

OFFERING MEMORANDUM

Tract F - 12.37 Acres, Zoned MU-1
5500 Randol Mill Rd
Fort Worth, TX 76112



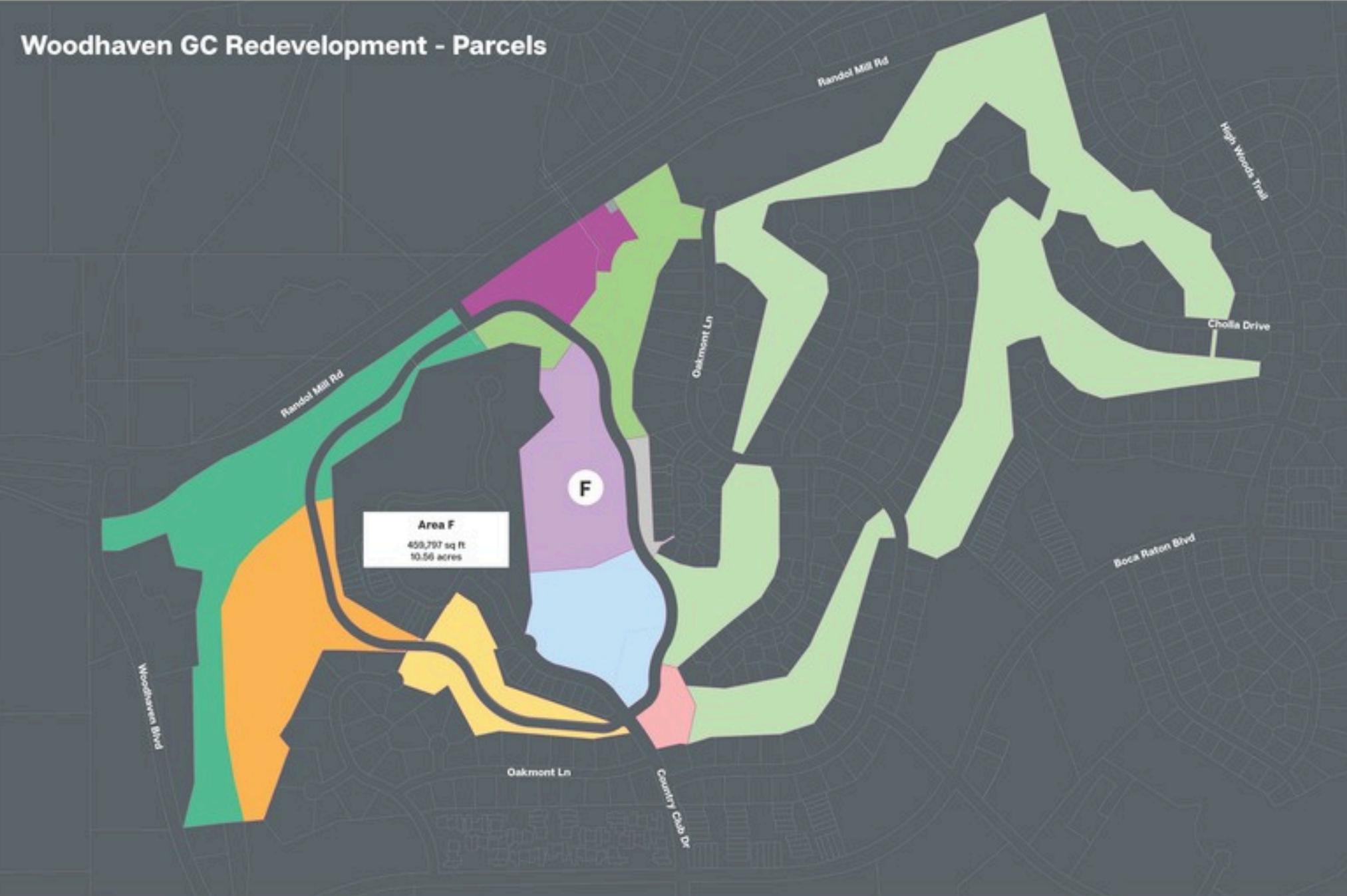
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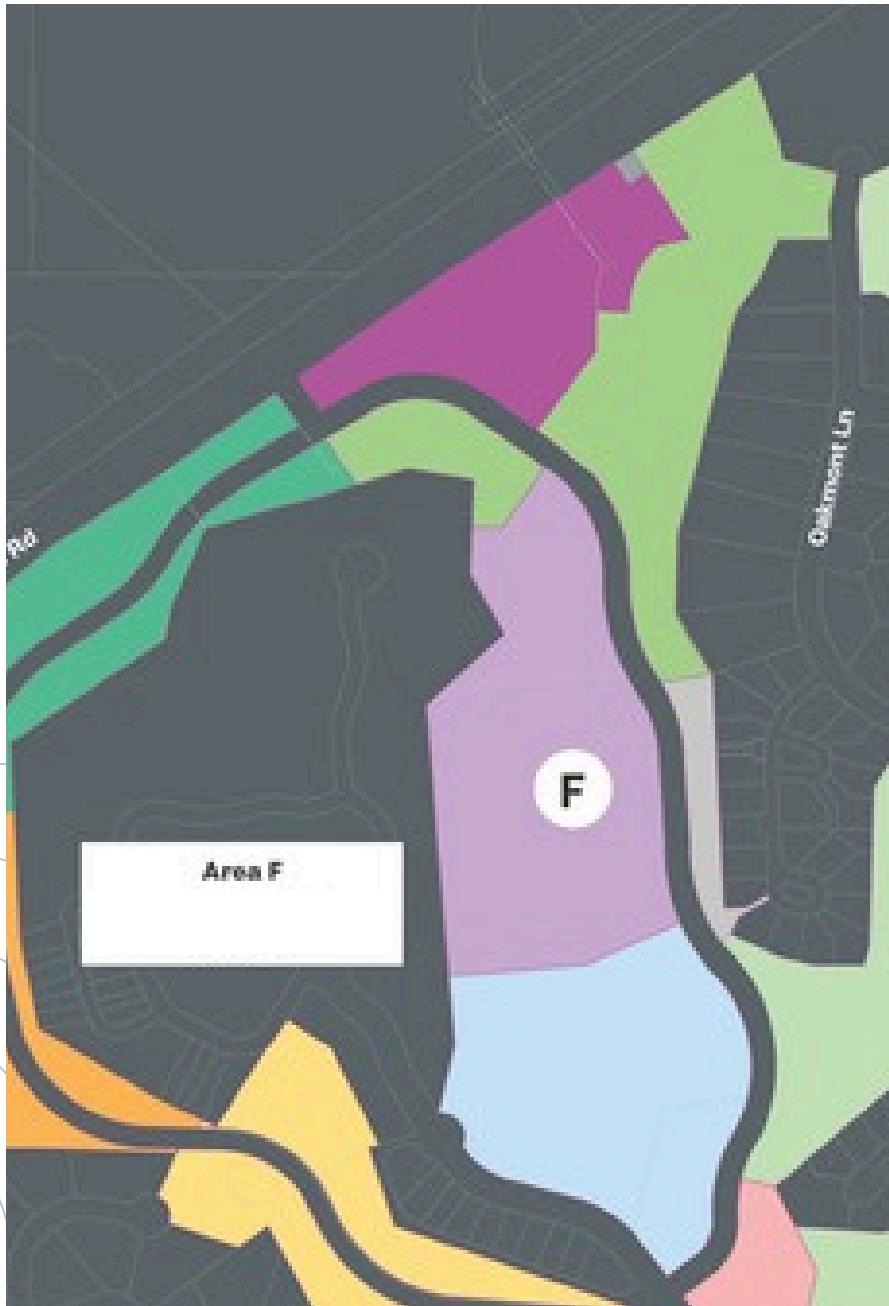
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OFFERING

Woodhaven GC Redevelopment - Parcels





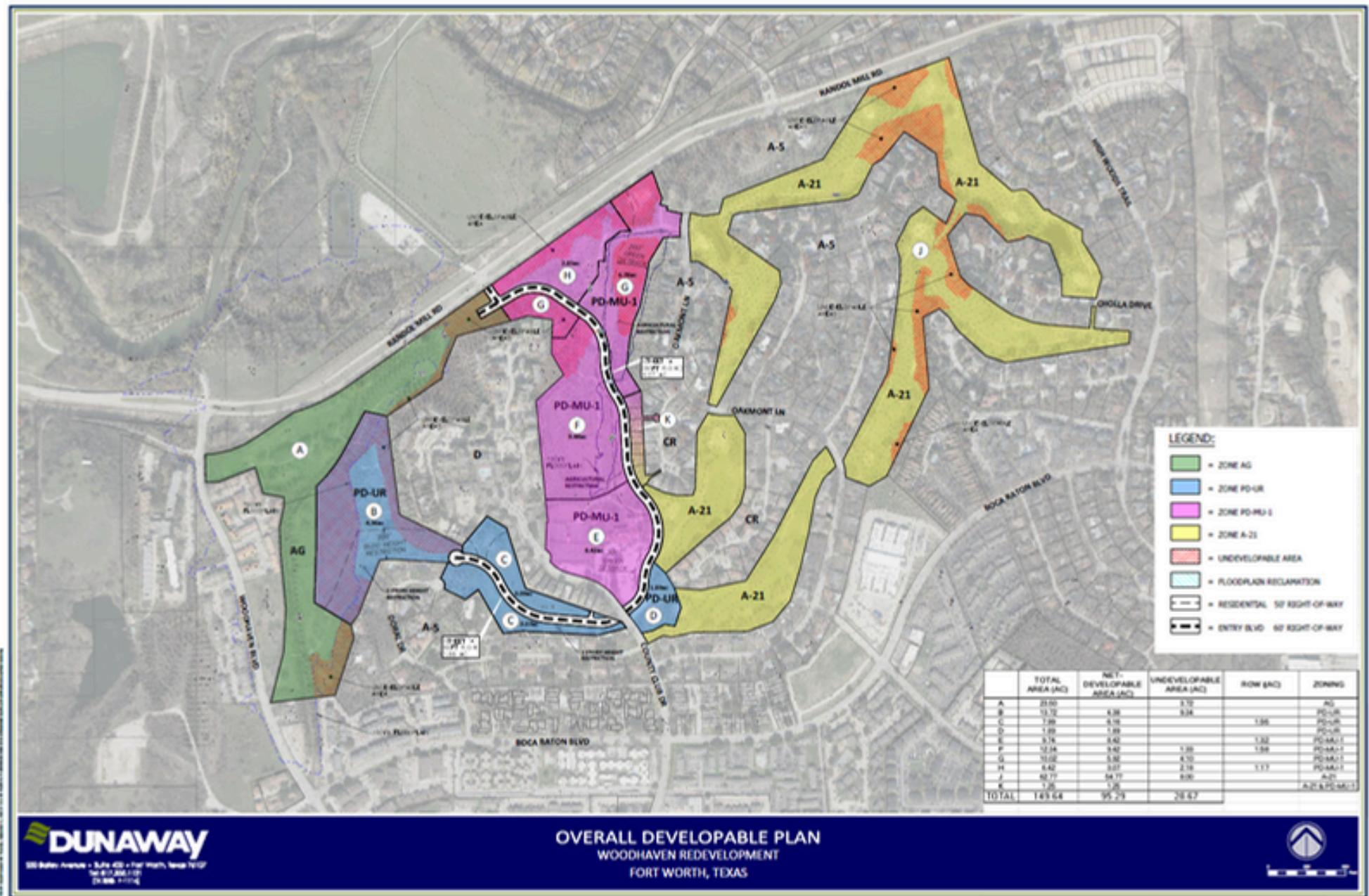
TRACT F

PROPERTY INFORMATION

MU-1 zoning in Fort Worth allows for flexible, low-intensity mixed-use development, making it ideal for residential, retail, and office projects. There is strong local demand for amenities like sit-down restaurants, shops, and services—creating a clear opportunity for developers to deliver what the market wants. With a central location and growing momentum, Woodhaven is a high-potential area for successful, investment-ready development.

PROPERTY INFO

Zoning Ordinance Link	PD-MU-1
Price	Undisclosed
Acreage (Gross)	12.37 AC
Acreage (Net)	9.44 AC



CURRENT DEVELOPMENT

CONCEPT MAP



CURRENT DEVELOPMENT

ZONING

MU-1, Mixed Use I

- Mixed use - ie. office, retail, multi-family
- Minimum 30% commercial use
- 200 ft Urban Agriculture set back
- 40 dwelling units/acre, 3 story max

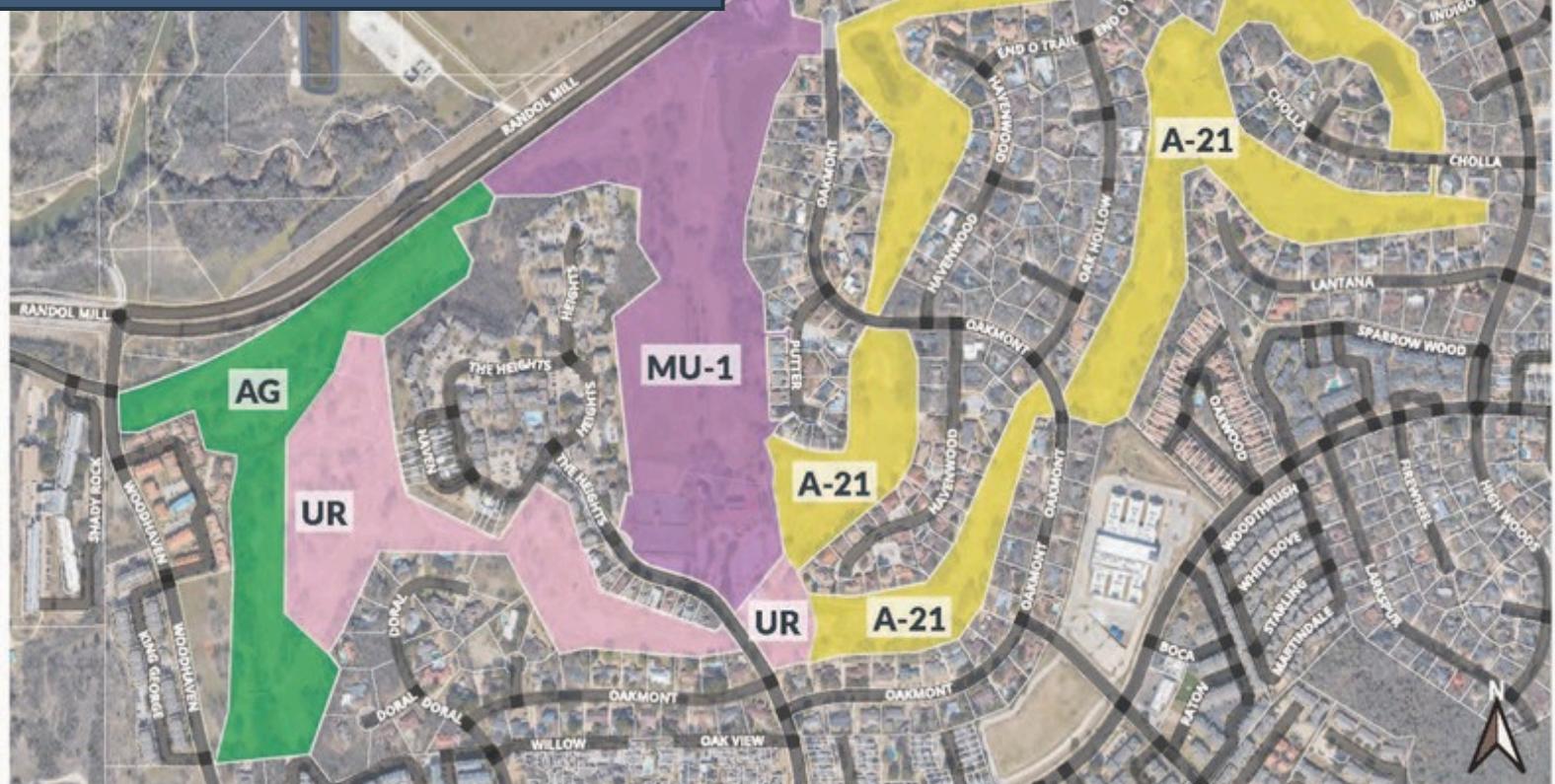
UR, Urban Residential

- Townhomes, duplex, triplex, quadplex, multi-family, single family
- 200 ft, 2 story height restriction from single family
- 40-60 dwelling units/acre, max 3 stories (4 with height bonus)

A-21, Single Family

- Minimum 0.5 acre single family residential lots
- Golf allowed by right
- Agricultural zoning

Ag, Agriculture



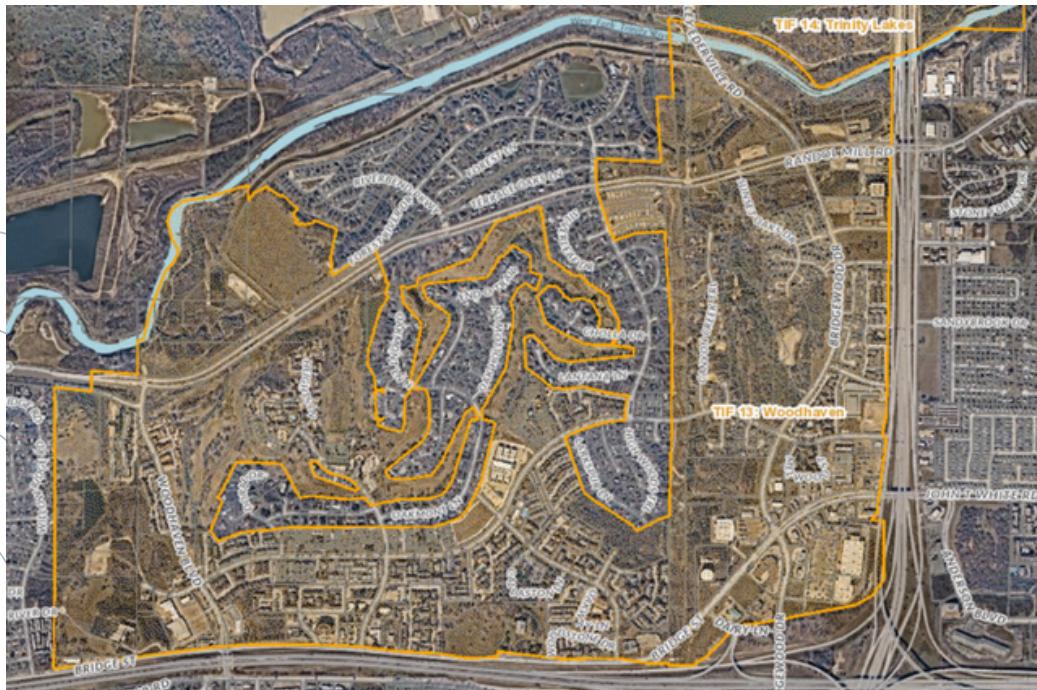
CURRENT DEVELOPMENT

ZONING - SETBACKS AND OVERLAYS



CURRENT DEVELOPMENT TIF INFORMATION

Woodhaven has a \$20+ million dollar TIF for developers to subsidize the public infrastructure of their developments. This TIF was created to help fund public infrastructure improvements that will provide a “foundation for development” to encourage and support the long-term public needs of the neighborhood, and secure mixed-use economic growth opportunities in the Woodhaven area.



TIF #13: Woodhaven Map

TIF Information

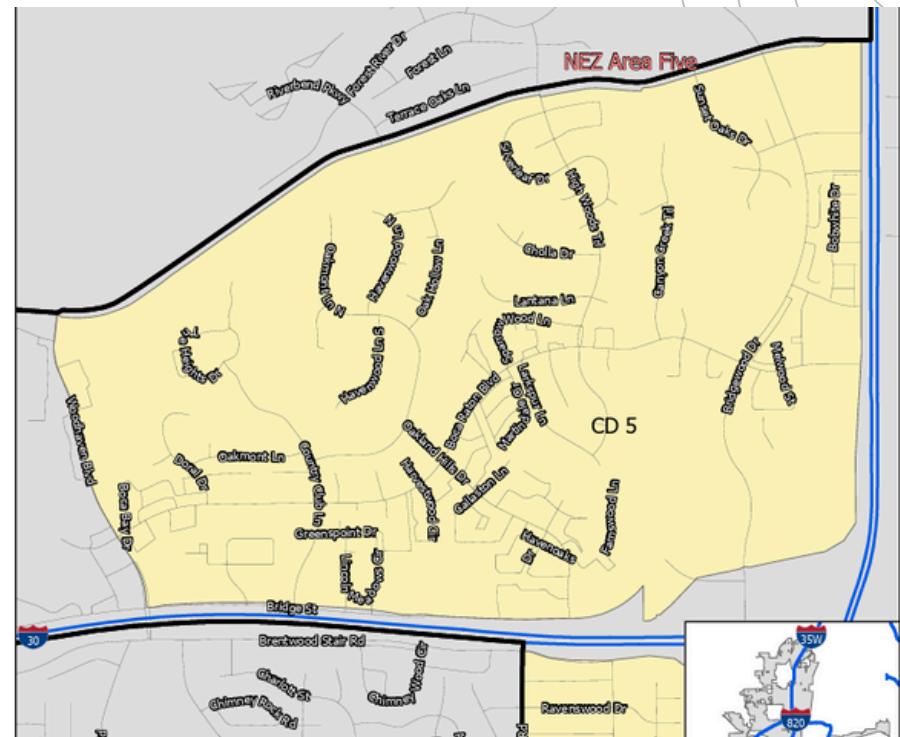
Expiration Date	2028
Amount Available	\$20 million+
Purpose	Reimbursement funds for infrastructure and economic development

CURRENT DEVELOPMENT

NEZ INFORMATION

Neighborhood Empowerment Zones (NEZs) promote housing, economic development and quality services in central Fort Worth. Now there are more reasons than ever to build in Fort Worth thanks to an incentives package recently approved by the City Council for any NEZs designated in the city.

Municipal property tax abatements, fee waivers (impact fees included) and release of city liens are available to property owners who build or rehabilitate property within a NEZ. These incentives are designed to promote affordable housing, economic development and expanded services.



Crescendo Development began platting exercises and studies immediately in 2025 after winning our zoning case in February and have submitted platting to the city as of mid-March. Among the materials submitted are a flood study, preliminary plat, traffic study, and storm water study, shown in the following pages. The eastern half of the course will be subdivided into smaller parcels that follow the A-21 zoning category; however, golf is allowed on the property.

Platting Information	
Platting Initiated	March 2025
Civil Sets Submitted	Preliminary Plat, Flood Study, Traffic Study, Drainage Study
Est. Completion	Summer 2025*

*Due to Texas Local Government Code Section 212.0155, the plat must go through the public process for approval. However, we received an outpour of support from the Woodhaven community, East Side of Fort Worth, and beyond for our zoning efforts. Moving forward, we look to be finished with platting in Summer of 2025.

CURRENT DEVELOPMENT PLATTING



CURRENT DEVELOPMENT PLATTING - DRAINAGE STUDY



Figure 2: Existing Site Drainage

CURRENT DEVELOPMENT

PLATTING - PRELIMINARY PLAT



CURRENT DEVELOPMENT

PLATTING - TRAFFIC STUDY

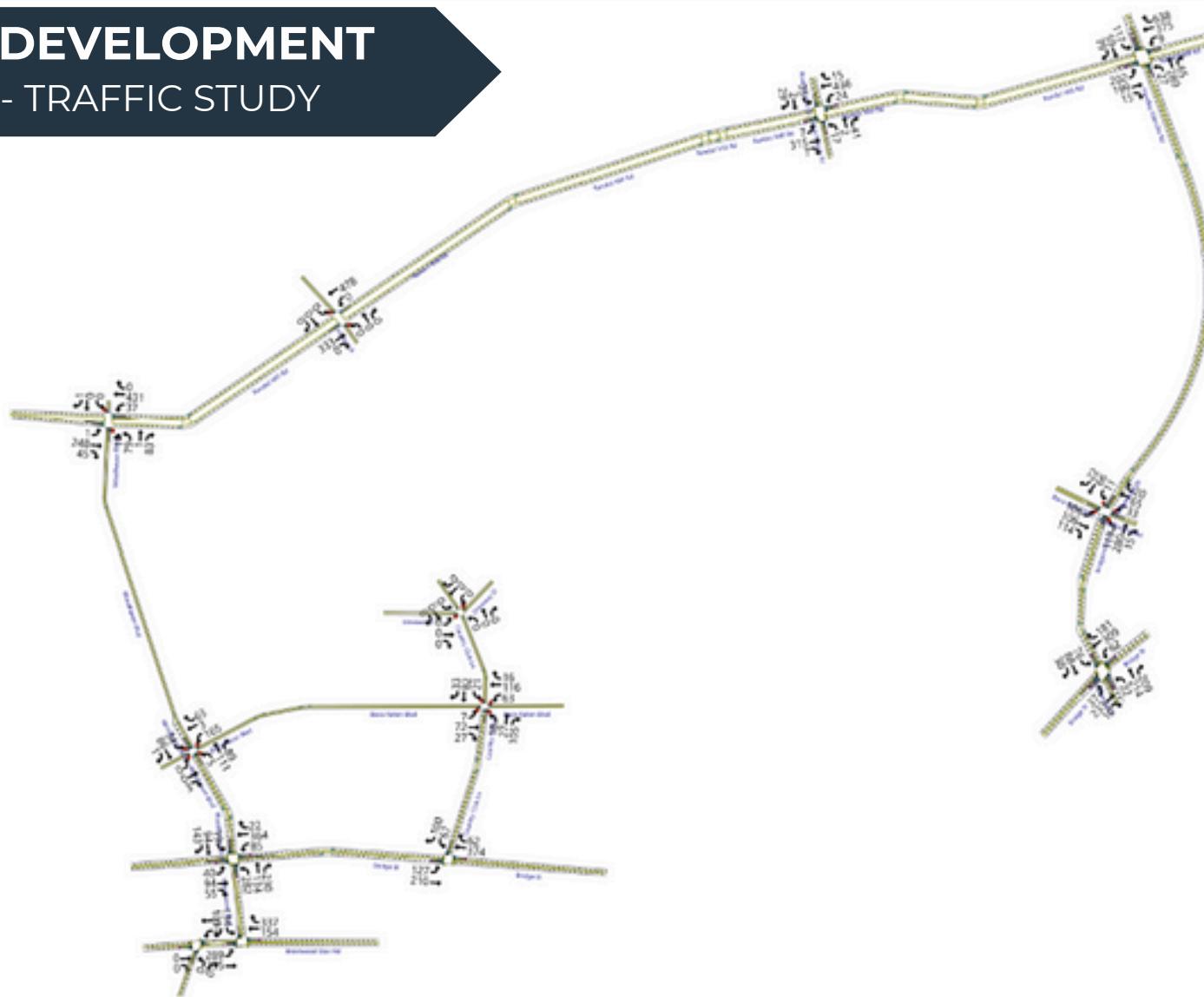


EXHIBIT 3A. 2024 EXISTING AM
WOODHAVEN COUNTRY CLUB REDEVELOPMENT
FORT WORTH, TX

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

In 2024, Crescendo Development acquired the Woodhaven Golf Course and Country Club in Fort Worth, Texas, with a vision to rezone and transform the 149-acre site into a vibrant development hub for East Fort Worth. After engaging extensively with the local community, Crescendo successfully rezoned the property in February 2025 and has since initiated the platting process, with an estimated project delivery set for May.

Crescendo Development is dedicated to preserving a golf element for the community through three proposed concepts, all featured in this marketing package. With residential development surrounding the area and mixed-use projects planned for the western half of the course, this site presents a unique opportunity to create a dynamic destination in a region currently lacking in amenities.



HISTORY

Woodhaven's rich history dates back to 1969, when a visionary group of investors, including former Texas Governor John Connally as well as Sid and Perry Bass, purchased a portion of the Boaz Ranch Estate to create an elegant residential and golfing community.

The crown jewel of this development, Woodhaven Country Club, officially opened on July 3, 1973, featuring an 18-hole championship golf course designed with input from professional golfer Terry Dill.

Woodhaven quickly became a landmark in professional golf, hosting the Charity Golf Classic, an LPGA Tour event, from 1973 to 1975. During its tenure at Woodhaven, legendary Hall of Fame golfer Sandra Haynie dominated the tournament, winning all three editions and securing her place in the club's storied history.



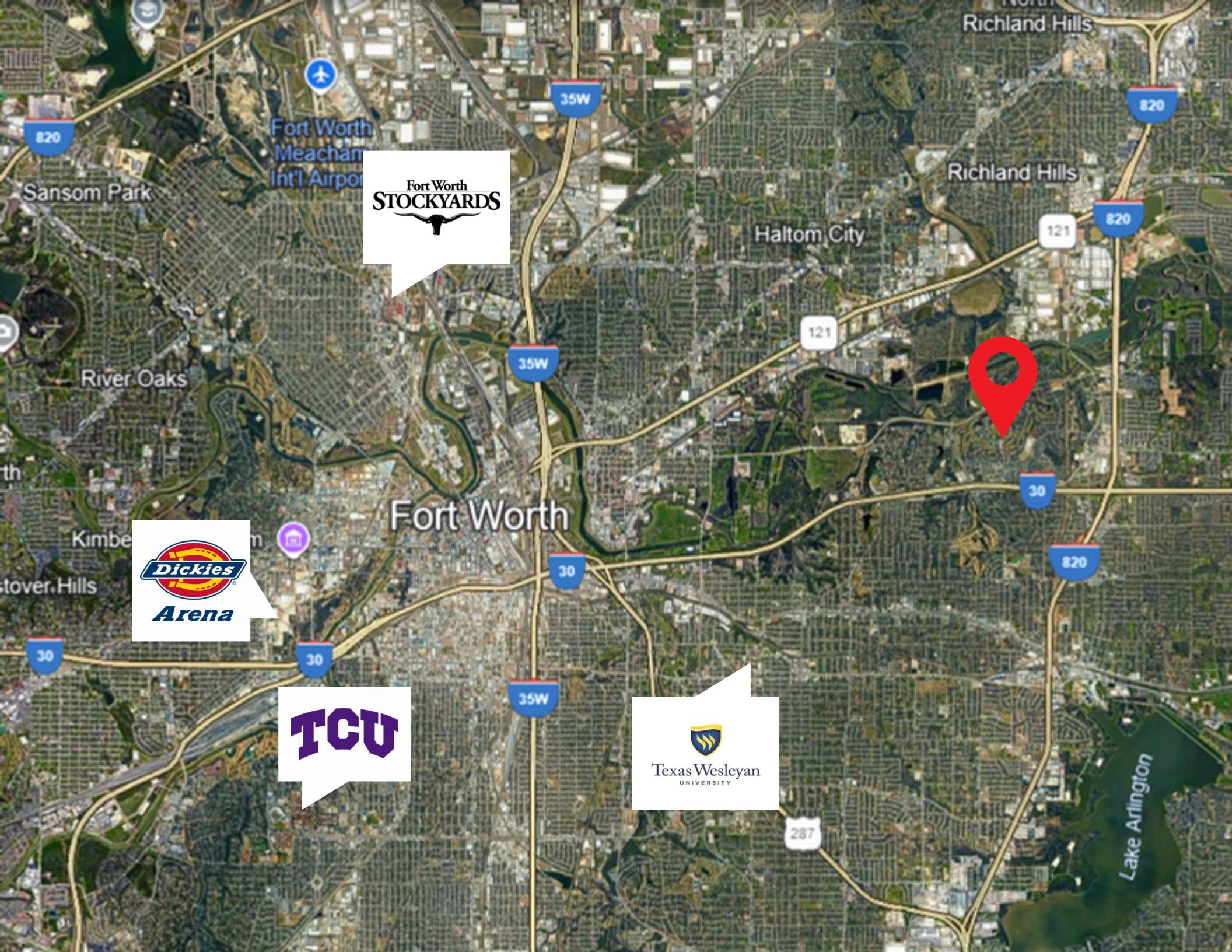
Sandra Haynie, 3 Time Woodhaven LPGA Champion



Texas Governor, John Connally

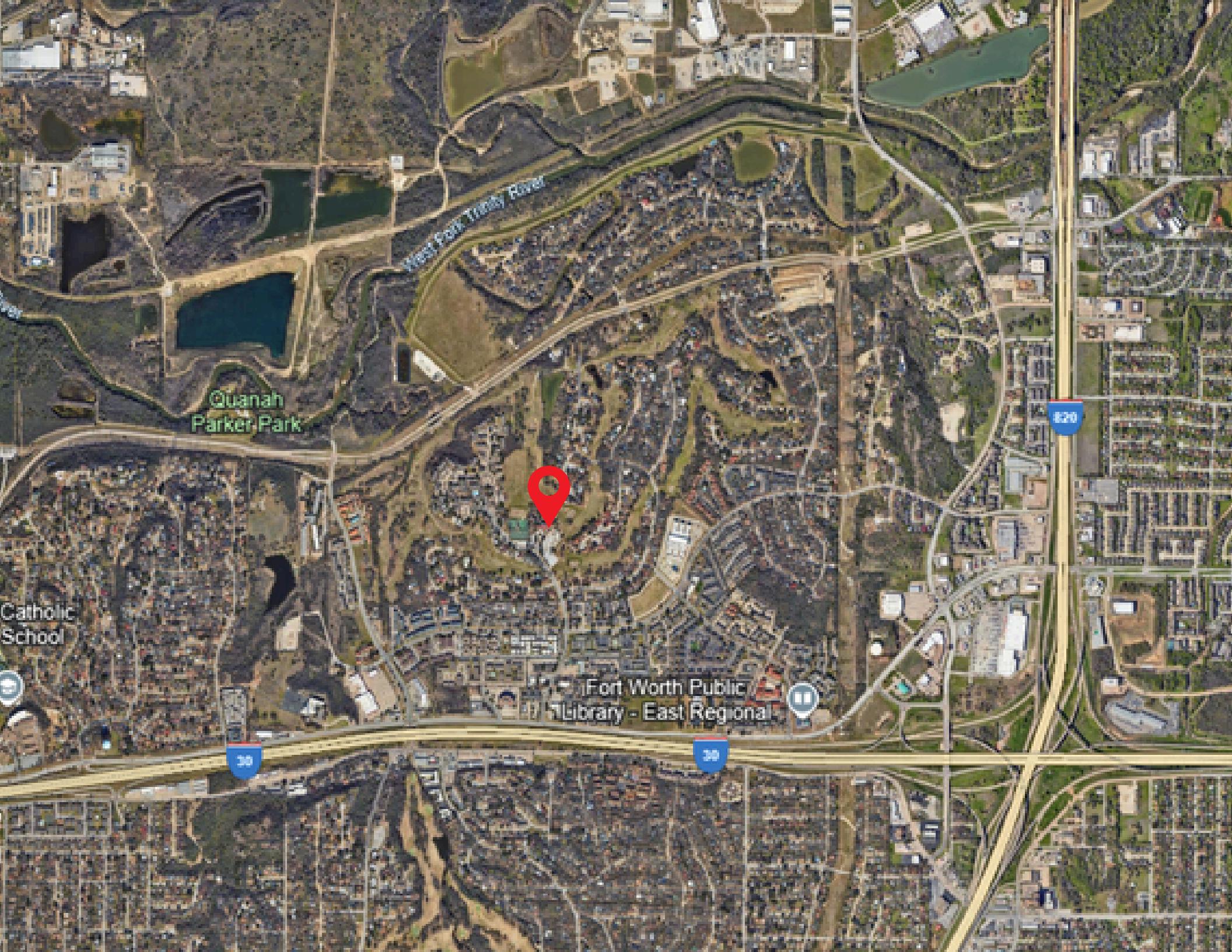
LOCATION





TCU





Quanah
Parker Park

West Fork Trinity River

Catholic
School

Fort Worth Public
Library - East Regional

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I-20

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



IABS



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.

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Will Northern

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