

# ALLIANCE TEXAS: FACT SHEET

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## AT A GLANCE

- 27,000-acre master-planned, mixed-use development
- AllianceTexas (27,000 acres) is nearly double the size of Manhattan (14,478 acres)
- AllianceTexas geographically spans two counties (Tarrant and Denton), seven municipalities (Fort Worth, Haslet, Roanoke, Westlake, Northlake, Denton, and Corral City) and five school districts (Northwest ISD, Keller ISD, Denton ISD, Eagle-Mountain Saginaw ISD, and Argyle ISD)

## FACTS AND FIGURES

- \$84 billion economic impact (1990-2019)
- \$7.31 billion economic impact (2019)
- 12-to-1 private-to-public per-dollar investment
- \$9.7 billion / 92.6% total private investment (1990-2019)
- \$782 million / 7.4% total public investment (1990-2019) - includes roads, infrastructure and schools
- \$2.5 billion property taxes paid (1990-2019)
- \$242.8 million paid in property taxes (2019)
- 50 million square feet developed (1990-2019)
- 525+ companies at AllianceTexas
- 11,871 homes built (1990-2019)
- 2,100 multifamily units existing (Monterra Village, SageStone Village, SageWater Village, SageWood Village, Tallgrass Village, and Tacara Village)
- 375 multifamily units under construction (Artisan Village)
- Over 79,800 trees planted
- Several thousand heads of cattle and longhorns

# ALLIANCETEXAS: FACT SHEET

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## PROJECTS WITHIN ALLIANCETEXAS

### ALLIANCE TOWN CENTER

900 acres of integrated shopping, dining, entertainment, office, hotel, medical and urban living, located between North Tarrant Parkway and Golden Triangle Boulevard along I-35W in north Fort Worth. Anchored on the north and south by full-service medical facilities (Texas Health Resources-Alliance, Cook Children's, Wise Health Surgical Hospital, Medical City Alliance), Alliance Town Center also offers a variety of living options within a trail-connected masterplan.

- 900 acre master-planned, mixed-use development
- 500 acre community retail center, medical and urban living – South
- 400 acre corporate campus, medical office, retail, hotel and urban living – North
  - Hillwood Commons I – 154,063 SF Class A Office
  - Courtyard by Marriott Alliance Town Center – 128 rooms with 3,000 SF conference room and an outdoor retreat with resort style pool and fire pit
  - Bluestem Park – 14-acre restored blackland prairie, home to dozens of species of native grasses and plants, 500 native trees and shrubs and diverse wildlife
  - Prairie Vista Park – 10 acre park offering hike and bike trails with a 7-acre pond

### ALLIANCE GLOBAL LOGISTICS HUB

One of the nation's largest inland port (9,600 acres), offering strategic multi-modal transportation access. Elements of the Hub include:

- Fort Worth Alliance Airport – the world's first industrial airport
- User-Fee airport with two 11,000 ft runways
- Amazon Regional Air Hub
- FedEx Southwest Regional Sort Hub (Express, Ground, and Freight)
- UPS Ground Hub
- BNSF Alliance Intermodal Hub
- Two Class I rail lines (BNSF Railway and Union Pacific)
- Interstate Highway 35W from Mexico to Canada (NAFTA Highway)
- Texas State Highways 114 and 170
- Foreign Trade Zone #196
- Business parks and retail/office facilities within the Logistics Hub include Alliance Gateway, Alliance Center, Alliance Center North, Alliance Commerce Center, Alliance Northport and Alliance Westport

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## CIRCLE T RANCH

2,500-acre mixed-use, master-planned community in Westlake with corporate campuses and private equity golf community. Features and corporate residents include:

- 2,500 acres of scenic land
- 800 acres dedicated to corporate campuses and office sites
- 15 minutes from DFW International Airport and Fort Worth Alliance Airport
- Vaquero by Discovery Land Company – Luxury living and private gated golf community
- Westlake Academy – public charter school featuring the International Baccalaureate program
- Front 44 – 130 acres of highly curated, mixed-use development
- Home to industry leaders such as Fidelity Investments, Deloitte University and Charles Schwab

## LONE STAR CROSSING

980 acres planned for destination retail, dining and entertainment. Anchored by Cabela's. Located at I-35W and SH 170.

## MULTIFAMILY COMMUNITIES

- **Monterra Village:** 130-acre, mixed-use urban village providing luxury apartments as part of the Alliance Town Center development. DFW's first 100% non-smoking apartment community – 550 units
- **SageStone Village:** contemporary village providing a unique blend of new urbanism and sophistication located in a premier location at Alliance Town Center – 306 units
- **SageWater Village:** mixed-use village providing luxury apartments conveniently situated next to Prairie Vista Park and 7-acre pond. Located in Keller ISD – 303 units
- **Tallgrass Village:** naturally-inspired urban village providing an active approach to living well. Located steps from Bluestem Park with easy access to hike and bike trails – 284 units
- **SageWood Village:** anchored in Alliance Town Center with direct access to Prairie Vista Park, SageWood is one of the only complexes in Fort Worth to offer EV charging stations and was named 2018 Tarrant County Apartment Association's Property of the Year – 325 units
- **Tacara Village:** The newest village to join Alliance Town Center, Tacara will be the first community to integrate smart home technology in the Alliance corridor – 332 units

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## RESIDENTIAL COMMUNITIES

- **Harvest:** Urban agrarian community with homes from \$270s to \$500s. Home technology, 140-year-old original farmhouse-turned-coffeehouse, community farm, neighborhood pools, parks, sand volleyball, The Hall for community events, new building that includes cardio workout facility and yoga lawn, stocked 11-acre lake for catch and release fishing, on-site Lifestyle Manager who oversees over 800 gatherings each year
- **Pecan Square:** Hillwood's newest, mixed-use 1,200 acre master-planned community in Northlake, near the southwest intersection of I-35W and FM 407. More than 3,000 homes planned, ranging from \$200s to \$500s. Pecan Square broke ground in 2018, with homes now available for purchase
- **Creekwood:** A 260-acre master-planned community where Fort Worth meets Saginaw. Homes from the \$245s to the \$400s
- **Heritage:** 2,300-acre, master-planned community that was the first in North Texas to provide fiber optics to every home, has a 10-acre amenity complex with 7 pools, 3 playgrounds and tennis courts, served by the Keller ISD – *Sold Out*
- **Saratoga:** NE Tarrant County, Saratoga's great location provides easy access to Highways 170 and 114 and is served by the Northwest ISD – *Sold Out*
- **Chisholm Ridge:** A 330-acre, planned community in an exceptional location near AllianceTexas in Fort Worth, is home to 1,100 families. In the Eagle Mountain-Saginaw ISD – *Sold Out*
- **Park Glen:** First master-planned residential community within AllianceTexas and the City of Fort Worth's first Public Improvement District (PID) – *Sold Out*

## ALLIANCE TEXAS MOBILITY INNOVATION ZONE

- Hillwood's AllianceTexas Mobility Innovation Zone is positioned to be the world's premier, commercially-driven platform to test, scale, and commercialize technologies and solutions related to the movement of goods and people.
- As leading innovators move beyond small-scale pilots into next-level deployments, AllianceTexas provides a unique "sandbox" for NextGen mobility.
- Two initial areas of focus: a holistic UAS Proving Grounds for aerial technologies and a set of Autonomous Trucking use cases expanding from short to long-haul.

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## SERVICE OPERATIONS

- **Fort Worth Alliance Airport (AFW):** The world's first industrial airport designed for cargo and corporate aviation. Flight services include air cargo, executive travel and government support services with turn-key solutions to all aviation needs. Two 11,000 foot runways allow aircraft to travel non-stop from Alliance to as far away as Europe fully loaded with fuel and cargo.
- **Alliance Landscape Company:** Comprehensive ground maintenance that enhances the beauty and value of the AllianceTexas development by increasing the curb appeal and aesthetic environment for the common areas and companies located within the project.
- **Hillwood Land & Cattle:** Active land management and agricultural program that includes one of the largest cattle operations in Tarrant County. The goals include preserving the agricultural history as well as being good stewards of the land.

## ACTIVITIES, PRODUCTS, AND SERVICES

### REAL ESTATE

- Large Scale Land Development
- Industrial Facilities
- Office Buildings
- Corporate Campuses
- Retail Facilities
- Entertainment Complexes
- Multifamily
- Airport/Aviation Facilities
- Intermodal Rail Facilities
- Inland Port

### BUSINESS SERVICES

- Public/Private Partnerships
- Construction Services
- Property Management
- Airport Management
- Aviation Services
- Master Planning
- Land Development
- Land Management
- Oil & Gas Expertise
- Site Selection
- Landscape Services
- Groundwater Development
- Leasing & Brokerage
- Regional Transportation Initiatives
- Foreign-Trade Zone Expertise
- Joint Venture Investments
- Government Relations
- Workforce Development/ Education and Training