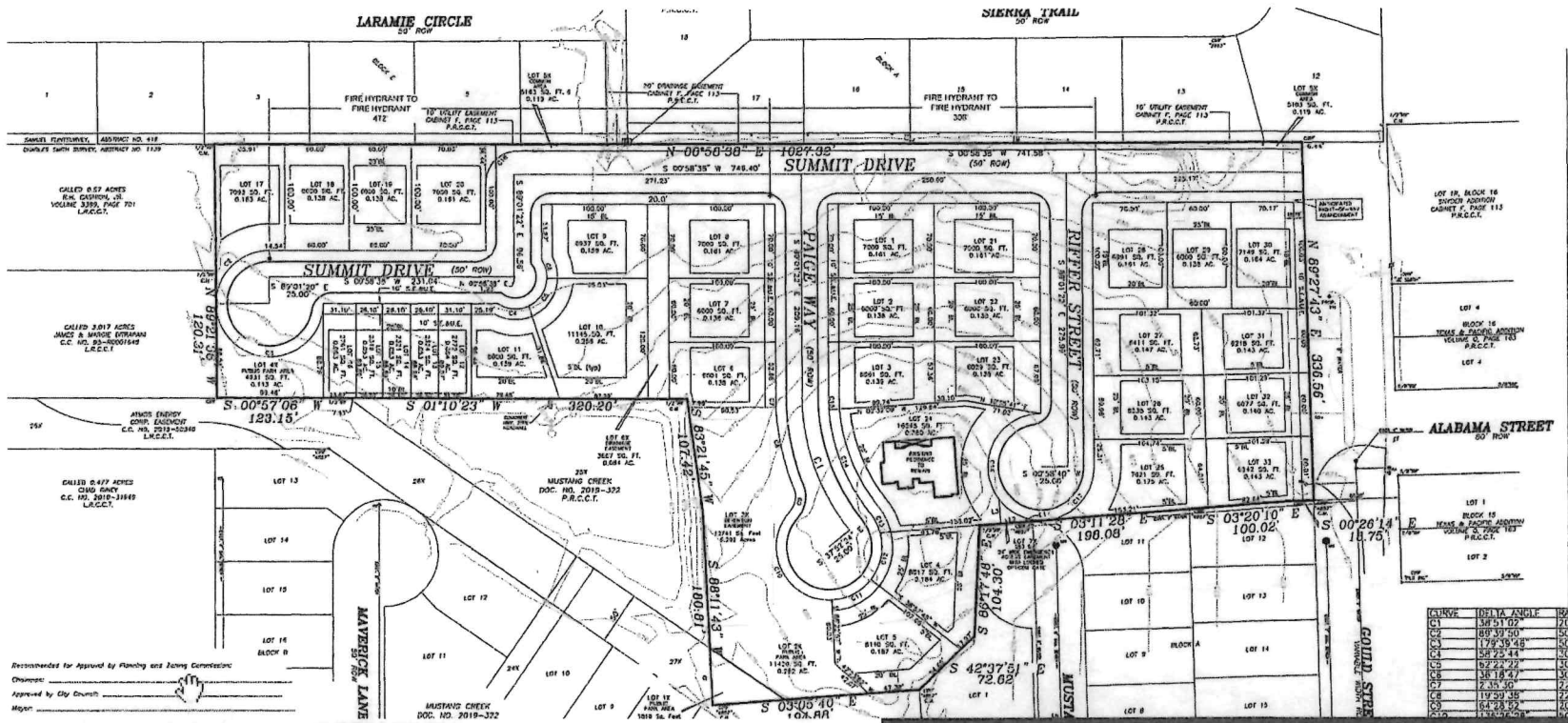
PD 005 WINDROSE

- 113 acres. 3.36 u.p.a.
- 377 lots
- DR Horton
- Phase 1 – 182 lots
 - Building permits being issued.
 - Projected build out - 2024.
- Phase 2 - 195 lots
 - Under Construction
 - Home construction expected in Summer of 2024.



The Reserve at Pilot Point

- 28.07 acres
- 91 lots zoned SF-2
- Builder Red Gable
- Developer on Hold -Construction 2025



PD 007 THE SUMMIT

- 7.919 acres. 3.91 u.p.a.
- 5 TH lots; 26 SF lots
- Civil Plan Review