



The Neighborhoods and Homes of Walsh

At Walsh, as in the best neighborhoods of Fort Worth, the design of an individual home becomes a key piece in the mosaic of a community. The architecture of the neighborhoods of Walsh will honor the past while creating a unique future for its residents. Diverse and eclectic street scenes will be inspired by the rich history and culture of Fort Worth, while houses build on the architectural traditions of the city's most beloved neighborhoods.

We seek homes that collectively create timeless and enduring neighborhoods. As such, we have set forth rigorous architectural guidelines that will ensure distinctive and historically grounded architecture that results in thoughtful neighborhood crafting. In Walsh, you will find a blend of custom home designs, Arts and Crafts, Colonial, Mediterranean, Texas Vernacular, Transitional and Tudor—all chosen because of their timeless beauty and historical reflection of distinctive homes in the great neighborhoods of Fort Worth.



Arts & Crafts



Colonial Revival



Mediterranean



Texas Vernacular



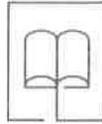
Transitional



Tudor



Custom Design



Education: Aledo ISD

Learning is an ageless pursuit, and one that we embrace fully at Walsh – a place that encourages residents to exercise their curiosity and satiate their appetite to grow intellectually

We support innovative practices in education, nature classrooms, global preparedness and sharing via technology. Our partners in Aledo ISD are a shining example of this way of thinking and we are excited to support their curriculum

Opening in the fall of 2017, Mary D. and F. Howard Walsh Elementary will be the first of many schools in Walsh. This building is surrounded by a green space of sports fields and playgrounds, with a neighborhood park just across the way. Grades are divided into upper and lower levels for kindergarten through second grade, and third through fifth grades respectively, giving each stage of learning its own devoted space, creating a “campus within a campus.”

Other district schools include:

McAnally Intermediate School

5TH AND 6TH GRADES

Population of 834 students

Aledo Middle School

7TH AND 8TH GRADES

Population of 849 students

Daniel Ninth Grade Campus

9TH GRADE

Population of 442 students

Aledo High School

9TH GRADE THROUGH 12TH GRADE

Population of 1,242 students

New High School

COMING SOON

A new high school location has been established just north of Walsh; timing for opening is still TBD

“We believe in nature and having open spaces and ways to stimulate yourself. We’re trying to program a lot of elements into Walsh to allow that, like having a community garden with classes. We want a curriculum of things kids can do outside with their hands.”

– DR. DEREK CITY, SUPERINTENDENT, ALEDO ISD



Making and Creating at Walsh

What is a makerspace and the Maker Movement?

According to our friend, Mark Hatch (author, *The Maker Movement Manifesto*), "A makerspace is a center or workspace where likeminded people get together to make things." At its most basic, the Maker Movement is the convergence of these likeminded people offering to share their knowledge to teach someone else how to make something, who then share that knowledge with someone else, passing along skills that many of us have forgotten or never knew existed.

As part of this, The Makerspace at Walsh will serve as a gathering place and source of inspiration for students, hobbyists and entrepreneurs, providing access to tools and technology for inspired creators.

Designed in partnership with leading experts in the Maker world, this workspace will provide the tools, resources and collaboration needed for residents and visitors to actually make stuff, and make friends. The Walsh makerspace is managed by a full-time yardmaster responsible for providing expertise in various categories, bringing in special guest lecturers, teaching new and proper skills and techniques, and introducing you to fellow makers. Staff members are teachers and collaborators, not just managers.

Walsh will offer a maker-focused curriculum that includes guest lectures, classes and demonstrations in the space. Our technology infrastructure will allow us to deliver world-class educational sessions and demonstrations by leaders, craftsmen, innovators and creators who will inspire you to learn new skills, build things and make your mark on the world.

"A makerspace is a center or workspace where like-minded people get together to make things."

– MARK HATCH, AUTHOR, *THE MAKER MOVEMENT MANIFESTO*



The Village

EXPERIENCE ALL WALSH HAS TO OFFER

Everything needs a center, a hub, a place that brings people together and helps define its culture. The Village is the heart of Walsh, the physical embodiment of what we stand for. Here, you are entertained, educated, relaxed and fed. Here you make things, meet people, commune with nature and become a healthier you

A full, year-round calendar of programs, classes, workshops and events will provide ample opportunity to learn, stay active, meet new friends and neighbors, and grow. Walsh is not merely a place to live, but an experience that you will be able to share with your family and friends for years to come

Walsh will have plenty to stimulate your mind and desire for activity from the time you move in, and will constantly evolve as the neighborhood does

Our first residents will enjoy these early Village conveniences:

Market & Filling Station

Fitness Center

Junior Olympic Lap and Family Pools

Food Truck Park

Co-working Space

Sports and Game Courts of All Kinds

Makerspace

Lagoon for Fishing, Kayaking and Standup Paddling



Our Dedication to Nature

At Walsh, we recognize and appreciate the distinction between being outside and being in nature. We know that people who commune with nature are smarter, fitter and more creative. We understand the fundamental human need to be outdoors, and have created the spaces and places to do just that.

Hike and Bike Trails

Over 8 miles of 5', 6', 10' and 12' trails will give our first residents access to explore the beauty of their neighborhood, connect with new neighbors and enjoy nature in some of the most beautiful, rolling prairie you will find in Fort Worth.

Neighborhood Parks

The parks at Walsh will offer beautifully landscaped additions to each neighborhood, with their own design and programming, and will serve to identify the neighborhood where residents live, creating an open, inclusive atmosphere.

Dog Park

We haven't forgotten about our four-legged friends. We know that a well-exercised dog is a happy (and well-behaved) dog. Safely let Fido off the leash and let him run free in wide-open green space at the dog park.

Imagination Playground

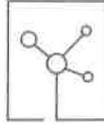
Designed by award-winning architect David Rockwell, this playground with large foam blocks and loose parts encourages creative free play, inspiring kids to design their own creative spaces and inventions.

Demonstration Garden

A Demonstration Garden will welcome visitors to Walsh, serving as a fun gathering place for the community while the Village matures. A Prairie Garden, Children's Garden and Event Lawn will be used for learning and community events throughout the year.

Acres of Open Space

In all, Walsh will preserve one-third of its land for open spaces and parks. In our first neighborhoods, nearly 120 acres of green space will be preserved and reestablished with native plantings with the assistance of our friends at BRIT.



Connectivity of the Future, Today

Technology is a foundational driver for Walsh. We see the impact that it has on our lives and believe in the benefits that it can have on our neighborhood and residents. As such, we treat the internet as a necessary utility much like water, gas or electricity.

Home Internet

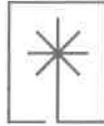
Feel comfortable that as long as you live in Walsh, there are no limits as to what you can do online. Homes are equipped with 2-gigabit internet speeds as the standard. You won't see an internet bill for this first-of-its-kind service, as costs will be included in your HOA fee.

Internet Upgrades

Two-gigabit speeds are fast, but for businesses and homeowners who wish to test the limits of their digital capacity, additional service plans will be available to upgrade bandwidth up to 10 gigabits at affordable rates and with no additional equipment.

Frog Services

Partnering with Frog not only allows us to bring unprecedented internet speeds to our homes, but also offers residents unparalleled customer service, with dedicated representatives and technicians in an on-site office located in the heart of our neighborhood.



Vision

Our vision is simple: to create Fort Worth's newest and most modern neighborhood. Walsh will be a vibrant, authentic and fluid place that honors the history and legacy of Fort Worth. It has grit and heart, true to the city that it is now a part of. We will carefully balance the relationship between technology and nature, being mindful of the future and good stewards of what was here before us. Life here provides access to exceptional experiences for residents and visitors and will always strive to be the best place to live and grow up in Texas.

We believe that there are fundamental principles that will make Walsh's vision come to life.

Being Outside is Good For You

We know that people who commune with nature are smarter, fitter and more creative. We understand the fundamental human need to be outdoors and are creating the spaces and places to do just that. Walsh is a nature-rich place and you will love it.

A Town with Technology

We see the impact that technology has on our lives, and believe in the benefits that it can have on our community and residents. In Walsh we are installing world-class infrastructure that will support our connected homes and innovative businesses and their growth far into the future.

The Best of Both Worlds

Walsh residents will have the best of both worlds – nature and tech – and ample opportunity to be immersed in and learn about both. We think this provides a varied and harmonious lifestyle that is balanced and intriguing.

Learning is an Ageless Pursuit

We support innovative practices in education, nature classrooms, global preparedness and sharing via technology. Our partners in Aledo ISD are a shining example of this way of thinking and we are excited to support their curriculum.

We Have a Civic Perspective

Walsh is a real neighborhood of Fort Worth, not merely a traditional master-planned community. This means we take a serious and permanent approach to all our decisions. We're in it for the long haul because this is a labor of love and a 50-year endeavor.

About Walsh

Walsh is the next great neighborhood of Fort Worth. Located west of downtown Fort Worth where I-20 and I-30 merge and spanning 7,200 acres, Walsh is the largest development underway in the U.S. within 12 minutes of a major city center. At completion, Walsh will feature more than 15,000 homes and a community of 50,000 residents. Homes at Walsh are zoned for Aledo Independent School District. For more information, visit walshtx.com.

Opening Phase

Walsh is located within the Aledo Independent School District and the city limits of Fort Worth. The first phase is 1,700 acres and will be developed over the next 10 to 12 years. Although one day Walsh will be large enough to be a small town, it is actually a neighborhood of Fort Worth.

Quick numbers:

- 531** acres of home sites, school, neighborhood parks, trails and Village
- 587** home sites
- 547** production home sites built by six top quality local and national builders with lot sizes ranging from 35' wide to 70' wide
- 40** custom estate lots ranging from 12,000 square feet to 0.7 acres

HOA

Dues will be assessed based on size of home site

- 35' home sites - **\$189** /month
- 50' home sites - **\$199** /month
- 60' home sites - **\$208** /month
- 70' home sites - **\$216** /month
- custom homes - coming soon

Items included in dues:

- Access to amenities
- Community events
- Front yard maintenance
- Common area maintenance
- 2GB home internet, the fastest in the State of Texas, with the ability to upgrade to 10GB—the fastest on the planet

Water/Utilities

- Water will come from the City of Fort Worth
- Electric providers are the homeowners' choice, Oncor being the ultimate provider
- Gas is served by Atmos

Builders

David Weekley
Drees
HGC
Highland Homes
Toll Brothers
Village Homes

Schools

The Aledo School District and the upcoming elementary school in Walsh offer an exemplary education. The most important role of a parent is to give our children the best start in life. When it comes to schooling, allowing kids to thrive through a carefully balanced mix of learning, recreation and community is the greatest gift that a mother or father can bestow.

Mary D. and F. Howard Walsh Elementary

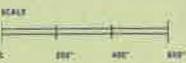
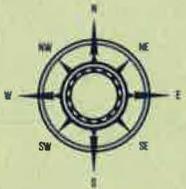
KINDERGARTEN THROUGH 5TH GRADE

Our on-site elementary school includes classrooms for science, functional academics, music and STEM, and will be the first school in the country that has a maker space from day one.



HOME SITES

CUSTOM ESTATES



WALSH
 REALTY GROUP

HOME SITES	EAST (100' x 100')	WEST (100' x 100')	WEST (150' x 100')	WALSH ELEMINARY	WALSH VILLAGE	COMPLETE ROADS
	WEST (100' x 100')	EAST (100' x 100')	WEST (100' x 100')	PARKS	OPEN SPACE	FUTURE ROADS