



18 FINISHED TOWNHOME LOTS

Woodlands Drive | The Colony, Texas

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Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer builders the opportunity to purchase 18 finished townhome lots located in the Brentwood Court development in The Colony, TX (the “Lots”). The offering includes 18 finished townhome lots with front facing garages and consists of primarily 24’ x 100’ lot sizes. Ownership has already built 25 of the townhomes and sold 21 with the remaining 4 townhomes currently listed for sale (up to \$489K). It is the owner’s preference that a Purchaser builds the remaining townhomes to the same standard of the existing townhomes and will convey their existing construction plans at Closing. These townhomes can be developed as a for-sale or for-rent product. The lots are located in an excellent location being approximately a mile north of Highway-121 and two miles west of the Dallas North Tollway. This represents a rare opportunity to acquire finished lots in a prime location within an established existing community.

A 2% co-broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity. A third-party broker must identify their client upon initial contact with VREA.

INVESTMENT OVERVIEW ⁽¹⁾

Property	18 Finished Townhome Lots
Location	5672-5604 Woodlands Drive, Colony, TX (33.097710,-96.864007)
Access	Via Woodlands Drive
Utilities	To the Lots
Zoning	“TH”
School District	Lewisville ISD

(1) Purchaser to confirm all due diligence information.

PRICING

Asking Price	\$1,880,000
Asking Price Per Finished Lot	\$104,444
Asking Price Per Front Foot	\$4,352

**Each homeowner is responsible for a \$225 Monthly HOA Payment*

TAX INFORMATION

Taxing Entity	Tax Rate
City of The Colony	0.635000
Denton County	0.185938
Lewisville ISD	1.117800
Total Tax Rate	1.938738



DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 15,677
3-MILE | 93,262
5-MILE | 260,632

MEDIAN HOUSEHOLD INCOME



1-MILE | \$123,981
3-MILE | \$119,556
5-MILE | \$124,021

MEDIAN HOME VALUE



1-MILE | \$399,821
3-MILE | \$573,902
5-MILE | \$591,464

INVESTMENT HIGHLIGHTS



Strategic Location

- The Lots are ideally located within a 5-mile radius of multiple employment and entertainment attractions including The Star, Legacy West, Stonebriar Centre Grandscape, and Granite Park.
- Approximately one mile south of the Site is Grandscape, an entertainment complex that boasts retail, restaurants, and fun such as Andretti's, Nebraska Furniture Mart, Scheels, and COSM, amongst others.
- The Lots are located adjacent to several well-established single-family neighborhoods and within Lewisville ISD which maintains an overall grade of "A" per Niche.com.



Zoning

- The Site includes 18 finished townhome lots with front facing garages and consists of 24'x100' lots sizes.
- The townhomes can be developed as a for-sale or for-rent product.
- Ownership to convey all construction plans at closing.
- *Purchaser to verify zoning and uses allowed by the Site.*



Population and Demographics

- Denton County has a current population of approximately 1,045,120, an increase of 15.3 percent from 2020, according to the U.S. Census Bureau.
- Per Texas Realtors, the median price for a home in The Colony as of Q3 2025 was \$699,500.
- Within a one-mile radius of the Lots, the Median Household Income is approximately \$124,000.

Grandscape



Colony, TX

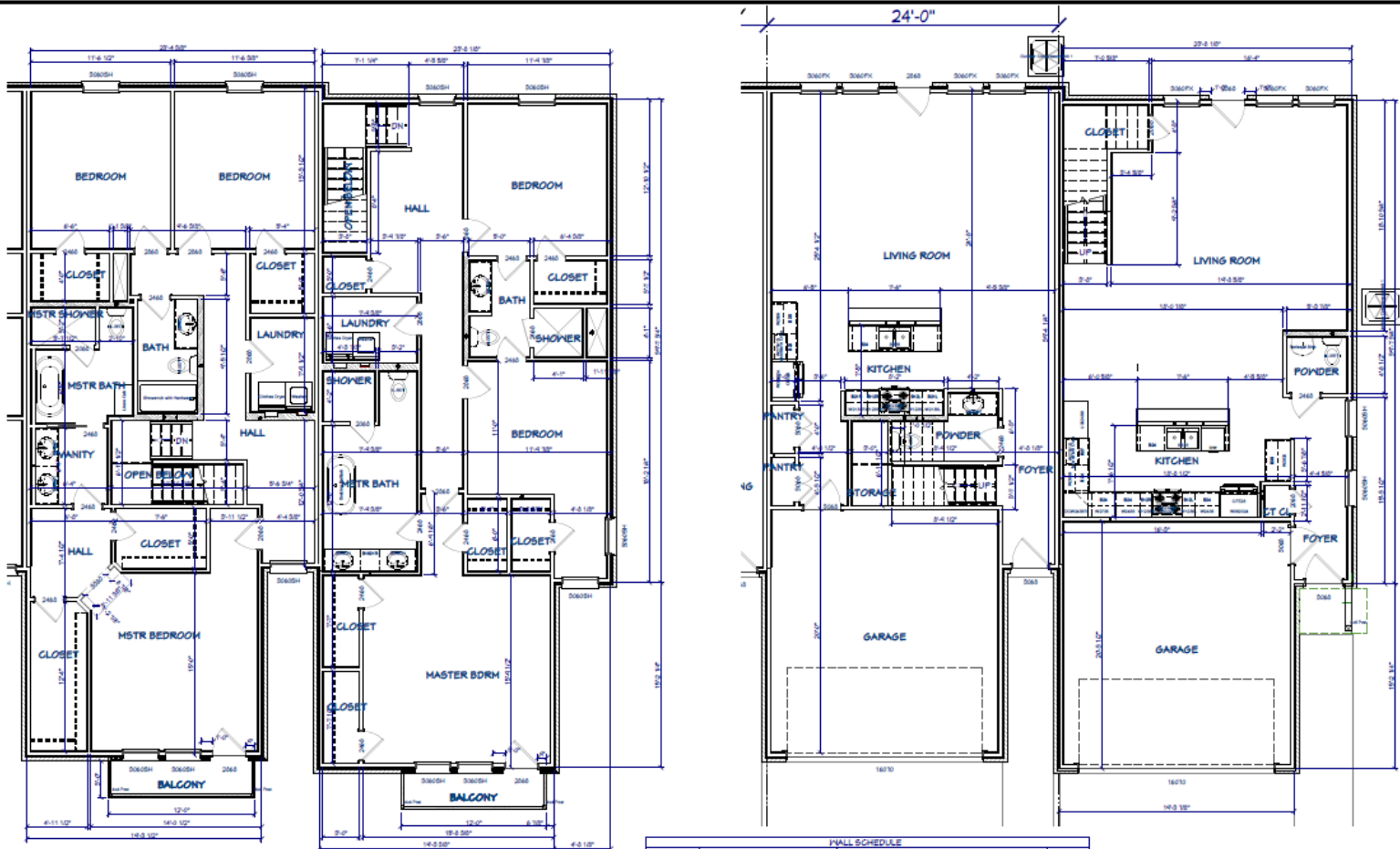




FLOOR PLAN

*Floor plans for existing townhomes Ownership has already built.

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THE COLONY, TX



NO	SYMBOL	WALL TYPE	WALL SCHEDULE	QUANTITY
1		BRICK-4	WALL CONSTRUCTION UPPER LAS CRUCES BRICK - 3 1/2", INSULATION AIR GAP 1 1/2", HOUSEWRAP - 0", OSB-HRZ - 1/2", FIR STUD 16" OC - 3 1/2", DRYWALL - 1/2"	15
2		PARTY WALL 4" EXTERIOR	LAS CRUCES BRICK - 3 1/2", INSULATION AIR GAP 1 1/2", HOUSEWRAP - 0", OSB-HRZ - 1/2", FIR STUD 16" OC - 3 1/2", DRYWALL - 1/2"	15
3		STONE-4 BALCONY	TEXAS CREAM - 4", INSULATION AIR GAP - 1 1/2", HOUSEWRAP - 0", OSB-HRZ - 1/2", FIR STUD 16" OC - 3 1/2", DRYWALL - 1/2"	15
4		STONE-4 BALCONY, COPY	TEXAS CREAM - 4", FIR STUD 16" OC - 4"	15
5		INTERIOR-4 ONE SIDE GYPSUM	DRYWALL - 1/2", FIR STUD 16" OC - 3 1/2"	0
6		FRAME-3 1/2 SOLID	FIR FRAMING - 3 1/2"	0
7		INTERIOR-4	DRYWALL - 1/2", FIR STUD 16" OC - 3 1/2", DRYWALL - 1/2"	0
8		PARTY WALL 4"	DRYWALL - 5/8", FIR STUD 16" OC - 3 1/2", DENSEGLASS SHEATHING 5/8" - 5/8", FIR STUD 16" OC - 3 1/2", DRYWALL - 5/8"	15
9		INTERIOR-6	DRYWALL - 1/2", FIR STUD 16" OC - 3 1/2", DRYWALL - 1/2"	0
10		INTERIOR-8 PLUMBING	DRYWALL - 1/2", FIR STUD 16" OC - 1 1/2", DRYWALL - 1/2"	0

1/4" FLOOR PLANS
SCALE: 1/4" = 1'

PLANS

MICHAEL V. LAND

5625, 5629, 5635, 5637, 5641
LOT 11, 12, 13, 14, 15,
WOOD LAWN DRIVE
BRENTWOOD COURT ADDITION

AGE DEPA CONSTRUCTION, INC.

11044 GROSSCHULIN
DALLAS, TX 75228
469.367.2414 / mvd@age-depa.com

DATE: 09-05-2021

A03



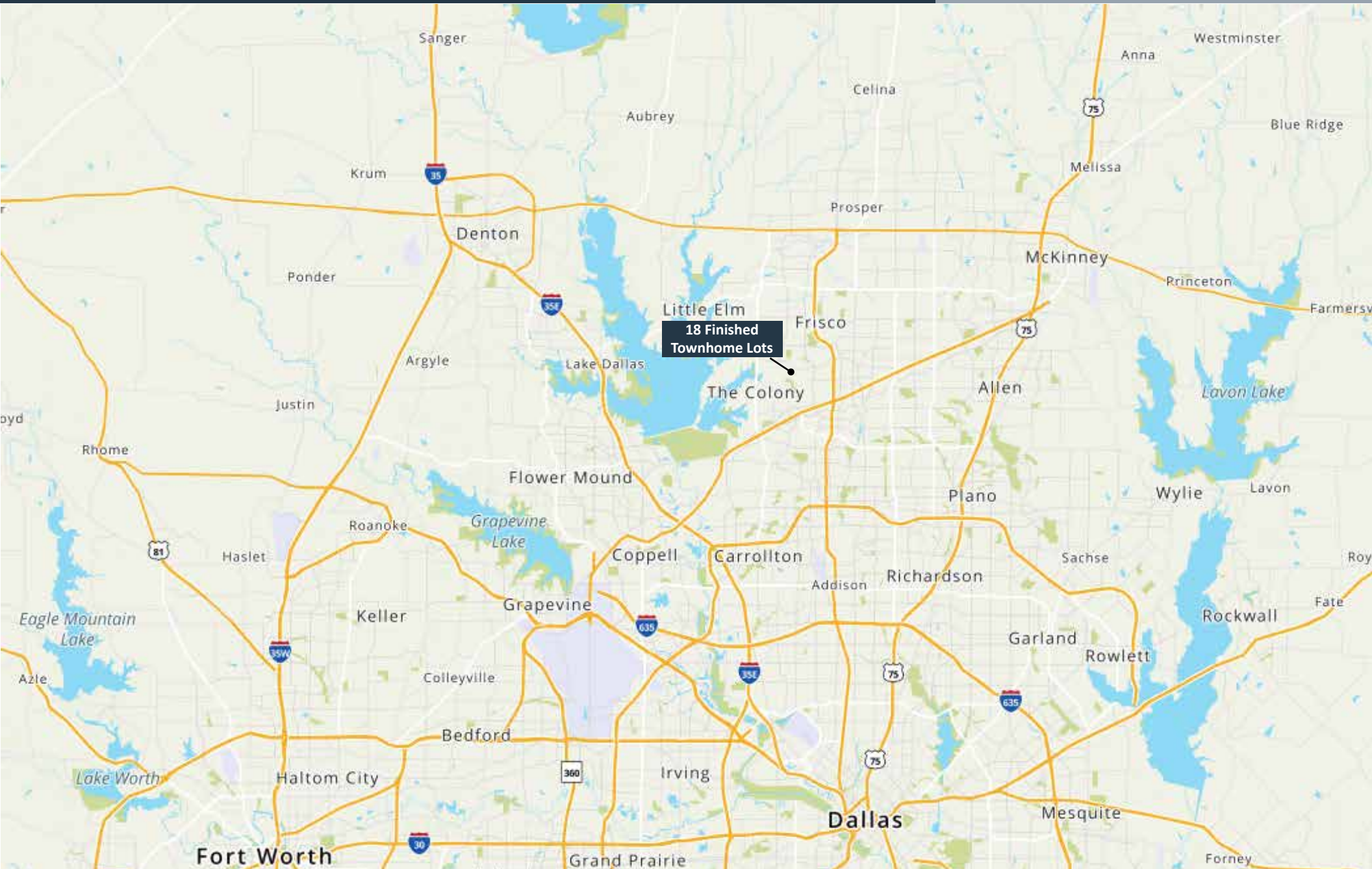
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AREA HIGHLIGHTS

- The Dallas-Fort Worth area features a well-diversified Economy, ranking fifth nationwide for growth with remarkable Gross Domestic Product (GDP) of \$744 billion in 2023. According to recent Urban Land Institute surveys, it has also earned recognition as the leading real estate market for 2025.
- According to the Dallas Federal Reserve Economic Indicators, The DFW region has continued to show strong employment trends, with year-over-year wage growth of 4.2% as of mid-2025, surpassing the state and national average. Employment growth remains a leader among U.S. metropolitan areas.
- The DFW metro's estimated population of 8.3 million ranks fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised DFW to surpass Chicago as the third-largest metro in the U.S.
- Recent rankings and awards received by DFW include #2 in the country for most commercial projects underway, #1 Real Estate Market to Watch (2024 and 2025), and 6th Most Innovative City in the World.
- Denton County, where the site is located, is witnessing demographic shifts and has an estimated 2024 population of 1,045,120 with a growth rate of 15.3% since April 2020, according to US Census Data. Denton county is the 7th largest county in Texas.

The Site is located in The Colony and Denton County, TX, which is part of the Dallas Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas, with the Site being in Denton County. DFW has a population of 8.3 million, making it the fourth largest population center in the country.



GROSS METROPOLITAN PRODUCT

\$744 Billion



DFW POPULATION GROWTH

3.14% (2021-2022)



DFW ESTIMATED POPULATION

8.3 Million



Dallas, TX



Fort Worth, TX

ECONOMIC OVERVIEW

Denton County's economy continues to gain momentum, driven by a mix of education, manufacturing, healthcare, logistics, and retail. The University of North Texas plays a major role, with nearly 47,000 students fueling steady demand for housing, retail, and local services while adding to the area's skilled workforce. Major employers like Peterbilt Motors, Texas Health Presbyterian, and Medical City Denton provide a strong employment base, while companies such as Sally Beauty Holdings highlight the county's growing retail and corporate presence. With excellent access along I-35 and ongoing investment in infrastructure and development, Denton County is positioned for continued job growth and long-term economic strength.

Collin County, just east of the Site, has emerged as one of the strongest markets in Texas. The Legacy West area in Plano has become a major corporate hub, home to companies such as Toyota Motor North America, JPMorgan Chase, Liberty Mutual, and FedEx Office. The 225-acre mixed-use development combines millions of square feet of office, retail, and residential space, creating an environment that attracts top talent and sustained investment. Collin County benefits from a highly educated workforce, strong growth in technology, finance, and healthcare, and key transportation corridors like the Dallas North Tollway and Sam Rayburn Tollway. With a strong business climate, rapid population growth, and some of the highest household incomes in Texas, Collin County remains a driving force for North Texas's economic success.



Toyota North America Headquarters

DENTON COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
University of North Texas	8,891
Peterbilt Motors Company	2,000
Texas Health Presbyterian Hospital Denton	1,100
Sally Beauty Holdings	1,000
Medical City Denton	799

COLLIN COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Frito Lay	15,321
JP Morgan Chase	12,000
Conifer Health Solutions	11,000
Liberty Mutual	5,000
Toyota	4,000



AREA OVERVIEW

The Colony, located in Denton County along the eastern shore of Lewisville Lake and just north of the Dallas–Fort Worth metroplex, is experiencing strong growth thanks to its accessibility via major corridors like the Sam Rayburn Tollway. The City brings together a high-quality suburban lifestyle with proximity to major job hubs in Plano, Dallas and beyond, giving residents commuting flexibility in the broader Dallas region. The business climate is supported by key employers and retail anchors such as Nebraska Furniture Mart, Topgolf and Scheels, among others. Alongside retail and hospitality growth, the city is actively investing in entertainment, mixed-use development and lifestyle amenities like Grandscape to draw both residents and visitors. Residential development continues to remain strong. According to Texas Realtors, the median home price in The Colony as of Q3 2025 was around \$699,500, up about 77.1% year-over-year.

TRANSPORTATION



Air: The Lots are located approximately 16 miles northeast of Dallas/Fort Worth International Airport, offering both domestic and international flights. The Site also approximately 17.5 miles north of Dallas Love Field, which primarily serves domestic routes within the U.S. Denton Enterprise Airport is private commercial airport serving Denton County approximately 20 miles northwest from the Site.



Highway: This Site is located between several major thoroughfares in Denton County. The Site is approximately 1.6 miles east of FM-423 (Main Street) and approximately 1.2 miles north of SH-121 (Sam Rayburn Tollway). Additionally, the site is less than 2.5 miles west of Dallas North Tollway.



Lewisville Lake



Dallas/Fort Worth International Airport

2025 Q3 Market Statistics - The Colony

Median Price
\$699,500
▲ 77.1% YoY

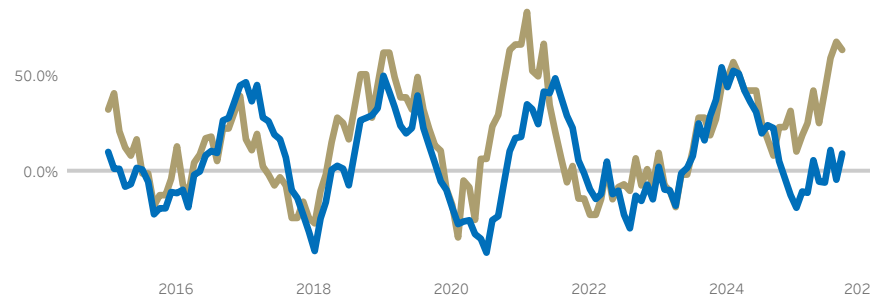
Closed Sales
4
▲ 33.3% YoY

Active Listings
9
▼ -10.0% YoY

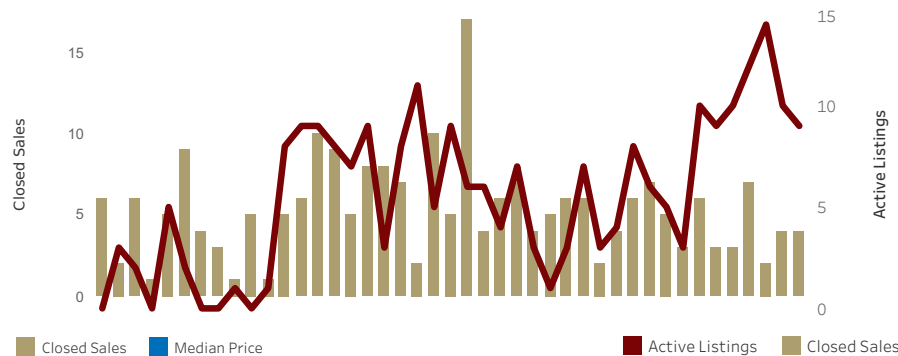
Months Inventory
6.4
▼ -1.6 YoY



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



PRICE DISTRIBUTION

< \$100k	0.0%
\$100-199k	0.0%
\$200-299k	0.0%
\$300-399k	25.0%
\$400-499k	25.0%
\$500-749k	0.0%
\$750-999k	25.0%
\$1M +	25.0%

VALUATION STATS

Median Price/Sq Ft
\$232.05
▲ 1.2% YoY

Median Home Size
2,548 sq ft

Median Year Built
2019

Close/Original List
91.9%

TRANSACTION TIME STATS

Days on Market
103
71 days more than 2024 Q3

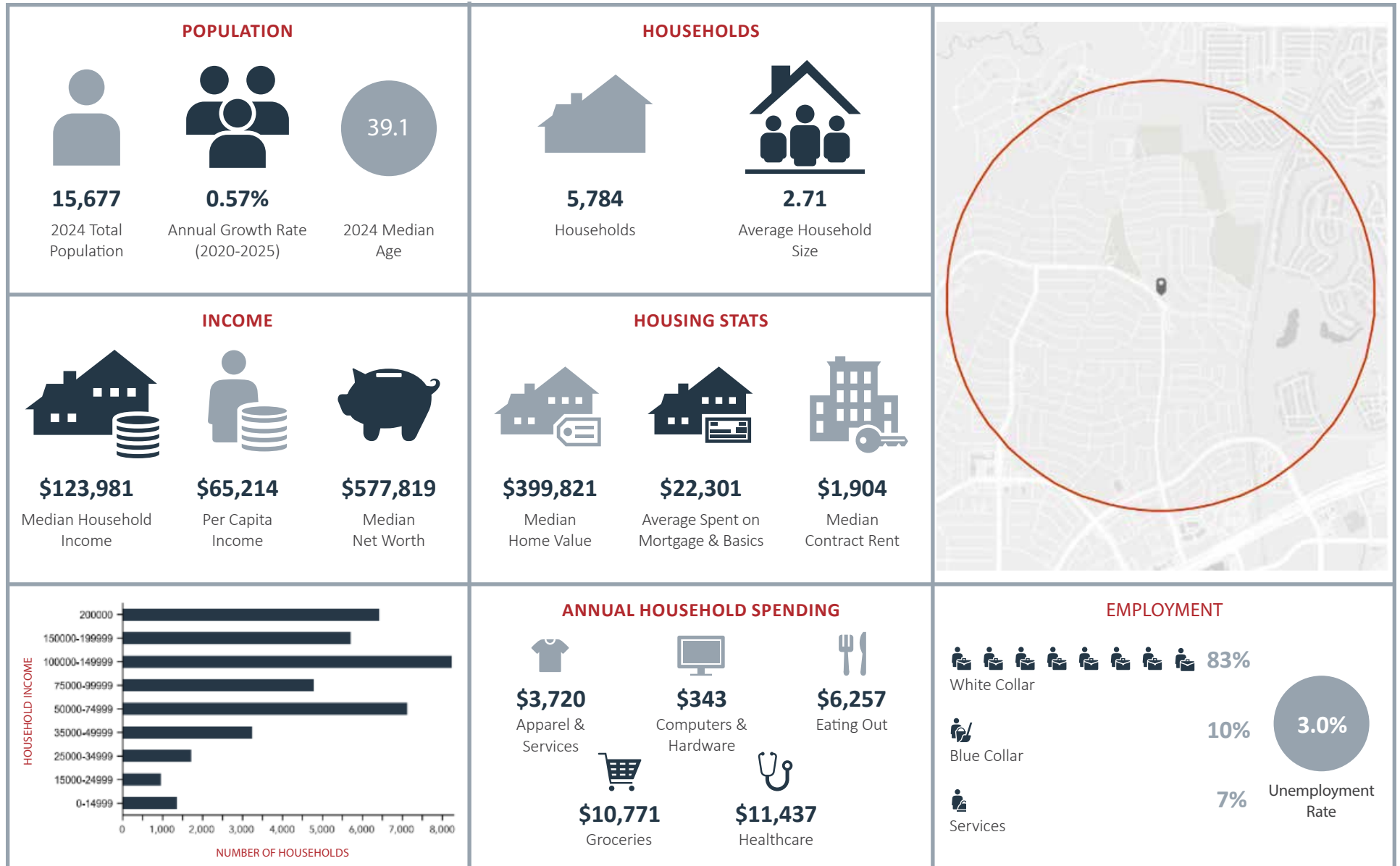
Days to Close
27
9 days more than 2024 Q3

Total Days
130
80 days more than 2024 Q3

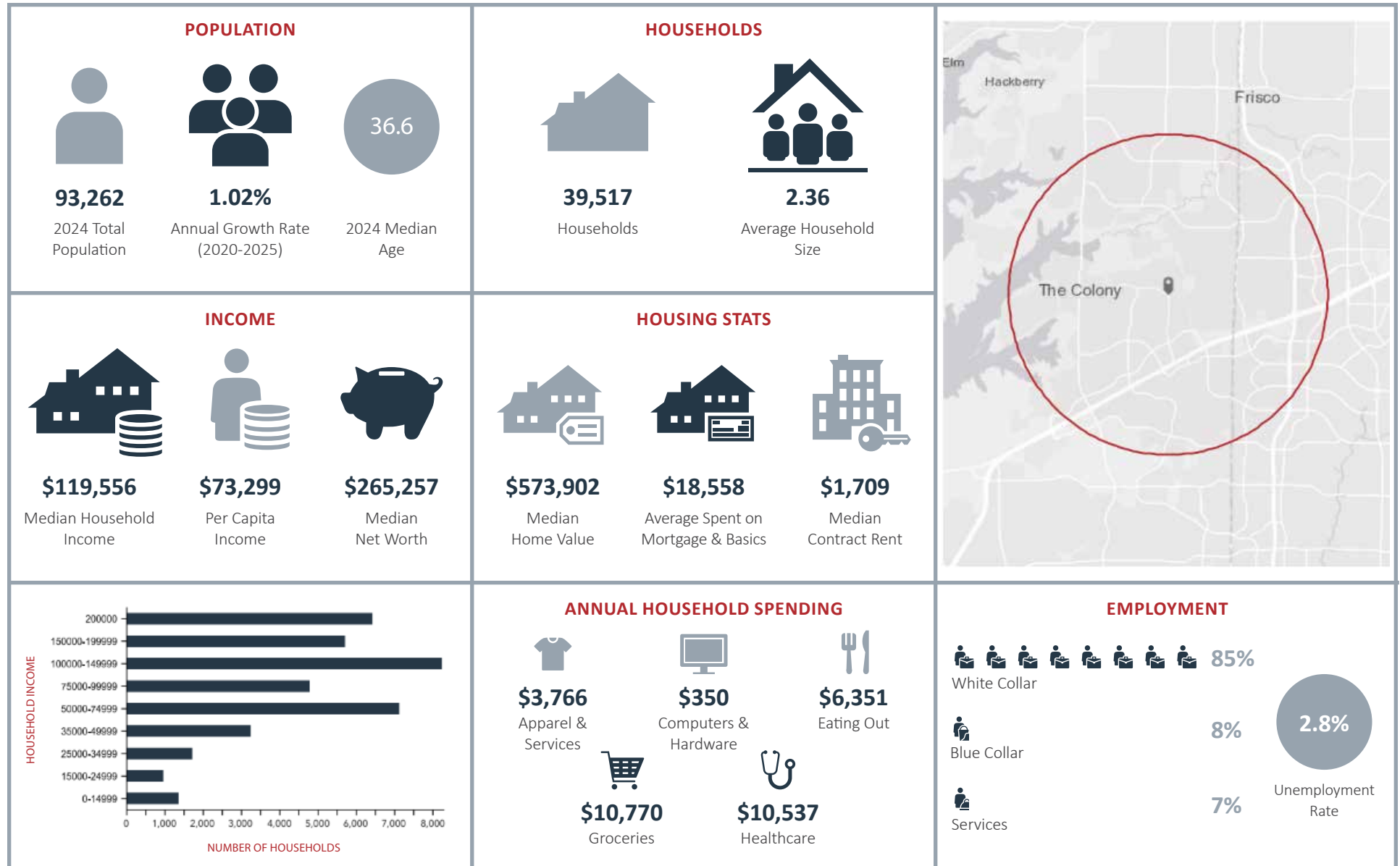


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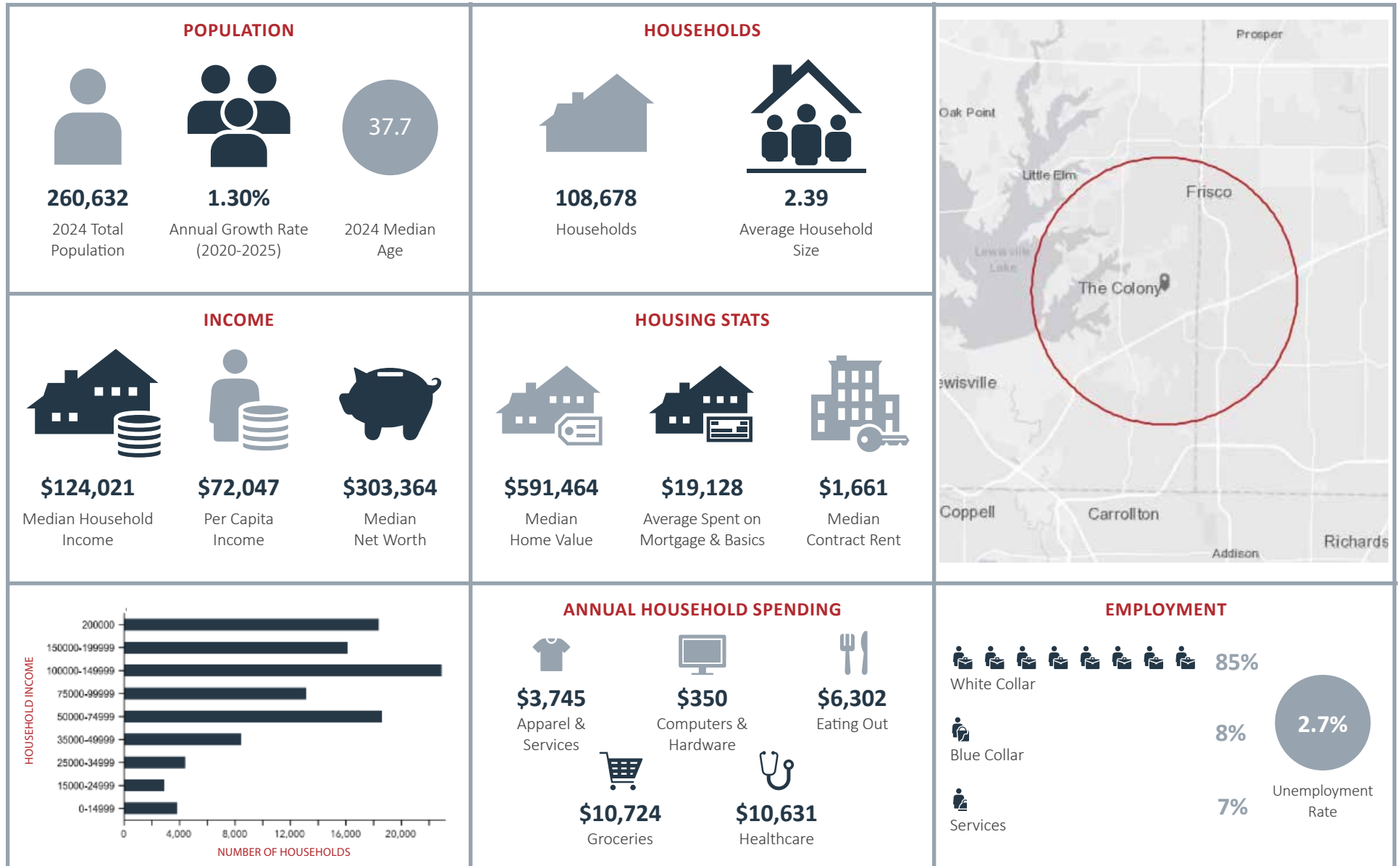
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

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Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

Sales Agent/Associate: Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948

Sales Agent/Associate: Tim Marron | License No. 839620 | Tim@VanguardREA.com | 214-556-2381



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