

Patriot Hills of Dallas

Background:

After years of planning and market research, our team is proud to announce our listing of over 200+/- assembled acres of prime Dallas property - Patriot Hills of Dallas. Comprised of 8 separate virgin parcels of property, with no record of any construction every being executed on any of the 200 acres other than a homestead cabin, the unique subject property was once a part of a family ranch. Boasting a truly native landscape full of Cedar and other species of trees, native grasses and beautiful West facing views.

Location:

Positioned on a bluff 100 feet above the surrounding area, the Western view from atop Patriot Hills of Dallas is one of the property's most unique features. Overlooking Dallas Baptist University, The Potter's House Church, AT&T Stadium and the skyline of Downtown Fort Worth to the West, Patriot Hills of Dallas offers direct access to TX-Spur 408, I-20 and I - 30. Located a mere 2 miles North of I-20 from its location on the TX-Spur 408 and W. Kiest Blvd, the property fronts on the East side of TX-Spur 408 from Kiest Blvd on North and runs continuous to the South to Merrifield Rd. The City of Dallas has plans to extend this road straight East to connect to West Ledbetter Drive and provide direct access to Dallas Executive Airport a 1040-acre secured general aviation facility that offers state of the art amenities and first-class service to corporate and business segments of general aviation. *Please see link to their web page.*

<http://www.dallasexecairport.com/facility-overview/>

Distance To Major Landmarks:

1. Love Field Airport - 14.1 miles
2. Dallas-Fort Worth International Airport - 21 miles
3. Dallas Executive Airport - 6 miles.
4. The Potter's House of Dallas and Dallas Baptist University - .5 miles
5. Dallas National Golf Club - 3.6 miles, a member-owned invitation only golf club
6. Premium Outlet Mall - 8.8 miles
7. Downtown Dallas - 12 miles
8. Downtown Fort Worth – 14 miles
9. Dallas Medical District – 14.6 miles



Western view from Patriot Hills of Dallas overlooking Dallas Baptist University and Mountain Creek Lake.

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Cedar trees, native grasses and flowers cover most all the property.

Current Land Status:

The 200 +/- acres that comprise Patriot Hills of Dallas have a current mixed zoning of (CR) Community Retail, (TH-2) Townhomes, (MF-1) Multifamily, (NO) Neighborhood Office, and (A) agriculture. Our team has received much excitement from planning and zoning officials at The City of Dallas and they look forward to seeing quality development area under a new PD (Planned Development.) An Environmental Phase One report has been completed on 101 acres with no known issues reported.

Tax Credits: This property qualifies for new market tax credits.

Utilities: While utilities are not currently present at the subject property correspondence with the various area utility providers confirm adequate capacity to serve this development.

Land Use & Planning: The City of Dallas has been very cooperative and supportive in their assurance of an expedient PD (Planned Development) process. They look forward to welcoming a multi-use plan of quality and scope to the area. The Mayor's office and The Office of Economic Development have also communicated their support and interest in this future development with financial incentives.

Once the determination is made of the various zoning and land use, anticipated PD approval is projected to take roughly 9-12 months from application submission to permitting. A portion of the land is in an escarpment area, leaving an estimated 70% of buildable area allowing for the typically standard requirement that approximately 30% of the PD be used as open area. A complete escarpment study will need to be executed to measure and maximize usable land area. The sloped areas and natural streams present on the property would be ideal for the creation of natural city park with a portion of this area possibly being utilized as a storm water retention area.

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An “undisturbed” stream with pools of fish, turtles and surrounded by a purely native landscape within the city limits of the 7th largest metro area in America. Please see attached preliminary land use plan.

LOI's and Land Development Opportunities: There has been recent residential growth in the area with the welcoming of two residential developments: Patriot Ridge Luxury Apartment Homes and The Estates of Grady Niblo. Patriot Ridge, a 200-unit upscale apartment community opened in the Summer of 2017 with 100% occupancy and a full wait list and is located just a 2 short miles from the subject property. The Estates of Grady Niblo, 3 miles from the subject property, is an actively growing community of homes starting in the \$300s to \$1million.

Development Opportunity

Patriot Hills of Dallas will be a one-of-a-kind, mixed-use development community. With versatile zoning that will lend itself to a host of use opportunities including but not limited to care campuses for seniors, assisted living facilities, private homes, truly multi-generational housing, and even large corporate campus HQ or medical office/hospital facilities back dropped by striking native landscaping and stunning panoramic views.

The Dallas-Forth Worth real-estate market is rapidly maturing to welcome responsible Urban Master Planning that encourages development of long overlooked infill projects that will utilize existing infrastructure, minimizes impact to the environment and allow for a truly unique living and working experience thereby creating a quality of life that will be difficult to find in any other area of the DFW Metro-plex.

Considerable additional information can be provided on the property upon request.

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If you have any questions, please call Ken Medlock, Real Estate Broker or Sh'Ron Ortiz, Realtor.



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