

Equus Lake Village: A Rare Land Acquisition Opportunity

72.819 ac at 1201 McPherson Rd. Fort Worth, Tarrant County, TX 79140 (the "Property")

10/14/22

72.819 gross acres (50.45 net acres) of vacant land
Zoned for 814 multifamily units and 98 duplex cottages
Plus over 15 acres of neighborhood commercial
(also permits a continuum of elderly care)

Equus Lake Village (ELV) is located in the center of one of the hottest submarkets in the Dallas/Fort Worth metroplex, and lies within one of the fastest growing counties in the nation. The land values have been rapidly increasing and employment opportunities have been quickly accelerating. Workforce personnel are pouring in, but have very few available affordable housing choices. Housing inventory in the market area is extremely low and the rents have been increasing at a dramatic rate.

The ELV land is already zoned for multifamily, duplexes and commercial uses. Multifamily zoned land in Tarrant County is scarce and rezone opportunities are rare. Additionally, duplex/townhome rental communities are in very high demand, as is the demand for an affordable continuum of care campus. The ELV submarket is also underserved by neighborhood retail/services. Therefore, for a qualified developer, acquisition of the ELV Property is a rare and valuable opportunity to develop a mixed use community enhanced by attractive open space punctuated by an existing private lake.

Click the Link Below the Picture for a Drone Video Tour



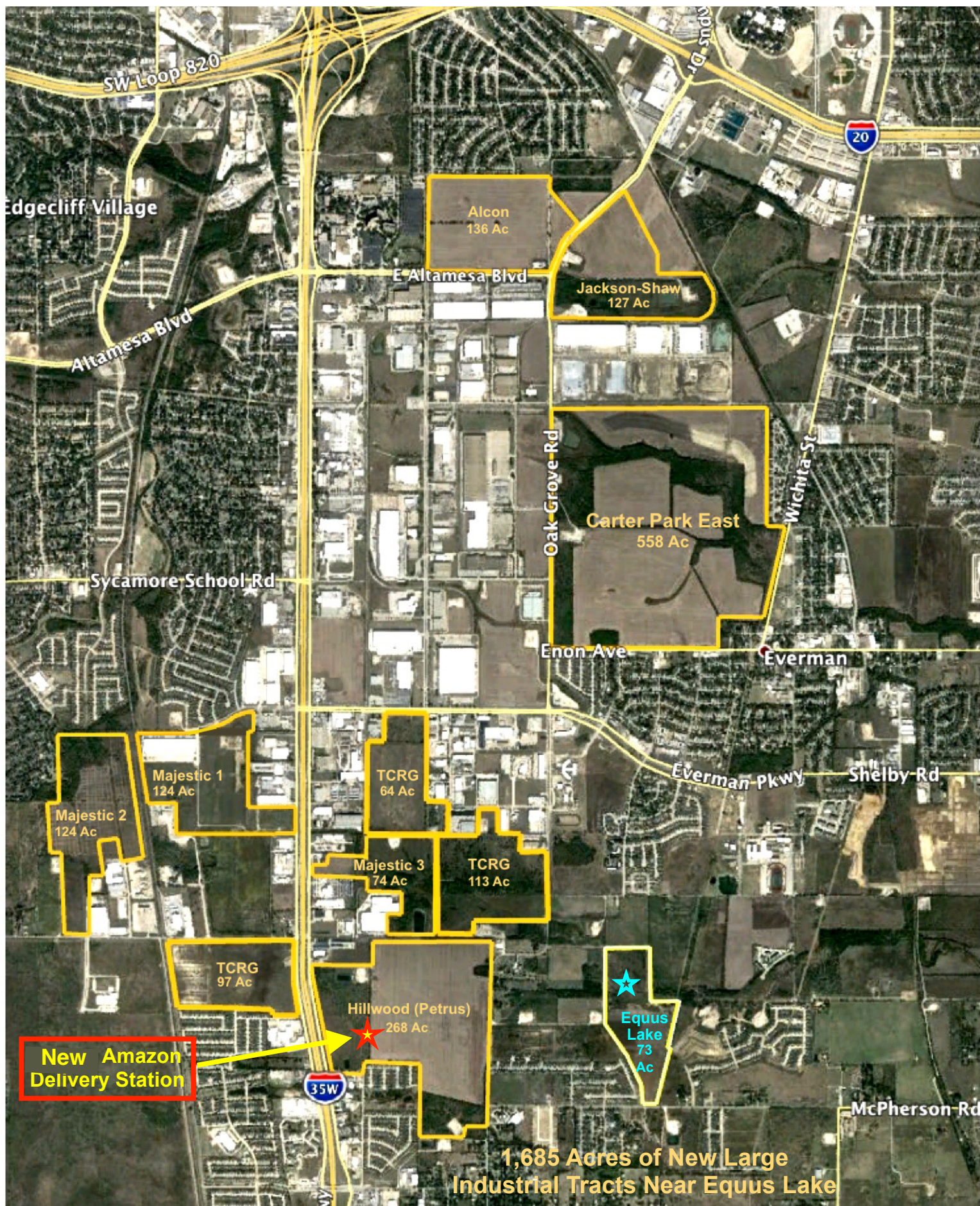
<http://www.youtube.com/watch?v=bpoT5TEVjeU&feature=>

Location & Submarket Maps

Location Description:

- Far Southeast Fort Worth at the future NE corner of McPherson Rd. & Wichita St./Serene Creek Blvd.
- 1.5 miles east of IH35W and 4.75 miles south of IH20
- 5-15 minute vehicular access to:
 - Major rapidly expanding employment centers
 - Vibrant downtown Fort Worth
 - Hospitals, medical centers, and growing rapidly growing hospital district
 - Tarrant County Community College; Elementary, Jr. High and High Schools (public & charter)
 - Shopping, and support services (including Near Southside, 2 malls, and 2 power centers)
 - Regional and neighborhood park lands
- Future elementary school site adjoins the Property on the west
- 13.4-acre McPherson Park adjoins the Property on the east (bonds already sold for improvements)



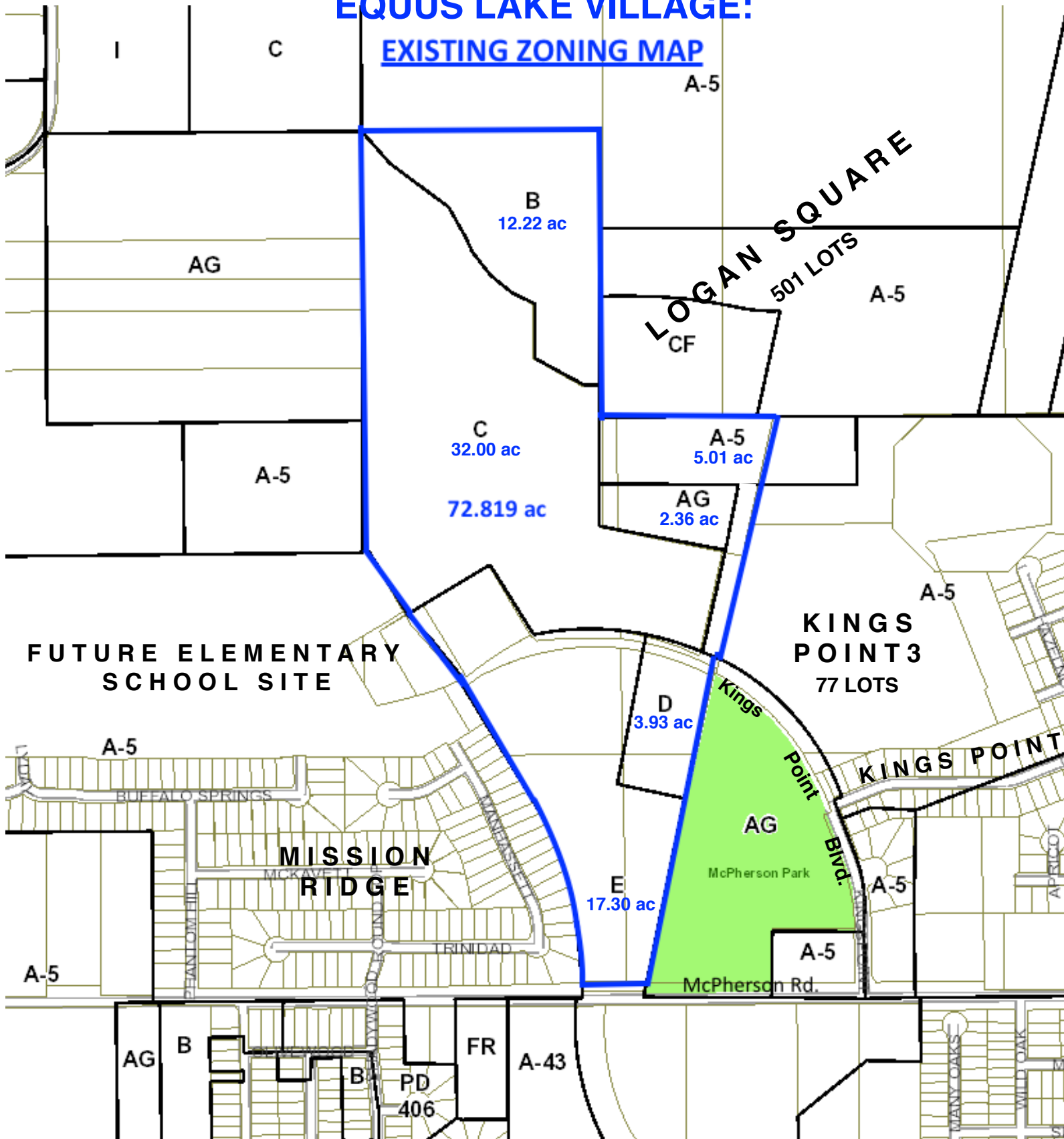


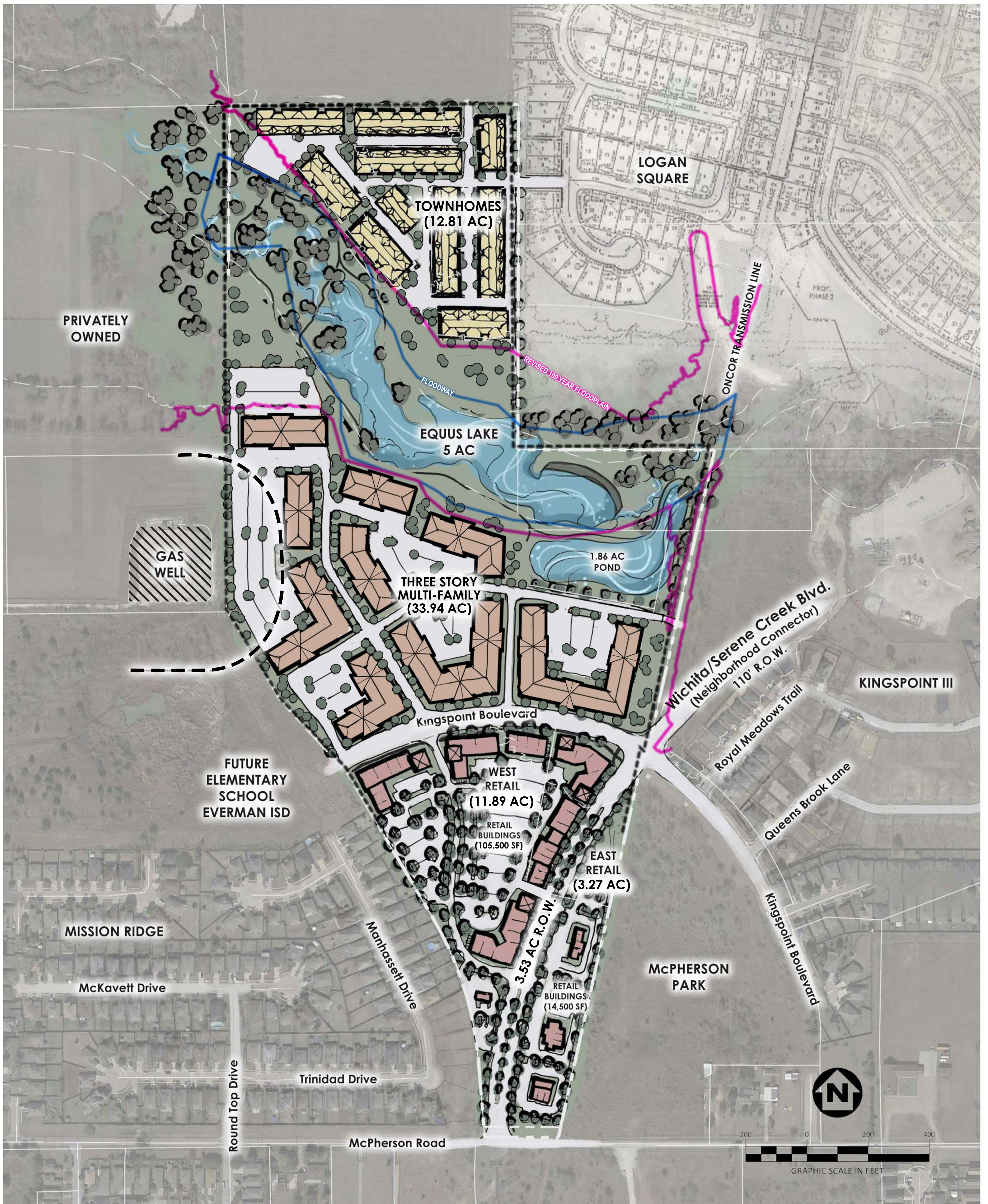
Equus Lake Village: Proximity to Current Industrial Expansion Activities

Equus Lake Context Map: Parks, Schools, Future Thoroughfares, and Nearby Market Activity



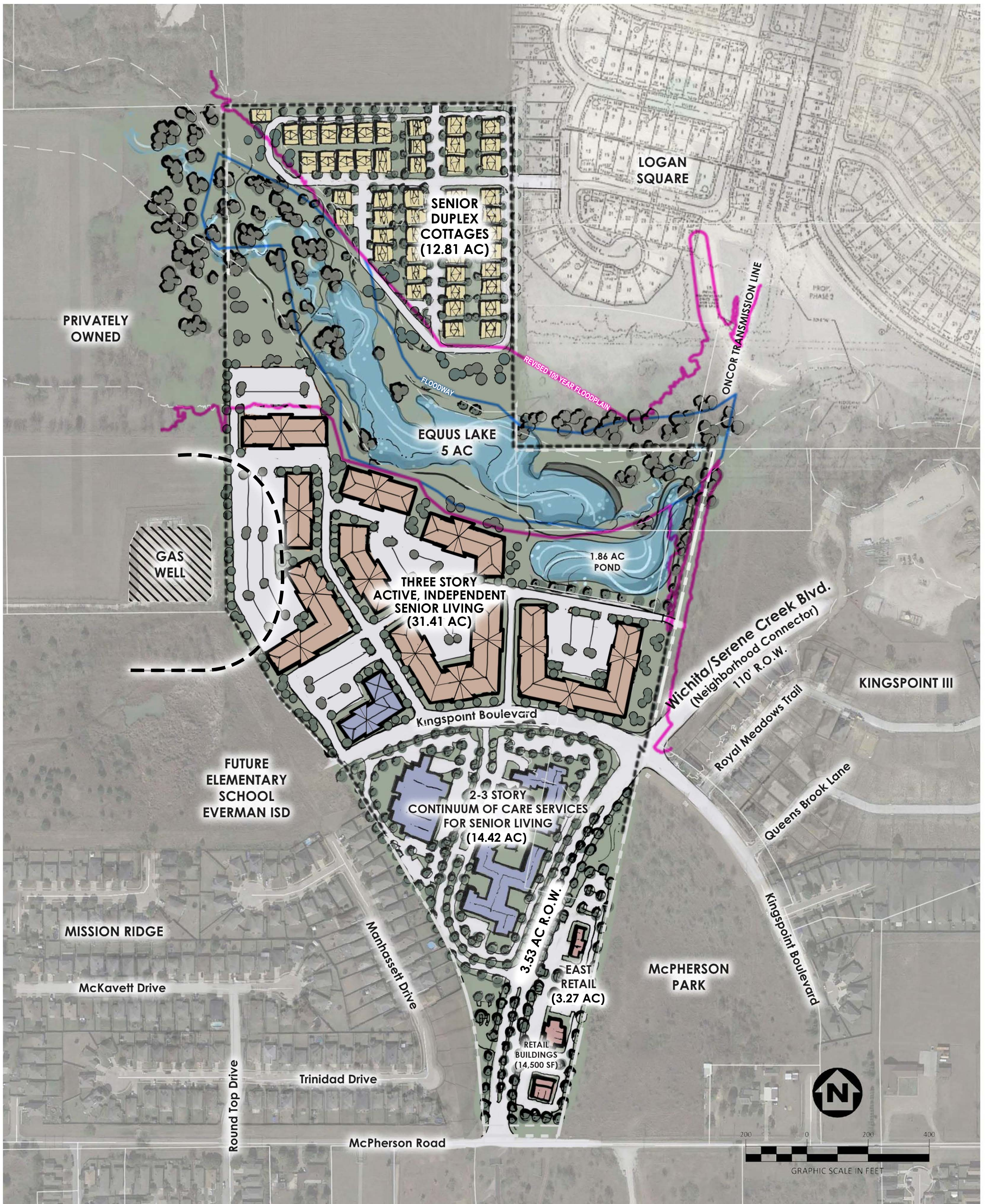
EQUUS LAKE VILLAGE: EXISTING ZONING MAP





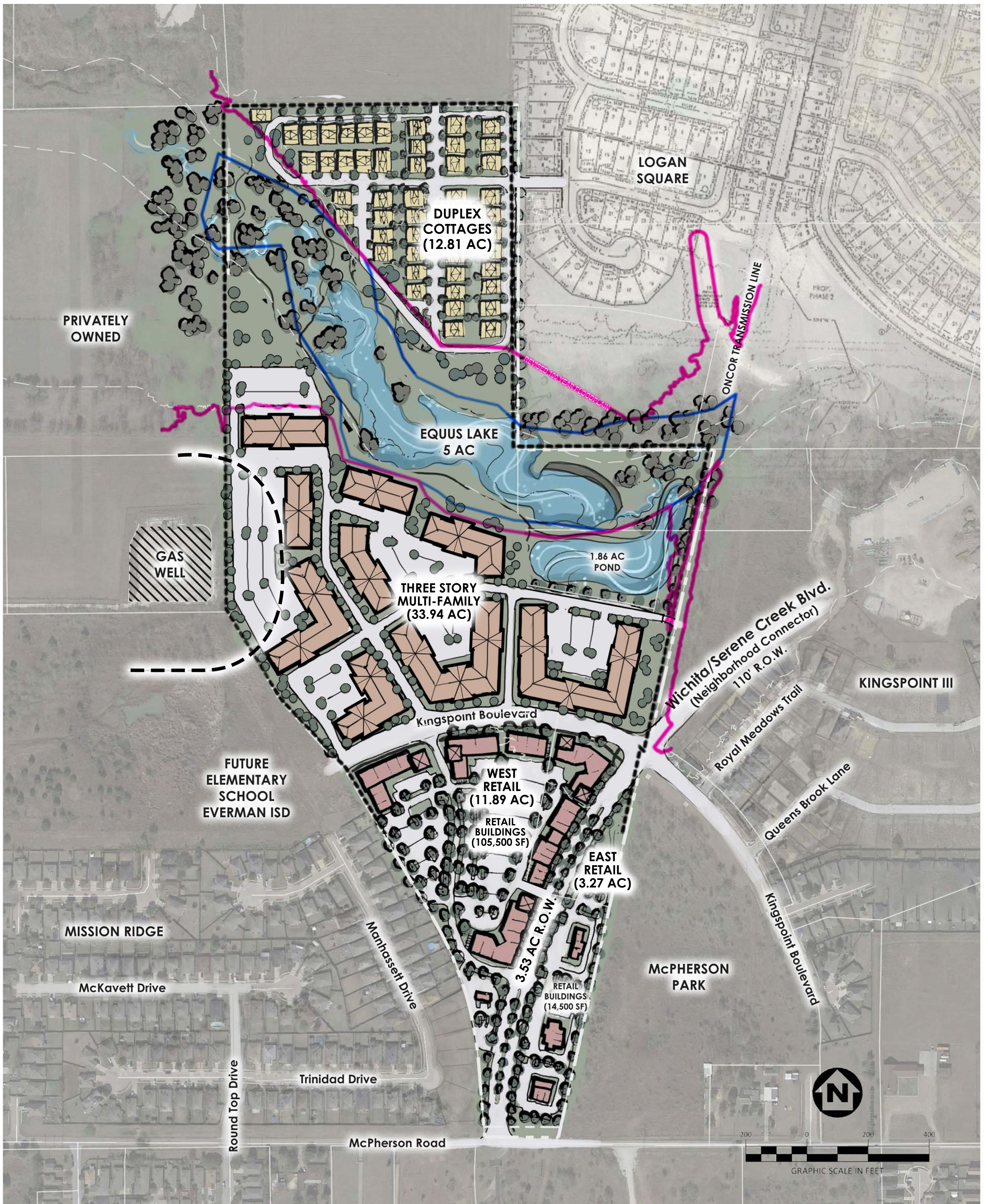
Townhome-Multifamily-Retail
OPTION 1
EQUUS LAKE VILLAGE
FORT WORTH, TEXAS

LAND USE SUMMARY - OPTION 1		
Land Use	Acres	Description
Retail/Restaurant/Fast Food	15.16	West: 105,500 SF (0.20 F.A.R.) East: 14,500 SF (0.10 F.A.R.)
3-Story Multifamily	22.66	814 Units (24 DU/AC Gross) 814 Units (36 DU/AC Net)
Townhomes	12.63	105 Units (8 DU/AC Gross) 105 Units (8 DU/AC Net)
Arterial ROW Dedications	3.53	Wichita/Serene Creek Blvd. & McPherson Rd.
Total Open Space	18.84	Open space amenities includes 5.00 AC lake & 1.86 AC retention/detention pond
Total Acres		72.82



Senior Duplex Cottages - Independent Living - Continuum of Care OPTION 2 EQUUS LAKE VILLAGE FORT WORTH, TEXAS

LAND USE SUMMARY - OPTION 2		
Land Use	Acres	Description
Senior Care / Support Services / Retail	17.69	Continuum of Care: 339,277 (F.A.R. 0.54) Retail/Restaurant/Fast Food: 14,500 SF (0.10 F.A.R.)
Active Independent Senior Living	20.13	753 Units (24 DU/AC Gross) 753 Units (37 DU/AC Net)
Senior Living Cottages	12.63	98 Units (8 DU/AC Gross) 98 Units (8 DU/AC Net)
Arterial ROW Dedications	3.53	Wichita/Serene Creek Blvd. & McPherson Rd.
Total Open Space	18.84	Open space amenities includes 5.00 AC lake & 1.86 AC retention/detention pond
Total Acres		72.82

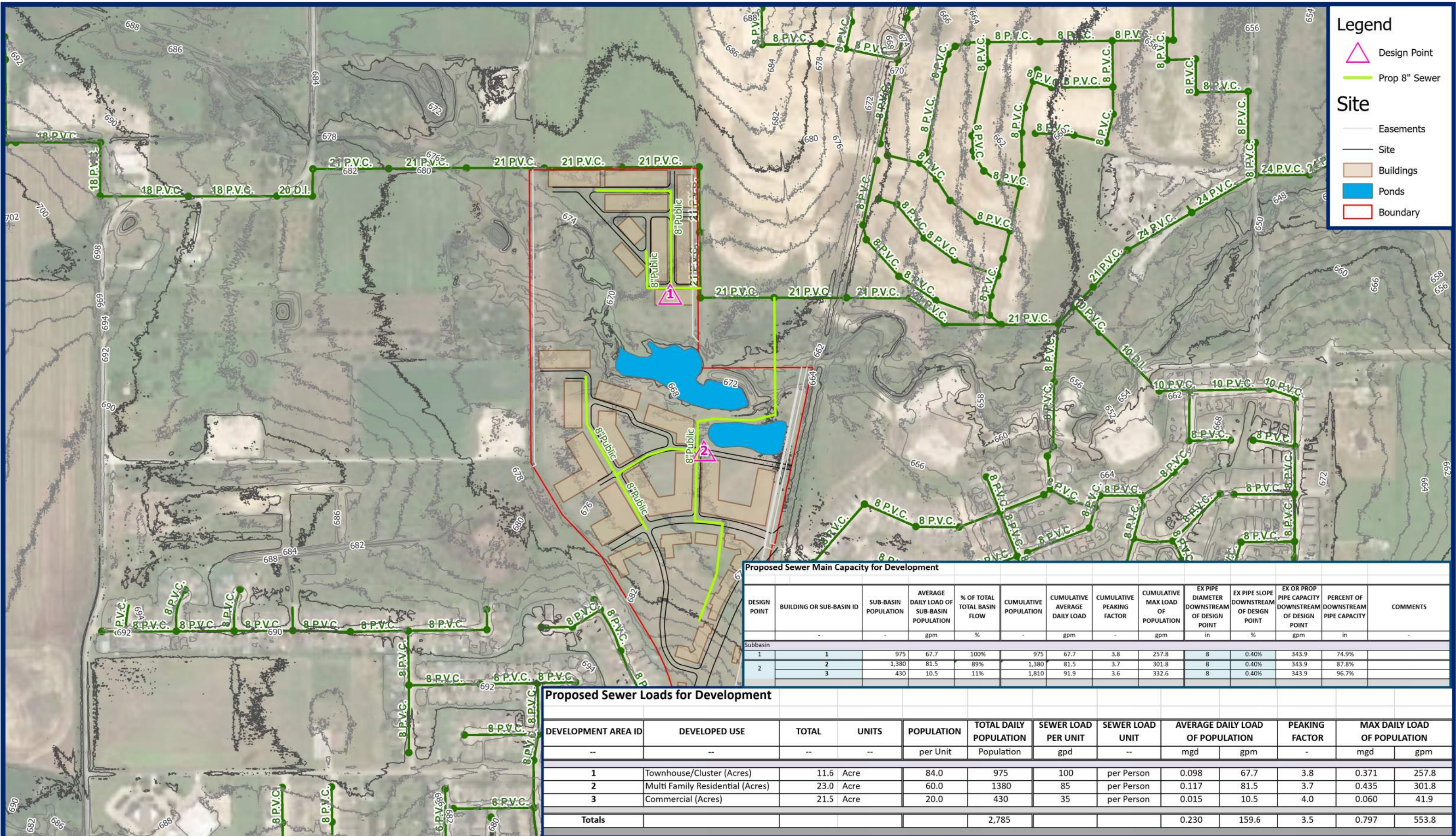


Duplex - Multifamily - Retail
OPTION 3
EQUUS LAKE VILLAGE
FORT WORTH, TEXAS

LAND USE SUMMARY - OPTION 3		
Land Use	Acres	Description
Retail/Restaurant/Fast Food	15.16	West: 105,500 SF (0.20 F.A.R.) East: 14,500 SF (0.10 F.A.R.)
3-Story Multifamily	22.66	814 Units (24 DU/AC Gross) 814 Units (36 DU/AC Net)
Duplex Cottages	12.63	98 Units (8 DU/AC Gross) 98 Units (8 DU/AC Net)
Arterial ROW Dedications	3.53	Wichita/Serene Creek Blvd. & McPherson Rd.
Total Open Space	18.84	Open space amenities includes 5.00 AC lake & 1.86 AC retention/detention pond
Total Acres		72.82

City of Fort Worth Utilities Map

All Utilities Adjacent to Site



Proposed Sewer Main Capacity for Development													
DESIGN POINT	BUILDING OR SUB-BASIN ID	SUB-BASIN POPULATION	AVERAGE DAILY LOAD OF SUB-BASIN POPULATION	% OF TOTAL BASIN FLOW	CUMULATIVE POPULATION	CUMULATIVE AVERAGE DAILY LOAD	CUMULATIVE PEAKING FACTOR	CUMULATIVE MAX LOAD OF POPULATION	EX PIPE DIAMETER DOWNSTREAM OF DESIGN POINT	EX PIPE SLOPE DOWNSTREAM OF DESIGN POINT	EX OR PROP PIPE CAPACITY DOWNSTREAM OF DESIGN POINT	PERCENT OF DOWNSTREAM PIPE CAPACITY	COMMENTS
			gpm	%		gpm		gpm	in	%	gpm	in	
Subbasin													
1	1	975	67.7	100%	975	67.7	3.8	257.8	8	0.40%	343.9	74.9%	
2	2	1,380	81.5	89%	1,380	81.5	3.7	301.8	8	0.40%	343.9	87.8%	
	3	430	10.5	11%	1,810	91.9	3.6	332.6	8	0.40%	343.9	96.7%	

Proposed Sewer Loads for Development												
DEVELOPMENT AREA ID	DEVELOPED USE	TOTAL	UNITS	POPULATION	TOTAL DAILY POPULATION	SEWER LOAD PER UNIT	SEWER LOAD UNIT	AVERAGE DAILY LOAD OF POPULATION		PEAKING FACTOR	MAX DAILY LOAD OF POPULATION	
--	--	--	--	per Unit	Population	gpd	--	mgd	gpm	-	mgd	gpm
1	Townhouse/Cluster (Acres)	11.6	Acre	84.0	975	100	per Person	0.098	67.7	3.8	0.371	257.8
2	Multi Family Residential (Acres)	23.0	Acre	60.0	1380	85	per Person	0.117	81.5	3.7	0.435	301.8
3	Commercial (Acres)	21.5	Acre	20.0	430	35	per Person	0.015	10.5	4.0	0.060	41.9
Totals					2,785			0.230	159.6	3.5	0.797	553.8



Exhibit 8

Approved



Planned Arterials/Extensions

Access Summary:

- The Property fronts on McPherson Road (Future 110' 4-lane arterial)
- Kingspoint Blvd. stubs into east side of the Property (2-lane collector - curves southward to McPherson Rd.)
- Platted residential street in LGI development to the east stubs from the east into the northern portion of the Property
- Will have about 1400 feet of frontage on the planned extension of Wichita Street/Serene Creek Blvd (110' 4-lane arterial)
- The Property is located at the future major intersection of McPherson Road and Wichita Street/Serene Creek
- McPherson Rd. is planned to connect Chisholm Trail, IH35W and US 287
- Wichita St./Serene Creek will connect McPherson Rd. to I.H. 20
- Spinks Airport with 6,000 ft. runway lies approximately 2 miles south of the Property.

Planned Arterials/Extensions

I.H.35W

Everman Pkwy.

Oak Grove Rd.

Future Regional Park

High School

Risinger Rd.

To I.H.35W Interchange

To I.H.20 Interchange & Employment Centers

To Everman Pkwy.

Amazon Delivery Station

Hillwood

Street Stub

Serene Creek Blvd.

Future Elementary

73 Ac.

NORTH

To I.H.35W Interchange

McPherson Rd.

Kingspoint Blvd.

Future Neighborhood Park

Elementary School

