

ALLIANCE TEXAS: FACT SHEET

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), nine municipalities (Fort Worth, Haslet, Roanoke, Westlake, Northlake, Denton, Corral City, Justin, and Argyle) and five school districts (Northwest ISD, Keller ISD, Denton ISD, Eagle Mountain-Saginaw ISD, and Argyle ISD)

FACTS AND FIGURES

- \$142.9 billion economic impact (1990-2025)
- \$12.9 billion economic impact (2025)
- 10-to-1 private-to-public investment
- \$16.71 billion / 91.25% total private investment (1990-2025)
- \$1.60 billion / 8.75% total public investment (1990-2025) - includes roads, infrastructure and schools
- \$4.55 billion property taxes paid (1990-2025)
- \$366.5 million paid in property taxes (2025)
- 64.7 million square feet developed (1990-2025)
- 602 companies at AllianceTexas
- 73,134 direct jobs generated
- 15,440 homes built (1990-2025)
- 3,101 multifamily units built
- Hillwood Multifamily owns and operates 2,176 units at SageStone Village, SageWater Village, SageWood Village, Tallgrass Village, Bluestem Village, and Paloma Village
- Over 100,000 trees planted
- 2,500 head of cattle and longhorns

ALLIANCETEXAS: FACT SHEET

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 master plan.

- 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
 - Class A Office Hillwood Commons I and II
 - Parkside at Alliance Town Center, newest retail expansion
 - Courtyard by Marriott Alliance Town Center – 128 rooms with 3,000 SF conference space and resort style pool with 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

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
- 4M SF developed, 10M SF future office and retail development planned
- 800 acres dedicated to corporate campuses and office sites with a planned, fully-integrated 230-parkland designed by world-renowned Nelson Byrd Woltz
- Home to industry leaders such as Fidelity, Deloitte, Kiewit, and Charles Schwab
- 15 minutes from DFW International Airport and Perot Field
- Front 44 retail/mixed-use hub, the front door to Circle T Ranch in the highly sought-after corridor adjacent to State Highways 114 and 170
- Vaquero by Discovery Land Company, luxury living and private gated golf community
- Westlake Academy, public charter school featuring the International Baccalaureate program

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LANDMARK

Hillwood's first development within the City of Denton, this 3,200-acre property is home to a distinct woodbine formation of hills made from red rock and sandstone. The most dominant, 400-acre Pilot Knob. This next phase at AllianceTexas is a joint partnership between Hillwood Communities and Properties divisions to deliver 6,000 single-family homes, 5M SF of commercial space along I-35W frontage, and 3,000 multifamily units surrounding a 1,100-acre park & trail system.

MOBILITY INNOVATION ZONE (MIZ)

AllianceTexas is home to the Mobility Innovation Zone (MIZ), an unparalleled ecosystem with comprehensive supply chain capabilities. The MIZ environment provides mobility innovators with the infrastructure and strategic partnerships to scale and commercialize new technologies and propel transformational mobility solutions. That combination works to connect people, places and ideas that push innovation in surface and air mobility forward.

AllianceTexas infrastructure elements of the MIZ include:

- AllianceTexas Smart Port, a public-private partnership expanding the capability of the existing inland port and increasing supply chain resiliency
- Perot Field Fort Worth Alliance Airport – the world's first industrial airport, now #20 cargo airport in the U.S., moving approx. 2.5B lbs of cargo annually
- BNSF Alliance Intermodal Facility, over 1M+ lifts annually and 5K+ trucks a day
- Alliance Logistics District, enabling advanced logistics operations with a private heavy-haul bridge connecting BNSF Intermodal to Alliance Westport facilities
- Amazon Regional Air Hub
- FedEx Southwest Regional Sort Hub (Express, Ground, and Freight)
- Two UPS Ground Hubs
- AllianceTexas Flight Test Center
- Two Class I rail lines (BNSF Railway and Union Pacific)
- 162 miles of roadway including Interstate Highway 35W from Mexico to Canada, Texas State Highways 114 and 170, and FM-156
- Foreign Trade Zone #196
- Business parks, including: Alliance Gateway, Alliance Center, Alliance Center North, Alliance Commerce Center, Alliance Northport and Alliance Westport

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MULTIFAMILY COMMUNITIES

- SageStone Village: 306 units in a premier location at Alliance Town Center
- SageWater Village: 303 units adjacent to Prairie Vista Park and 7-acre pond
- Tallgrass Village: 284 units located steps from Bluestem Park and H-E-B
- SageWood Village: 325 units with direct access to Prairie Vista Park
- Bluestem Village: 332 units, first Alliance Town Center multifamily community to integrate smart home technology as a standard feature for all residents
- Paloma Village: 2025 Lone Star Award Property of the Year, 301 units and Hillwood Multifamily's newest community at Alliance Town Center with luxurious amenities and modern, spacious floor plans
- Harvest House: 349 units under construction at Harvest Town Center in Argyle, TX, featuring 259 luxury apartment homes and 90 spacious build-to-rent townhomes

RESIDENTIAL SINGLE-FAMILY, NEW HOME COMMUNITIES

- Treeline: 800-acre community in Justin, TX within Denton County along FM-407. Community will include 2,500 homes, multiple parks and amenities, an on-site Northwest ISD school, with some multi-family and commercial development planned.
- Pecan Square: 1,200-acre, mixed-use master-planned community in Northlake, near the southwest intersection of I-35W and FM-407. More than 3,000 homes planned, ranging from \$300s to \$600s from ten different builders.
- Harvest: Urban agrarian community with 3,200 homes, featuring a 140-year-old original farmhouse-turned-coffeehouse, community farm, a stocked 11-acre lake and, on-site Lifestyle Manager who oversees over 800 gatherings annually

EXISTING SINGLE-FAMILY COMMUNITIES

- Creekwood: 260-acre master-planned community near Saginaw
- Heritage: 2,300-acre, community; first in North Texas to provide fiber optics to every home, located in Keller ISD
- Saratoga: NE Tarrant County, located in Northwest ISD
- Chisholm Ridge: 330-acre, located in Eagle Mountain-Saginaw ISD
- Park Glen: First master-planned residential community within AllianceTexas and the City of Fort Worth's first Public Improvement District (PID)

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SERVICE OPERATIONS

- **Perot Field Fort Worth Alliance Airport (AFW) operated by Alliance Aviation Services:** 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.
- **Hillwood Property Management:** Award-winning team managing over 28 million square feet for 130 tenants and 12 different owners in the North Texas market.
- **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:** Award-winning team actively managing the land 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 Destinations
- Entertainment Complexes
- Multi- & Single-Family Housing
- 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
- Customer Experience Team