

OFFERING MEMORANDUM

Woodhaven Golf Course - 62 Acres

5500 Randol Mill Rd

Fort Worth, TX 76112



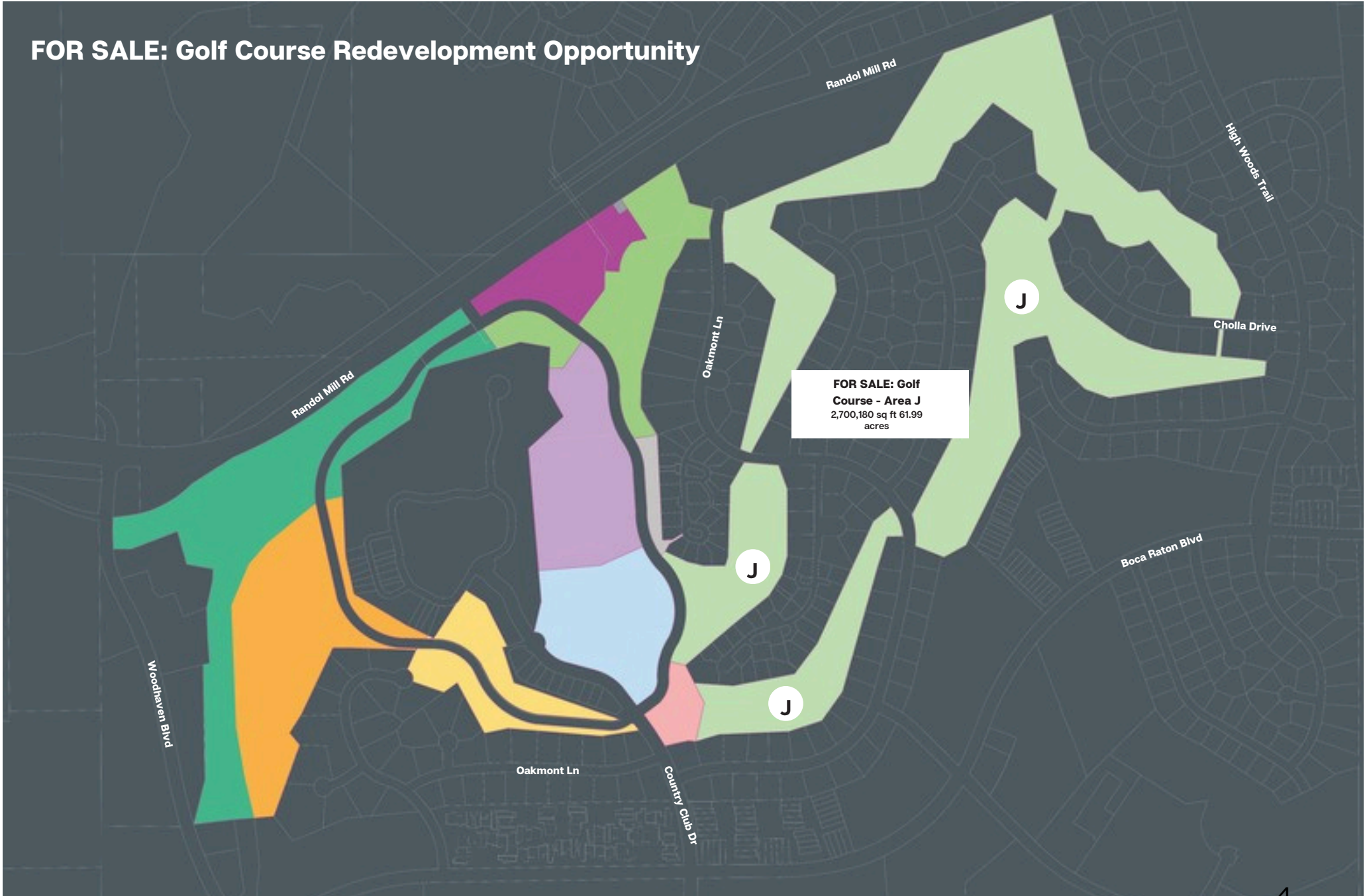
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OFFERINGS

FOR SALE: Golf Course Redevelopment Opportunity



CONCEPT I

18 HOLE - PAR 3

Conceptual Plan: Redevelopment with Nine-Hole Golf Course

FOR SALE: 18 Hole - Par 3

Total Acreage: 62 AC

Price: \$4,000,000 - \$1.43 PSF

Est. Renovation : + /- \$6,000,000

Woodhaven Golf Course was originally designed as a links style golf course, making it logical to create a 18 hole par 3 course. In collaboration with a private social club just to the west of the proposed 18 holes, Woodhaven is perfectly situated to become the destination of Fort Worth's East Side.



CONCEPT I

BUDGET

Item	Description	Quantity	Units	Unit Price	Total Amount
1	Golf Course Architect	1	ls	\$250,000	\$250,000
2	Construction Management (included in King Collins budget)	1	ls	\$50,000	\$50,000
3	Irrigation Designer (included in King Collins budget)	1	ls	\$50,000	\$50,000
4	Engineering & Survey	1	ls	\$75,000	\$75,000
5	Legal, Permitting & Misc. Fees	1	ls	\$45,000	\$45,000
6	Utility Connection Fees and Infrastructure to get utilities to site	1	ls	\$280,000	\$280,000
7	Lake & Landscape Design	1	ls	\$45,000	\$45,000
TOTAL PROFESSIONAL FEES & PERMITTING					\$470,000
Item	Description	Quantity	Units	Unit Price	Total Amount
1	Irrigation Water (Ft. Worth \$2.70 per CCM, ran for 5 months at 20%)	1	ls	\$108,281	\$108,281
2	Golf Course Maintenance Equipment (purchase)	1	ls	\$250,000	\$250,000
3	Maintenance Bldg FFE	1	ls	\$125,000	\$125,000
4	Golf Course Grow-in	1	ls	\$400,000	\$400,000
5	Golf Carts (*3)	48	ea	\$3,500	\$168,000
6	Operations Pre-Opening	1	ls	\$125,000	\$125,000
7	Operations Start-Up	1	ls	\$150,000	\$150,000
8	Operations Beginning Inventory	1	ls	\$30,000	\$30,000
TOTAL GROW-IN & PRE-OPENING					\$1,356,281

CONCEPT I

BUDGET PT II AND TOTAL COST

Item	Description	Quantity	Units	Unit Price	Total Amount
1	Golf Course Clearing	5	Acres	\$7,500	\$37,500
2	Mobilization/Survey/As-builts	1	ls	\$175,000	\$175,000
3	Mass Excavation	4	cy	\$4	\$0
4	Erosion Control	0	ls	\$75,000	\$18,750
5	Topsoil Management (8 Acres)	38,720	cy	\$5	\$193,600
6	Shaping	1	ls	\$150,000	\$150,000
7	Golf Course Drainage	1	ls	\$175,000	\$175,000
8	Storm Drainage	1	ls	\$75,000	\$75,000
9	Tee Construction	27,000	sf	\$1	\$26,650
10	Greens Construction	115,000	sf	\$7.25	\$833,750
11	Bunker Construction & Sand	39,000	sf	\$11	\$409,500
12	Seedbed Preparation & Soil Amendments	24	ac	\$2,050	\$49,200
13	Rough & Fairway Grassing	12	ac	\$9,000	\$108,000
14	Sod Allowance	8	ac	\$26,250	\$210,000
15	Irrigation System & Pump Station	1	ls	\$1,500,000	\$1,500,000
16	Cart Paths	0	sf	\$5	\$0
17	Cart Path Curbing	0	lf	\$6	\$0
18	Lake Construction, Overflows, & Interconnects	0	ls	\$300,000	\$0
19	Landscape	1	ls	\$250,000	\$250,000
TOTAL GOLF COURSE CONSTRUCTION					\$4,310,950
TOTAL PROJECT COST					+/- \$6,000,000

CONCEPT II

9 HOLE SHORT COURSE

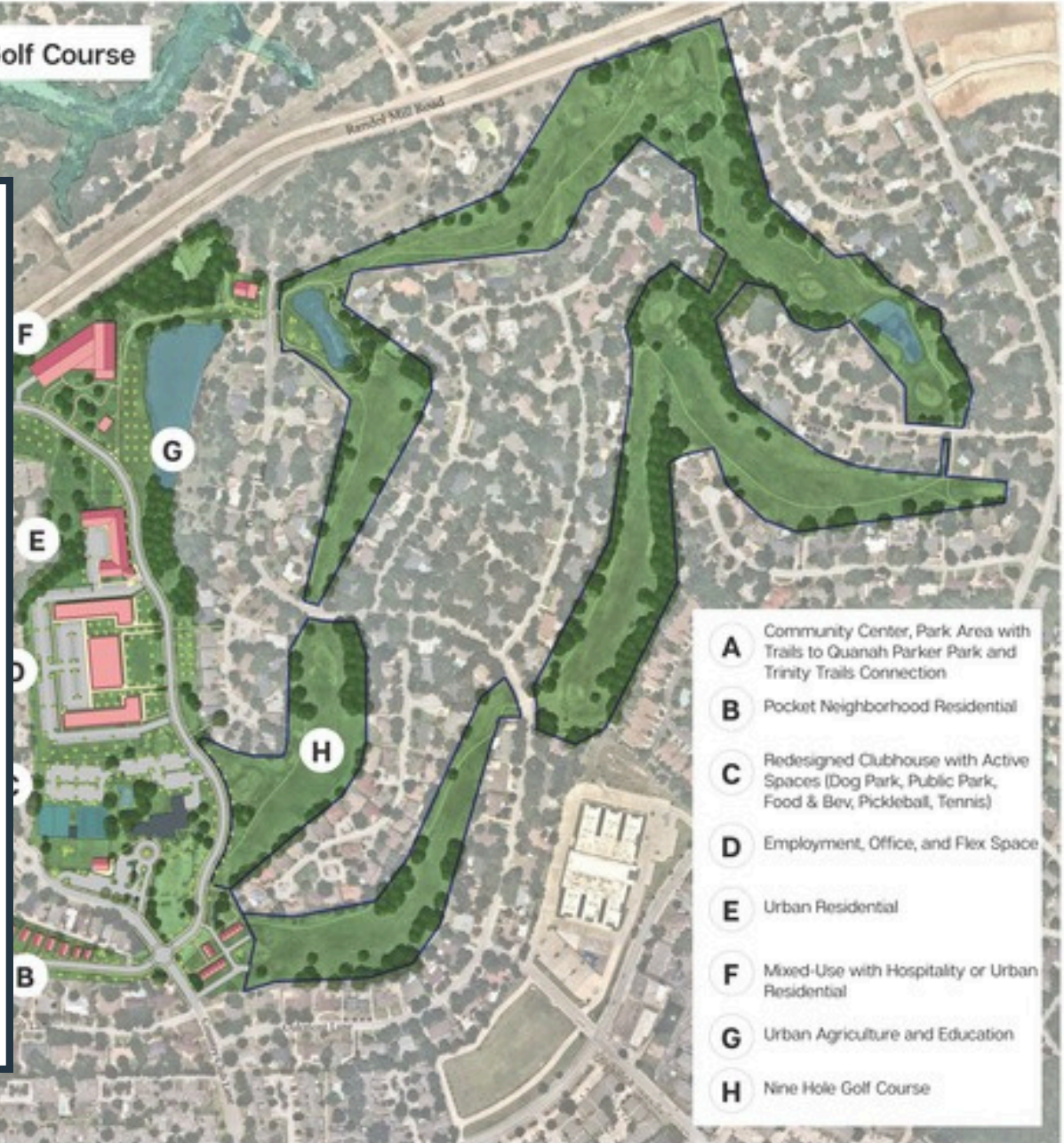
FOR SALE: 9 Hole Short Course

Total Acreage: 62 AC

Price: \$4,000,000 - \$1.43 PSF

Alternatively, the eastern side could easily be converted into a 9 hole short course. Pictured to the left is a blank layout for the first nine holes. Reengineered, this course has the opportunity to become the premier short course of Fort Worth and a key destination for the East Side of the city.

Golf Course



FOR SALE: Golf Course Redevelopment Opportunity

Area A
665,267 sq ft
19.66 acres

A

Woodhaven Blvd

Randol Mill Rd

Oakmont Ln

County Club Dr

Oakmont Ln

Randol Mill Rd

High Woods Trail

Cholla Drive

Boca Raton Blvd

CONCEPT III

PITCH AND PUTT/NIGHT GOLF

FOR SALE: Land for Pitch and Putt/Night Golf

Total Acreage: 22.17 AC

Price: \$965,725 - \$1.00 PSF

On the far western side of the course sits 22.17 AC acres of floodplain available for purchase for a pitch and putt or night golf concept. As part of Crescendo Development's dedication to preserve golf in Woodhaven, we are pleased to offer the Ag zoned land and frontage on the new entry way to Woodhaven off of Randol Mill Rd.

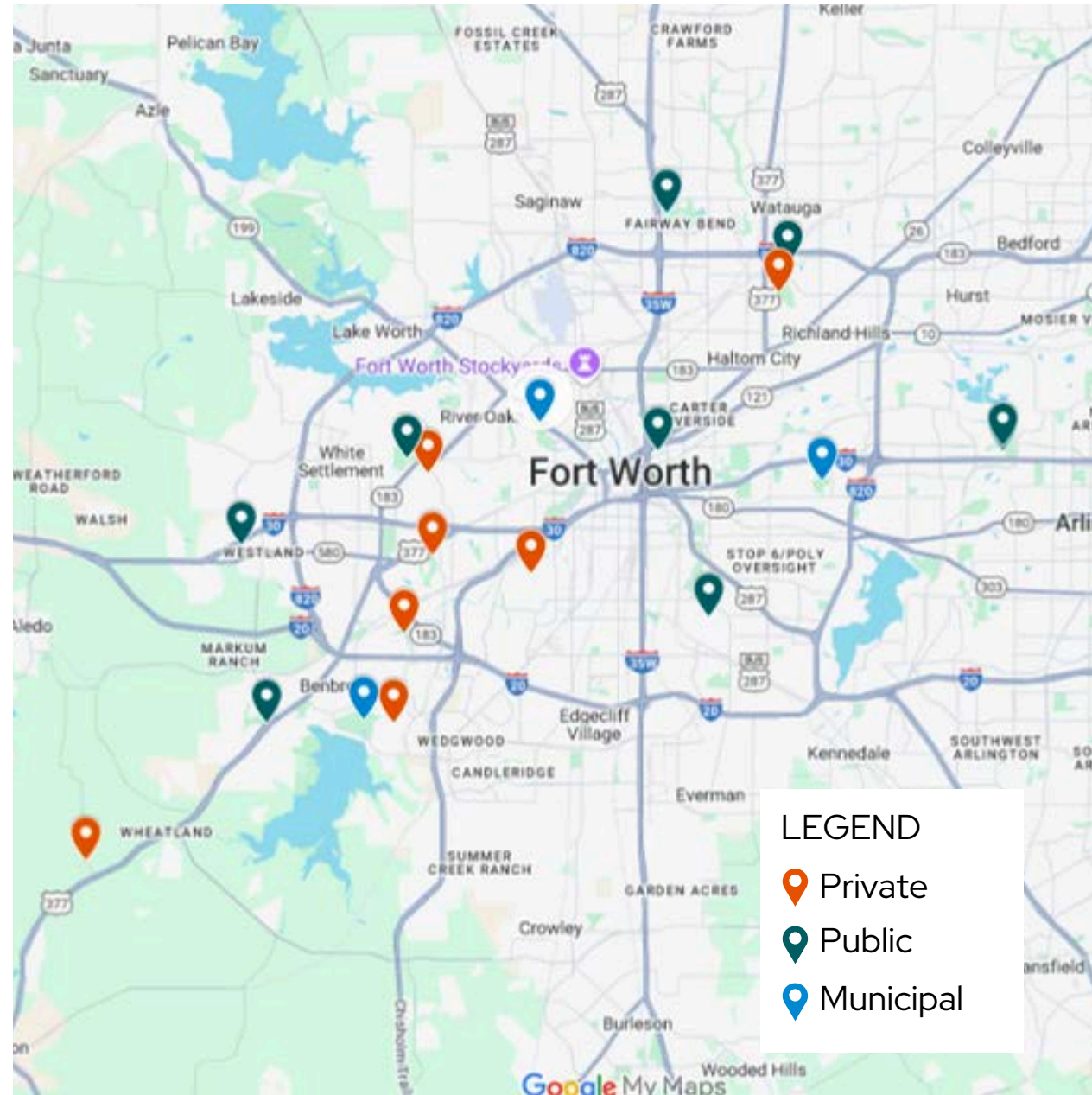


DEMAND FOR GOLF

GOLF COURSES IN FORT WORTH, TX

Fort Worth offers a diverse range of golf experiences, with three municipal golf courses, seven private clubs, and eight public courses catering to golfers of all skill levels. Due to increasing demand, several golf-related projects are in development across the Dallas-Fort Worth area, including new courses and course enhancements.

With the ongoing renovation of Meadowbrook Golf Course and additional courses planned for the region, Fort Worth stands out as a key market for golf. These improvements, alongside a growing interest in the sport, position Fort Worth as an ideal location for golf tourism and investment.

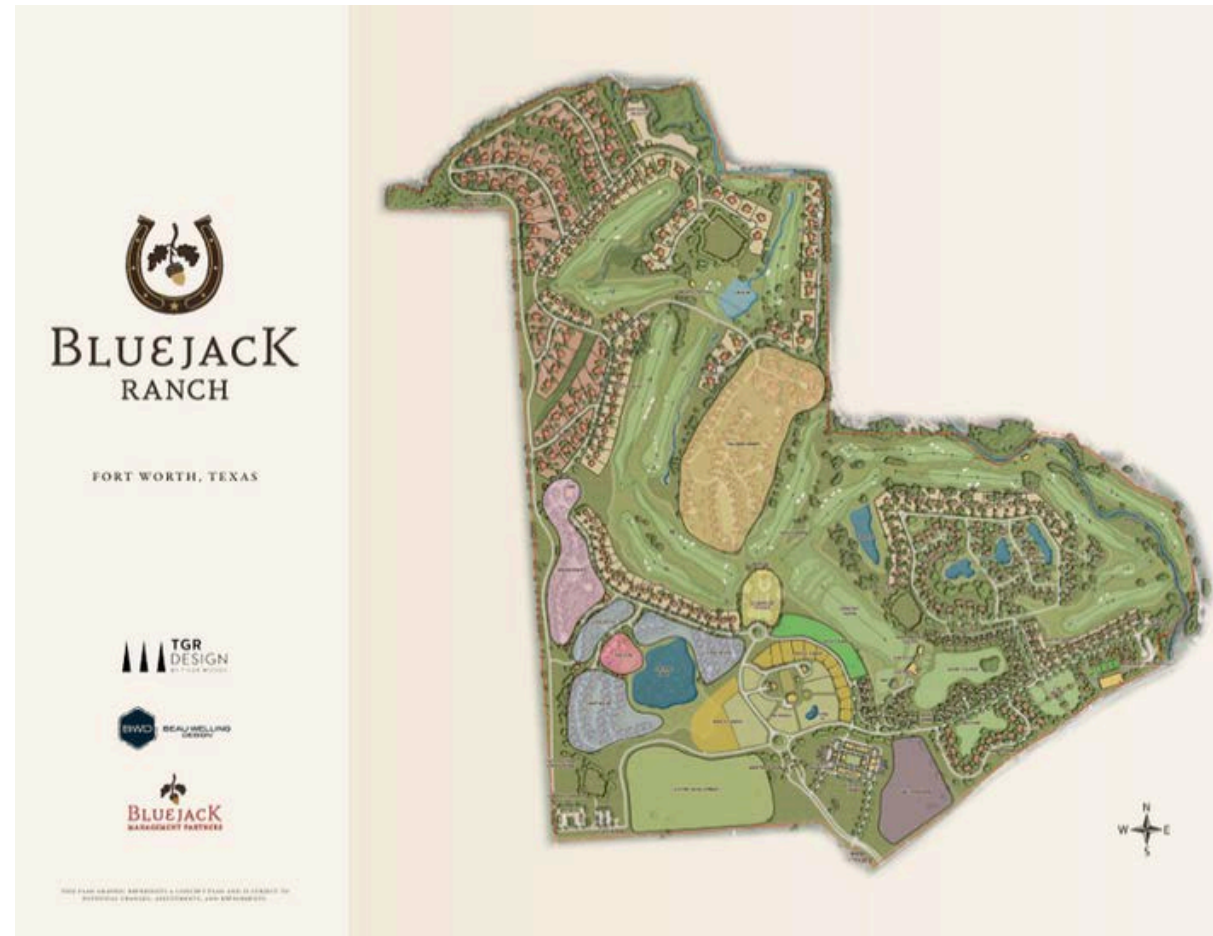


NEW DEVELOPMENT

BLUE JACK RANCH

BLUEJACK RANCH

Set to open in 2026, Bluejack Ranch is a private residential community located on a 914-acre working ranch in Fort Worth, Texas. It offers a blend of luxury living and recreational amenities, including a championship golf course designed by Tiger Woods. The ranch features a variety of activities, from ranching experiences and horseback riding to wellness facilities, gourmet dining, and social events at The Fort, the community's central hub. Bluejack Ranch is designed with families in mind, providing a secure, private environment with a strong focus on wellness, relaxation, and outdoor activities.



NEW DEVELOPMENT

MEADOWBROOK RENOVATION

MEADOWBROOK MUNICIPAL GOLF COURSE

Meadowbrook Golf Course in Fort Worth, Texas, is undergoing significant renovations aimed at enhancing the playing experience and modernizing its facilities. The project commenced with a public Renovation Kickoff event on October 28, 2023, organized by the Meadowbrook Neighborhood Association. During this event, city officials and course architect John Colligan presented the Master Plan for the course improvements. Following the course's closure to the public, maintenance staff began preparatory work for construction, which included removing sprinkler heads, yardage markers, and large stone hole markers. Additionally, equipment from the pro shop and kitchen was relocated for use at other courses.

As of February 2024, construction of a new maintenance building is underway. The agronomy team has seeded certain areas with winter grass to stabilize the soil until Bermuda grass can be planted in the spring. The course is scheduled to reopen in Summer 2025.



CURRENT DEVELOPMENT

CONCEPT MAP



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)

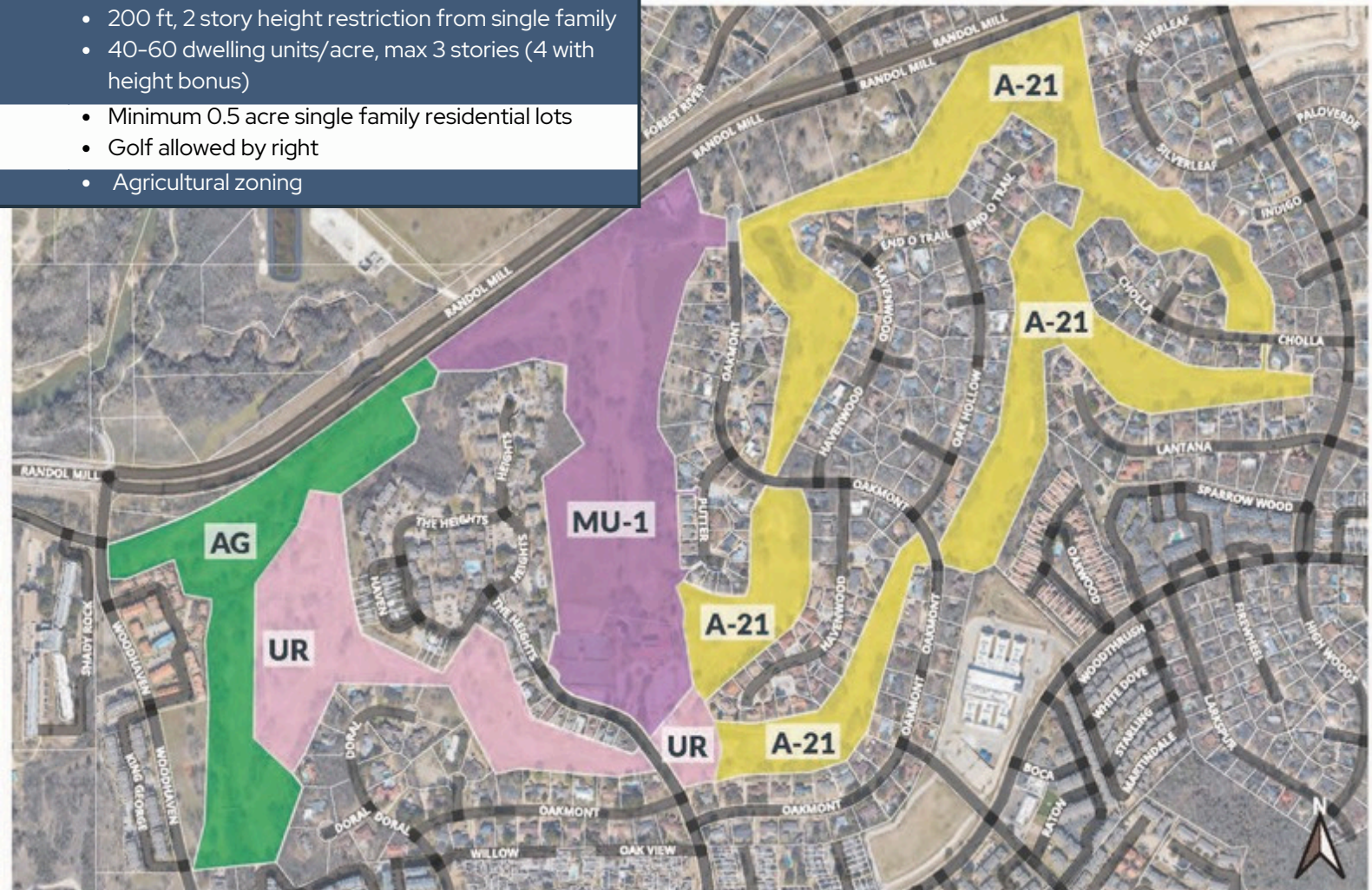
A-21, Single Family

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

Ag, Agriculture

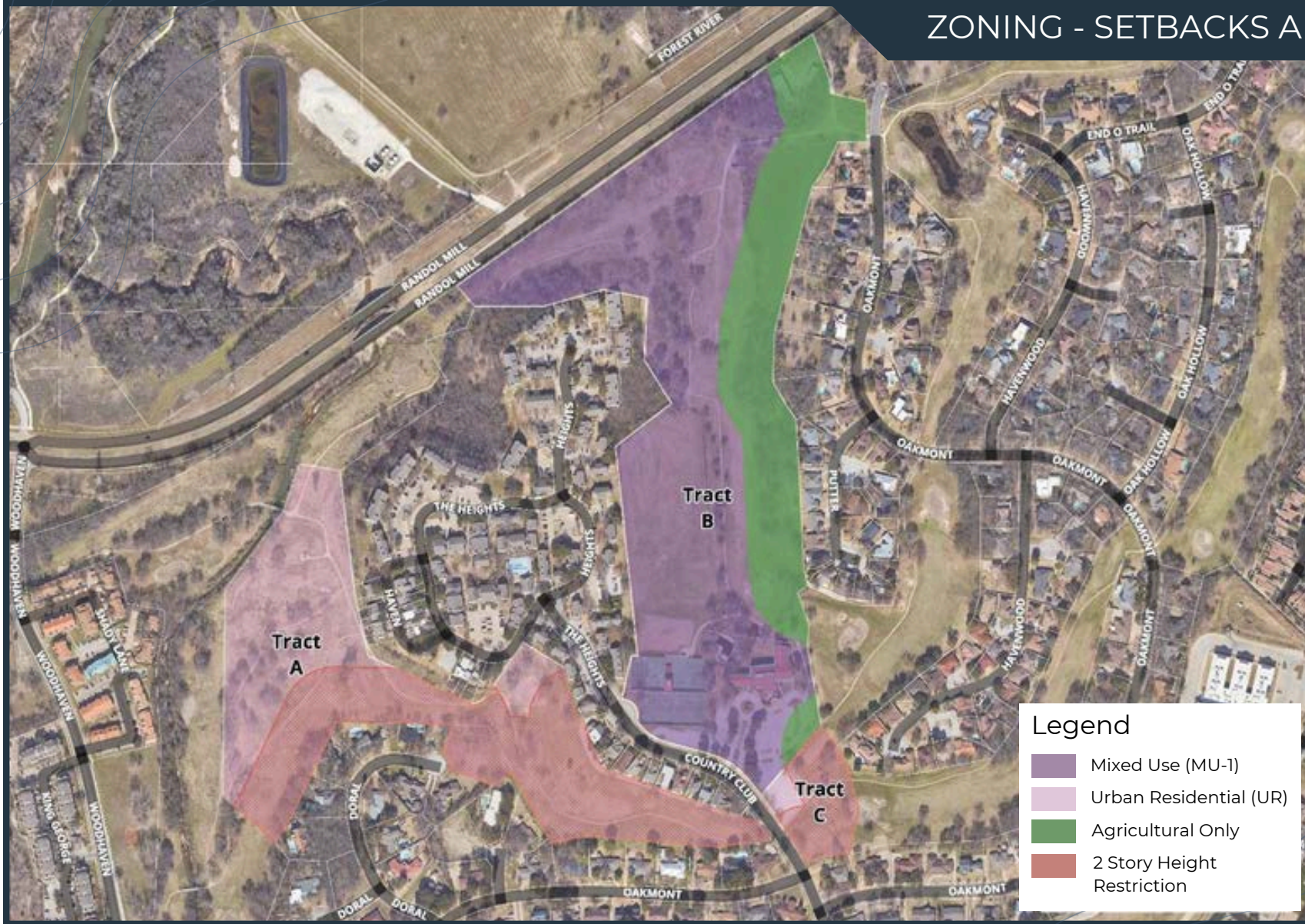
- Agricultural zoning

CURRENT DEVELOPMENT ZONING



CURRENT DEVELOPMENT

ZONING - SETBACKS AND OVERLAYS

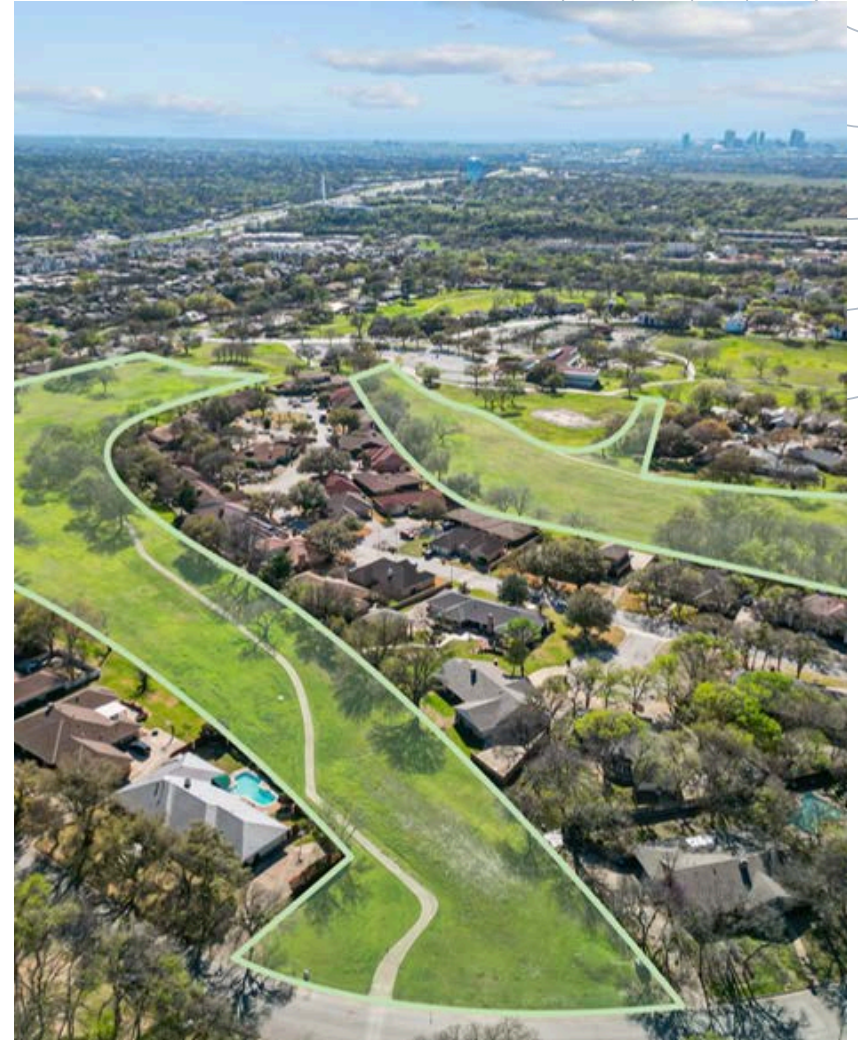


Crescendo Development began platting exercises and studies immediately in 2025 after winning our zoning case in February and have submitted platting to the city as of mid-March. Among the materials submitted are a flood study, preliminary plat, traffic study, and storm water study, shown in the following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



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

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CURRENT DEVELOPMENT TIF INFORMATION

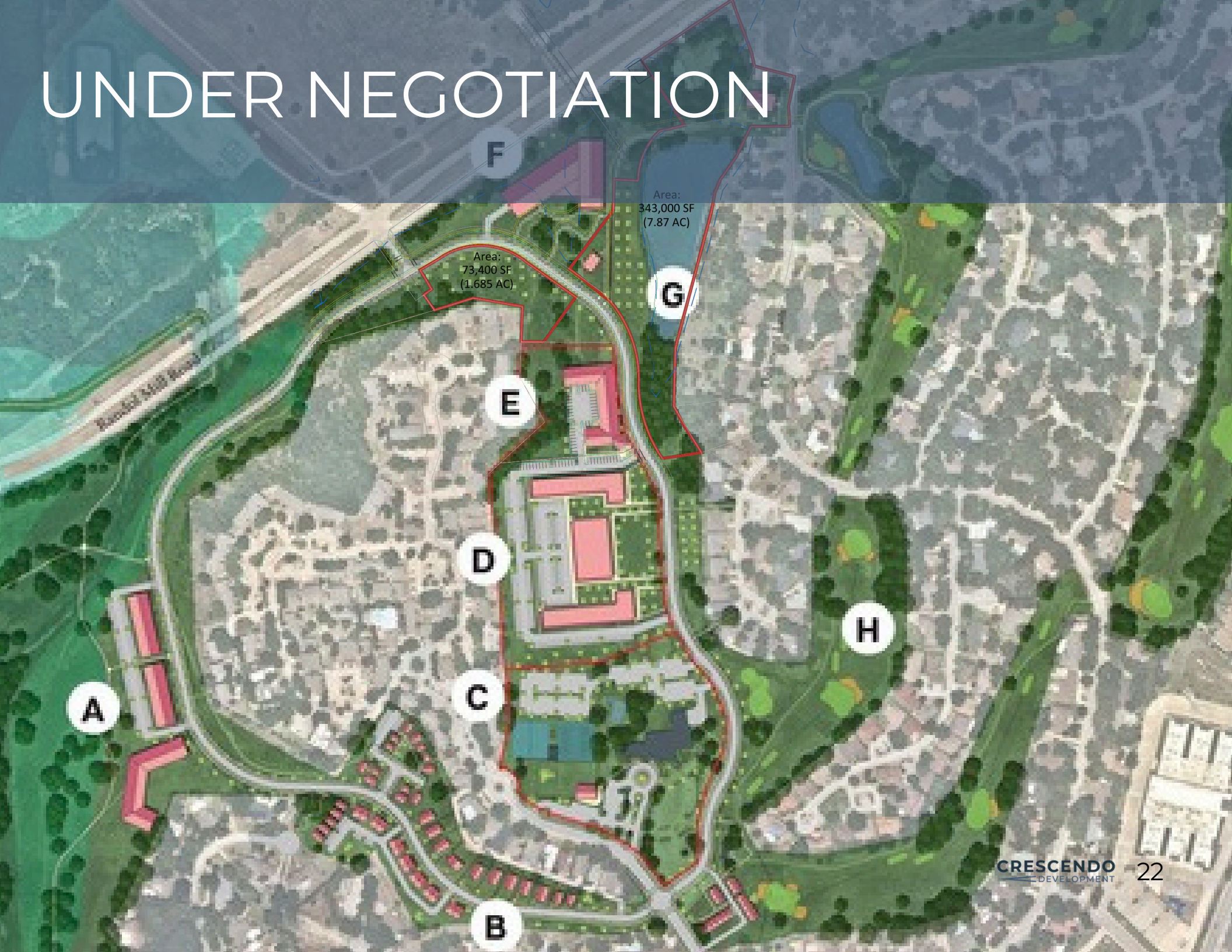
Woodhaven has a \$20+ million dollar TIF for developers to subsidize the public infrastructure of their developments. This TIF was created to help fund public infrastructure improvements that will provide a “foundation for development” to encourage and support the long-term public needs of the neighborhood,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

UNDER NEGOTIATION



UNDER NEGOTIATION

ECONAUTICS



Econautics, a 501(c)(3) nonprofit, champions sustainability through urban agriculture, eco-technology, and education, building a greener future for all.

"We are dedicated to empowering communities through innovative practices in urban agriculture, eco-technology, and education, striving to create a world where every individual has access to nutritious food, clean environments, and the knowledge to live sustainably."

- Econautics's Mission

Econautics will acquire the land outlined in red on the concept map to the right. Their mission, **to provide nutrition education and food to the community**, aligns with Crescendo Development's goal to make Woodhaven a destination while **preserving the natural elements and environment of the neighborhood**. They have already started on their project by engaging with the schools, residents, and apartments in the community through their raised garden bed program.

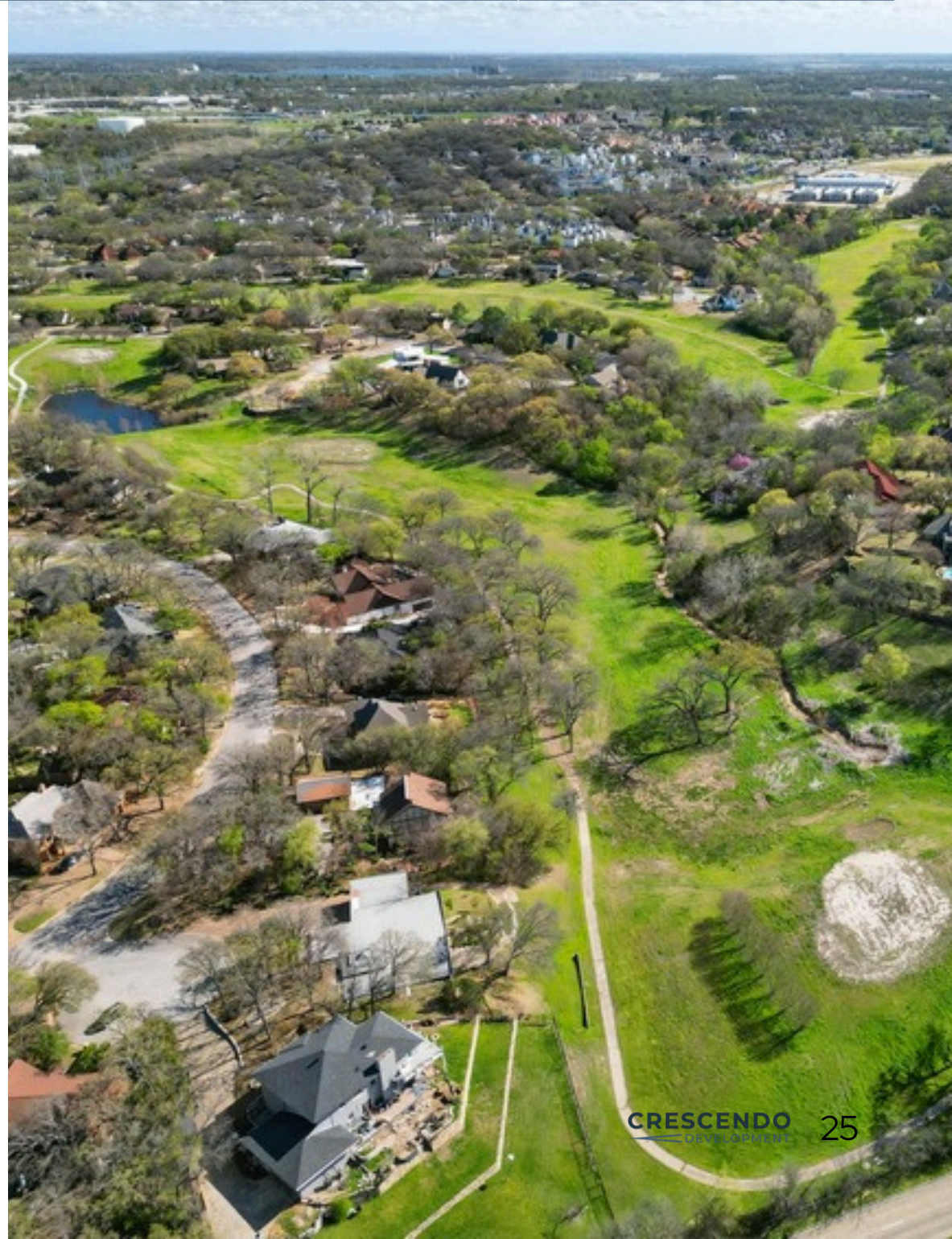


EXECUTIVE SUMMARY

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.

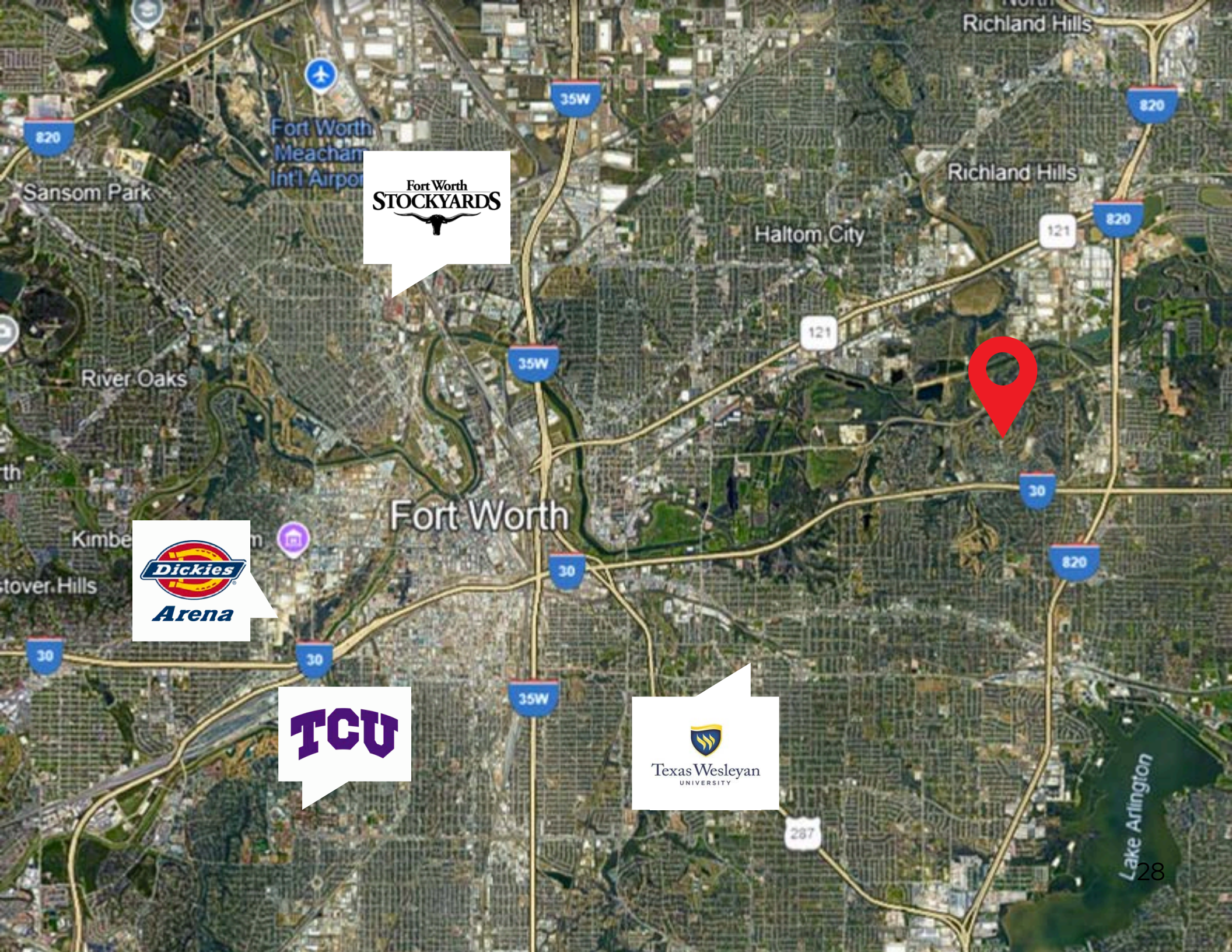


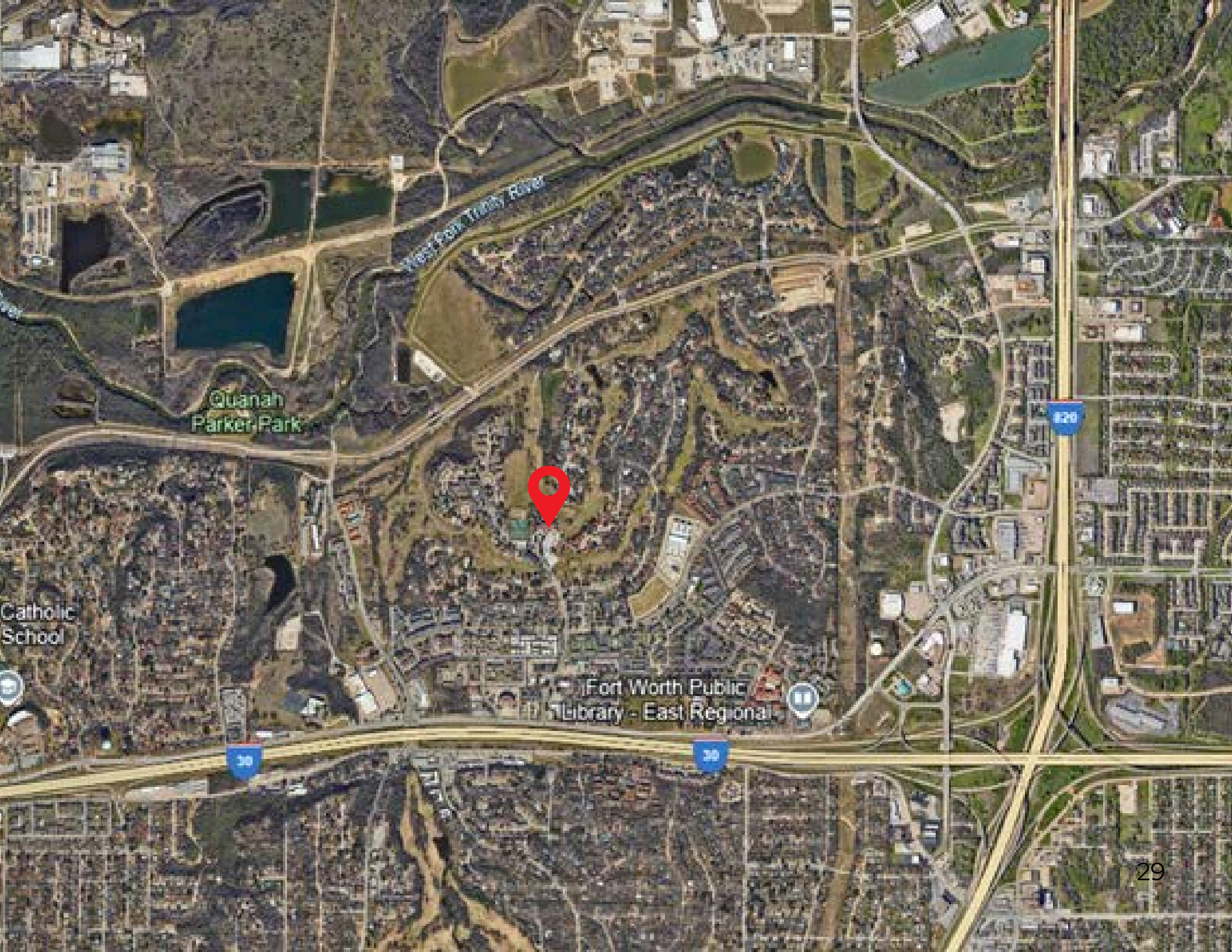
Sarah Haynie, 3 Time Woodhaven LPGA Champion



Texas Governor, John Connally







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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.

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