

# 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), 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

- \$111.5 billion economic impact (1990-2022)
- \$10.88 billion economic impact (2022)
- 12-to-1 private-to-public investment
- \$13.1 billion / 92.4% total private investment (1990-2022)
- \$1.08 billion / 7.6% total public investment (1990-2022) - includes roads, infrastructure and schools
- \$3.5 billion property taxes paid (1990-2022)
- \$380 million paid in property taxes (2022)
- 55 million square feet developed (1990-2022)
- 562 companies at AllianceTexas
- 66,000+ direct jobs generated
- 13,941 homes built (1990-2022)
- 2,775 multifamily units (Monterra Village, SageStone Village, SageWater Village, SageWood Village, Tallgrass Village, Bluestem Village, Artisan Village and Paloma Village)
- Over 80,000 trees planted
- 2,500 head 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
  - 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 Investments, Deloitte University, Kewitt, and Charles Schwab
- 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 retail/mixed-use hub - the front door to Circle T Ranch in the highly sought-after corridor adjacent to State Highways 114 and 170

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## **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 forward in both surface and air.

AllianceTexas infrastructure elements of the MIZ include:

- Perot Field Fort Worth Alliance Airport – the world’s first industrial airport, now #20 cargo airport in the U.S.
- BNSF Alliance Intermodal Hub
- Amazon Regional Air Hub
- FedEx Southwest Regional Sort Hub (Express, Ground, and Freight)
- Two UPS Ground Hub
- AllianceTexas Flight Test Center
- Two Class I rail lines (BNSF Railway and Union Pacific)
- 163 miles of roadway including Interstate Highway 35W from Mexico to Canada and Texas State Highways 114 and 170
- Foreign Trade Zone #196
- Business parks and retail/office facilities including: Alliance Gateway, Alliance Center, Alliance Center North, Alliance Commerce Center, Alliance Northport and Alliance Westport

## **MULTIFAMILY COMMUNITIES**

- Monterra Village: 130-acre, urban village providing luxury apartments at Alliance Town Center. DFW’s first 100% non-smoking apartment community – 550 units
- SageStone Village: contemporary village located in a premier location at Alliance Town Center – 306 units
- SageWater Village: mixed-use village providing luxury apartments next to Prairie Vista Park and 7-acre pond. Located in Keller ISD – 303 units
- Tallgrass Village: naturally-inspired urban village located steps from Bluestem Park with hike and bike trails – 284 units
- SageWood Village: anchored in Alliance Town Center with direct access to Prairie Vista Park, one of few complexes in Fort Worth to offer EV charging stations – 325 units
- Bluestem Village: First Alliance Town Center multifamily community to integrate smart home technology as a standard feature for all residents – 332 units
- Artisan Village: Newest addition to Alliance Town Center, features easy access to downtown Fort Worth – 375 units
- Paloma Village: Now pre-leasing, delivering 2023 - 301 units

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## RESIDENTIAL SINGLE-FAMILY, NEW HOME COMMUNITIES

- **Treeline:** Hillwood's newest 800-acre community in Justin, TX withing Denton County along FM-407. Treeline is set to include 2,500 homes, multiple parks and amenities, an on-site Northwest ISD school, with some multi-family and commercial development planned. The new construction homes will be available for sale in mid-2025 with estimated prices ranging from the high \$300s to the low \$500s.
- **Pecan Square:** Hillwood's 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. Pecan Square broke ground in 2018, with homes now available for purchase
- **Harvest:** Urban agrarian community with 3,200 planned homes from \$280s to \$500s. Home technology, 140-year-old original farmhouse-turned-coffeehouse, community farm, neighborhood pools, parks, sand volleyball, The Hall for community events, 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

## EXISTING SINGLE-FAMILY COMMUNITIES

- **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
- **Saratoga:** NE Tarrant County, Saratoga's great location provides easy access to Highways 170 and 114 and is served by the Northwest ISD
- **Chisholm Ridge:** A 330-acre, planned community in an exceptional location in Fort Worth, is home to 1,100 families. In the 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)

## LONE STAR CROSSING

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

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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.
- **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 Destinations
- 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