



**BRYAN HAGGARD**  
LAND GROUP

[www.BryanHaggardLand.com](http://www.BryanHaggardLand.com)



## THE INVESTMENT

**Bryan Haggard Land Group (“BHLG”)** is pleased to present **SKYLINE CREEKVIEW** a **±13.2-acre development opportunity** located in **Dallas, TX**. With **approved entitlements and city infrastructure already in place**, the property offers a rare plug-and-play infill site well-positioned for either townhome or single-family development.

This **infill opportunity** sits within the **City of Dallas’ Community Residential future land use designation** and **directly benefits from upcoming Senate Bill 15 legislation**, which **significantly lowers development thresholds for minimum lot size, setbacks, and density starting September 1, 2025**. The site includes a **fully approved 35-lot preliminary plat**, **fully engineering plans**, and a **conceptual plan for 107 townhomes**, providing optionality for various housing formats to meet local market demand.



## PROPERTY DESCRIPTION

### SITE SIZE

±13.2 GROSS AC

±9.5 NET AC

### LOCATION

5800 Forney Rd., Dallas, TX 75227

### FLOOD PLAIN

+/-3.7 Acres

### SCHOOLS

Dallas ISD

### UTILITIES

12" Water and 12" Sewer on Forney Rd.

### ZONING

SF-7 (A)

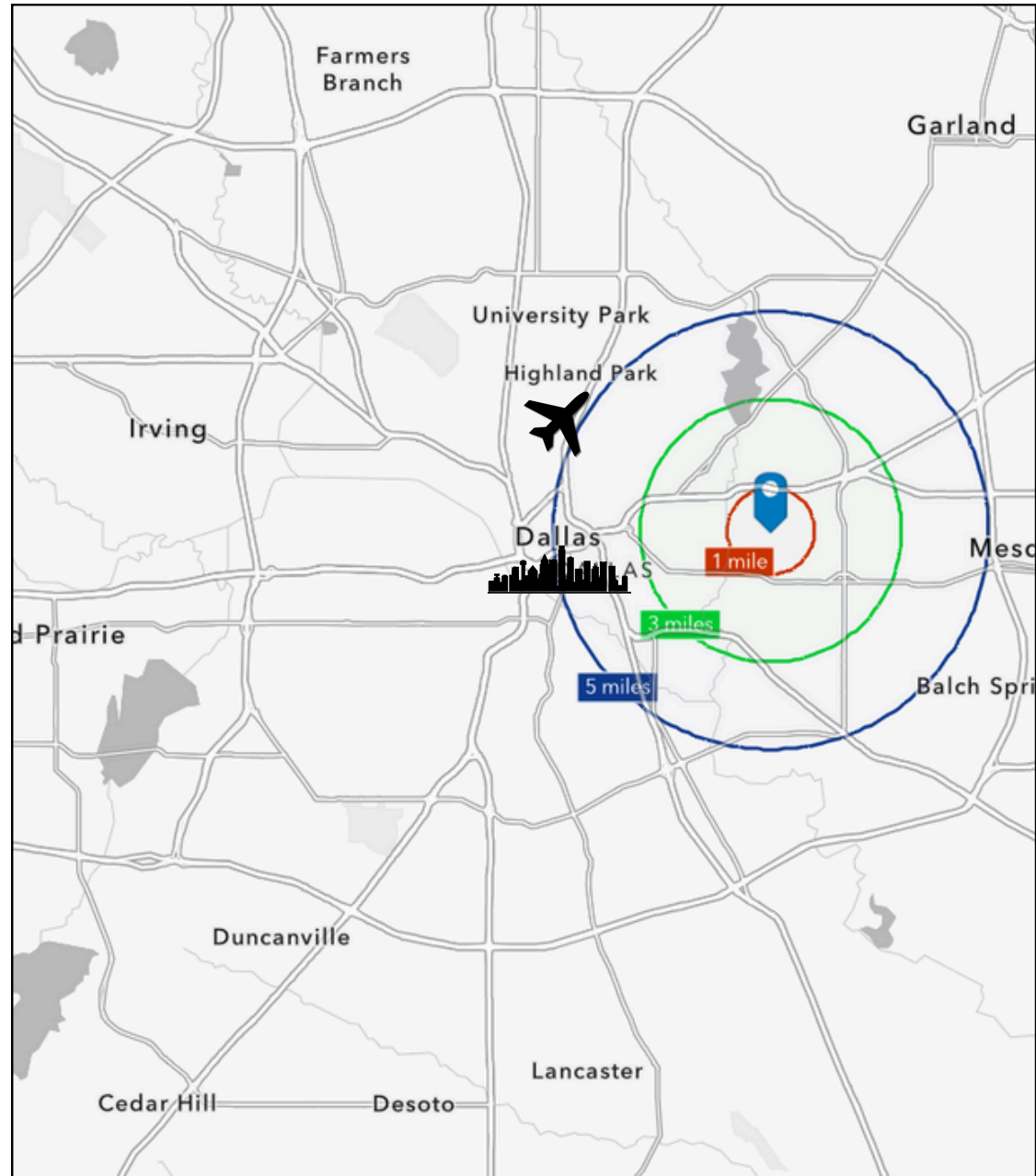
**SB15** - Dallas Qualifies (Min Lot Sizes 3,000 sf)

### FUTURE LAND USE:

Community Residential - SF, TH, Duplex

### TAXES AND FEES

- Jurisdiction: Dallas County
- Tax Rate: Approximately 2.23%



## KEY ADVANTAGES



### ENTITLED AND ENGINEERED

Civil plans + preliminary plat for 35 SFR lots; townhome concept for 107 units



### DENSITY FLEXIBILITY

Aligned with Dallas' "Community Residential" land use plan encouraging higher-density formats.



### POLICY TAILWINDS (SB 15)

Senate Bill 15 enables reduced lot sizes ( $\geq 3,000$  SF), setbacks, and parking requirements for small-lot housing starting Sept. 2025



### CENTRAL INFILL LOCATION

Minutes to I-30, Lawnview DART Station, and under 15 minutes to Downtown Dallas



### UTILITIES AVAILABLE

12" Water and Sewer at the street—significantly reducing development timeline.

**SITE**

Sereno Oaks at  
Buckner Village  
\$400-450K

Enclave Villas  
\$350-375K



## WIDE WEST FACING AERIAL



## EAST FACING AERIAL



## NORTH WEST FACING AERIAL

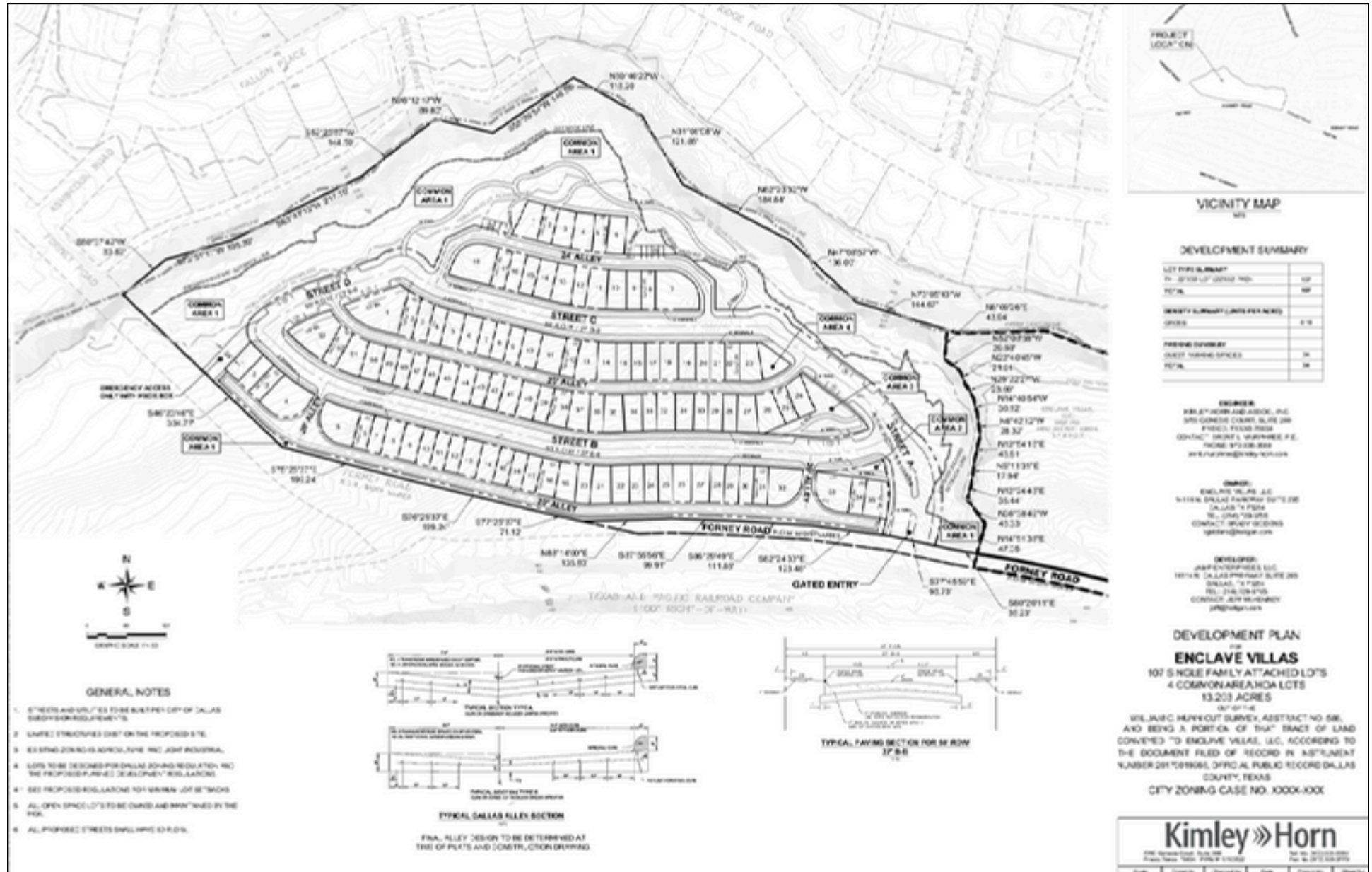


## MARKET MAP LOCATION AERIAL



# CONCEPTUAL SITE PLAN

107 Townhome Units [Link to Concept Plan](#)



# FUTURE LAND USE DESIGNATION

## Forward Dallas Document Link

CHAPTER 3 | PLACETYPES

CITY OF DALLAS

# COMMUNITY RESIDENTIAL (CR)

## CHARACTER DESCRIPTION

The Community Residential placetype represents a major mainstay of Dallas. The quality of life in Dallas is reflected in the quality of its neighborhoods. Neighborhoods in this placetype are celebrated for the resilience, value, and stability they add to the city. This plan is designed to protect and support the vital foundation of our existing neighborhoods, promote new, walkable neighborhoods, and encourage support for neighborhoods in need of revitalization. It is vital that in stable neighborhoods, the City, developers, and the local community work together on any proposed changes to bring about quality, sustainable and equitable development that complements the existing context.

The Community Residential placetype encompasses the largest percentage of land within Dallas, and is primarily made up of single-family homes, parks, schools, and places of worship are interspersed throughout, providing local points for community activity. Sensitively integrated housing types, such as duplexes and smaller scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scale apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

Non-residential and apartment uses are generally located within a 1/2 mile of DART transit stations and within a 1/4 mile of established neighborhood-serving commercial nodes and multimodal facilities such as bus, bike, and trail infrastructure. Connections to high-capacity bus nodes, bike infrastructure and trails also provide residents access to destinations within and beyond their immediate neighborhoods. Both the Neighborhood and Community Mixed-Use placetypes complement this placetype, forming a complete community with activities essential to a high-quality of life.

This placetype generally appears in two different forms. The first was primarily developed before 1950 and consists of a gridded layout of interconnected streets and a blend of housing types. The other form was mostly developed after 1950 and has a suburban street pattern, limited interconnectivity, and less integrated housing types. Improving opportunities for home ownership is also important within this placetype. Dallas has a high percentage of rental housing, especially concentrated in large apartment complexes. Based on public research and community workshops, there is an unmet demand for more homeownership, including traditional single-family homes, townhouses, duplexes, and condominiums.

### Neighborhood Preservation and Stability

- ForwardDallas recognizes that it is imperative to maintain, stabilize and revitalize existing neighborhoods.
- Encouraging the creation of new neighborhoods that are safe, pedestrian friendly, and provide diverse housing opportunities is one of the city's key economic development priorities.
- Dallas has a strong tradition of neighborhood self-determination, which should be promoted to ensure the continued vitality of all neighborhoods.
- Support efforts to improve and stabilize neighborhoods.

### Community Engagement

- Changes to areas within Community Residential neighborhoods must prioritize community engagement. The community engagement should be initiated early in the process that is bringing about the change, and should be given significant weight in the decision making that occurs within this process.

#### LOCAL EXAMPLES

1. LAKEWOOD
2. WINNETKA HEIGHTS
3. BUCKNER TERRACE
4. GLEN OAKS
5. KNOX SPRINGS
6. ARCADIA PARK
7. HILLCREST FOREST

#### THEME CONNECTIONS

PLACETYPES | CHAPTER 3

## A. PLACETYPE APPLICATION

### CR A-1

Strategic planning is needed in this placetype to help determine the appropriate mix of land uses and infrastructure improvements to promote multi-modal connectivity within the neighborhood and to surrounding neighborhoods, public spaces, commercial, and mixed-use areas.

### CR A-2

Key intersections, local commercial areas, and areas within 1/2 mile of transit stations may represent the most appropriate opportunities for redevelopment with supporting land uses.

### CR A-3

Explore creating incentives available to owners of older, market-rate multiple unit rental properties, such as garden apartments, to maintain and improve their properties while preserving affordability of their existing units and avoiding displacement of residents.

### CR A-4

Changes to areas within Community Residential neighborhoods should look to add housing in a way that is gentle, equitable, incremental, and sensitive to the existing context, while doing so in a manner that strengthens these neighborhoods and incorporates inclusive community engagement efforts. Incompatible multiplex, townhome, duplex, triplex, and apartment development should be located outside of existing single-family neighborhoods.

## FUTURE LAND USE MIX

PRIMARY USE

SECONDARY USE

Agricultural

Public Open Space

Private Open Space

Single Family Detached

Single Family Attached

Multiplex

Apartments

Mixed-Use

Lodging

Commercial

Office

Civic/Public Institutional

Utility

Light Industrial

Heavy Industrial

3-14

Final - September 2024

Final - September 2024

3-15

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## Texas lawmakers to allow smaller homes on smaller lots

State legislators passed an array of bills this year aimed at reining in the state's high home prices and rents.

BY JOSHUA FECHTER JUNE 1, 2025 5 PM CENTRAL

SHARE REPUBLISH ↗



### [Bill Summary](#)

Senate Bill 15 amends the Local Government Code to prohibit a municipality from adopting or enforcing a measure that requires a residential lot to be larger than 3,000 square feet, wider than 30 feet, or deeper than 75 feet or that requires, if regulating the density of dwelling units in a residential development, a ratio of dwelling units per acre that prevents a single-family home from being built on a residential lot that is at least 3,000 square feet. The bill prohibits a municipality, except as provided by the bill, from adopting or enforcing a measure that requires a small lot to have certain elements. The bill authorizes a person adversely affected or aggrieved by a municipality's violation of the bill's provisions or a housing organization to bring an action against the municipality or an officer or employee of the municipality in the officer's or employee's official capacity for applicable relief. The bill applies only to certain tracts of land located in certain municipalities.



## TRACT CONTOURS

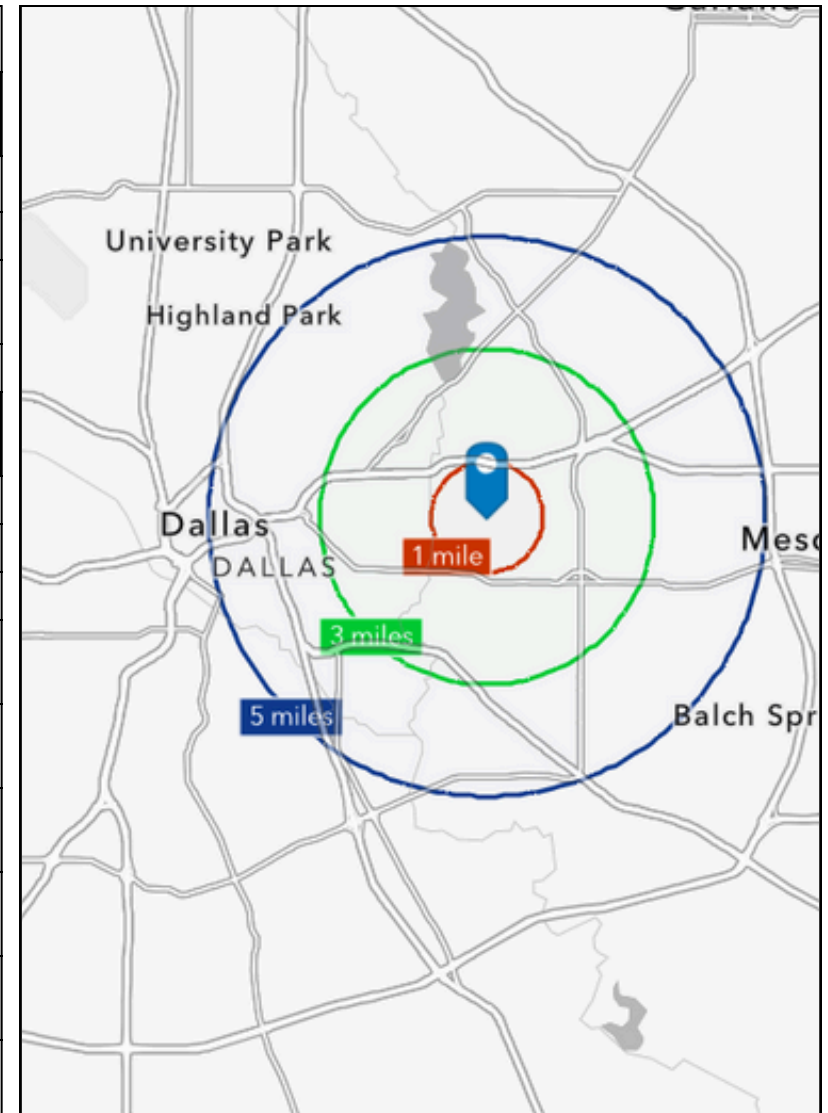


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## DEMOGRAPHIC DETAILS

*ESRI			
Census 2020 Summary	1 Miles	3 Miles	5 Miles
Population	15,378	110,917	337,602
Households	4,927	38,810	125,703
Average Household Size	3.12	2.84	2.66
2025 Summary	1 Miles	3 Miles	5 Miles
Population	15,307	108,998	337,526
Households	5,050	38,760	129,240
Families	3,612	24,653	73,621
Average Household Size	3.03	2.8	2.59
Owner Occupied Housing Units	3,534	18,384	58,182
Renter Occupied Housing Units	1,516	20,376	71,058
Median Age	36.5	34.6	34.1
Median Household Income	\$70,250	\$64,488	\$71,770
Average Household Income	\$91,474	\$94,176	\$110,089



## DALLAS FORT WORTH OVERVIEW



### Dallas Fort-Worth (DFW) Metro Area

With a population of over 8.1 million, the Dallas-Fort Worth (DFW) Metroplex is the 4th largest metropolitan area in the U.S. and is projected to surpass Chicago by 2034 to become the 3rd largest. Known for its rapid population and employment growth, DFW has become a highly desirable destination for people of all ages due to its central location, expanding job market, high quality of life, and relatively low cost of living. As one of the top-performing economic regions in the country, DFW attracts a young, educated, and dynamic population, drawing both businesses and visitors to the area.

DFW's economic success is reflected in its impressive population growth rate, which from 2023 to 2027 is projected to be more than four times the national average. This influx of new residents, coupled with a strong job market and vibrant business climate, has fueled corporate relocations and expansions throughout the region. As a result, DFW continues to rank among the nation's leaders in both population growth and commercial real estate activity.

In 2023, for the third consecutive year, DFW led the country in commercial real estate sales, according to MSCI Inc., solidifying its position as a top destination for corporate investment.



**4TH**  
LARGEST MSA IN  
THE USA

**150+**  
CITIES

**8.10 M**  
2023  
POPULATION

**9,000**  
SQUARE MILES

**14**  
COUNTIES  
**1.71 M**  
RESIDENTS ADDED  
FROM 2010-2023

## MAJOR DFW REGIONAL DEVELOPMENTS

Project Name	Location	Details
Texas Instruments Semiconductor Plant	Sherman	\$30 billion investment
GlobalWafers Semiconductor Facility	Sherman	\$4 billion investment
Preston Harbor Development	Denison	\$6 billion investmnet
DFW Airport Terminal F	Dallas-Fort Worth	\$4.8 billion investment
PGA of America	Frisco	\$550 million, 660 Acres
Fort Worth Convention Center	Fort Worth	\$95 million Phase 1
Reunion Redevelopment	Dallas	\$5 billion, 20-acre redevelopment
UNT Dallas STEM Facility	Dallas	\$100 million, 4-story facility
DART Silver Line	Dallas-Fort Worth	26-mile commuter rail, \$1.89 billion
Newpark—A Smart District	Dallas	\$3.5 billion, 20-acre development
Dallas International District	North Dallas	450-acre area, \$5 billion Midtown project
Texas Research Quarter	Plano	\$4 billion, 200-acre life science complex
Field Street District	Dallas	\$1 billion, 6-acre mixed-use development
Sloan Corners	Allen & Fairview	\$3 billion, 500-acre development
Hensley Field	Dallas	738 acres, \$390 million master plan
Haggard Farm West	Plano	\$700 million investment
Harold Simmons Park	Dallas	250-acre park, \$325 million
The Mix	Frisco	\$2 billion, 112-acre development
Dallas Convention Center	Dallas	\$3 billion, 2.5M sq ft
The Shops at RedBird	Dallas	95 acres, \$200 million redevelopment
Goldman Sachs Campus	Dallas	800,000 sq ft, \$500 million
Arlington Entertainment District	Arlington	\$2.25 billion mixed-use
Wells Fargo Regional Campus	Irving	\$455 million, 22-acre site

Project Name	Location	Details
Texas A&M Fort Worth Research Center	Fort Worth	\$150 million research campus
Grandscape Mixed-Use Development	The Colony	\$1.5 billion, 433 acres
Legacy West Expansion	Plano	\$3 billion, 255-acre expansion
Southern Gateway Park	Dallas	\$172 million, 5-acre park
Pegasus Park Expansion	Dallas	23-acre life science hub
McKinney Cotton Mill Redevelopment	McKinney	\$933 million redevelopment
Comerica Bank High-Rise	Frisco	314,000 sq ft, 11-story commercial tower
McAfee & Boingo Wireless Headquarters	Frisco	Corporate headquarters expansion
TIAA Office Tower	Frisco	15-story, \$110 million office tower
Hall Park Redevelopment	Frisco	\$7 billion
Toshiba Innovation Hub	Frisco	5.7-acre technology and research facility
Frisco Performing Arts Complex	Frisco	Large-scale entertainment and cultural venue
Kaleidoscope Park	Frisco	Public park and recreational area
Autograph Collection Hotel	Frisco	Luxury boutique hotel
TIAA Office Tower	Frisco	15-story, 500,000 sq ft office building
Sunset Amphitheatre	McKinney	\$220 Million
Methodist Celina Medical Center	Celina	\$200 Million
Prosper Arts District	Prosper	\$300 Million
H-E-B Dallas Expansion	Dallas	10-acre site for grocery store
Firefly Park	Frisco	\$2.5-4 Billion
Sunny Delight Expansion	Sherman	Expansion of existing facility
Universal Kids Resort	Frisco	\$550 million
Fields West Development	Frisco	\$2 Billion, 55 Acres
Toyota Stadium Renovation	Frisco	\$182 million

## CONTACT US



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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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