

OFFERING MEMORANDUM

BLUE MOUND ROAD

7760 Blue Mound Road | Fort Worth, Texas 76131



Northern
Crain

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

This is an absolutely beautiful historic property that must be seen to truly be appreciated. The original house was built in 1906 and has since been restored, although many of the original features remain. In addition to the 5500 square foot main house, there is a 3br 2ba 2200 square foot guest house, an 11,000 square foot barn, outdoor kitchen and screened in living room, two covered bridges, a 4 acre lake, Fossil Creek flowing through the property, all set on 73 acres in North Fort Worth, 11 miles from downtown. The main entrance to the property is gated and there's a second entrance off Blue Mound Rd. as well. In addition, there will be a third entrance to the property from a new development on the adjacent parcel to the East of the property. Once a tree farm, this property has hundreds of beautiful, mature trees throughout. There's a 2 acre irrigated garden with nutrient rich soil just by the entrance for farming. So many features on this amazing farm in the city property.

Location	7760 Blue Mound Road Fort Worth, TX 76131
Price	\$6,000,000
Size	73 Acres
Year Built	1906
Zoning	Various
Availability	Call Agent



HIGHLIGHTS

- Large Estate Property in fast-growing North Fort Worth
- Several parcels make-up the acreages, primary parcel zoned for commercial use
- Past use was a tree farm, many large mature trees throughout the property
- Wedding Venue, B&B, Winery, Private School, Agri-hood, Equestrian venue are all potential uses
- 11 miles from Downtown Fort Worth, 35 minutes from DFW Airport
- Fossil Creek passes through property
- Opportunity for commercial property on Blue Mound Rd (flood plain contingent)



ON SITE AMENITIES

- 2 covered bridges upon entrance to the Property
- 3 water wells on the Property
- 12,000 sqft Barn currently used for storage has 5 horse stalls, 1 office, 1 apartment - can be updated for events or other use.
- 7500 sqft AC space in main house and pool house
- Large pool, outdoor kitchen and outdoor, screened-in living room
- Multiple areas with existing tree-cabling can be used for nursery operations or grape growing potential



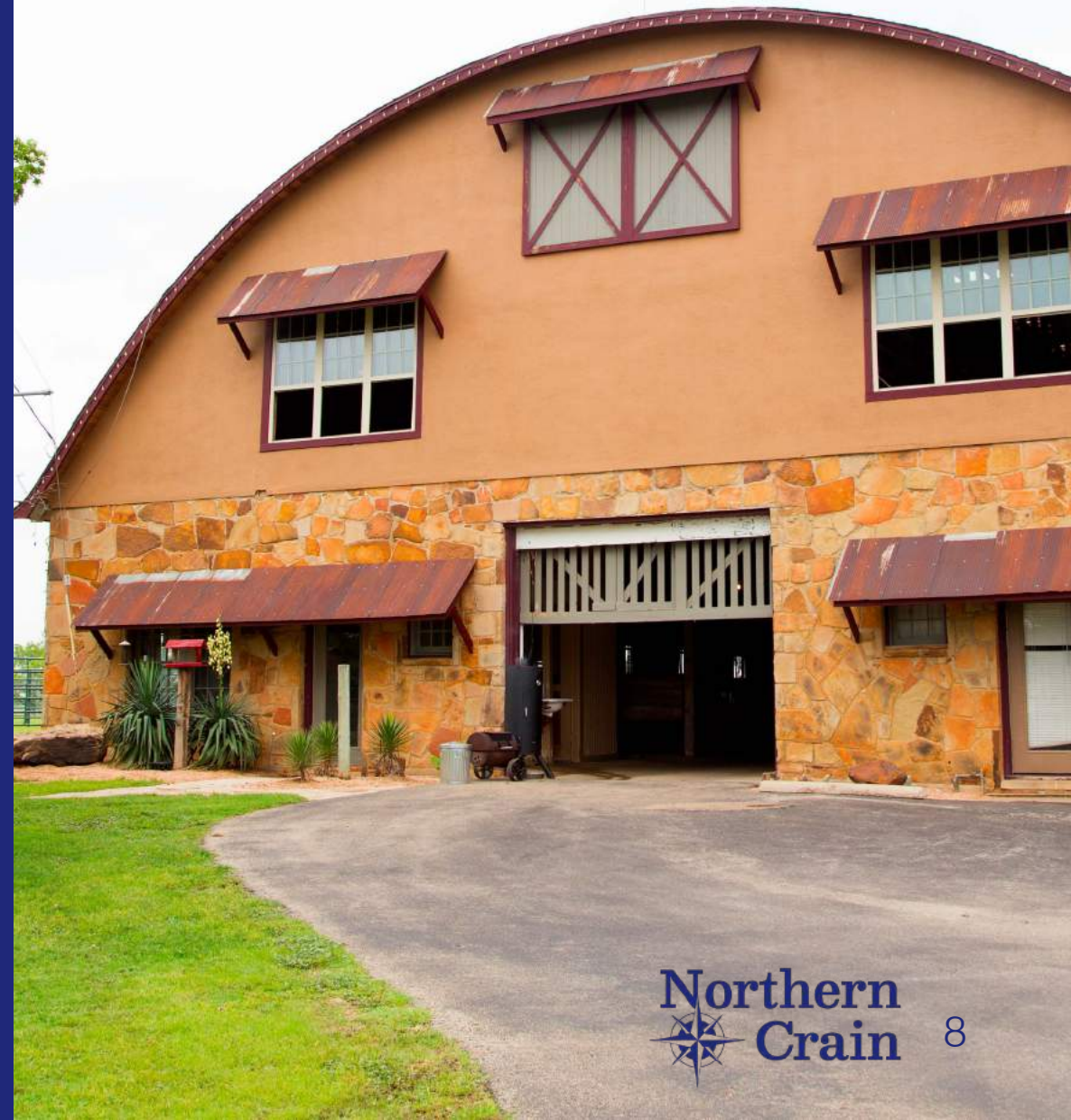
ACCESSIBILITY

- Main entrance has electronic gate with cellular gate opening system
- Second entrance approx. 400 feet south of main entrance
- Future entrance from the East of the property on adjacent development, coming 2023
- Approximately 5 minutes from I-35, only 15 minutes to Downtown Fort Worth. Toll road access



BUILDING FACTS

- 5,500 sqft main house built in 1906, added on in 1981
- 2,200 sqft pool house built in 1981
- 12,000 sqft barn built in 1939 – arched joist construction
- 2 covered bridges built in 2010
- Outdoor kitchen and living room built in 2010



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

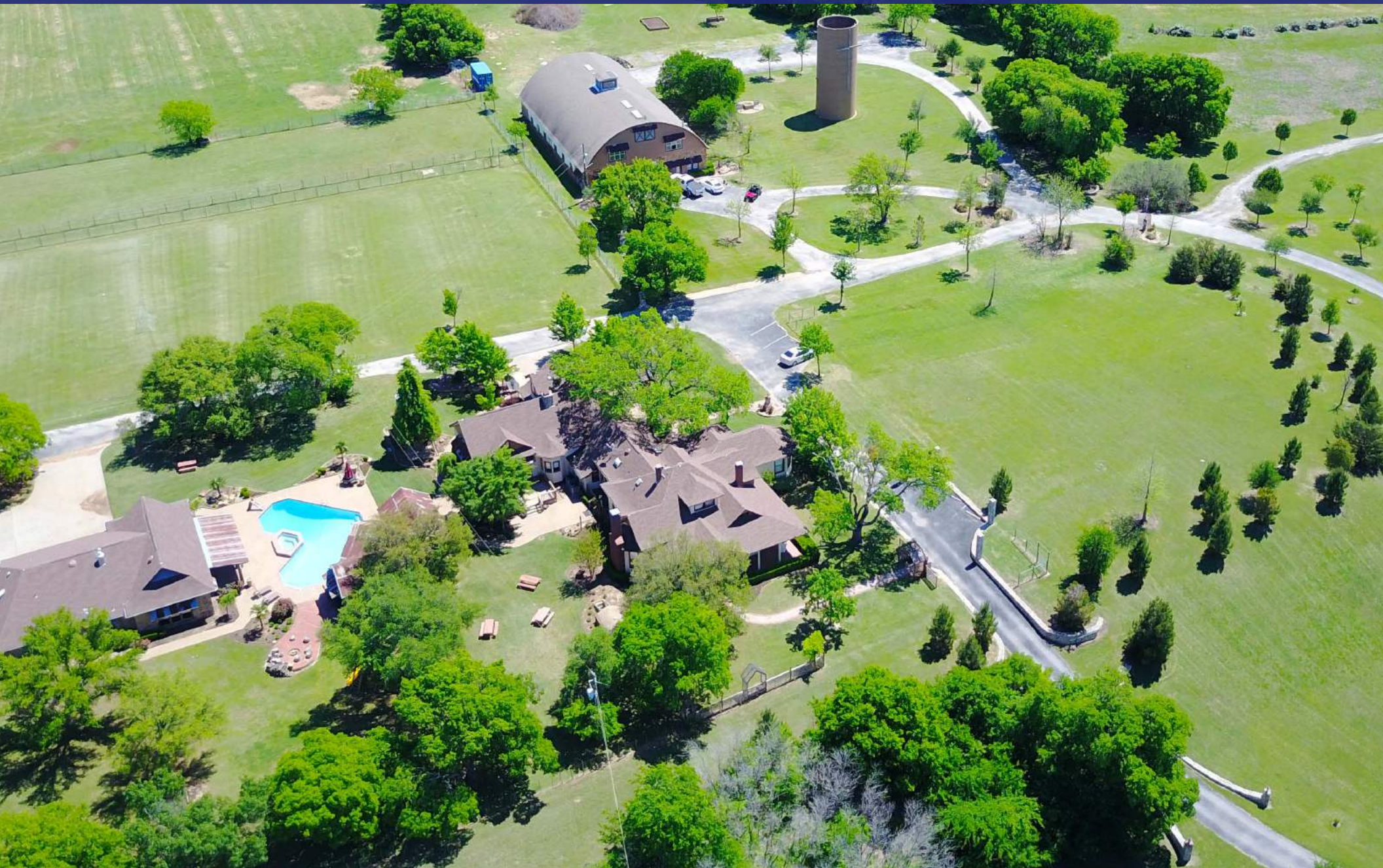


SITE PLAN

Property has approximately 850ft of frontage on Blue Mound Rd (FM 156). In addition to two entrances off Blue Mound Rd, there will be an additional access point on the East side of the property pending future residential development directly to the East. 4 Acre pond for fishing and recreational activities on the Southeast corner of the property. Many mature trees throughout property.



LOCATION





Bureau of Engraving and Printing - Western Currency Facility

Northwest Community Park

Prairie Vista Middle School

Highland Middle School

High Country Elementary School

Saginaw High School

7-Eleven

Gilliland Elementary

SUBJECT PROPERTY

at home TJ-maxx
 HomeGoods TARGET
 petco
 ALDI DOLLAR TREE
 WHATABURGER
 SHERWIN-WILLIAMS WINE'S TOP
 COSTCO WHOLESALE Chick-fil'd
 Wendy's IN-N-OUT BURGERS
 WinCo FOODS Cane's

287

35W

Medical City Alliance

Vista Ridge Middle School

Fossil ridge High School

North Riverside Elementary

Parkview Elementary School

Kroger

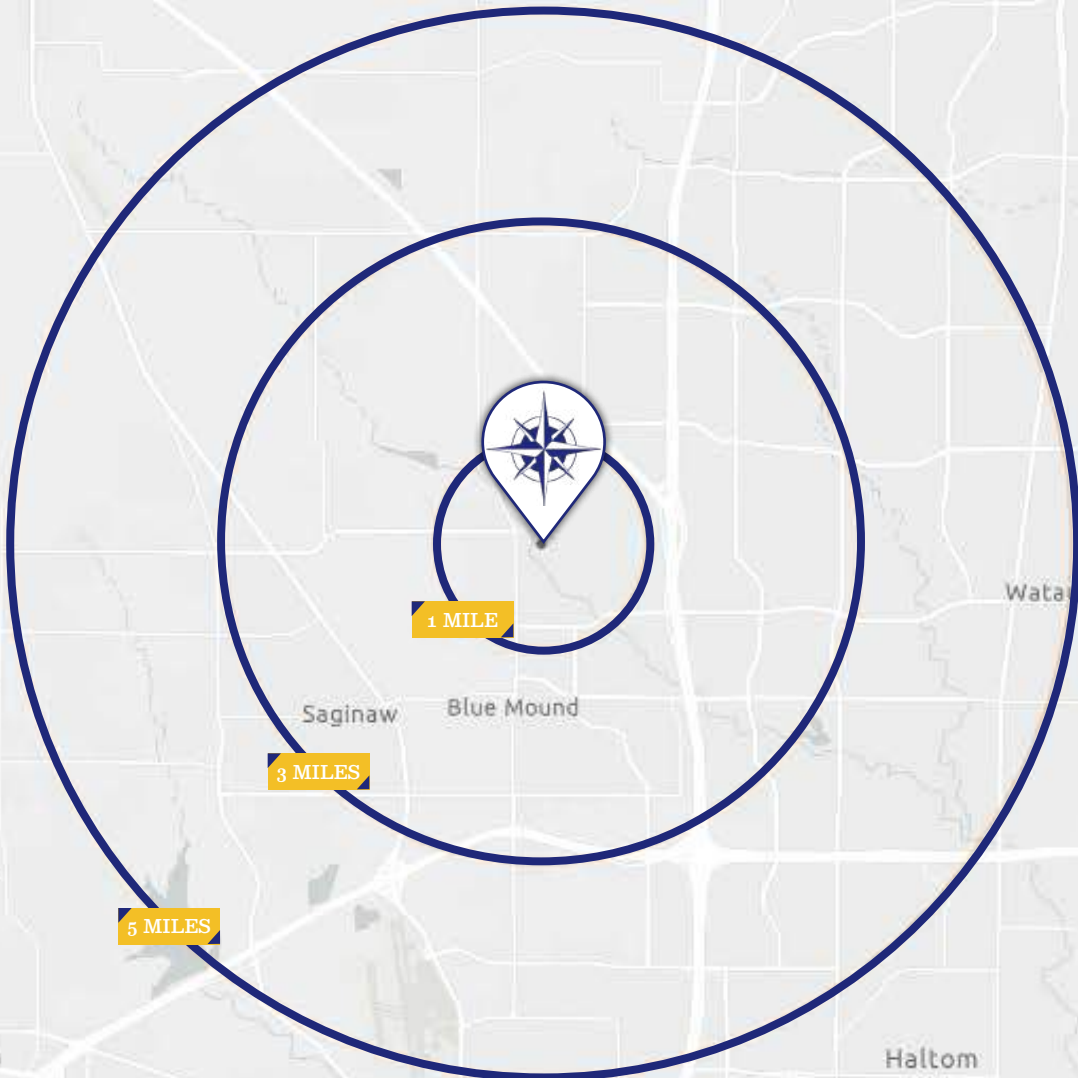
CVS

CHIPOTLE MEXICAN BURGERS
 Jersey Mike's SUBS
 BURGER KING
 Starbucks

N. SAGINAW BLVD

35W

LOCATION



2022 Summary	1 MILE	3 MILES	5 MILES
Population	16,188	112,855	263,160
Households	4,738	38,346	87,467
Families	3,983	28,517	66,163
Average Household Size	3.42	2.49	3.00
Owner Occupied Housing Units	3,873	24,783	60,181
Renter Occupied Housing Units	865	13,563	27,286
Median Age	31.2	32.6	32.6
Median Household Income	\$105,276	\$89,726	\$91,098
Average Household Income	\$128,484	\$108,761	\$112,334

2027 Summary	1 MILE	3 MILES	5 MILES
Population	16,886	118,003	275,660
Households	4,963	40,174	91,849
Families	4,161	29,883	69,456
Average Household Size	3.40	2.94	3.00
Owner Occupied Housing Units	4,078	26,116	63,505
Renter Occupied Housing Units	884	14,058	28,345
Median Age	30.8	31.9	32.3
Median Household Income	\$116,536	\$102,585	\$103,655
Average Household Income	\$148,820	\$125,159	\$129,207



MARKET OVERVIEW

FORT WORTH STOCKYARDS

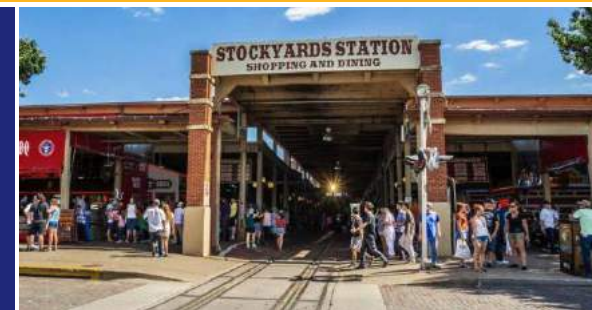
Fort Worth is where the West begins, and nothing embodies Western heritage better than the **Fort Worth Stockyards National Historic District**. From the original brick walkways to the wooden corrals, every inch of the Stockyards tells the true history of Texas's famous livestock industry.



The **Stockyards Museum** showcases the rich history of the Fort Worth Stockyards and the north side of Fort Worth. There is a growing collection of artifacts, photos and exhibits that document everything from our Native American connections, the Chisholm Trail, the livestock market/stockyards to the Swift and Armour Packing plants. Visitors can experience why Fort Worth is known as "Cowtown" and learn how the Stockyards helped make Fort Worth the Texasmost city.



Located in the heart of the Fort Worth Stockyards, **Stockyards Station** exemplifies Texas by providing an exciting blend of old and new with historic walking tours and over 20 unique shops. Whether it's BBQ, beef jerky or the perfect pair of boots, you'll have plenty of options to choose from.



The **Cowtown Coliseum** located in the heart of the Fort Worth Stockyards has a rich history steeped in Rodeo and the West. The Cowtown Coliseum offers all the modern amenities, yet retains the feel of a historic site. Spectators can sit in air conditioned comfort and view the best in Rodeo and Western action.



Spanning 5,400 square feet, **Cowtown Cattlepen Maze**, a labyrinth of wooden pathways, is always a challenge. Prep for your mission by viewing the maze from a large second-story observation deck. This is also a great place to watch or cheer on your friends and family.



Step back in time with the grapevine vintage railroad and get a unique view of Fort Worth City. Two powerful trains lead the way: an 1896 steam locomotive named "Puffy" and a 1953 diesel locomotive, "Vinny."

MARKET OVERVIEW

N E W F O R 2 0 1 9 - 2 0

it's the
Texas
you want

VISIT
FORT
WORTH
FW



HOTEL DEVELOPMENT 2019-20

NEW - DOWNTOWN

THE SINCLAIR HOTEL - 164 Rooms
The Sinclair Hotel is the first Smart Building in United States. Marriott partnered with Intel to design an all internet-based power system, meaning every light fixture, charging station and beyond is 100% powered by the internet.

ALOFT - 180 Rooms

COURTYARD MARRIOTT - 121 Rooms

HAMPTON INN & SUITES HOTEL - 285 Rooms

FAIRFIELD INN & SUITES - 120 Rooms

COMING SOON

SPRINGHILL SUITES BY MARRIOTT - 170 Rooms
Opening Fall 2019 - Stockyards National Historic District

AC HOTEL BY MARRIOTT - 252 Rooms
Opening 2020 - Downtown

HOTEL DROVER - 200 Rooms
Opening Late 2020 - Stockyards National Historic District

KIMPTON HOTEL - 232 Rooms
Opening Summer 2021 - Downtown

SANDMAN SIGNATURE HOTEL - 240 Rooms
Opening To Be Announced - Downtown



DICKIES ARENA

The new \$450 million multipurpose and sports arena is now open and will host major events, concerts, and sporting events such as NCAA tournaments beginning in 2020. Dickies Arena is located at the Will Rogers Memorial Center Complex in the Cultural District, 10 minutes from downtown. The 14,000-seat arena will host the annual Fort Worth Stock Show and Rodeo, concerts, sporting events and more.

EXPERIENCES

FORT WORTH ALE TRAIL

The Fort Worth Ale Trail makes it easy to discover 10 local breweries.
FortWorth.com/AleTrail

STOCKYARDS ADVENTURE

Experience the sights and sounds of the Old West with the easy, one-ticket Stockyards Adventure Pass.

FortWorth.com/StockyardsAdventure

FORT WORTH BBQ & BREWS TOUR

A guided bus tour of Fort Worth's craft barbecue and brews scene. Stops include three local BBQ joints and three breweries. Locations rotate each tour.

EAT THIS FORT WORTH: TACOS & MARGARITA TOUR

Discover the best tacos and margaritas in Fort Worth via a guided bus tour. The tour includes four stops and two margaritas at local favorites and hidden gems.

MARKET OVERVIEW

TRANSPORTATION

TEXTRAIL

TEXRail is the new 27-mile commuter rail line connecting DFW International Airport and downtown Fort Worth. The line runs every day and saves travelers 21 minutes at the affordable rate of \$2.50 each way.



SHOPPING

Tanger Outlets offers 70 brand-name and designer outlet stores in Fort Worth's newest shopping experience. The Shops at Clearfork is a 500,000-square-foot open-air shopping, dining and entertainment development anchored by luxury retailer Neiman Marcus. Sundance Square is where cosmopolitan sophistication meets Western hospitality with shopping, nightlife, hotels and restaurants downtown.

KIMBELL ART MUSEUM: RENOIR: THE BODY, THE SENSES

The Kimbell Art Museum is regarded as America's best small museum. Architect Louis Kahn's building is considered one of the most influential of the 20th century. The new exhibition *Renoir: The Body, The Senses* will be on display October 27-January 26, 2020. The exhibition, organized by the Kimbell with the Clark Art Institute is the first major exploration of Renoir's unceasing interest in the human form. The museum's permanent collection includes Michelangelo's first painting, when he was 12 or 13, and masterworks from antiquity, Europe, Asia, Africa and Oceania.



FORT WORTH MUSIC SCENE

Ornette Coleman, Townes Van Zandt, Van Cliburn, T-Bone Burnett and Leon Bridges hail from Fort Worth. In 2017, Fort Worth was named the first Music Friendly City by the Texas Music Office. Live music continues to grow across the city including 40+ live music venues and events such as Fortress Festival, weekly live concerts around the city, Panther Island's Rockin' the River and many more.

WHISKEY RANCH

Whiskey Ranch, the largest whiskey distillery west of the Mississippi is home to Firestone & Robertson's award-winning TX Whiskey and TX Straight Bourbon. Located on the historic golf course where legends Ben Hogan and Byron Nelson once played, its beautiful views of downtown make it perfect for offsite meetings and events. Whiskey Ranch offers a merchandise store, tours, bar and tasting room, and back porch with outdoor fireplaces overlooking the golf course.

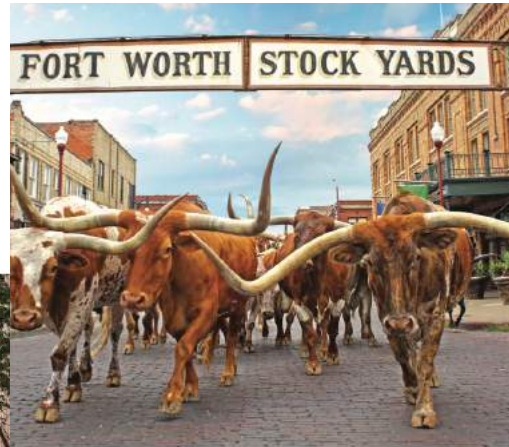


STOCKYARDS HERITAGE DEVELOPMENT

Stockyards Heritage Development Co.'s \$175 million renovation of historic Mule Alley in the Fort Worth Stockyards includes shops, eateries, creative workplaces and live-entertainment venues. The anchor, Hotel Drover, artfully celebrates the district's history, honoring its birthright and namesake, legendary cowboys who drove cattle across the plains to market in Fort Worth. The Hotel Drover will open in late 2020.

AFRICAN SAVANNA

The Fort Worth Zoo is ranked No. 4 in the nation by USA Today. Home to 7,000+ animal species, the Zoo supports conservation projects in more than 30 countries around the globe. The African Savanna is the first stage of A Wilder Vision, a \$100 million expansion to the Fort Worth Zoo. Sitting on 10 acres of existing Zoo land, guests can stroll through the African Savanna and see giraffes, zebras, ostriches and more in one exhibit. The exhibit also includes an elevated deck for giraffe feeding, an underwater hippo viewing area, restaurants and shaded viewing areas, private event space and much more.



FORT WORTH HERD - 20TH ANNIVERSARY

The romance and mystique of 19th century cattle drives lives on in Fort Worth with The Herd - genuine Texas cowboys and cowgirls driving Texas longhorns in the world's only twice-daily cattle drive. A top attraction in Texas, the Fort Worth Herd is celebrating its 20th anniversary. More than 9 million spectators have watched 14,148 cattle drives and the Fort Worth Herd has engaged more than a quarter-million students through tour groups and education programs. See the Fort Worth Herd daily at 11:30AM and 4:00PM.

WORTH SAVINGS

Whether you are in the mood for a margarita or your sweet tooth is calling for chocolate, enjoy discounted and free options at establishments participating in the Worth Savings Show Your Badge Discount Program. Enjoy free or discounted appetizers, meals, drinks, desserts and Fort Worth gifts just by showing your conference badge. For more information visit: FortWorth.com/WorthSaving

ANNUAL FESTIVAL & EVENT HIGHLIGHTS

- FORT WORTH STOCK SHOW & RODEO, JANUARY 17 - FEBRUARY 8, 2020
- FORT WORTH FOOD + WINE FESTIVAL, APRIL 2 - 5, 2020
- MAIN ST. ARTS FESTIVAL, APRIL 16 - 19, 2020
- FORT WORTH OPERA FESTIVAL, APRIL 17 - MAY 3, 2020
- FORTRESS MUSIC FESTIVAL, APRIL 25 - 26, 2020
- TEXAS MOTOR SPEEDWAY
 - MARCH: O'REILLY AUTO PARTS 500 WEEKEND
 - JUNE: DXC TECHNOLOGY 600 - INDYCAR RACING SERIES
 - NOVEMBER 3: AAA TEXAS 500 - MONSTER ENERGY NASCAR CUP SERIES
- NFL SEASON - DALLAS COWBOYS, 2019
- PGA TOUR'S CHARLES SCHWAB CHALLENGE AT COLONIAL, 2020
- RED STEAGALL COWBOY GATHERING & WESTERN SWING FESTIVAL, OCTOBER 2020

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So Many Districts. So Much to See. So Much to Do!



Our city, now the 13th largest in the nation, offers unmatched pedestrian access to hotels, convention center, restaurants and nightlife. Our clean, well-managed downtown has been named best in the nation and is a model of urban redevelopment. At the heart of downtown, Sundance Square offers 35 blocks of dining and entertainment. Sundance Square Plaza has been named a top 10 public space in America.

MARKET OVERVIEW

**VISIT
FORT WORTH**

**FACTS SHEET
2019 - 20**



FUN FACTS

- 13th-largest city in the United States
- 6th fastest growing large city in the nation
- The **Kimbell Art Museum** is home to the only Michelangelo in the Americas, his first painting, The Torment of Saint Anthony.
- Fort Worth hosts the world's only twice-daily cattle drive and year-round rodeo in the **Stockyards National Historic District**.
- The **Fort Worth Zoo** opened as the first zoo in Texas in 1909 and is ranked the No. 4 zoo in the nation by USA Today.
- The **Modern Art Museum of Fort Worth** was recognized as the best-designed building in Texas by Architectural Digest.
- **American Airlines**, the world's largest airline, is headquartered in Fort Worth and services the 4th busiest airport in the nation.
- Fort Worth named a **Top 20** city for Hispanic entrepreneurs by *Fortune* in 2018.
- The first music-friendly city in Texas as designated by the **Texas Music Office in the Office of the Governor**.

HOSPITALITY AND TOURISM

- Estimated number of out-of-town visitors to Fort Worth: 9.4 million annually
- Economic impact of visitors to Fort Worth: \$2.6 billion annually
- Tourism employs over 24,100 hospitality and tourism industry workers
- Total Hotel rooms: 14,000
- Total rooms downtown: 1,800 committable
- Hotel tax: 15%; breaks down to 6% state, 9% city
- Sales tax: 8.25%
- Top international visitor markets to Fort Worth include: Mexico, Canada, UK, Australia and Germany.

KEY PROJECTS

- **TEXRail** \$1 billion commuter rail system connecting DFW International Airport and Downtown Fort Worth.
- \$540 million for new, 14,000-seat **Dickies Arena**
- \$300 million expansion of **Fort Worth Convention Center** (2025)
- \$225 million+ on restoration and expansion of **Stockyards National Historic District**
- Continued growth of **Alliance Airport**, the world's first industrial airport, developed by Ross Perot Jr.



HISTORY

Originally settled in 1849 as an army outpost at the Trinity River, Fort Worth was one of eight forts assigned to protect settlers from Indian attacks on the advancing frontier. Progress helped the growing settlement survive long after other such towns had blown away with the dust of departing pioneers.

POPULATION

City of Fort Worth: 874,168 (2017 estimate)

FORT WORTH BUSINESS

Fort Worth has six major industry clusters: Aviation/Aerospace, Life Sciences/Health Care, Logistics, Manufacturing, Corporate/Professional and Energy (oil and gas).

Headquartered in Fort Worth

- Acme Brick
- AMR/ American Airlines
- BNSF Railway
- Pier 1 Imports
- TTI
- GM Financial
- Galderma US
- GDC Technics
- Williamson Dickie
- Ben E. Keith
- Allied Electronics
- Justin Brands
- RadioShack
- TPG Capital
- Smith & Nephew

Major Corporations in Fort Worth (not HQ)

- Facebook
- GE Manufacturing Solutions
- Lockheed Martin Aeronautics
- XTO Energy (ExxonMobil)
- Bell Helicopter Textron
- Alcon Laboratories
- JPMorgan Chase
- AT&T

TRANSPORTATION

- Dallas/Fort Worth International Airport (DFW), located 17.5 miles from Fort Worth, is one of the busiest airports in the world with an average of 1,900 daily departures and arrivals and service to more than 201 destinations worldwide.
- 4 hours or less from 149 U.S. destinations through DFW International Airport
- Fort Worth is home to 40+ B-Cycle bike share stations and access to 70+ miles of bicycle trails
- TEXRail (DFW International Airport to downtown Fort Worth): \$2.50
- Cab from DFW International Airport to downtown Fort Worth: \$52 (approx.)
- Yellow Checker Shuttle (Airporter) from DFW Airport to downtown Fort Worth: \$17*
- Super Shuttle from DFW International Airport to downtown Fort Worth: \$25*

WEATHER

Climate	Month	Avg. High	Avg. Low
Coldest month	January	54	34
Hottest month	July	95	75

MEETING SPACE

DICKIES ARENA

- Scheduled to open November 2019
- New home to the Fort Worth Stock Show and Rodeo
- Capacity to accommodate conventions, exhibit events, business meetings and private receptions with flexible meeting and event spaces ranging in size from 685 square feet to 91,315 square feet



FORT WORTH CONVENTION CENTER (FWCC)

- The FWCC offers 253,226 square feet of exhibit space; 41 breakout rooms for maximum flexibility (with a total of 58,849 square feet of meeting room space); a 28,160 square-foot ballroom; 13,500-seat arena and expanded dock facilities.
- A Public events plaza for outdoor gatherings links the Fort Worth Water Gardens to the Convention Center's new grand entrance.

WILL ROGERS MEMORIAL CENTER

- 100,000 square feet of exhibit space
- 6,000-seat coliseum
- 3,000-seat theater
- Equestrian center with 2,000-seat arena; 1,000 all-metal stalls
- 170,000-square-foot livestock facility with 1,000-seat show arena
- \$32 million Equestrian Multi-Purpose building featuring 1,100 premium stalls

COWTOWN COLISEUM

- 2,300-seat arena located in Stockyards National Historic District

**VISIT
FORT WORTH**
FORTWORTH.COM

**Northern
Crain** 20

Downtown Fort Worth Commercial Market Report

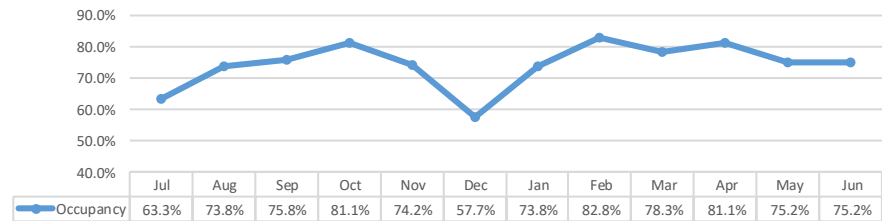


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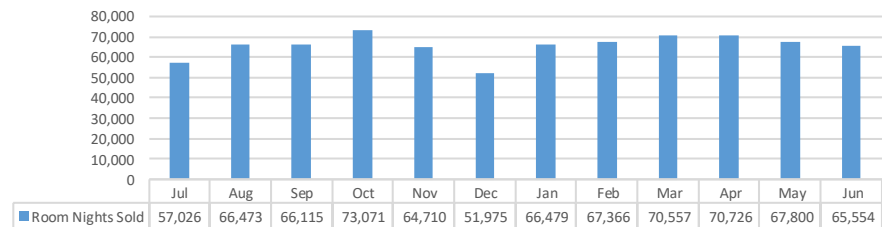
Hospitality Revenue per Available Room (RevPar) and Average Daily Rate (ADR)



Hospitality Occupancy Rates



Hospitality Room Nights Sold



Data presented in this report are derived from the following sources: Office and retail

WWW.DFWI.ORG

NORTH FORT WORTH / ALLIANCE MARKET

Find a lifestyle balance in the ever-growing Alliance/North Fort Worth suburb. With plenty of green space, like Blue Stem and Prairie Vista parks, you can hit the trails and enjoy nature's handiwork. If you're a regular mall rat or just look forward to an occasional shopping spree, the Alliance Town Center shopping mall is close... almost too close! At the Alliance Town Center they have a large collection of retail shops and specialty boutiques, as well as a selection of eateries to satisfy people in search of a quick bite or a total wine and dine experience. In case you get tired of shopping and/or eating, or maybe shoppings not your thing altogether, the mall also includes a Cinemark movie theater—and after wearing the same sweatpants and binging Netflix for months, the twinkling lights and smell of popcorn are always a welcome change.

Look forward to annual events in the area, like the Bell Fort Worth Alliance Air Show and Holiday in the Park. The event is held near the Alliance Airport and welcomes over 100,000 attendees every October! Think kick-ass planes, food trucks and games, then top the experience with a very dog-friendly attitude and what's not to love? If you're looking for something more down to earth (see what we did there), Texas Motor Speedway is right off Interstate 35W. When the weather is right lookout for concerts and festivals at the venue, because loud fans and fast cars aren't the only thing the speedway offers.

NEIGHBORHOOD SCORES

Using a combo of our local, expert knowledge + third-party stats from Yardi, here's our scorecard to help you find your next favorite neighborhood!



What Its Known For

- Quickly developing suburb
- Alliance Town Center shopping mall
- Year-round, seasonal events

PROS

- Tons of outdoor space/ parks and trails: Blue Stem Park, Prairie Vista Park, etc.
- Shopping center with a mix of restaurants and a movie theater
- Close to Texas Motor Speedway

CONS

- Commuting Interstate 35 during rush hour is a nightmare
- Extremely car dependent
- Minimal public transportation



BUSINESS THRIVES HERE

The region has grown into its own economic ecosystem—one that's propelling growth and fueling innovation. Corporations, small companies and entrepreneurs from across the region and around the world have discovered the allure of AllianceTexas. We've created a community that expects and encourages success.

Alliance Center North

Northeast Corner of I-35W & Eagle Pkwy
Fort Worth, Texas, 76177
Denton County



- 1. LG Electronics
- 2. Walmart.com
- 3. Callaway Golf
- 4. ACN4 (615,000 SF Avail 2Q2023)
- 5. Amazon
- 7. Henry Schein
- 8. ACN8 (441,720 SF Avail 3Q2022)
- 9. Texas Quality Beverage BTS site
- 10. Stanley Black & Decker Manufacturing
- 11. BNSF Railway's Alliance Intermodal Facility
- 12. FedEx Ground Hub
- 13. FedEx SW Regional Sort Hub
- 14. Amazon Air Regional Hub
- 15. XPO Logistics Worldwide
- Smart Warehousing, LLC
- 16. UPS Hub

NORTH FORT WORTH / ALLIANCE MARKET

PRESERVING A WAY OF LIFE

In simplest terms, sustainability is the capacity to endure

Alliance Town Center, the 900-acre mixed-use, retail center at AllianceTexas, was recognized by the U.S. Green Building Council (USGBC) with its LEED for Neighborhood Development certification, becoming one of only two projects in Texas, and among only 80 in the U.S. at the time, to receive the top designation.

Rooted in a strong entrepreneurial vision, Hillwood founded Independence Water, a separate water system that utilizes harvested rainwater stored in upland ponds, scaled to large business use applications, benefiting both AllianceTexas customers and adjacent municipalities. The program continues to grow as focus turns to water treatment plant reuse, targeting data center users as a cooling mechanism alternative and corporate campus users with large-scale irrigation needs.

Truly integrating Live Smart principles, Harvest, a modern single-family agrihood at AllianceTexas, hosts a six-acre community farm, which includes a demonstration garden, community garden and greenhouse. The gardens play a significant role in Harvest's ongoing partnership with the North Texas Food Bank.

230+

ACRES OF
GREEN SPACE

1M+

GALLONS OF
WATER REUSED

80K

PLANTED
TREES

32+

ACRES OF SUSTAINABLE
LANDSCAPING

MORE THAN A PLACE TO LIVE

AllianceTexas instills community and builds connections

AllianceTexas is a master-planned community designed and managed with healthy principles in mind. The project connects business opportunity, recreation, and lifestyle for employees, residents, and visitors. By example, Hillwood recently donated 160 acres to the City of Fort Worth for Alliance Park to provide an amenity center for nearby industrial associates, further expanding upon our preservation of the land.

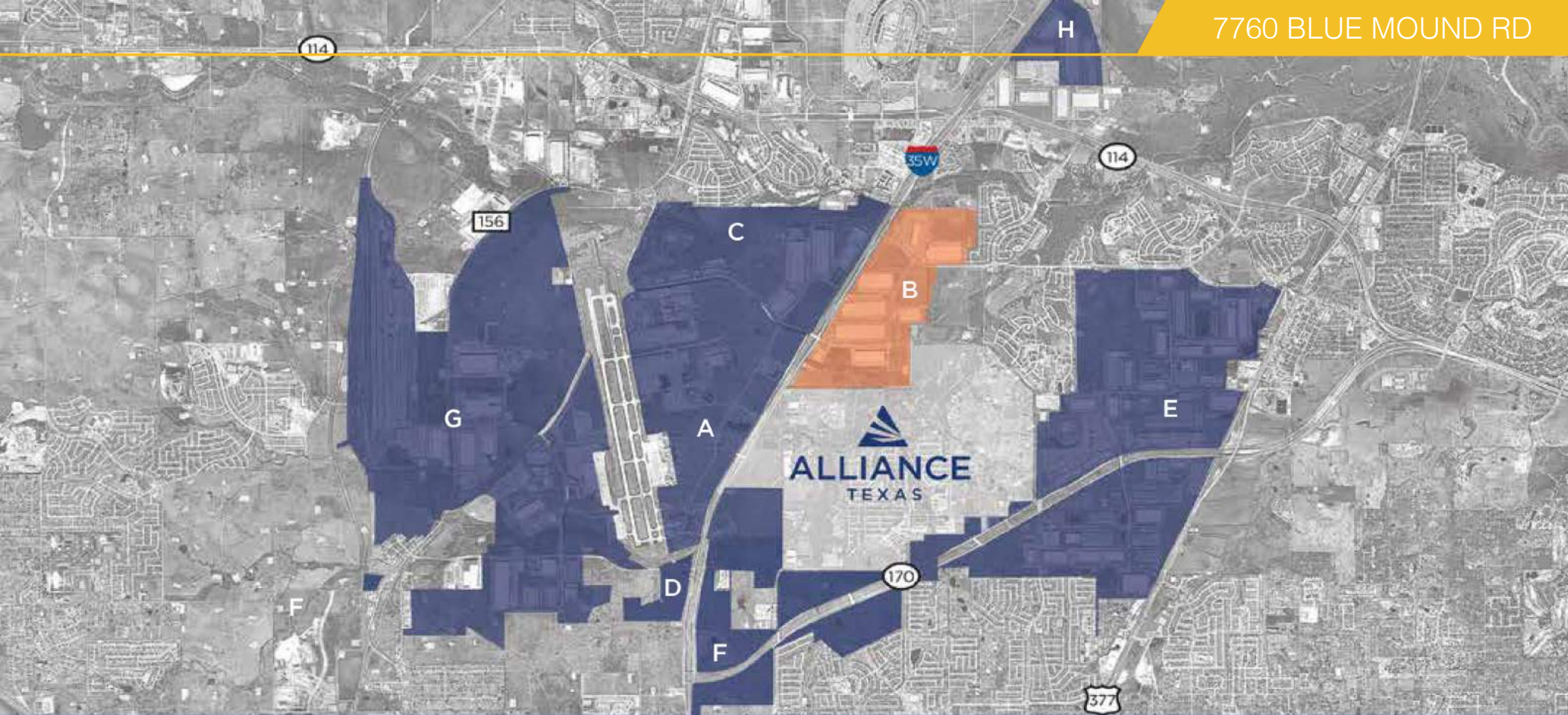
AllianceTexas residents enjoy the entertainment and lifestyle amenities at Alliance Town Center. Set within the scenic topography of the Trinity River's tributary system, the 14-acre prairie and stream restoration project, Bluestem Park, and the 17-acre Prairie Vista Park and pond provide abundant open space. Both green spaces connect to more than 50 miles of the Arcadia Regional Trail System that weaves throughout the development.

Sustainability is a key component in everything we do. At Hillwood, we believe that true sustainable development has environmental, economic, and social elements that benefit all stakeholders.

Ross Perot, Jr.
Chairman, Hillwood

We are not unique in thinking about development sustainability, but we are unique in the scale with which we think about it.





15 minutes to DFW Airport and
20 minutes to Fort Worth CBD.

- ▼ A. Alliance Center
- ▼ B. Alliance Center North
- ▼ C. Alliance Commerce Center
- ▼ D. Alliance Crossing
- ▼ E. Alliance Gateway
- ▼ F. Lone Star Crossing
- ▼ G. Alliance Westport
- ▼ H. Alliance Northport

Alliance Center North

Northeast Corner of I-35W & Eagle Pkwy
Fort Worth, Texas, 76177
Denton County

AllianceTexas® is a 27,000-acre master-planned community including three distinctive developments — Alliance®, Circle T Ranch®, and Alliance Town Center®. Together, they offer world-class aviation, office, industrial, retail, residential, and recreational opportunities.



FOR MORE INFORMATION

817.224.6000

9800 Hillwood Parkway
Suite 300
Fort Worth, Texas 76177
alliancetexas.com

NORTH FORT WORTH / ALLIANCE MARKET

PIONEERING IDEAS FOR FUTURE GENERATIONS

Data Driven Design

The establishment of robust infrastructure, from multimodal transportation systems to utilities, is another reason that AllianceTexas is able to withstand the test of time and serve a wide range of customers. By example, Facebook chose AllianceTexas for its fifth global data center campus in 2015. AllianceTexas had it all – shovel-ready site, access to renewable energy, great partnerships, a qualified workforce, and room to expand. Today, the campus spans 2.5M square feet on 150 acres, making it one of the largest concentrations of computing power in Texas. The Hillwood team continues to bring that forward-thinking approach to projects, such as 5G technology partnerships essential to future-proofing for generations to come.



DISCLAIMERS



DISCLAIMERS

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Northern Crain Realty makes no warranties and/or representatives regarding the veracity, completeness or relevance of any financial data or assumptions. Northern Crain Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, 16 vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Fort Worth in compliance with all applicable fair housing and equal opportunity laws.

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.

DISCLAIMERS



Information About Brokerage Services

11-2-2015



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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Buyer/Tenant/Seller/Landlord Initials

Date

ABOUT

Northern Crain Realty's mission is to serve individuals and businesses by facilitating their real estate transactions with competent professional service that exceeds expectations.

The Northern Crain Realty team consists of forward-thinking Realtors who utilize modern technology and strong sense of character to provide a superior experience to clients. With extensive knowledge of the real estate market, your REALTOR will serve as an advisor to share pertinent resources, provide an unbiased opinion and facilitate the buying, selling, leasing or management process with open lines of communication.

Northern  Crain



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