



WOODLANDS
TERRELL BTR
± 276 UNITS

ROSEHILL RD

FUTURE WINDSOR AVENUE

HEATHER LANE
TOWNHOMES
± 240 UNITS

TIFFANY
SQUARE
± 96 UNITS

PLATINUM
AUTO

THE PRESERVE AT ROSEHILL TERRELL, TX

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PROPERTY OVERVIEW



LOCATION

NEQ I-20 & FM 148
Terrell, TX 75160



ACREAGE

Gross: ± 193.107 AC
Net: ± 85.6 AC



ZONING

PD 21-04



FUTURE LAND USE

Engineered for
423 residential lots



UTILITIES - see page 9

Water: To Site
Sewer: To Site



ISD

Terrell ISD



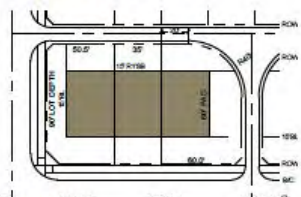
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SITE PLAN

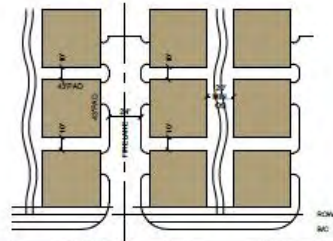


Lot Summary - Phase 1

43' x 43' - Cluster Homes	168	39.7%
35' x 90' Townhomes	50	11.8%
45' x 100'	100	23.6%
75' x 100'	105	24.8%
Total	423	



TOWNHOME
35'x90' LOT



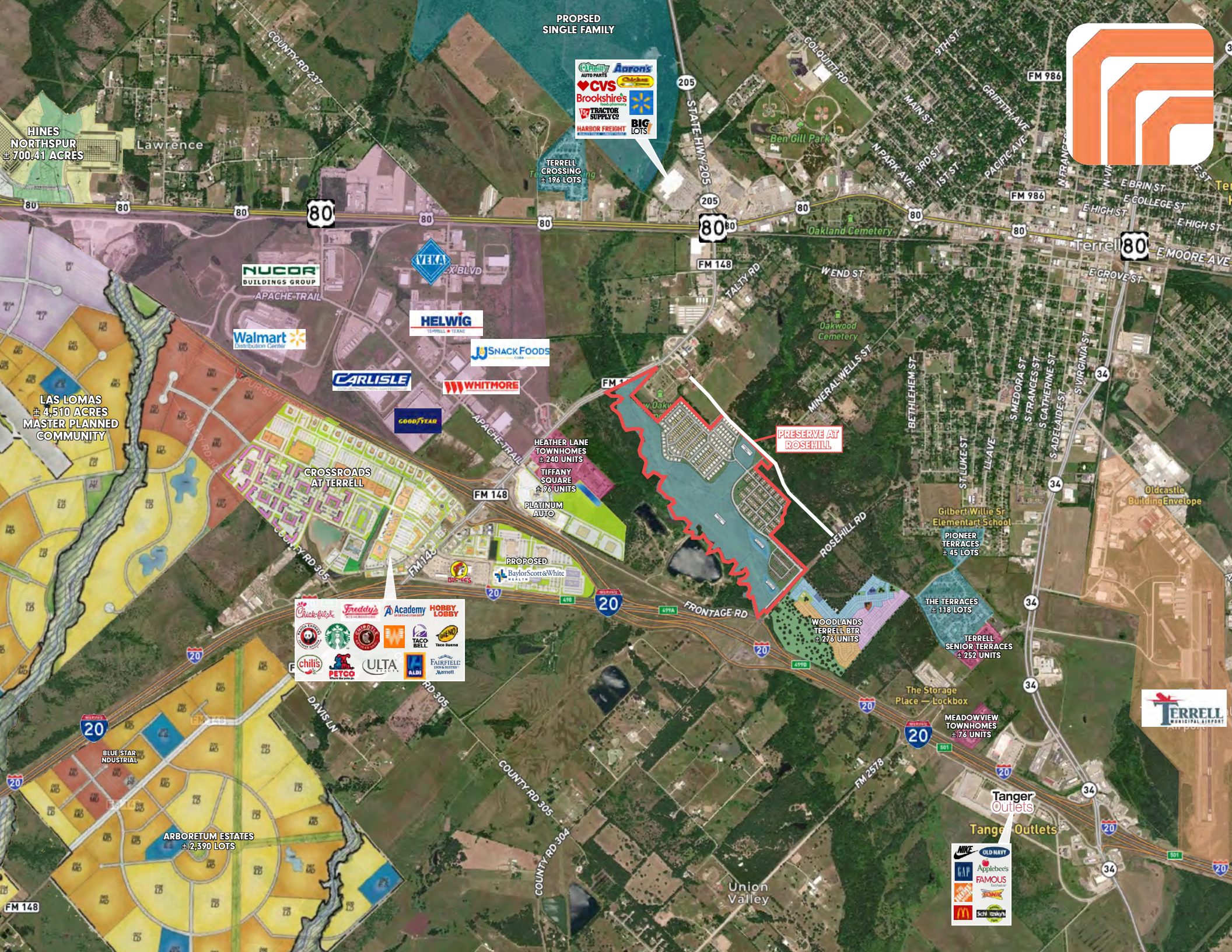
COTTAGE HOMES



SF-TYPE 2
45'x100' LOT



SF-TYPE 1
75'x100' LOT



PROPOSED SINGLE FAMILY



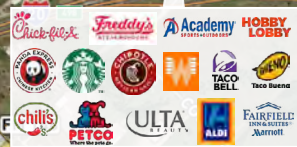
TERRELL CROSSING ± 196 LOTS

HINES NORTHSPUR ± 700.41 ACRES

LAS LOMAS ± 4,510 ACRES MASTER PLANNED COMMUNITY

GROSSROADS AT TERRELL

PRESERVE AT ROSEHILL



BLUE STAR INDUSTRIAL

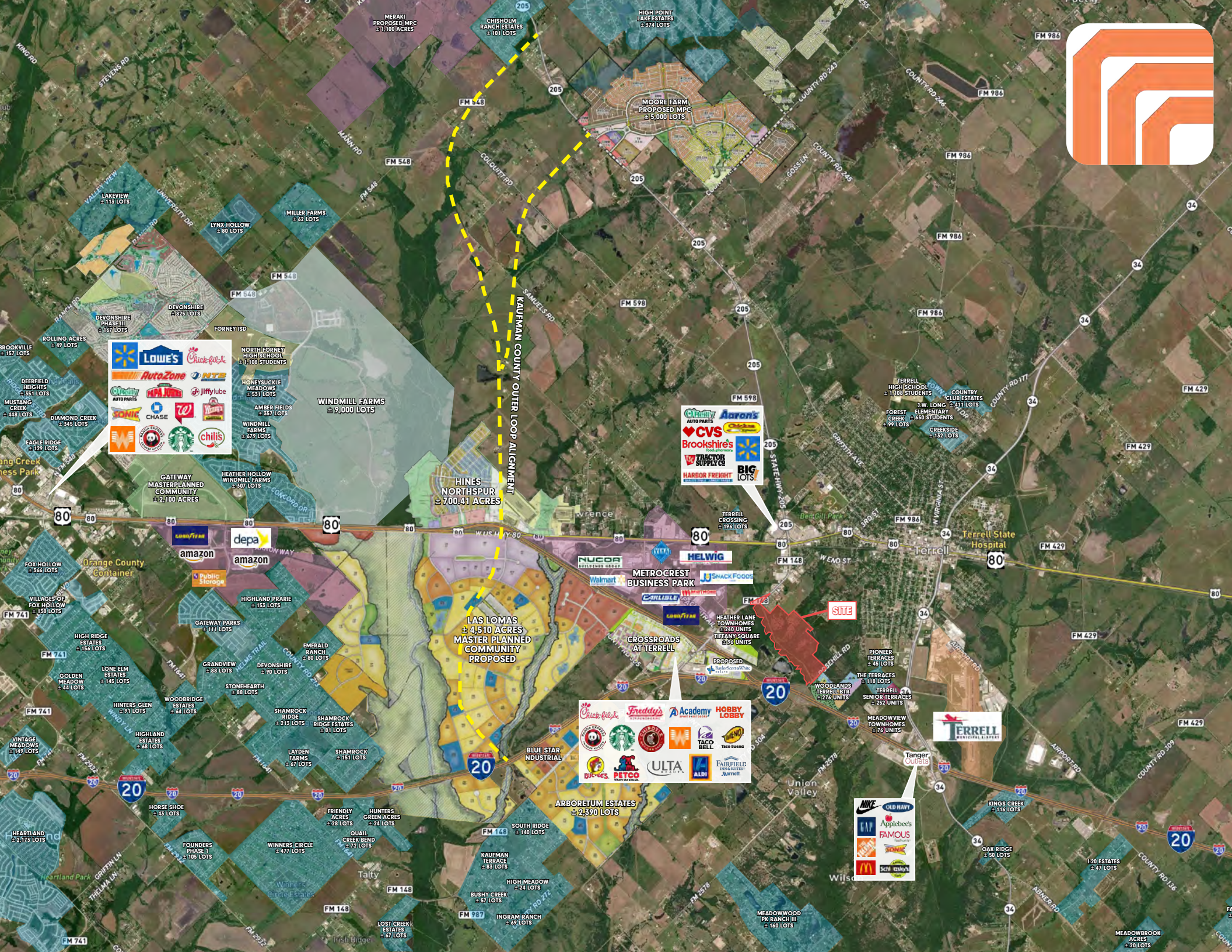
ARBORETUM ESTATES ± 2,390 LOTS

The Storage Place - Lockbox

MEADOWVIEW TOWNHOMES ± 76 UNITS

Tanger Outlets



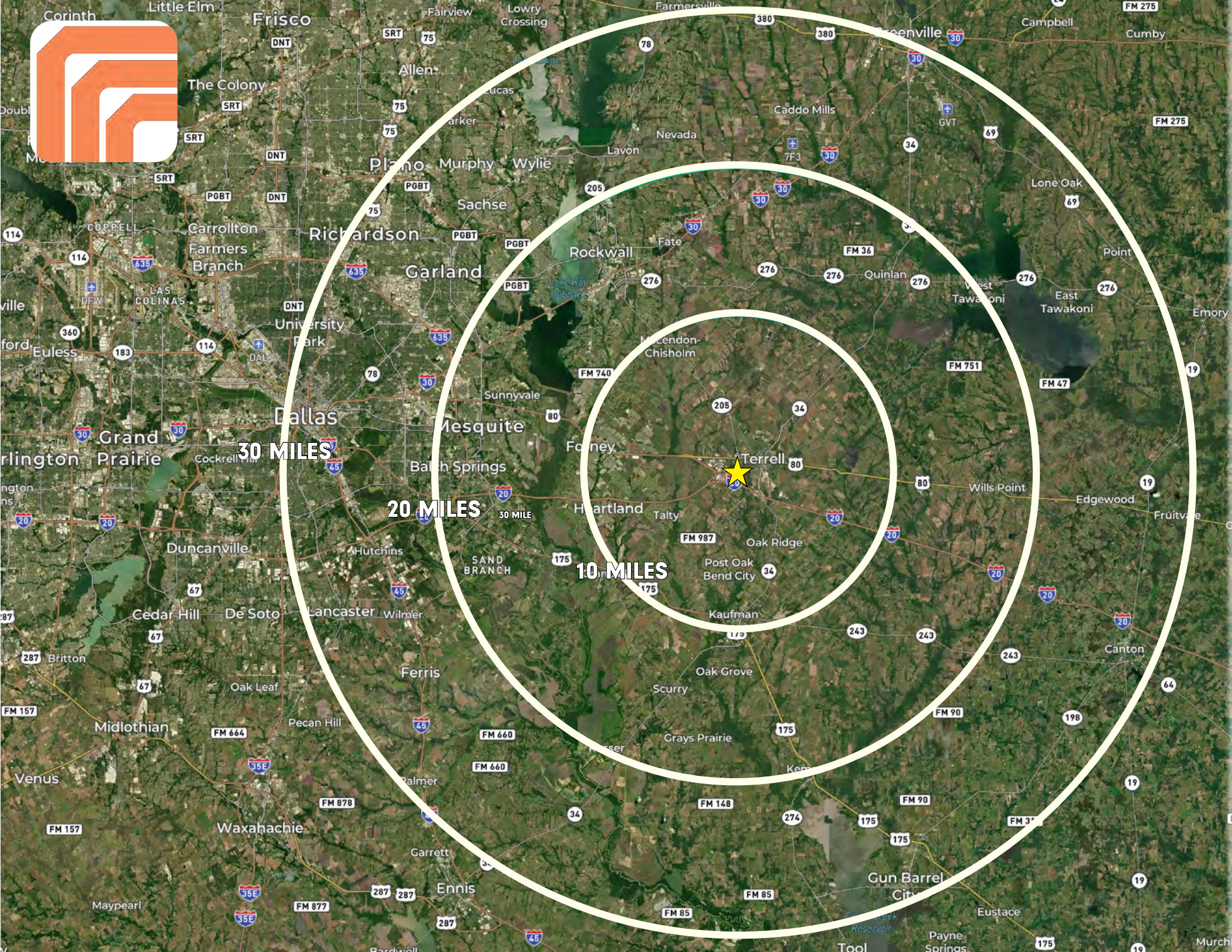


Businesses: Lowe's, Chick-fil-A, AutoZone, NTE, Quality Auto Parts, Jiffy Lube, Sonic, Chase, Wendy's, Starbucks, Chilis.

Businesses: Quality Auto Parts, Aaron's, CVS, Brookshire's, Harbor Freight, Big Lots, Tractor Supply Co.

Businesses: Chick-fil-A, Freddy's, Academy Sports, Hobby Lobby, Starbucks, Taco Bell, UITA, Albi, Fairfile, Petco, Dicks, Petco.

Businesses: Nike, Old Navy, Applebee's, Famous Dave's, McDonald's, KFC, Wendy's.



MARKET OVERVIEW



PROJECT SUMMARY

THE PRESERVE AT ROSEHILL OFFERS DEVELOPERS THE OPPORTUNITY TO DEVELOP A MIXED RESIDENTIAL COMMUNITY WITH SINGLE-FAMILY, TOWNHOME, AND AGE RESTRICTED HOMES IN THE KAUFMAN COUNTY SUBMARKET WITHIN THE DALLAS FORT WORTH, TX, MSA. MORE SPECIFICALLY, THE SUBJECT (THE PRESERVE AT ROSE HILL) IS LOCATED NEAR THE INTERSECTION OF INTERSTATE 20 AND FM 148. IN TERRELL, TX.

THE PRESERVE AT ROSEHILL IS LOCATED IN AN OPPORTUNITY ZONE WHICH OFFERS SIGNIFICANT TAX INCENTIVES. THE PROPERTY IS BEING SOLD AT A SPECULATIVE LAND COST/ACRE ALLOWING FOR A LARGE SPREAD TO HOLD AND SELL TO A BFR DEVELOPER.

THE PRESERVE AT ROSE HILL WILL CONSIST OF 423 LOTS WITHIN FOUR DIFFERENT UNIQUE HOMES. THE SUBJECT WILL INCLUDE 100 45 X 100 LOT SINGLE-FAMILY HOMES, 105 75 X 100 LOT SINGLE-FAMILY HOMES, 50 TOWNHOMES, AND 168 AGE RESTRICTED CLUSTER HOMES. THE PROPERTY WILL OFFER A MIX OF TWO-, THREE-, AND FOUR-BEDROOM FLOOR PLANS AS WELL AS A COMPETITIVE AMENITY PACKAGE.



PROPERTY OVERVIEW



PROJECT: PRESERVE AT ROSEHILL

STATUS: FULLY ENTITLED, PLATTED, FULL CONSTRUCTION PLANS

OUTSTANDING ITEMS: DEVELOPMENT AGREEMENT WITH CITY OF TERRELL TO REIMBURSE DEVELOPER FOR CONSTRUCTION OF WINDSOR AVENUE EXTENSION.

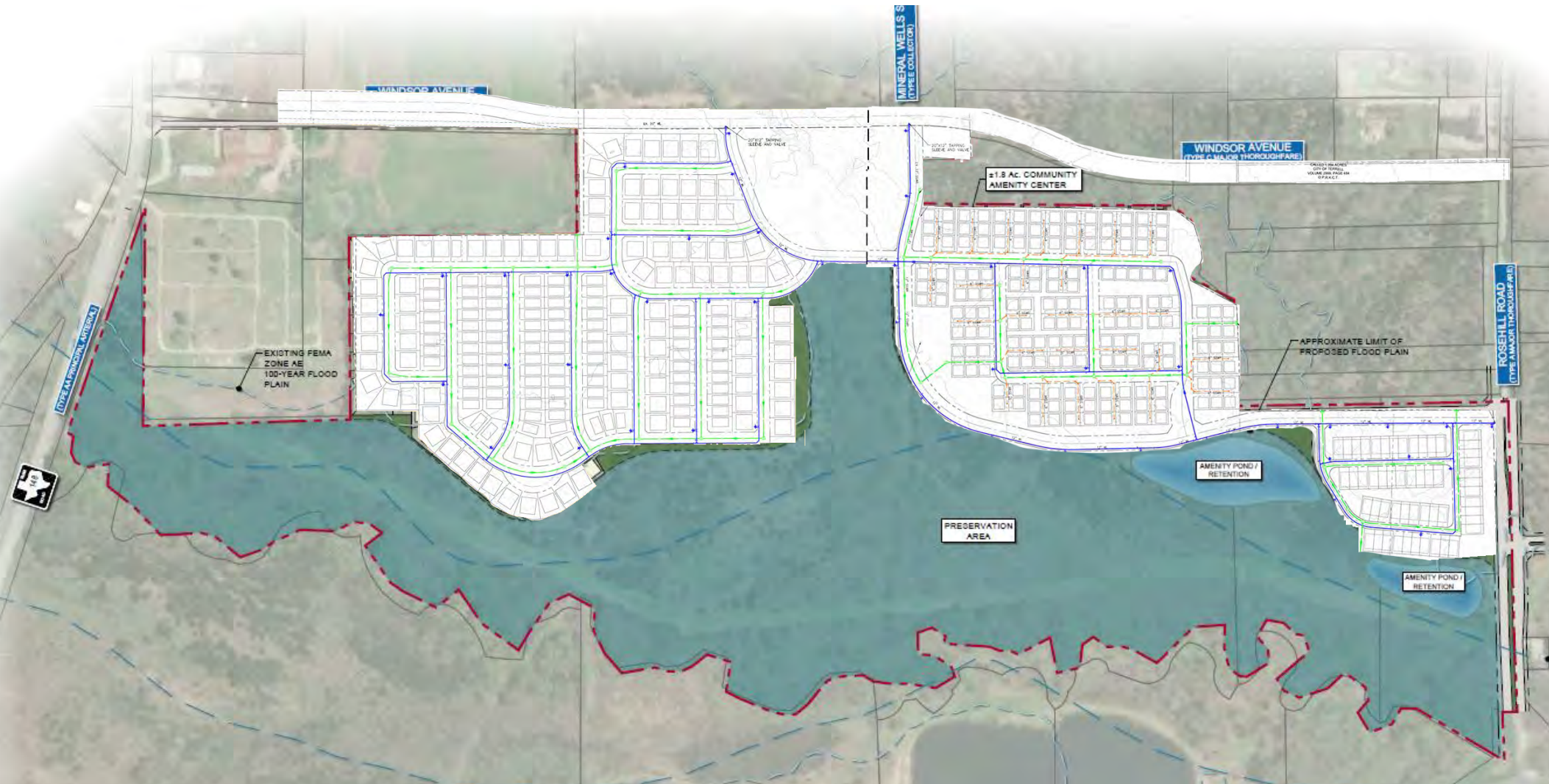
COMPLETED ITEMS

- SURVEY
- CONCEPT PLAN AND PLAT
- PD 21-04 ZONING ORDINANCE (APPROVED SEPTEMBER 9, 2021)
- FLOORPLANS AND ELEVATIONS
- GEOTECHNICAL INVESTIGATION (COMPLETED SEPTEMBER 13, 2022)
- PHASE 1 ENVIRONMENTAL STUDY (COMPLETED JULY 27, 2021)
- UTILITY WILL SERVE LETTERS - ATMOS, AT&T, ONCOR

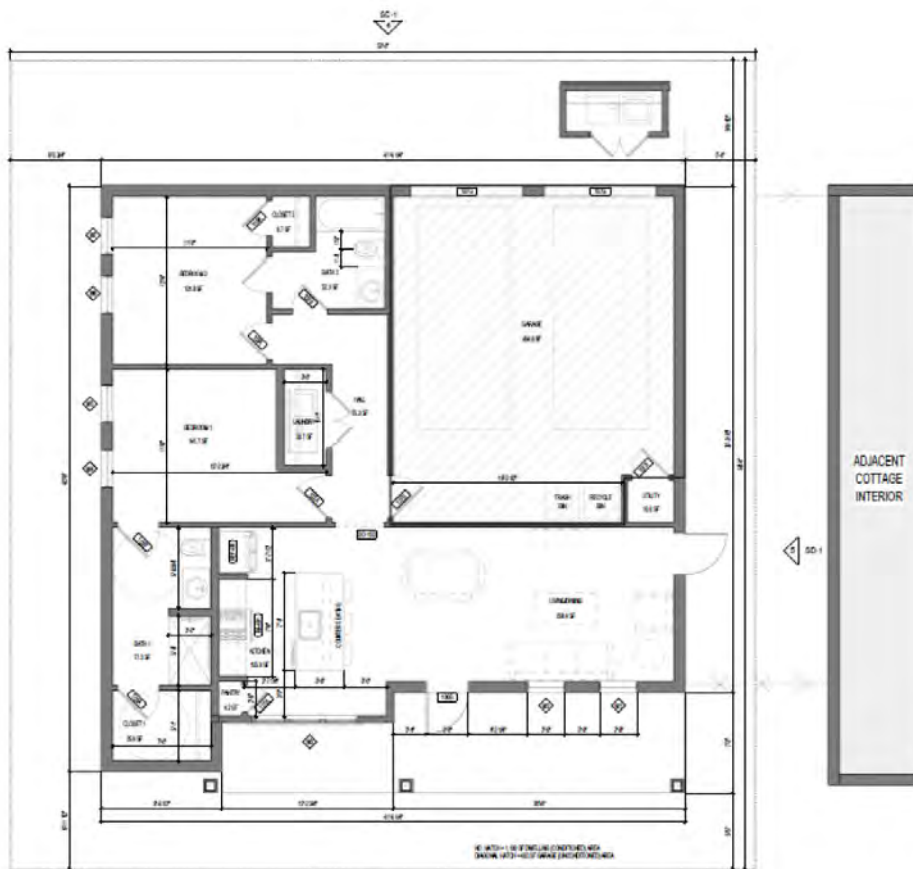
AFFILIATED PARTIES

- CAFFEY ARCHITECTURE - PLANS AND ELEVATIONS
- CAMBRIDGE SERVICES GROUP - ENVIRONMENTAL STUDY
- KIMLEY HORN - CIVIL, CONSTRUCTION SCHEDULES, OPC'S, ETC
- REED ENGINEERING GROUP - GEOTECH STUDY
- TRICOR - CONSTRUCTION PLANS AND BUDGETS
- VALBRIDGE PROPERTY ADVISORS - MARKET STUDY

UTILITY MAP



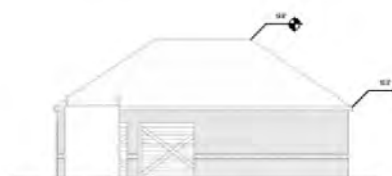
FLOOR PLAN & ELEVATION - COTTAGES (43' X 43')



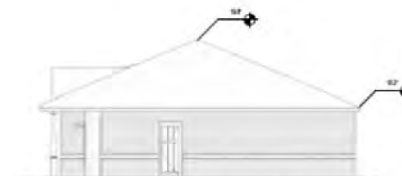
1 FLOOR PLAN - COTTAGE
SCALE 1/4" = 1'-0"



6 3D - COTTAGE
SCALE



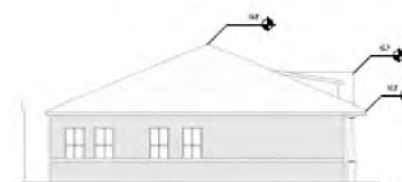
4 REAR ELEVATION - COTTAGE
SCALE 1/8" = 1'-0"



5 RIGHT SIDE ELEVATION - COTTAGE
SCALE 1/8" = 1'-0"

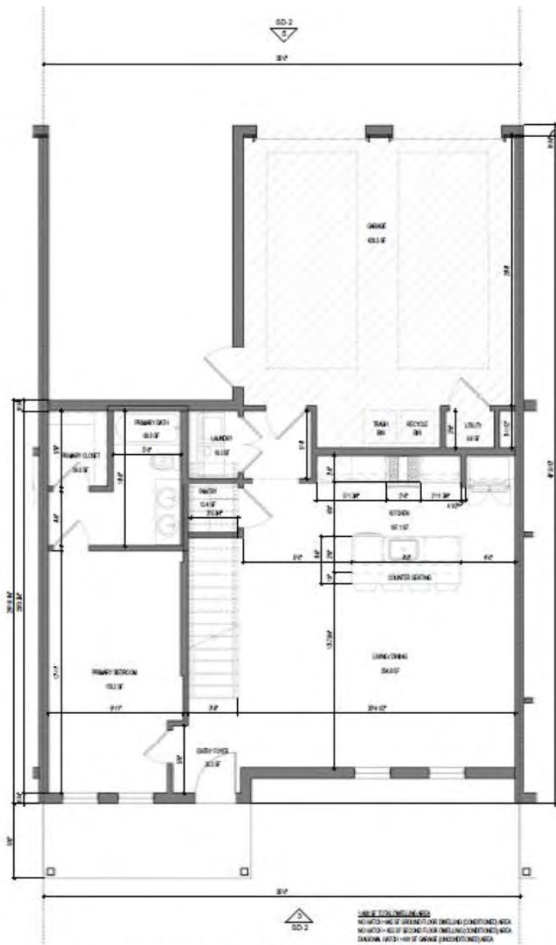


2 FRONT ELEVATION - COTTAGE
SCALE 1/8" = 1'-0"



3 LEFT SIDE ELEVATION - COTTAGE
SCALE 1/8" = 1'-0"

TOWNHOMES (35' X 90')



1 GROUND FLOOR PLAN - BROWNSTONE TH
SCALE: 1/4" = 1'-0"

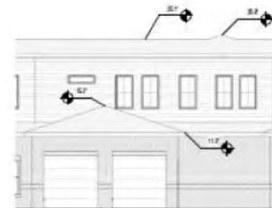
PLEASE CONSULT THE AREA
RECORDING OFFICE OF COURTESY AND ENCLINED JURISDICTIONS WITH
REGARD TO ALL OF THE PERMITS AND REGULATIONS CONCERNING THIS AREA
DRAWING (A03)-100 OF OWNERS (ARCHITECTURE) AREA



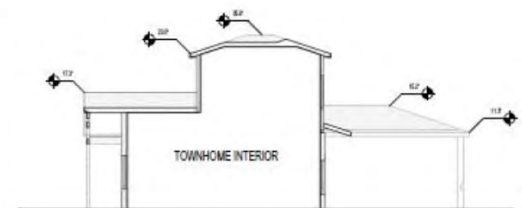
2 SECOND FLOOR PLAN - BROWNSTONE TH
SCALE: 1/4" = 1'-0"



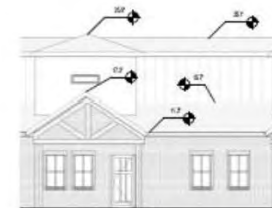
7 3D - BROWNSTONE TH
SCALE



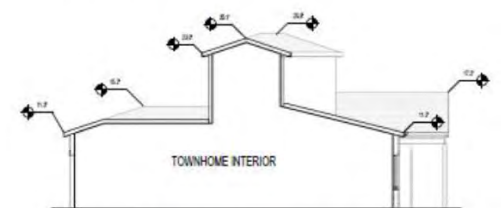
5 REAR ELEVATION - TH
SCALE: 1/8" = 1'-0"



6 RIGHT SIDE ELEVATION - TH
SCALE: 1/8" = 1'-0"

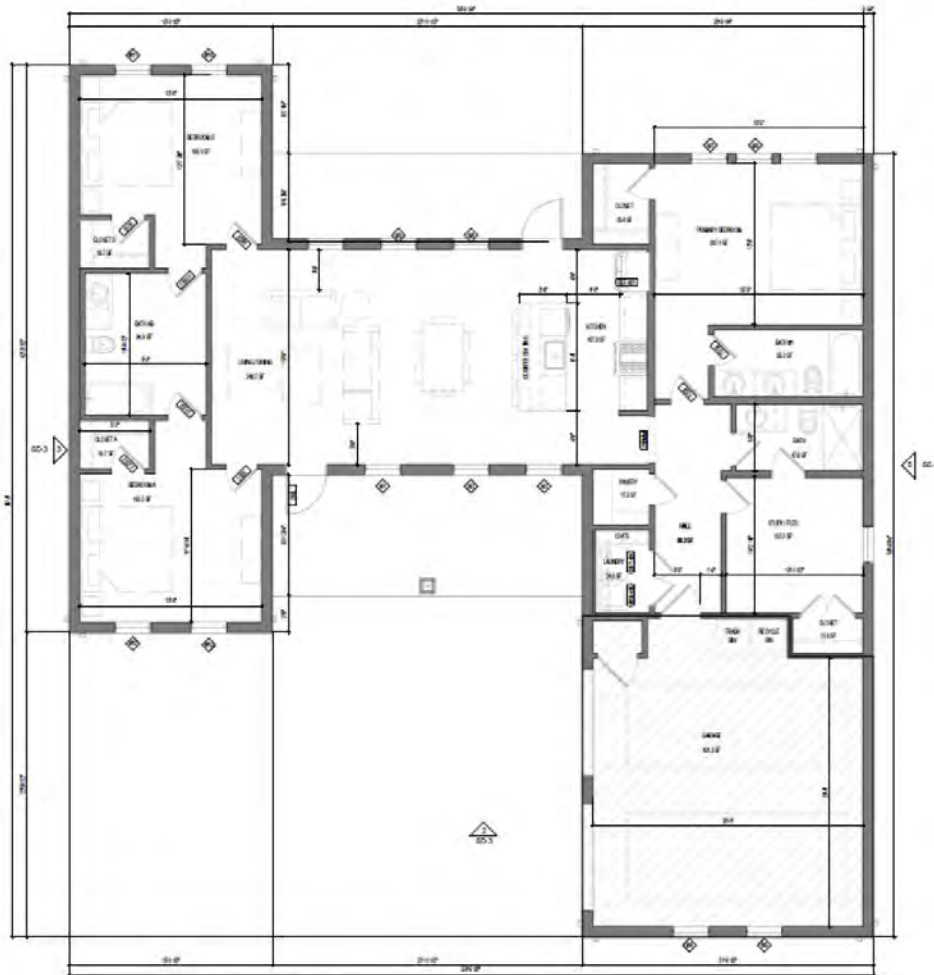


3 FRONT ELEVATION - TH
SCALE: 1/8" = 1'-0"



4 LEFT SIDE ELEVATION - TH
SCALE: 1/8" = 1'-0"

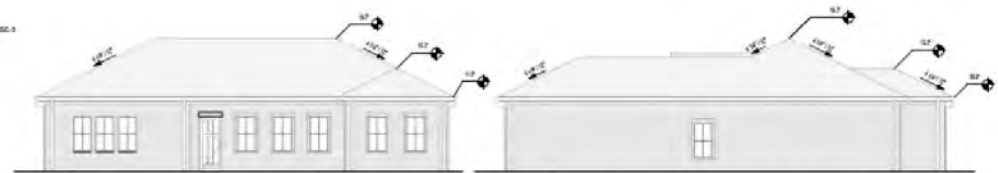
SINGLE FAMILY (SF-7.5 / 75' X 100' LOT)



1 FLOOR PLAN - SF TYPE 1
 SCALE: 1/4" = 1'-0"
NO MATCH = 1.00 SF DWELLING (CONDITIONED) AREA
 DRAGONAL MATCH = 0.48 SF GARAGE (UNCONDITIONED) AREA

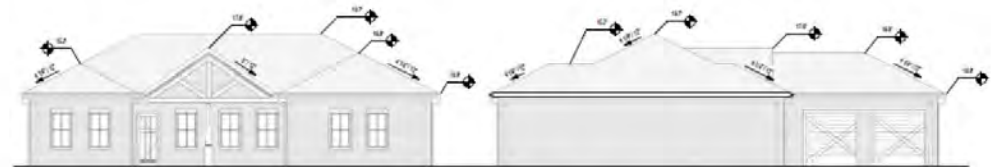


6 3D - SF TYPE 1
 SCALE:



4 REAR ELEVATION - SF TYPE 1
 SCALE: 1/8" = 1'-0"

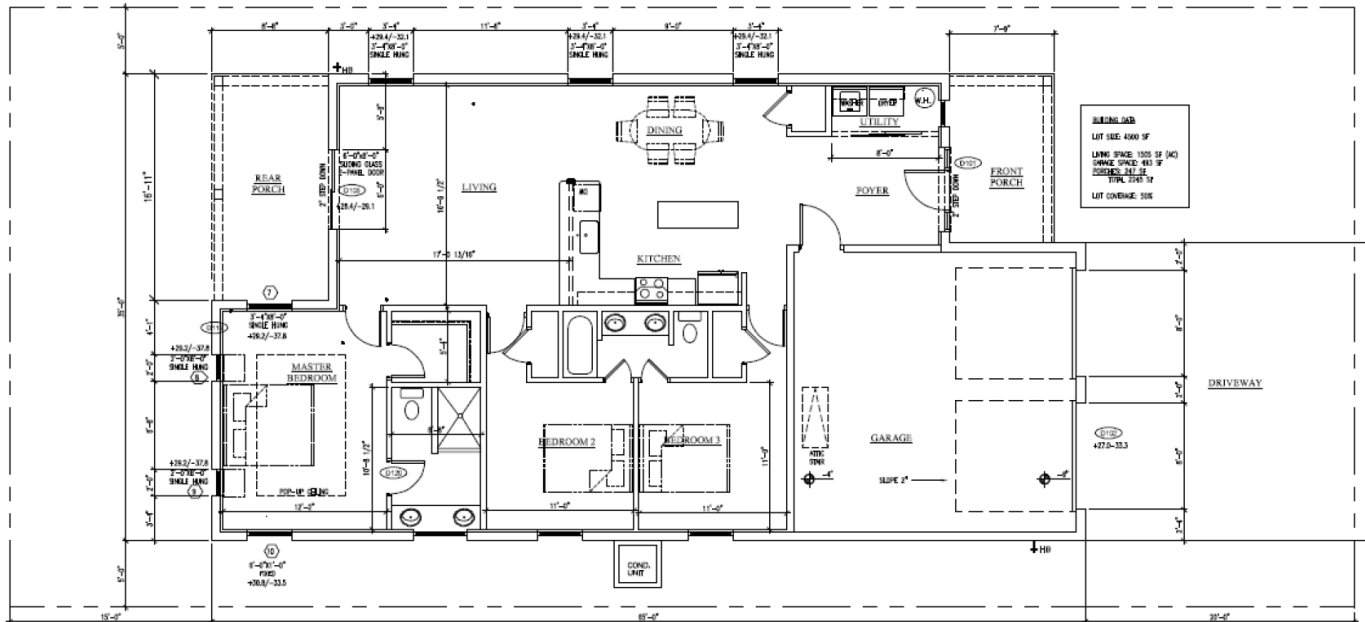
5 RIGHT SIDE ELEVATION - SF TYPE 1
 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION - SF TYPE 1
 SCALE: 1/8" = 1'-0"

3 LEFT SIDE ELEVATION - SF TYPE 1
 SCALE: 1/8" = 1'-0"

SINGLE FAMILY (SF-4.5 / 45' X 100' LOT)



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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.

11-2-2015



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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____