

ALLIANCE TEXAS: FACT SHEET

AT A GLANCE

- 26,000-acre master-planned, mixed-use development
- AllianceTexas (26,000 acres) is nearly double the size of Manhattan (14,478 acres)
- At 65 square miles, AllianceTexas covers an area that is roughly the size of Plano, TX (71 sq. mi.) or Frisco, TX (69 sq. mi.)
- AllianceTexas is located within two counties (Denton and Tarrant), five cities (Fort Worth, Haslet, Roanoke, Westlake, and Argyle) and three school districts (Northwest ISD, Keller ISD, and Argyle ISD)*

**2018 Economic Impact Report will be expanded to include Argyle and Argyle ISD*

FACTS AND FIGURES

- **\$69.08 billion** economic impact (1990-2017)
- \$4.73 billion economic impact (2017)
- \$8.9 billion – total public and private investment (1990-2017) - (\$8,913,539,368)
- **12 to 1 private to public per dollar investment**
- \$8.22 billion / 92.26% – total private investment (1990-2017) - (\$8,223,907,485)
- \$689 million / 7.74% – total public investment (1990-2017) – includes roads, infrastructure and schools (\$689,631,883)
- **\$1.9 billion** property taxes paid (1990-2017) - (\$1,942,640,952)
- \$173.6 million paid in property taxes (2017)
- **43.7 million** square feet developed (1990-2017)
- 4 million square feet mixed-use development in Alliance Town Center
- 17.9 acres currently under construction in ATC - North (Parkside and Lifetime Fitness)
- **48,800 direct jobs** created (48,798)
- **488+ companies** at AllianceTexas
- **63** customers from either the Fortune 500 (U.S. public), Global 500 (intl. public) or Forbes List of Top Private Companies (U.S. private) are located within ATX (approx. 13% of companies)
- **1,768 multifamily units** existing (Monterra Village, SageStone Village, SageWater Village, SageWood Village, and Tallgrass Village)
- Thousands of heads of cattle, longhorns, and buffalo
- Approximately 79,500 trees planted within the development

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PROJECTS WITHIN ALLIANCETEXAS

ALLIANCE TOWN CENTER

Mixed-use center with 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. ATC includes such brands as Best Buy, Belk, JCPenney, Kroger Marketplace, Sam Moon and more. ATC is anchored on the north and south by a full medical district including full-service facilities and medical office (Texas Health Resources - Alliance, Cook Children's, Parkway Surgical, Medical City Alliance)

- 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 rooms and an outdoor retreat with resort style pool and fire pit
 - Bluestem Park - 14-acre restored prairie home to dozens of species of native grassland and plants, 500 native trees and shrubs and diverse wildlife
 - Prairie Vista Park - 16.8 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:

- BNSF Railway's Alliance Intermodal Rail Hub
- Two Class I rail lines (BNSF Railway and Union Pacific)
- Fort Worth Alliance Airport - the world's first industrial airport
- Interstate Highway 35W from Mexico to Canada (NAFTA Highway)
- Texas Highways 114 and 170
- FedEx Southwest Regional Sort Hub (FedEx Express, FedEx Ground, and FedEx Freight)
- UPS Ground Hub
- Foreign Trade Zone #196 - \$7 billion shipments with 50% value added in 2016
- 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
- Beautiful setting preserves the natural Texas landscape
- Vaquero by Discovery Land Company - Luxury living and private gated golf community
- Westlake Academy - public charter school featuring the International Baccalaureate program
- 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:** The newest village to join Alliance Town Center with direct access to Prairie Vista Park. SageWood Village is one of the only complexes in Fort Worth to offer EV charging stations - 325 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 master-planned community in Northlake, near the southwest intersection of I-35W and FM 407. More than 3,000 homes planned, ranging from \$270s to \$500s. Pecan Square is expected to break ground in Spring of 2018, with homes available for purchase in the Summer of 2019
- **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*

SERVICE OPERATIONS

- **Fort Worth Alliance Airport (AFW):** the world's first industrial airport designed for cargo and corporate aviation traffic. Flight services include air cargo, corporate aviation and government aviation. Runway extension to 11,000 feet completed in 2017.
- **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.
- **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.

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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