

OFFERING MEMORANDUM

Tract E (Former Clubhouse) - 25,000 SF
9.73 Acres, Zoned MU-1
5500 Randol Mill Rd
Fort Worth, TX 76112



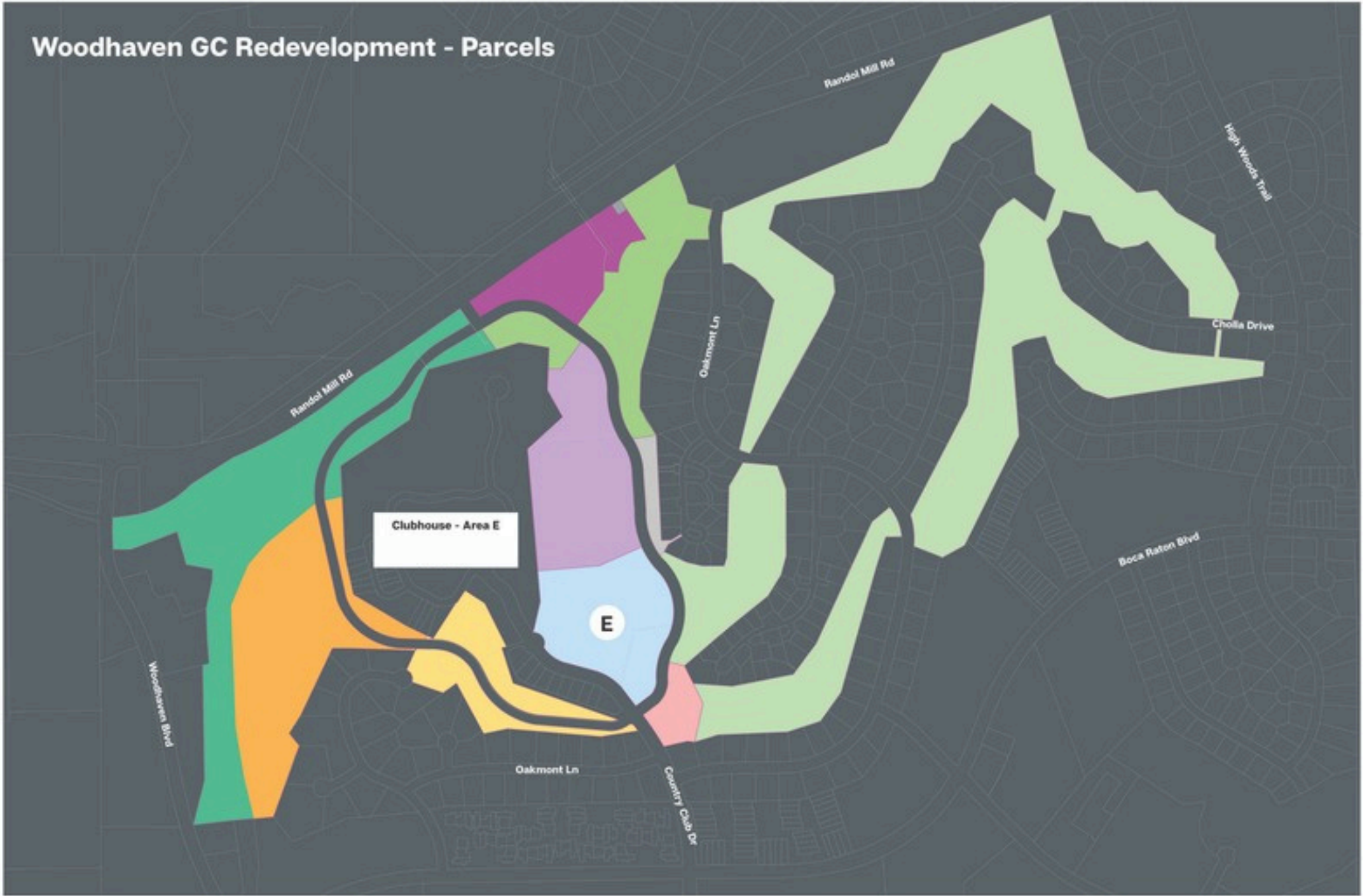
TABLE OF CONTENTS

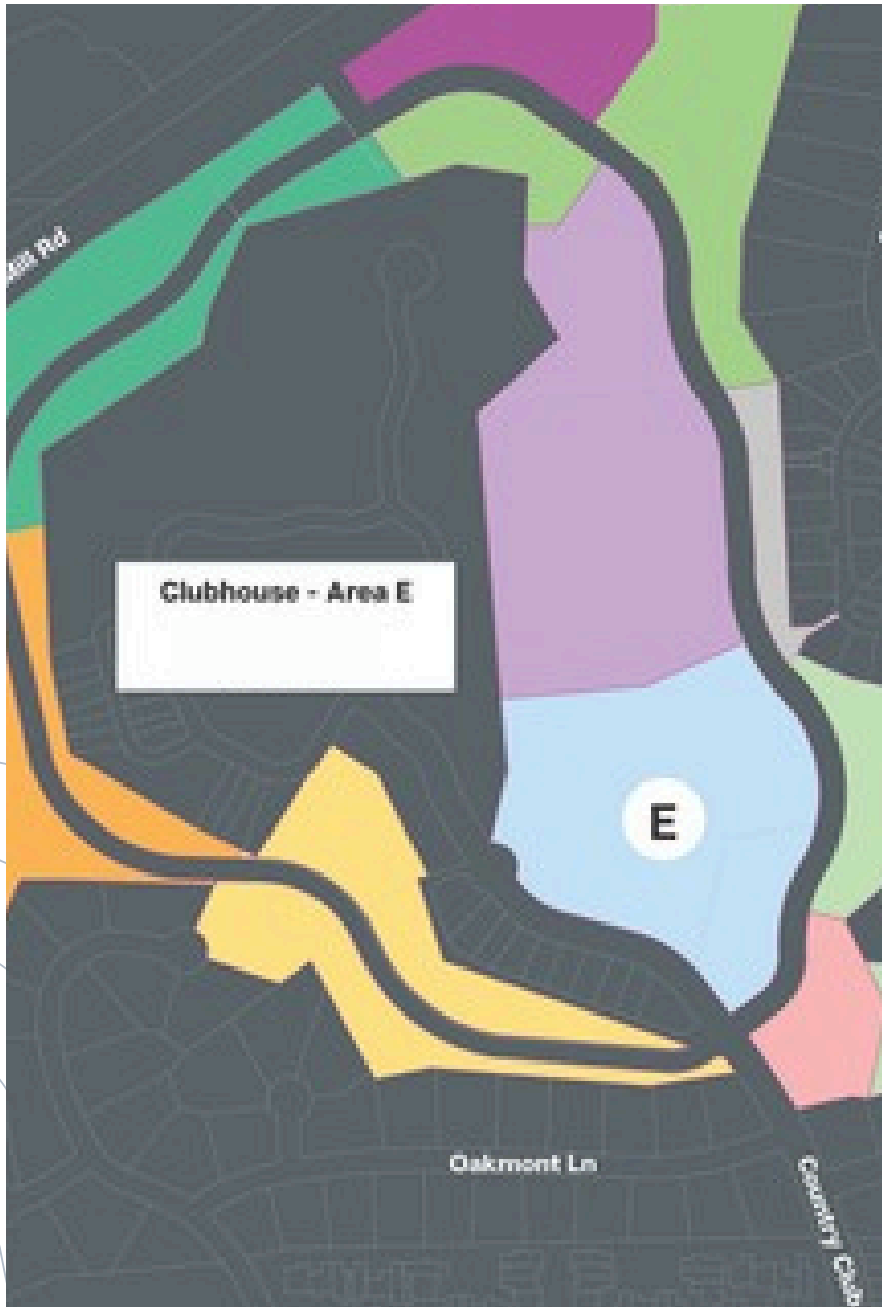
Executive Summary	3
Current Development	9
Offering	17



OFFERING

Woodhaven GC Redevelopment - Parcels

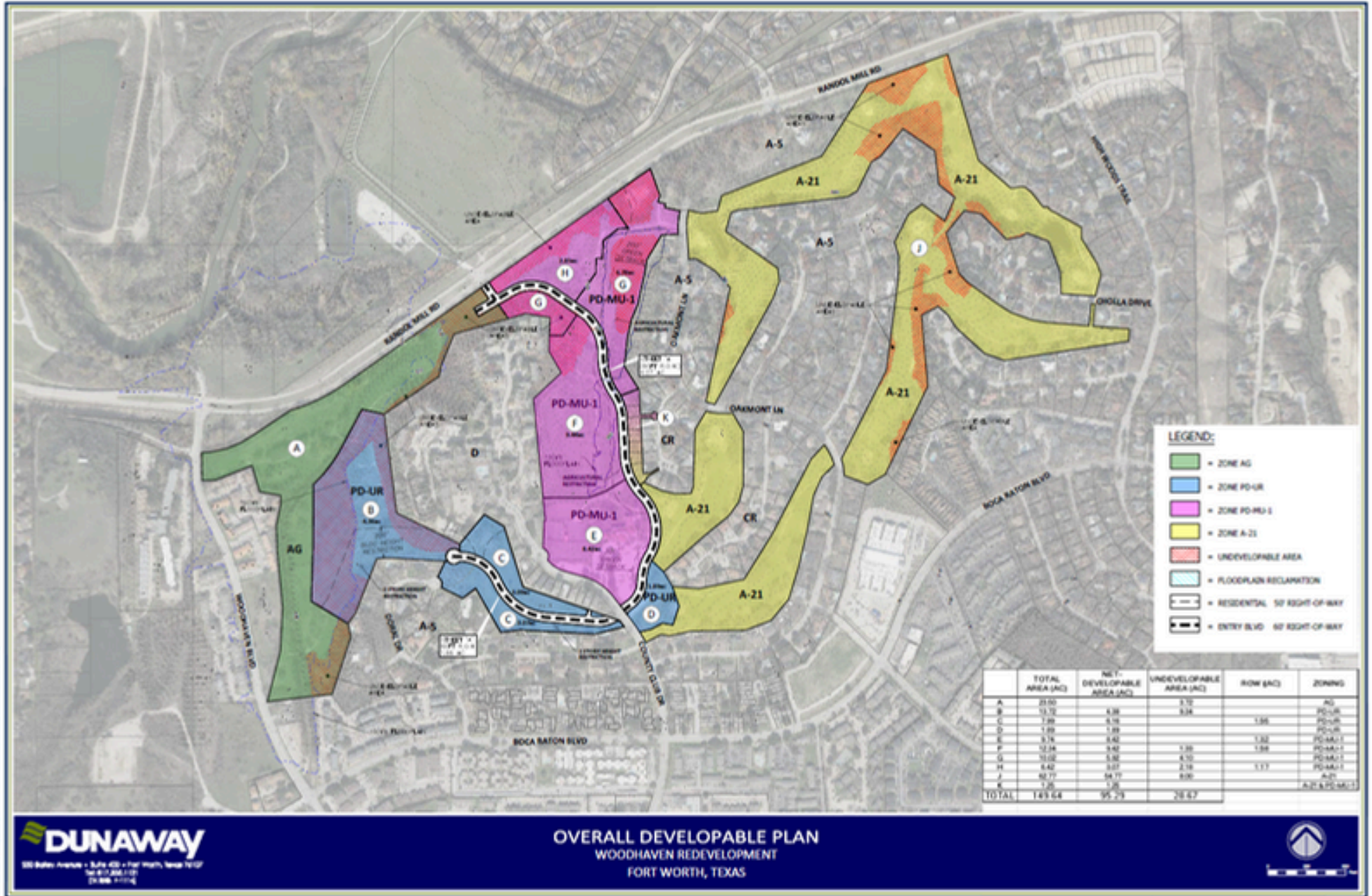




TRACT E - CLUB HOUSE PROPERTY INFORMATION

MU-1 zoning in Fort Worth supports low-intensity mixed-use development, offering opportunities for residential, retail, and office spaces. Residents have expressed a strong desire for amenities such as sit-down restaurants, retail stores, and community gathering spaces to enhance the neighborhood's vibrancy. With a preexisting structure, Tract E is poised to be adaptively reused or renovated back into the central hub of the neighborhood.

PROPERTY INFO	
Zoning Ordinance Link	PD-MU-1
Price	Undisclosed
Acreage (Gross)	9.73 AC
Acreage (Net)	8.42 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

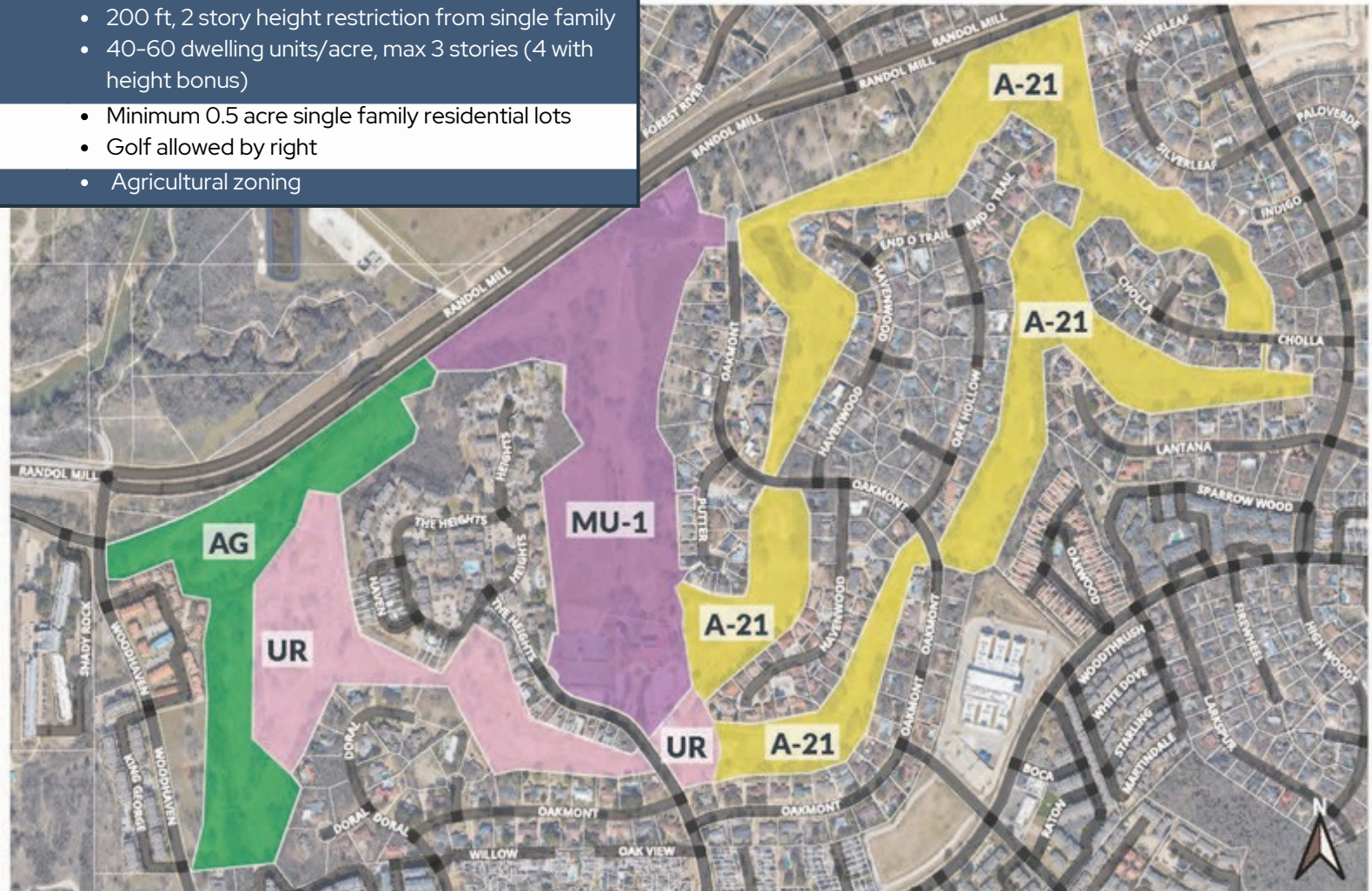
- Townhomes, duplex, triplex, quadplex, multi-family, single family
- 200 ft, 2 story height restriction from single family
- 40-60 dwelling units/acre, max 3 stories (4 with height bonus)

A-21, Single Family

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

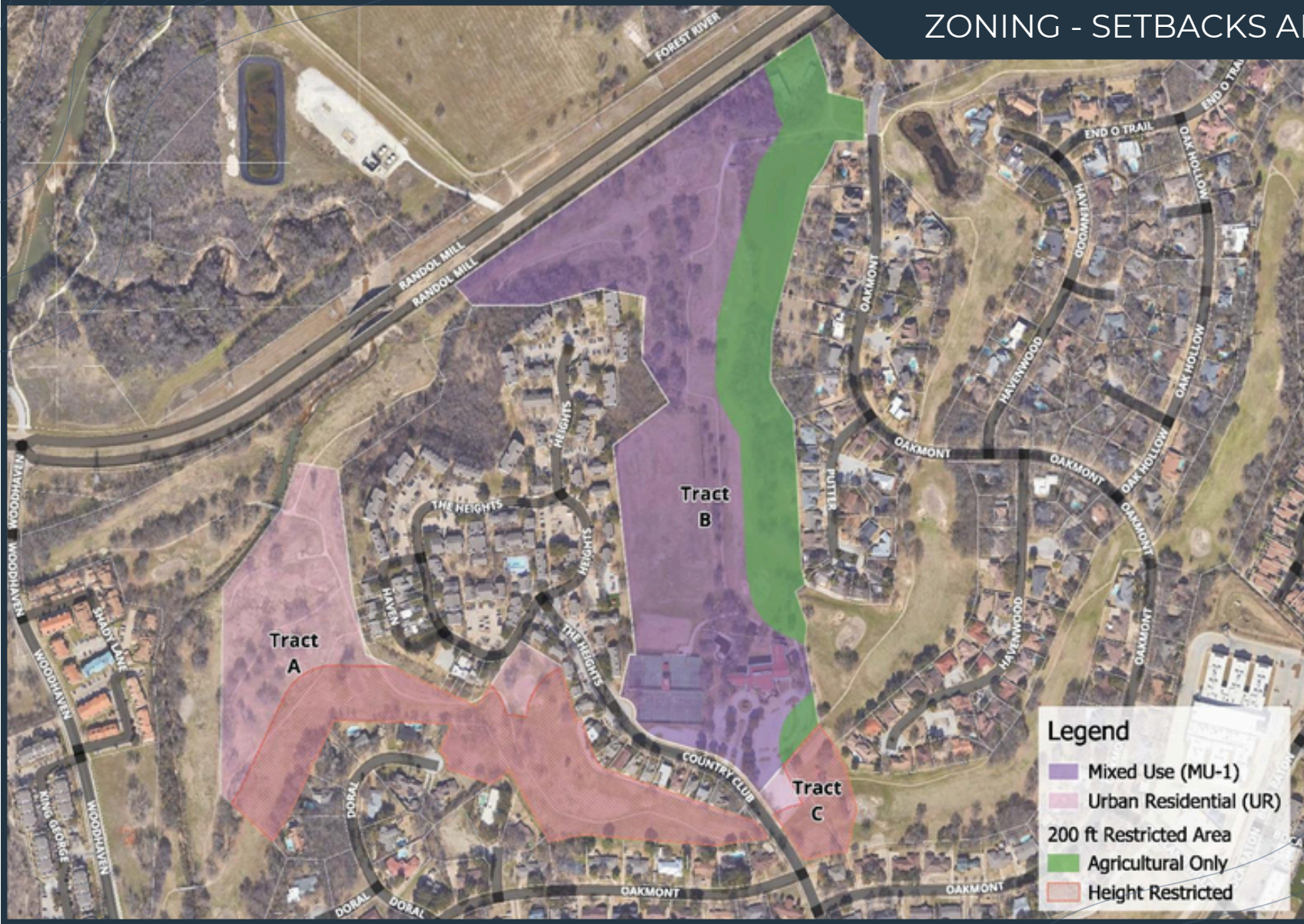
Ag, Agriculture

- Agricultural zoning



CURRENT DEVELOPMENT

ZONING - SETBACKS AND OVERLAYS

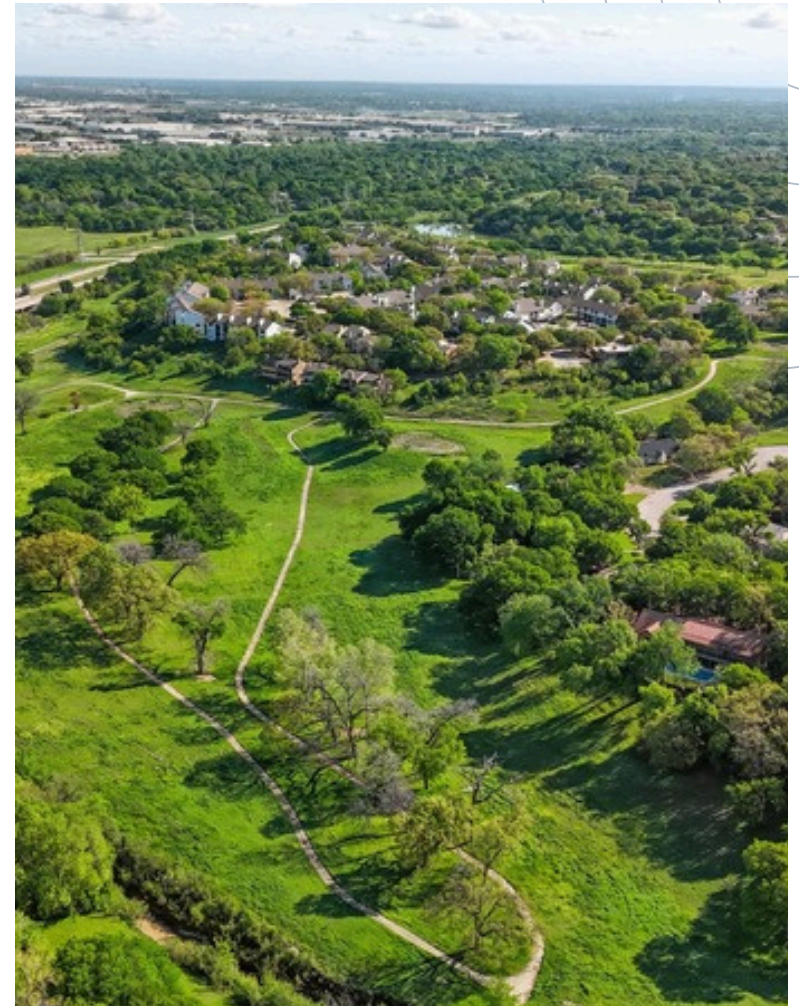


Crescendo Development began platting exercises and studies immediately in 2025 after winning our zoning case in February and have submitted platting to the city as of mid-March. Among the materials submitted are a flood study, preliminary plat, traffic study, and storm water study, shown in the following 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

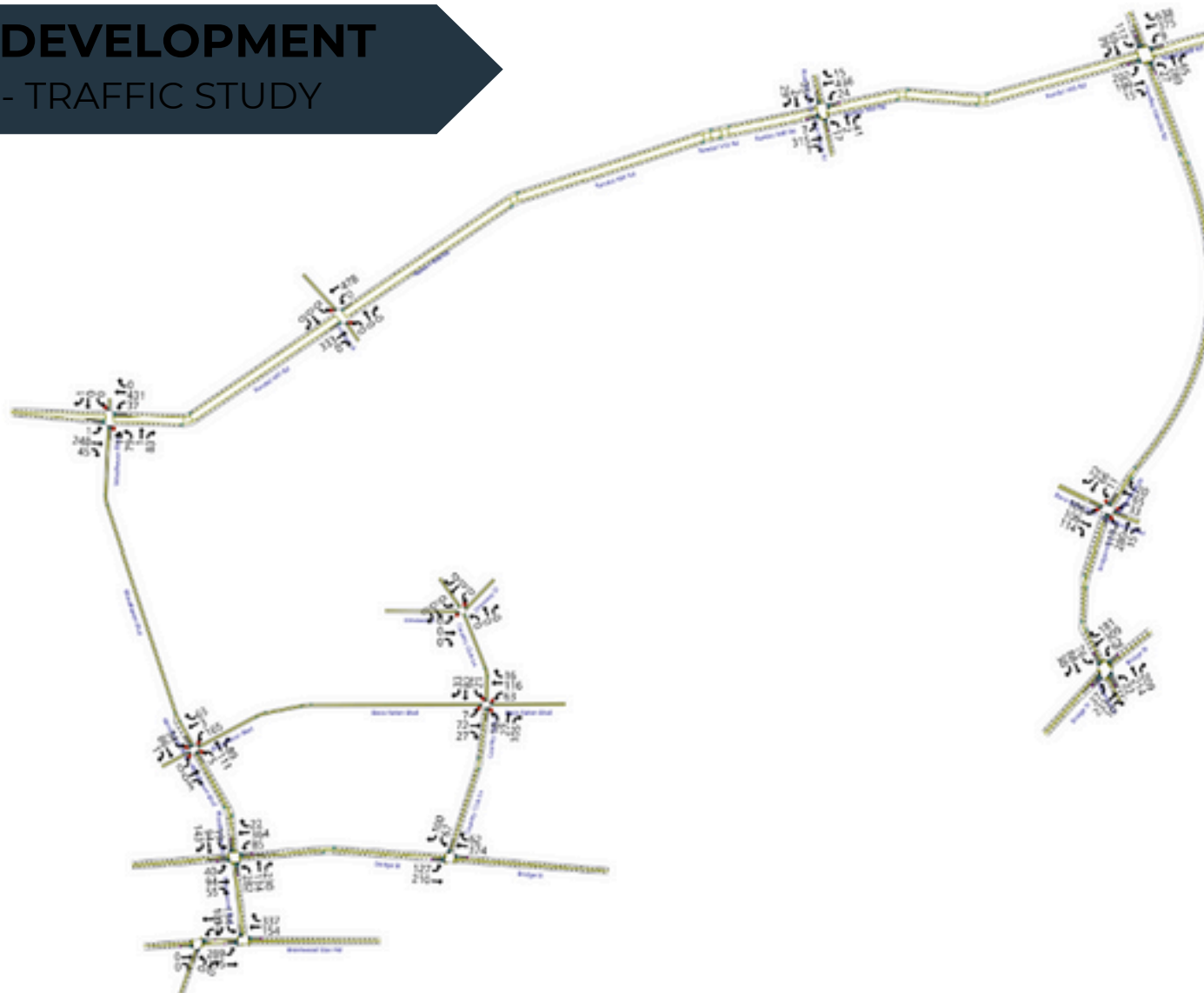
CURRENT DEVELOPMENT

PLATTING - PRELIMINARY PLAT



CURRENT DEVELOPMENT

PLATTING - TRAFFIC STUDY



This aerial map shows the geographical layout of the Trinity Lakes and Woodhaven TIFs. The Trinity Lakes TIF is located in the upper portion of the map, characterized by a large, winding waterway and surrounding residential areas. The Woodhaven TIF is situated below it, featuring a more densely developed residential area with numerous streets and buildings. The map includes labels for various streets such as Trinity Lakes Road, Woodhaven Road, and Woodhaven Lane, as well as the names of the TIFs: Trinity Lakes and Woodhaven.

TIF #13: Woodhaven Map

CURRENT DEVELOPMENT
TIF INFORMATION

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



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.

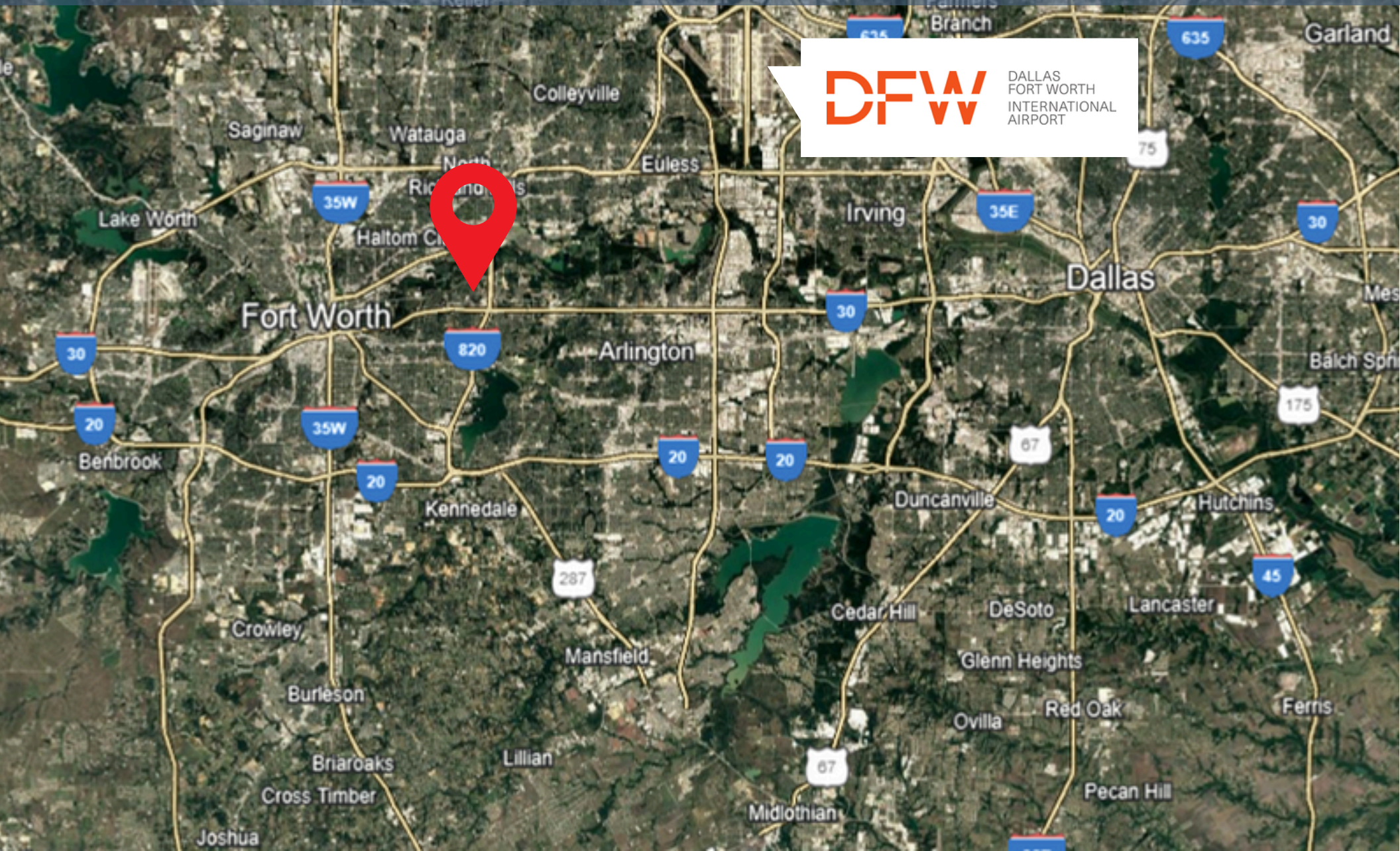


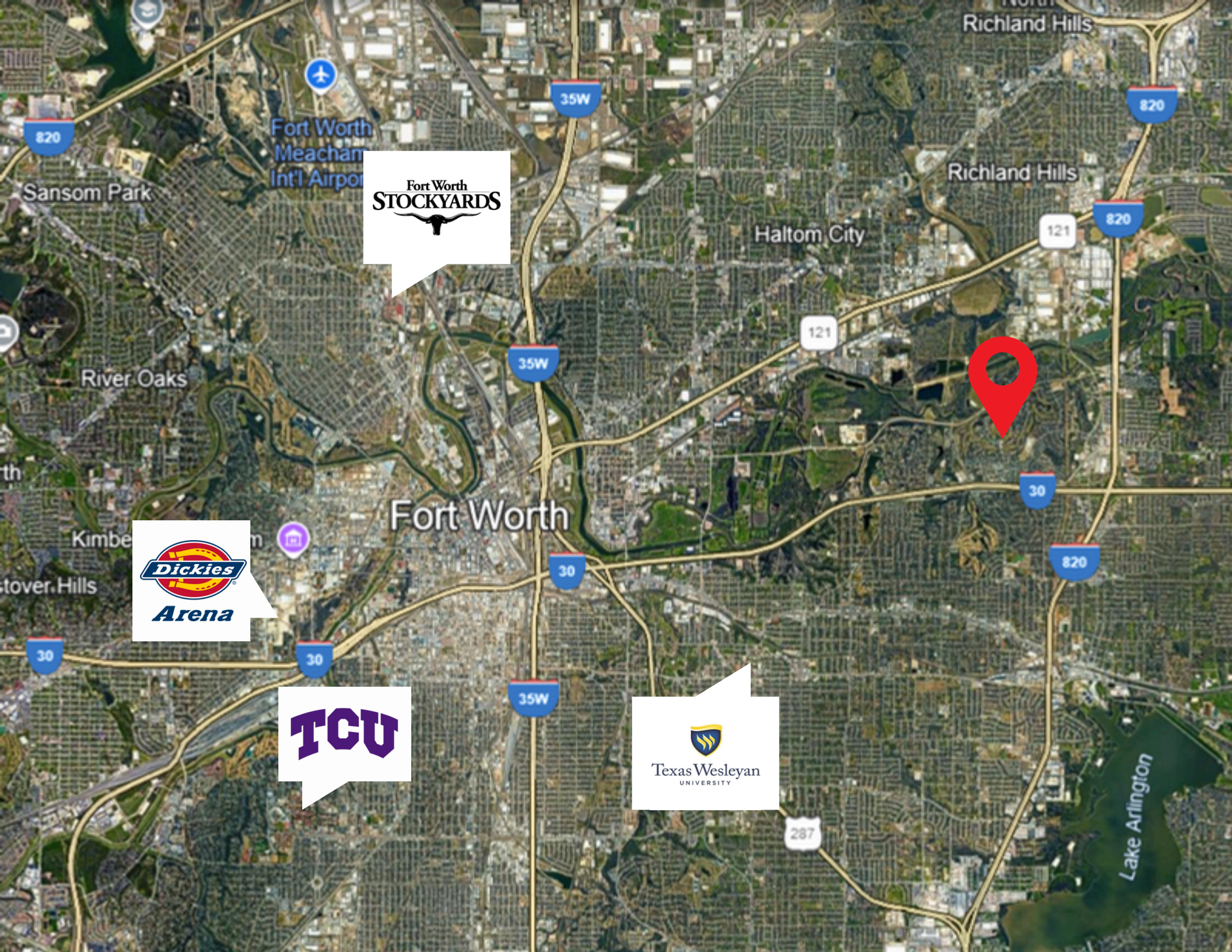
Sarah Haynie, 3 Time Woodhaven LPGA Champion



Texas Governor, John Connally

LOCATION



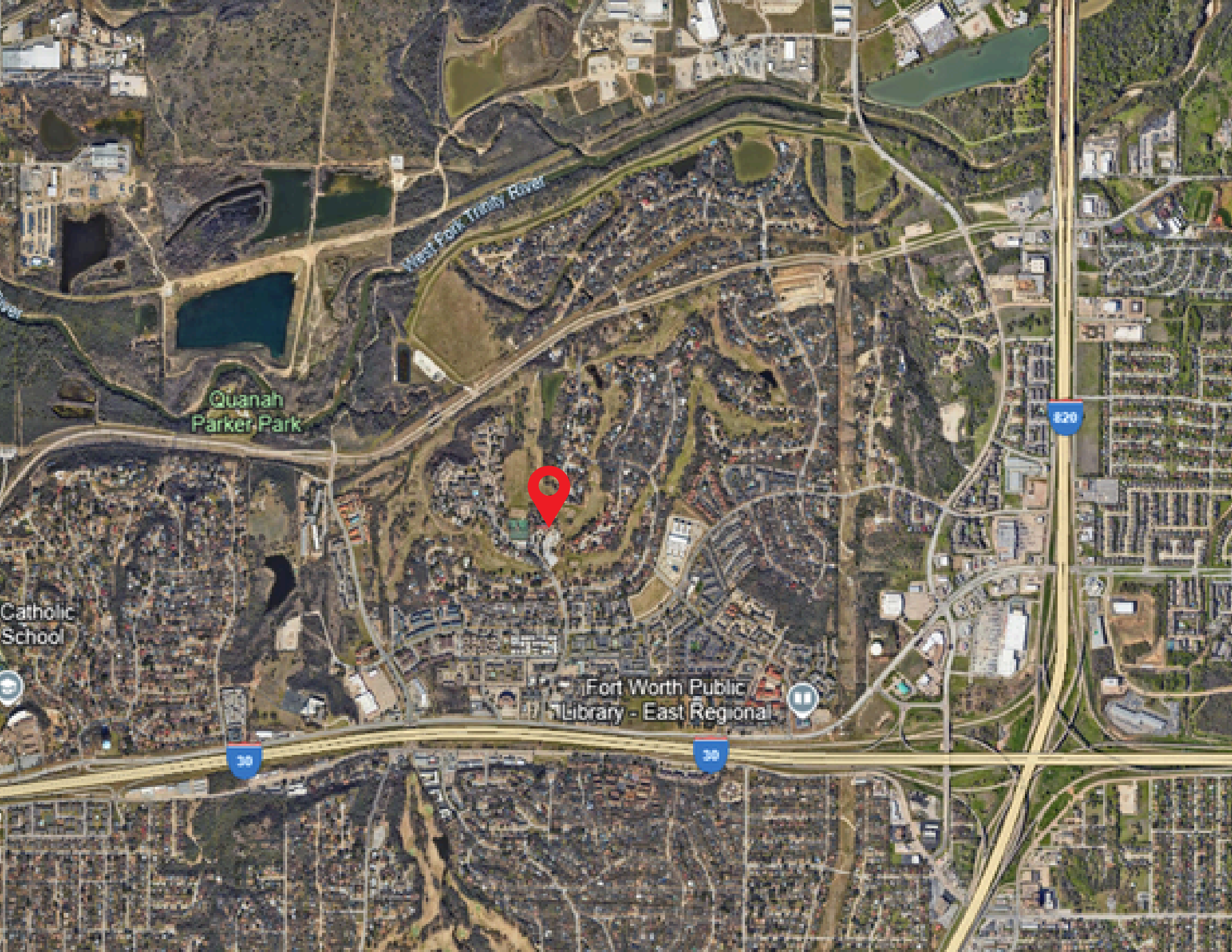


Fort Worth
STOCKYARDS

Dickies
Arena

TCU


Texas Wesleyan
UNIVERSITY



DISCLAIMERS

All material and information received or derived from Northern Crain Realty, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warrant as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Northern Crain Realty, its directors, officers, agents, advisors or affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Northern Crain Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.

11-2-2015



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.

Northern Crain Realty, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9008684

License No.

info@northerncrain.com

Email

(817) 920-0000

Phone

Will Northern

Designated Broker of Firm

587357

License No.

will@northerncrain.com

Email

(817) 454-8506

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Margaret Lattimore

Sales Agent/Associate's Name

794102

License No.

margaret.lattimore@northerncrain.com

Email

817-308-0083

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

An aerial photograph of a suburban neighborhood. A large, irregularly shaped property is outlined in light blue. The property contains a large, multi-story house with a red roof and a green lawn. The surrounding area includes other houses, trees, and a road.

TRACT E | PD-MU-1
5500 Randol Mill Rd
Fort Worth, TX 76112

An aerial photograph of a suburban neighborhood, similar to the one on the left. A large, irregularly shaped property is outlined in light blue. The property contains a large, multi-story house with a red roof and a green lawn. The surrounding area includes other houses, trees, and a road.

Northern  Crain

Margaret Lattimore
Sales Agent

📞 817-308-0083

✉ margaret.lattimore@northerncrain.com