

463-ACRES OF LAND FOR SALE ON US 380 WEST OF DENTON, TEXAS

- **428 acres of residential land**
- **36 acres of highway commercial land in 3 tracts**

Key Characteristics:

- 463 acres of contiguous land on the north side of the newly completed divided highway.
- Key corners at Jackson Road and the “Big Valley” entry, the main entrance to the Property.
- Over 3,100 LF of highway frontage in three tracts all zoned wet for alcohol sales.
- Not in any city or ETJ but Denton County.
- There has been over \$80 million in housing stock created since 2000 within the neighborhood.
- The neighborhood consists mainly of 3 to 5-acre home sites with the majority also having horses.
- Hundreds of acres of land, adjacent to the west, is in conservation easements managed by a land trust.
- Land prices for rural lots at Big Sky have increased 150% since 2000 and home values have doubled from the \$200,000s to \$400,000s. see www.bigskytexas.com
- Population growth is strong. Since 2000 the population has increased by 41% within a five-mile radius.
- Drive times to Denton, Alliance and DFW will all be greatly reduced when the US 380 construction is completed over the next two years.
- Currently, drive time to I-35, the Razor Ranch retail and new hospital in Denton is 10 minutes.

Strategic Purchase

Large enough to create a master planned development and control the highway frontage as well.

Two acre or larger estate lots are in limited supply and selling from \$20,000 to \$30,000 per acre in the Denton suburbs.

Summary of Demographics for area around Big Sky Trails (2013)

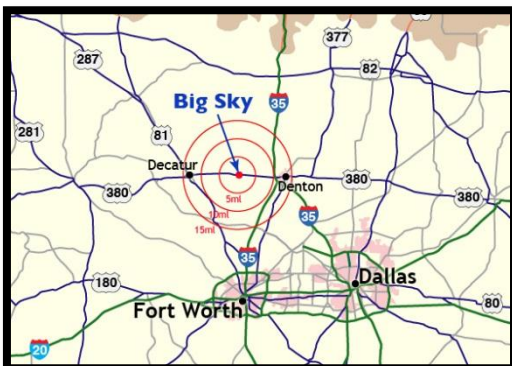
	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population:	829	3,447	21,551
2000 to 2013 growth:	34.6%	41.4%	54.3%
No. of Households:	307	1,199	7,476
Median Household Income:	\$68,313	\$68,900	\$66,218
<i>Source: US Census Bureau</i>			

This investment will benefit from the growth occurring in north Fort Worth and Alliance, where more than ten thousand jobs were created or announced during 2013.

Easy access to Alliance and DFW has been one reason why many of the current home owners in Big Sky work at American, GE, BNSF, FAA or other companies in these areas. As the population continues to increase, demand for housing in quality estate areas will be at a premium.

The highway commercial gives the investment a second way to capture the growth in value. The property is halfway between Denton and Decatur and already at a commercial node of businesses.

The frontage will only get more valuable in the coming years as the highway construction ends.



Investment Pricing:

Asking Price of \$4,470,000:

- \$7,500 per acre for 428 acres.
- \$1,260,000 for the three tracts of highway frontage totaling 36 acres equaling approximately \$35,000 per acre.
- Seller financing is available for a qualified buyer with development expertise and a substantial down payment.

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Pricing subject to change without notice. March 10, 2014