

HYDE RANCH

RANGE

TARRANT COUNTY

820

820

820

SILVER CREEK RD

FORT WORTH, TEXAS

WHITE SETTLEMENT RD

CLIFFORD ST

HYDE RANCH

OFFERING MEMORANDUM

N ACADEMY BLVD

VERNA TRAIL N

RANGE REALTY ADVISORS
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DALLAS, TX 75205

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HYDE RANCH

Hyde Ranch consists of ± 228.14 acres of land located at the southwest quadrant of Silver Creek Road at Jim Wright Freeway (Loop 820) in Fort Worth, Texas.

Hyde Ranch is located in West Fort Worth only 10 miles from Downtown Fort Worth, and only 2 miles west of Carswell Field Naval Air Station. With close proximity to Lake Worth this property represents an extremely unique opportunity for new development in the thirteenth largest city in the U.S.

Per conversations with the City of Fort Worth, the highest and best use of this property ranges from a mixed-density single family project to full horizontal mixed-use ranging from single family to single family rental / multifamily with nodes of commercial and industrial.

LOCATION

823 & 825 Silver Creek Rd
Fort Worth, TX 76108

COUNTY

Tarrant

LAND AREA

Gross: ± 257.12AC
Net: ± 228.14 AC
*Net of well setbacks + ROW (approximate)

SUBMARKET

Far West Fort Worth / White Settlement

ZONING

AG Exempt

FLUP

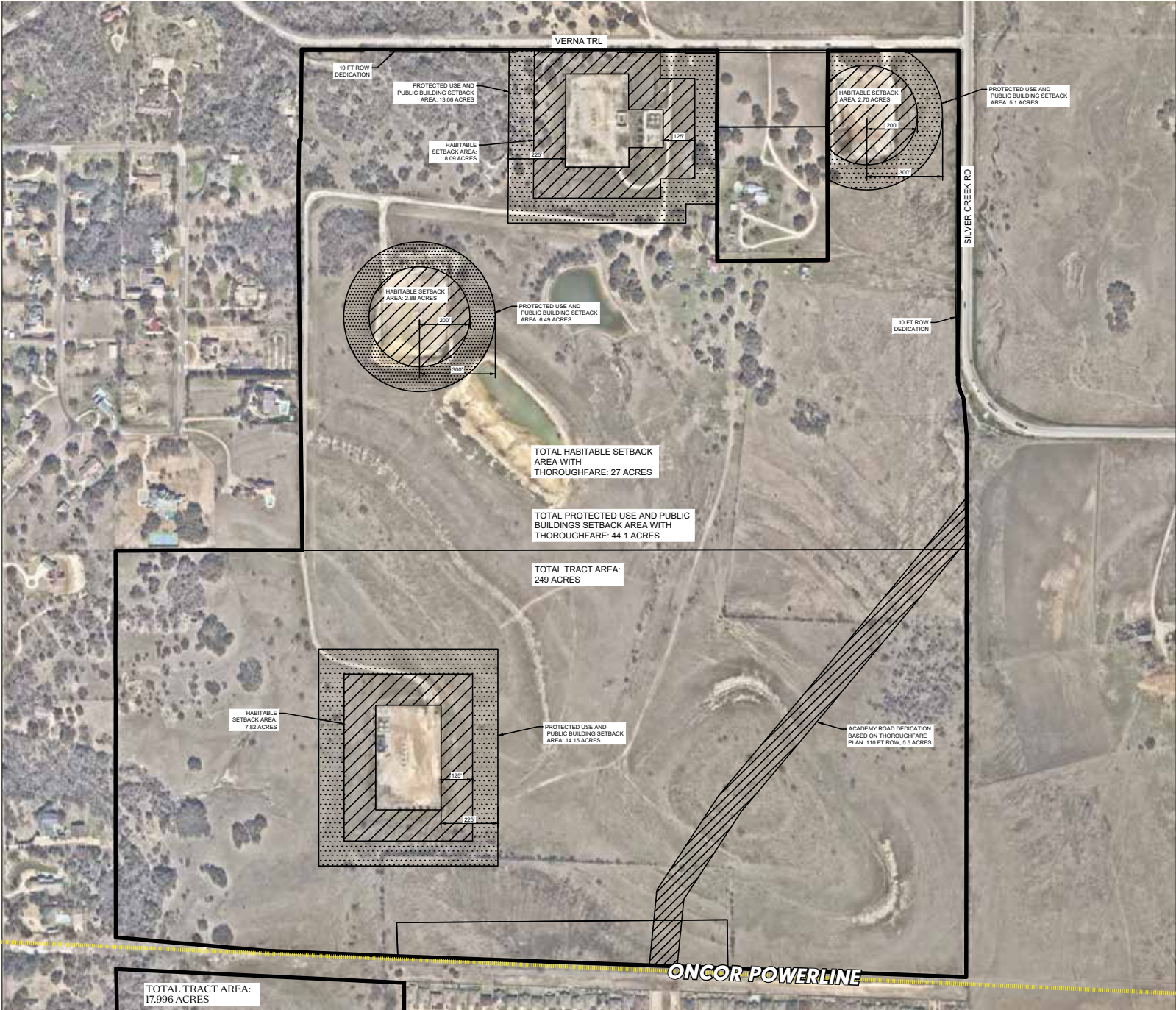
Mixed - Use
(retail, services, offices, entertainment, multifamily)

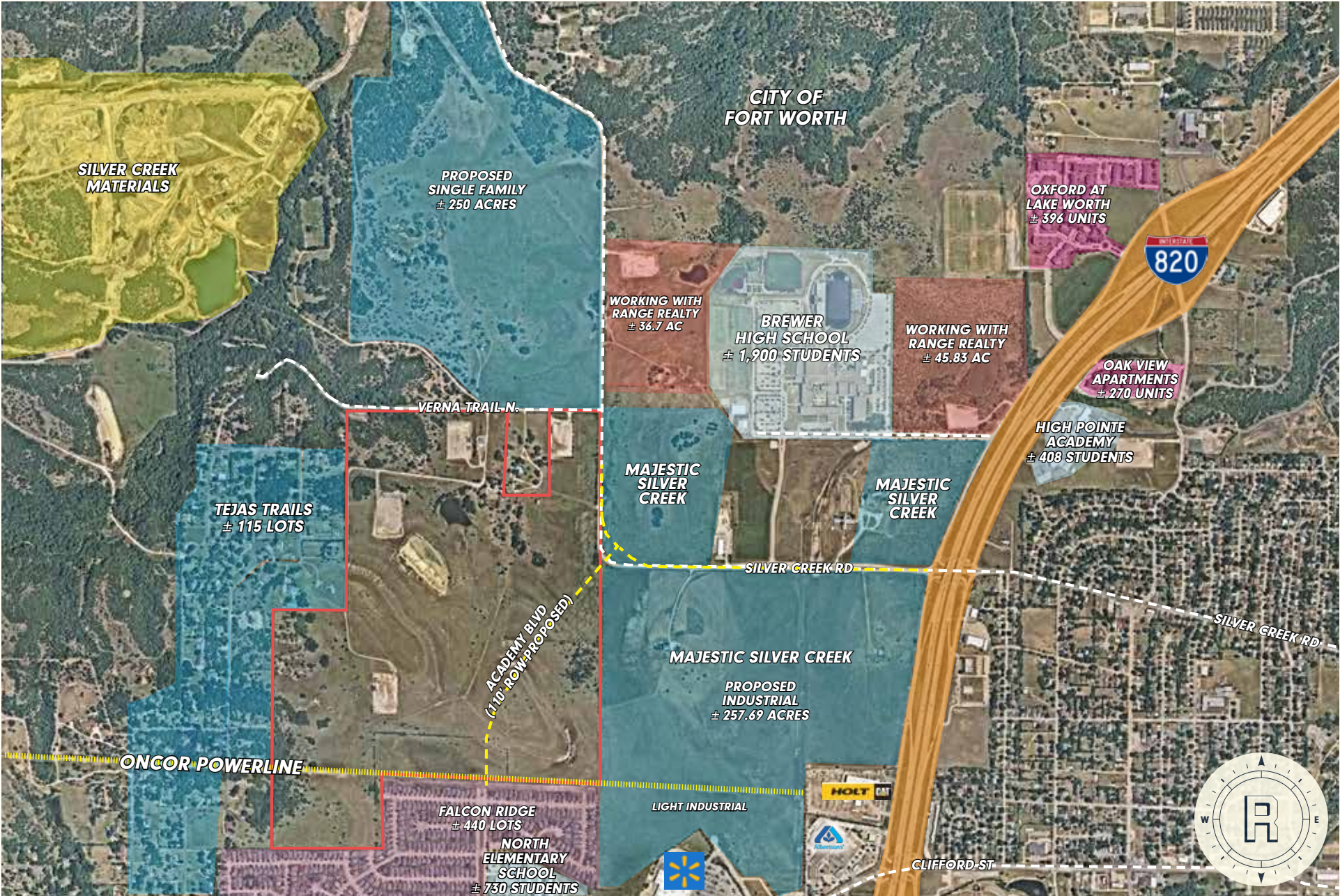
SCHOOL DISTRICT

White Settlement ISD

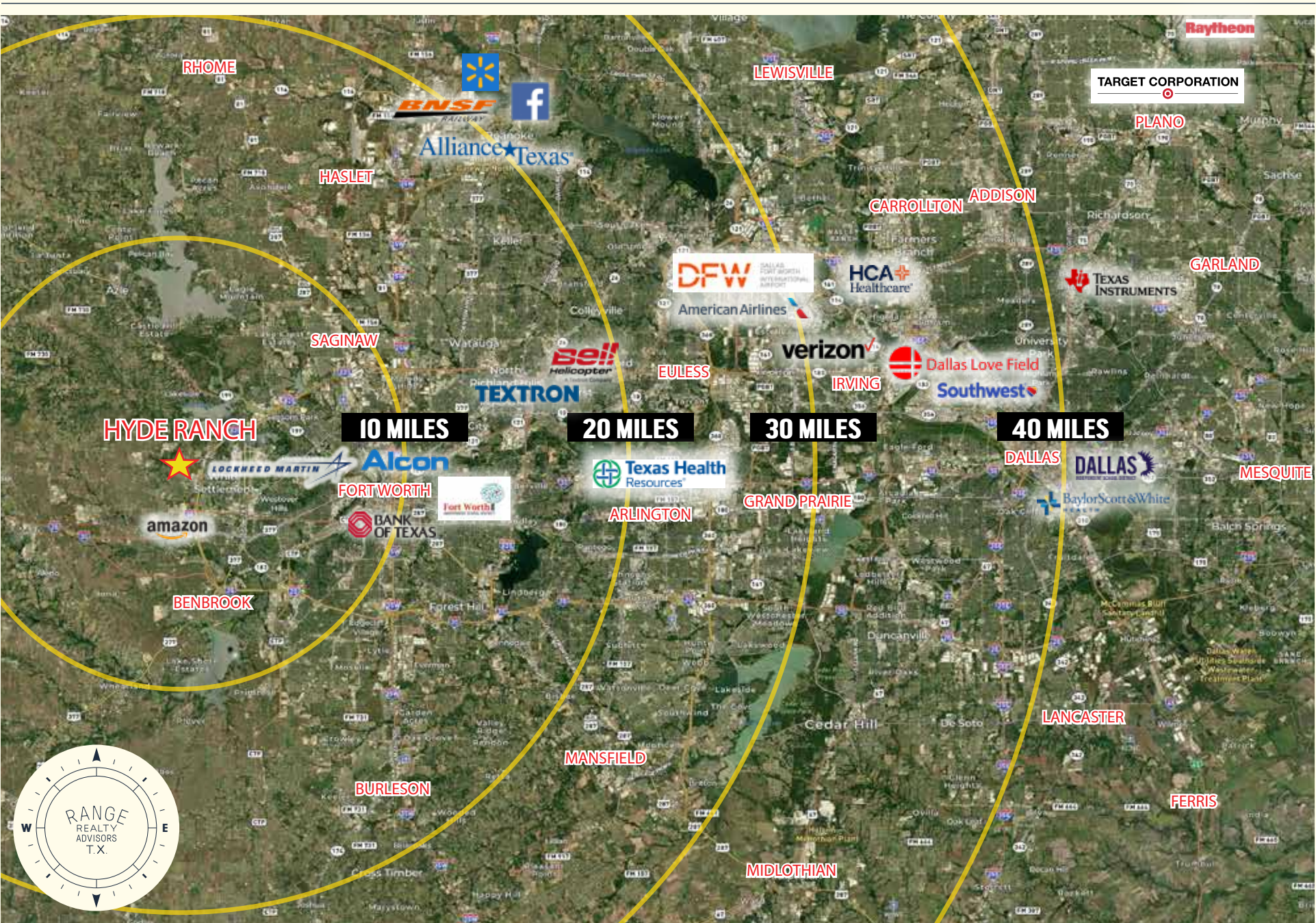
UTILITIES

Water:	To Site
Sewer:	To Site









EXECUTIVE SUMMARY

The Opportunity

Hyde Ranch sits in an ideal location for a large master-planned mixed-use development inclusive of a variety of asset types. Located in Northwest Fort Worth, the property lies in a growing area that is conveniently located just off of Loop 820 and its employment basis surrounding Downtown Fort Worth and adjacent White Settlement.

Location

Hyde Ranch is nestled within the West Fort Worth community of Fort Worth, Texas. Located west of Interstate 820, the Property has frontage along Verna Trail N and Silver Creek Road.

The Property is conveniently located contiguous to Majestic Realty's proposed \pm 257.69 acre Majestic Silver Creek industrial development. Also nearby is Lockheed Martin which currently employs over 16,400 people.

White Settlement School District

White Settlement ISD has just over 6,842 students in grades K-12, with a student-teacher ratio of 16 to 1. The school district has achieved an average graduation rate of 90.4%. Moreover, the average SAT and ACT scores are 980 and 19.5, respectively. Hyde Ranch benefits from its proximity to local schools and is located 1.2 miles from North Elementary School and less than 1 mile from CF Brewer High School.

Surge in Growth Within Northwest Fort Worth

Recently named the 5th largest city in Texas and the 13th largest city in the US, Fort Worth added 16,827 people between July 2019 and July 2020. Fort Worth population is estimated to be 934,477 by the end of 2021.

AllianceTexas, a 26,000-acre master planned community located within Northwest Fort Worth, includes six major residential developments and an airport, along with various commercial and office developments. This major development has drawn tens of thousands of new residents, and employs more than 48,000 people. AllianceTexas is easily accessible from Hyde Ranch, a mere 15 miles to the northeast.

INVESTMENT MERITS

THRIVING FORT WORTH MARKET

- Economy fueled by job growth, in-migration and corporate relocations.
- One of the fastest-growing labor forces in the U.S.
- Corporate relocations help fuel in-migration and job creation. Most notable: Toyota North America, Liberty Mutual, State Farm, and FedEx.
- Within 10 miles of W. 7th Entertainment District & Fort Worth Cultural District.
- Northwest Fort Worth has been one of the most active submarkets in the metroplex for new construction over the past four years.
- The AllianceTexas development is one of the Dallas-Fort Worth area's top warehouse and distribution centers. With more than 50 million square feet of industrial space, the 27,000-acre development provides jobs for thousands of workers in shipping hubs used by dozens of companies.
- In the last 18 months, AllianceTexas has leased more than 8 million square feet of warehouse space.



INVESTMENT MERITS

GROWTH AND QUALITY OF LIFE

- Developers and the City of Fort Worth have succeeded in creating the kind of live/work/play atmosphere that millennials crave and even more so by adding the \$450 million Dickies Arena and the Panther Island redevelopment.
- Hyde Ranch is located south of AllianceTexas, a major employment hub within Northwest Fort Worth.
- Tarrant County is one of the fastest growing counties in the state.
- The median household income in Northwest Fort Worth nearly matches that of the metro, at close to \$70,000.



NORTHERN VIEW



NORTHEAST VIEW



SOUTHWEST VIEW



SOUTH VIEW FACING FALCON RIDGE (± 440 LOT SF DEVELOPMENT)



MILE RADIUS: 1 MILE 3 MILE 5 MILE**POPULATION**

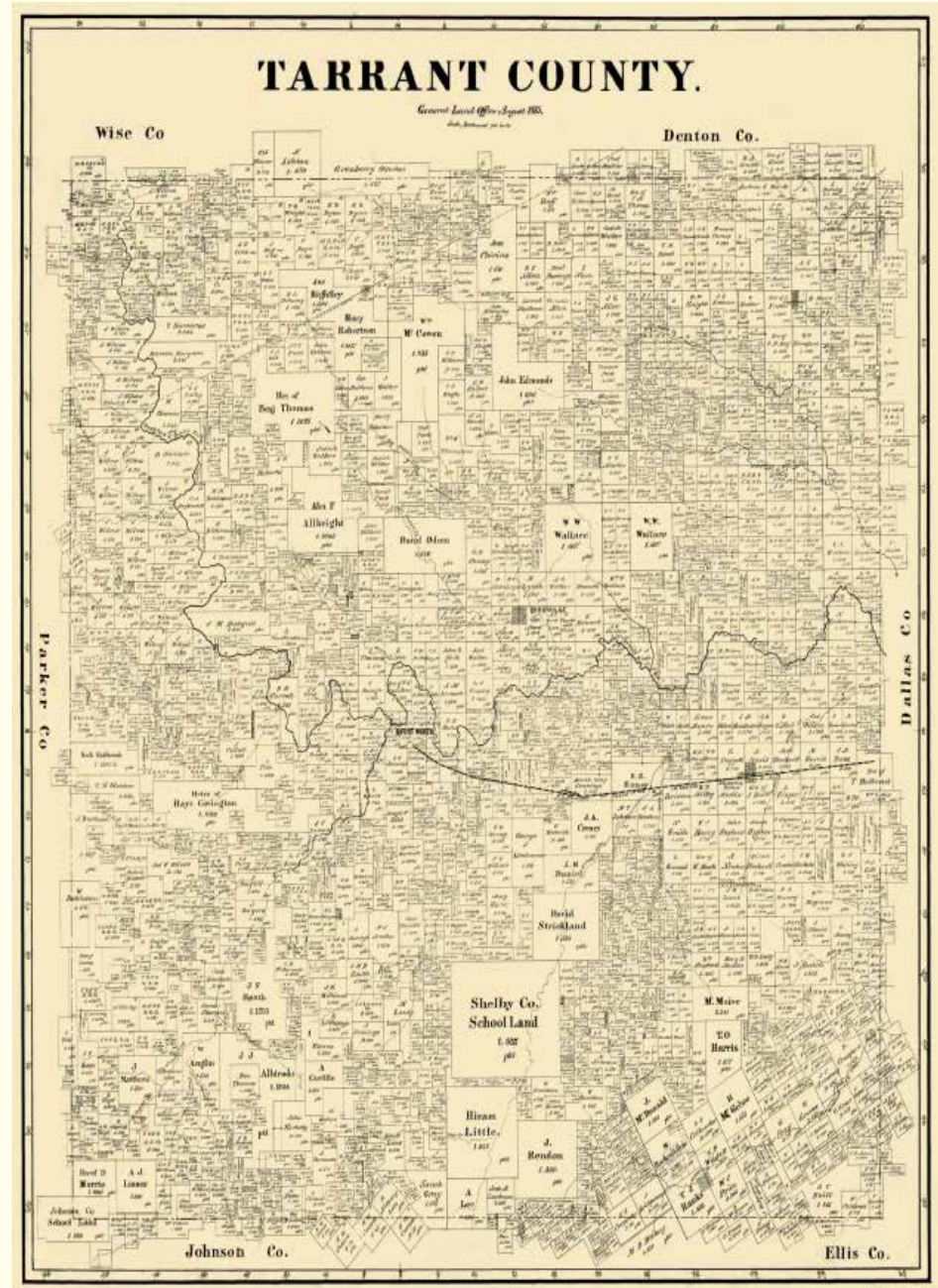
2021 Population	7,215	23,830	138,682
2026 Population	7,607	25,017	145,565
Pop. Growth 2021-2026	1.1%	1.0%	1.0%

HOUSEHOLDS & HOUSING

2021 Total Households	2,683	8,629	53,273
Median Household Income	\$60,471	\$64,632	\$58,752
Avg. Household Size	2.6	2.7	2.5

BUSINESS

2021 Total Businesses	195	508	4,526
2021 Total Employment	1,782	16,212	51,849



ABOUT US

WHAT WE DO

Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets. To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

AREAS OF PRACTICE

- Land Acquisitions and Dispositions
- Advisory and Consulting Services
- Finance and Capital Markets

OUR SERVICES

- Acquisitions and Dispositions
- Valuations
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy

CONTACT INFORMATION

Our industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



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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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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Thrash	745040	jthrash@rangerealtyadvisors.com	214-416-8226

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

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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