

Shoop Ranch

New Fairview, Texas

February 1st, 2021



Existing Conditions



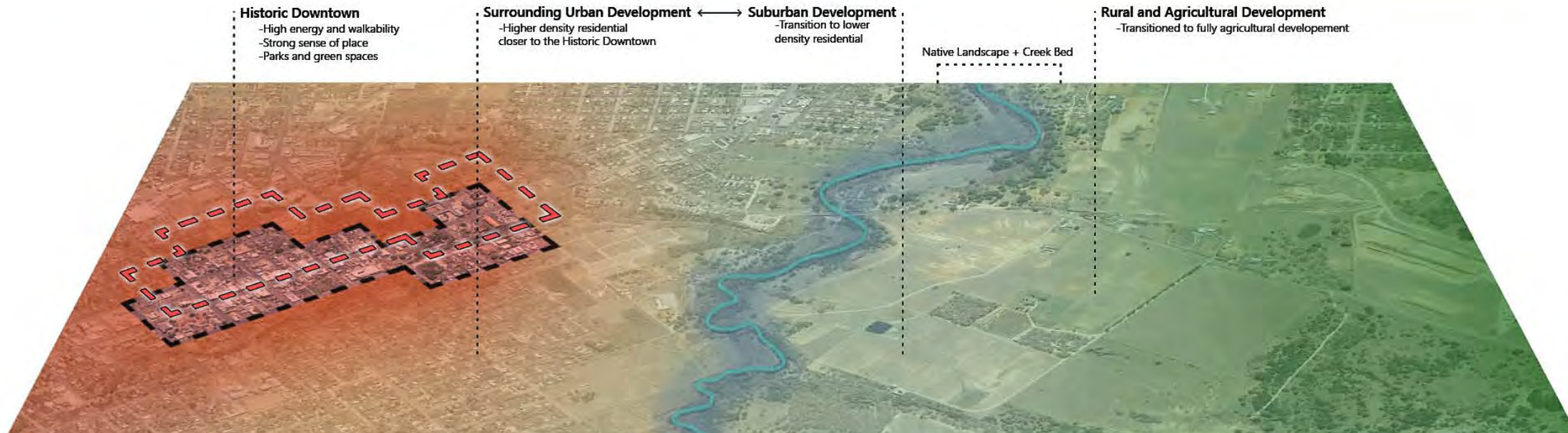
Historic Urban Corridor



View of Urban to Suburban Transition



View of Rural and Agricultural development



New Texas Town - Fredericksburg



Town Square as an Activity Hub



View of Urban Core



View of Suburban to Rural Transition

Historic Downtown

- High energy and walkability
- Strong sense of place
- Local landmarks

Surrounding Urban Development ← Suburban Development

- Higher density residential closer to the Downtown district
- Transition to lower density residential

Rural and Agricultural Development

- Transitioned to fully agricultural development



New Texas Town - Celina



Town Square as an Activity Hub



View of Urban Core + High Density Residential



View of Suburban to Rural Transition

Historic Downtown

- High energy and walkability
- Strong sense of place
- Courthouse and active town square

Surrounding Urban Development

- Higher density residential closer to the Downtown district

Suburban Development

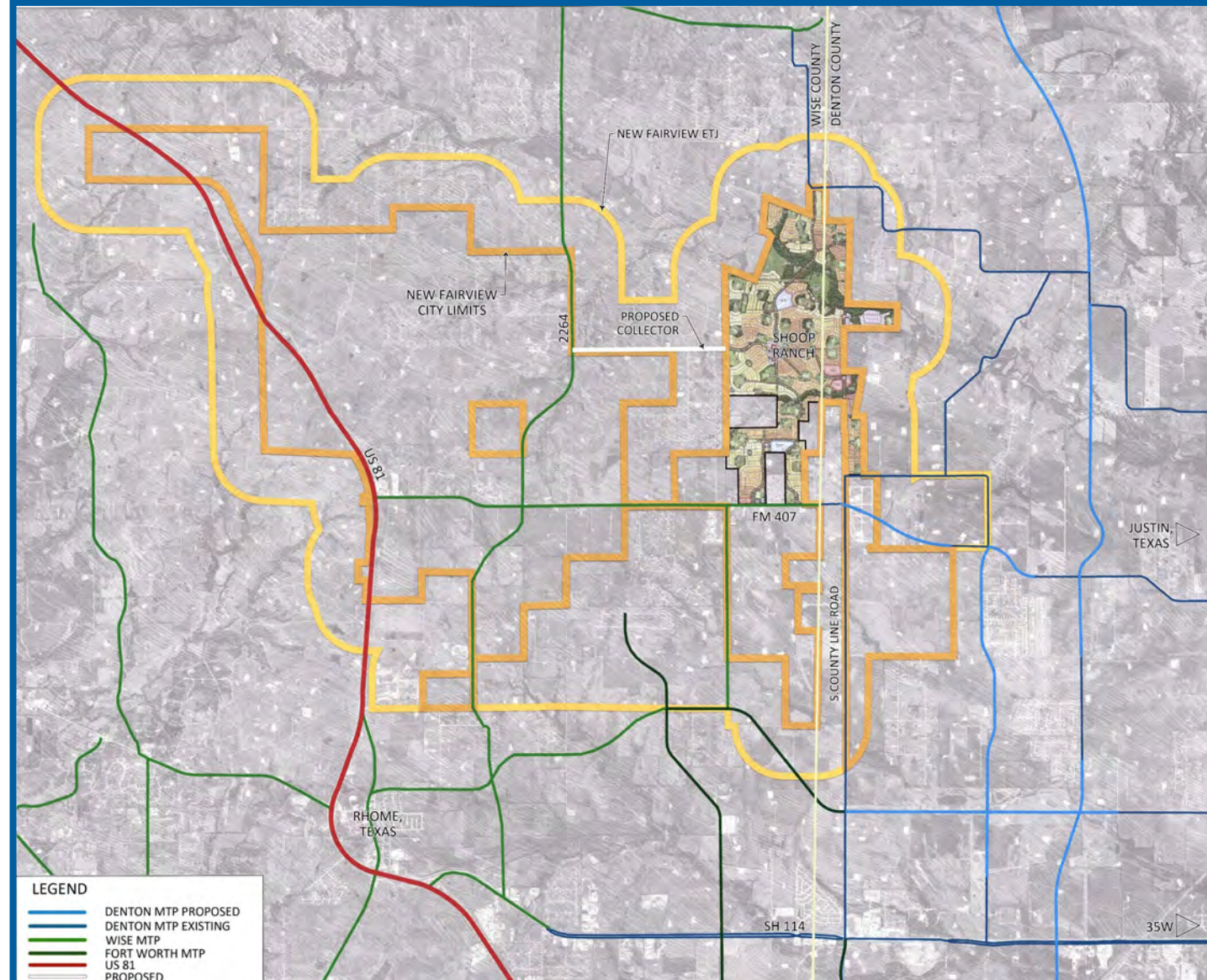
- Transition to lower density residential

Rural and Agricultural Development

- Transitioned to Native Landscape



New Texas Town - Marfa



New Fairview

DISCOVERY TRACT W104

APPRX. 1,806 AC.
NET DEVELOPABLE APPRX. 1242.0 AC.

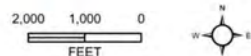
NET DEVELOPABLE EXHIBIT

WISE COUNTY (APPRX. 1,351 AC.)
DENTON COUNTY (APPRX. 454.9 AC.)
CITY OF NEW FAIRVIEW
DECATUR ISD (APPRX. 1078.8 AC.)
NORTHWEST ISD (APPRX. 727.2 AC.)
AQUA TEXAS INC WATER CCN (APPRX.37.7 AC.)

DECEMBER 2020

Legend

-  DISCOVERY TRACT
-  NET DEVELOPABLE (APPRX. 1242.0 AC.)
-  COUNTY LINE
-  POTENTIAL FLOODPLAIN (APPRX. 278.4 AC.)
-  POTENTIAL WETLANDS (APPRX. 35.9 AC.)
-  25' PIPELINE ESMT (APPRX. 60.4 AC.)
-  EQUIPMENT
-  200' GAS WELL SETBACK (APPRX. 202.8 AC.)
-  200' EQUIPMENT SETBACK (APPRX. 236.0 AC.)
-  SURFACE WELL



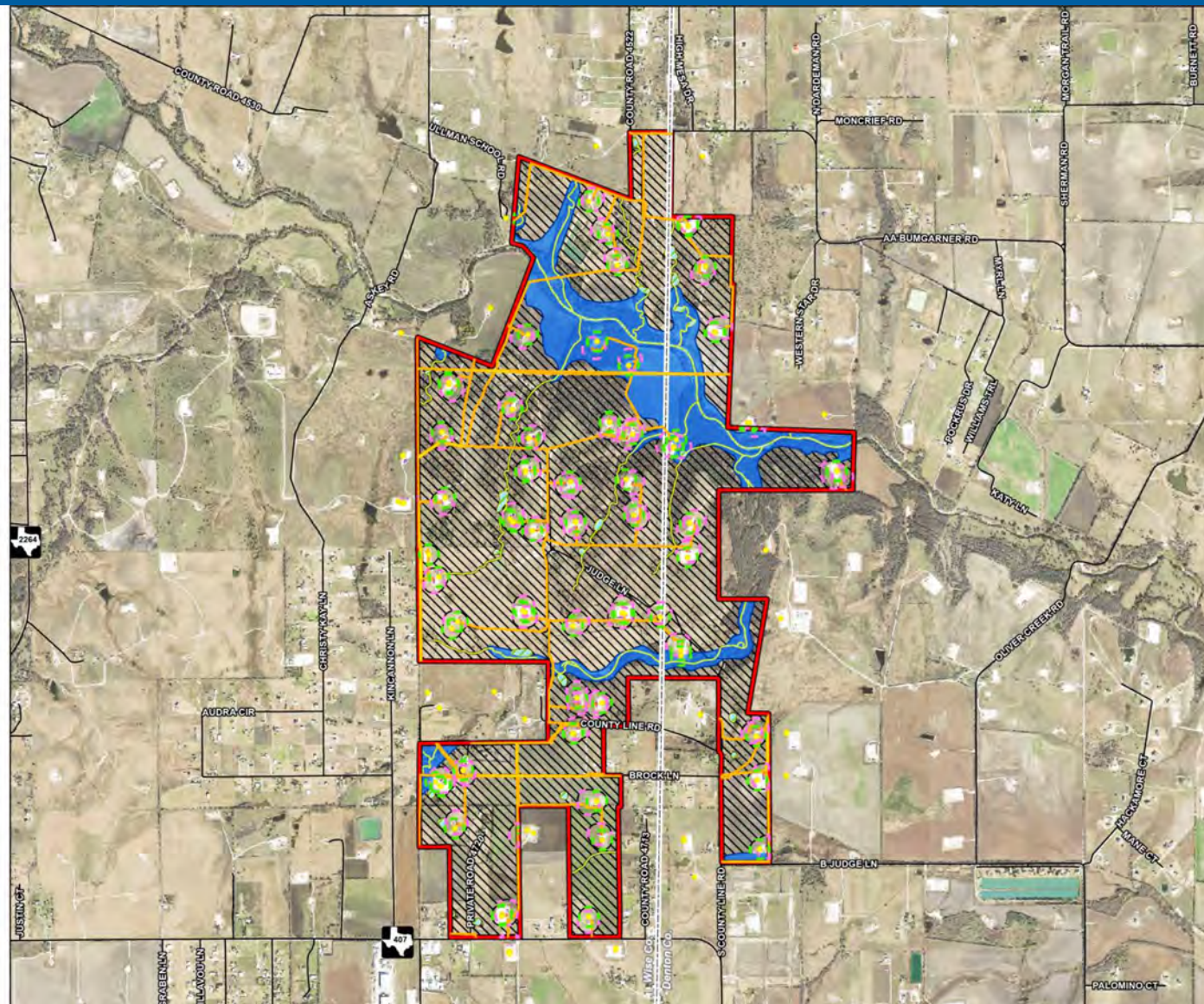
WISE /DENTON COUNTY

AERIAL PHOTOGRAPH DATE: NAIP 2018

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Property Constraints Map

DISCOVERY TRACT W104

APPRX. 1,806 AC.

VICINITY EXHIBIT

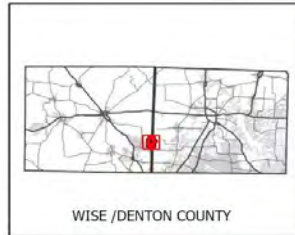
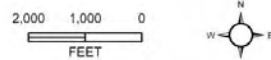
WISE COUNTY (APPRX. 1,351 AC.)
DENTON COUNTY (APPRX. 454.9 AC.)
CITY OF NEW FAIRVIEW
DECATUR ISD (APPRX. 1078.8 AC.)
NORTHWEST ISD (APPRX. 727.2 AC.)
AQUA TEXAS INC WATER CCN (APPRX. 37.7 AC.)

NOVEMBER 2020

Legend

-  DISCOVERY TRACT
-  County Line
-  ISD BOUNDARY
-  NEW FAIRVIEW CITY LIMITS
-  NEW FAIRVIEW ETJ
-  FT WORTH ETJ

DATA SOURCE: SCHOOL DISTRICTS - TEA, RAILROAD - NCTCOG, FWSD - TCEQ, CCN - PUC



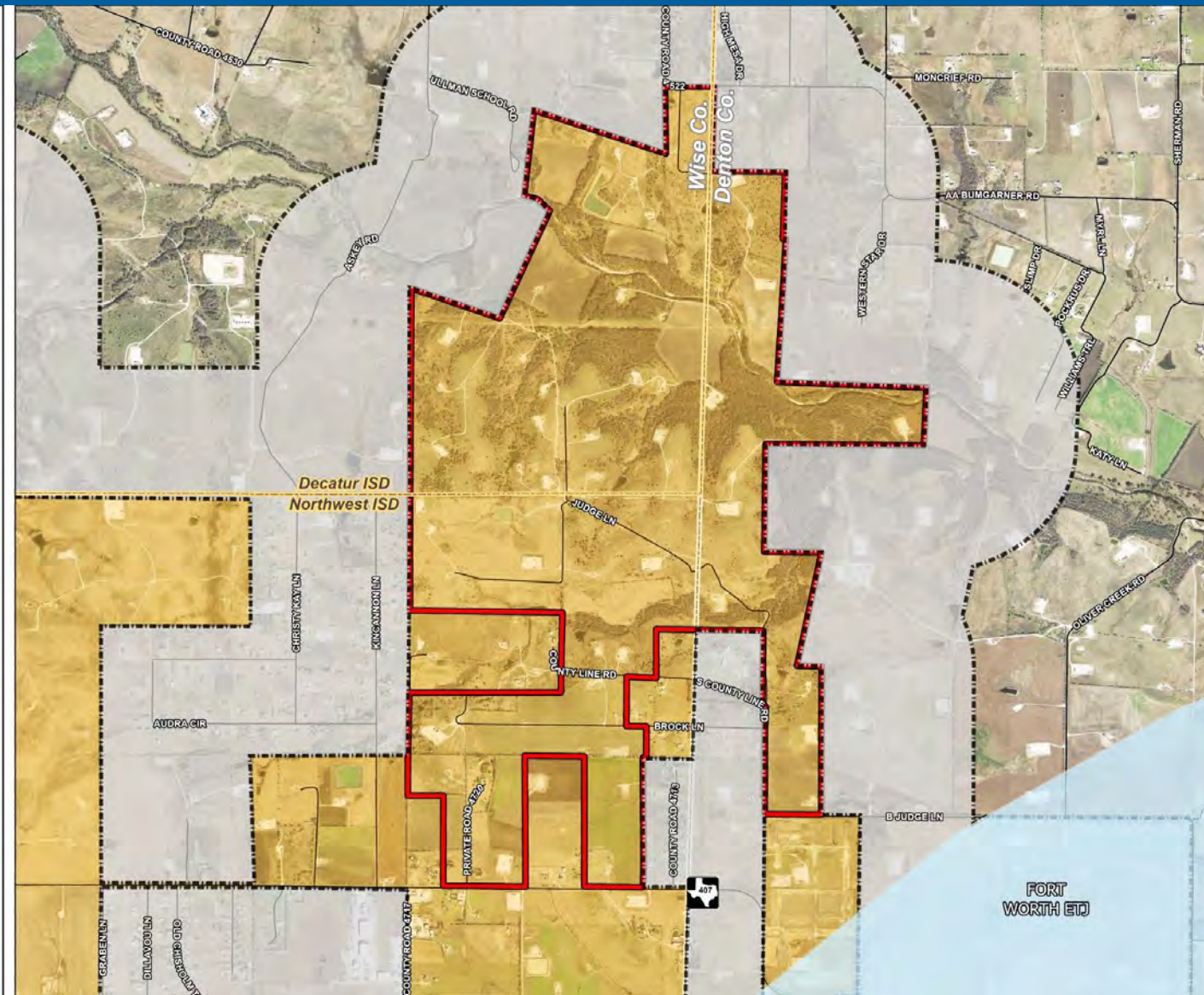
WISE /DENTON COUNTY

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New Fairview City Limits & ETJ



DISCOVERY TRACT WI04

APPRX. 1,806 AC.

ZONING EXHIBIT

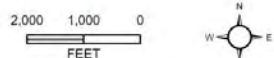
ZONE "A" AGRICULTURE

NOVEMBER 2020

Legend

-  DISCOVERY TRACT
-  AGRICULTURAL
-  HUD-CODE MANUFACTURED HOUSING
-  PLANNED DEVELOPMENT DISTRICT
-  SINGLE FAMILY RESIDENTIAL

DATA SOURCE: ZONING - CITY OF NEW FAIRVIEW

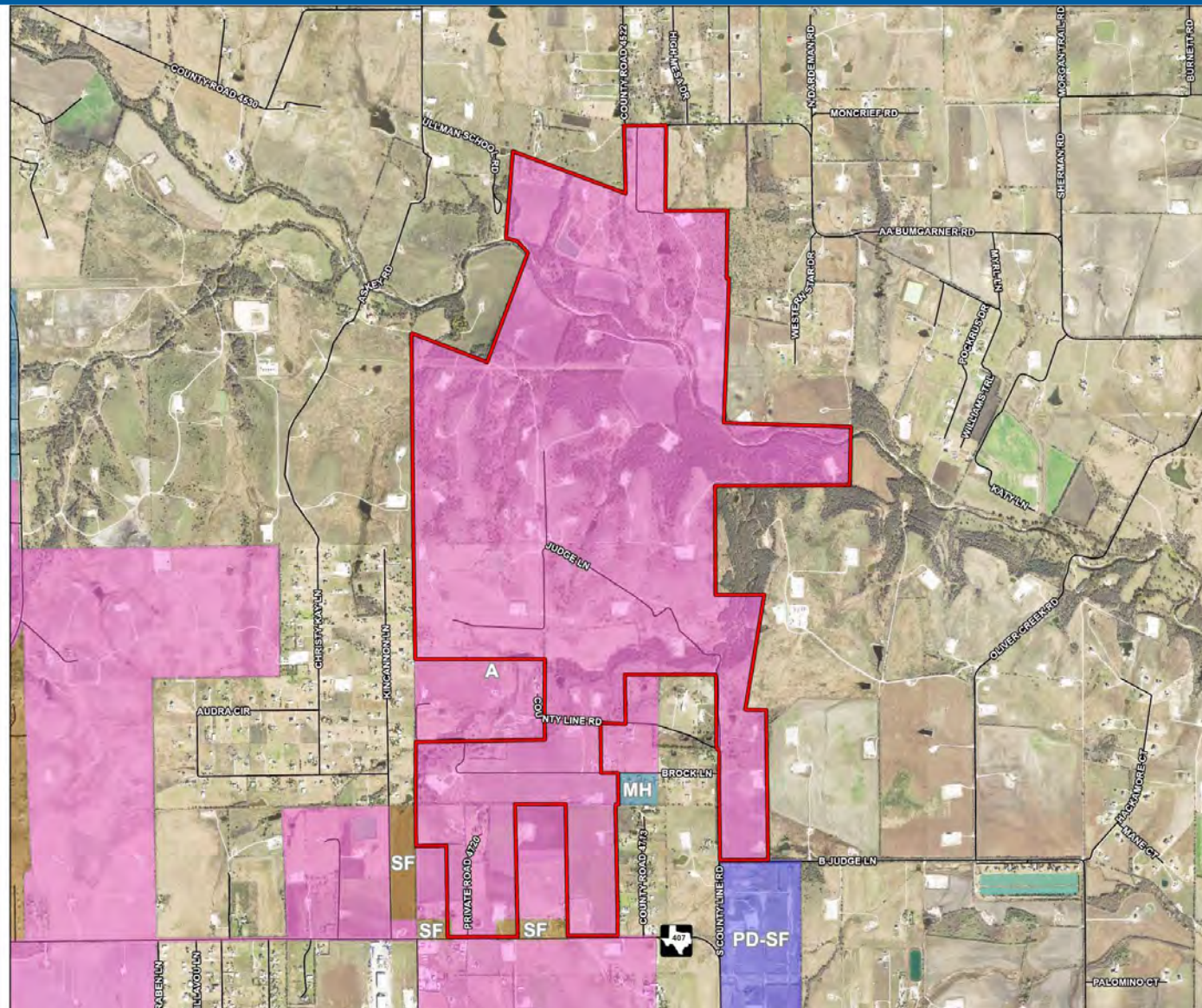


AERIAL PHOTOGRAPH DATE: NAIP 2018

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Existing Zoning

DISCOVERY TRACT WI04




APPRX. 1,806 AC.

FUTURE LAND USE EXHIBIT

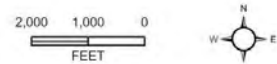
LOW DENSITY RESIDENTIAL

NOVEMBER 2020

Legend

-  DISCOVERY TRACT
-  NEW FAIRVIEW CITY LIMITS
-  FORT WORTH MTP

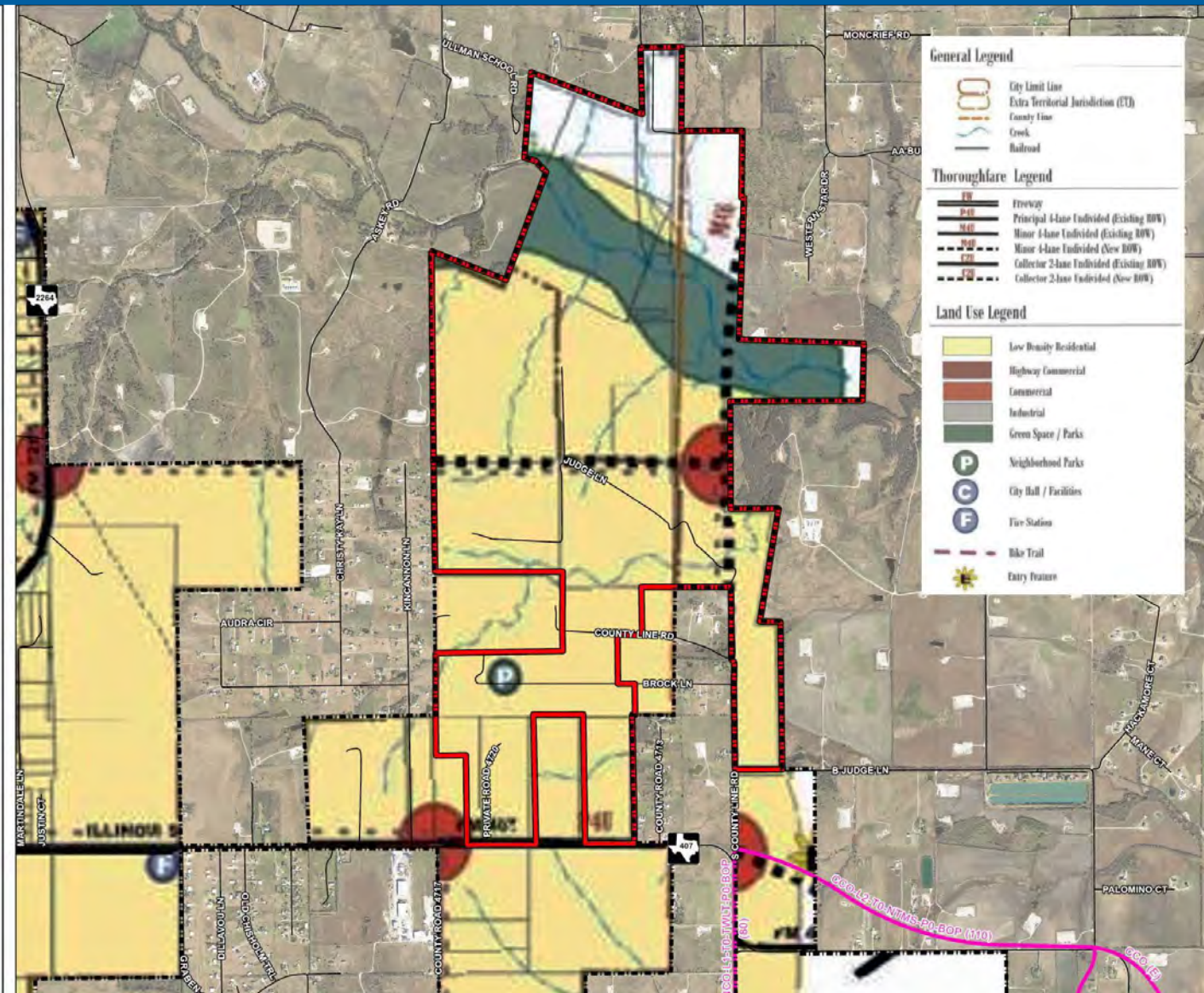
DATA SOURCE: FUTURE LAND USE - CITY OF NEW FAIRVIEW 2010



AERIAL PHOTOGRAPH DATE: NAIP 2018

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Future Land Use Map

DISCOVERY TRACT WI04

APPRX. 1,806 AC.

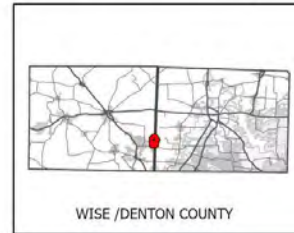
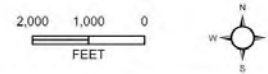
CCN EXHIBIT

NOVEMBER 2020

Legend

-  DISCOVERY TRACT
-  CCN WATER
-  AQUA TEXAS INC (APPRX. 37.7 AC.)
-  CITY OF JUSTIN
-  CCN SEWER

DATA SOURCE: CCN - PUC



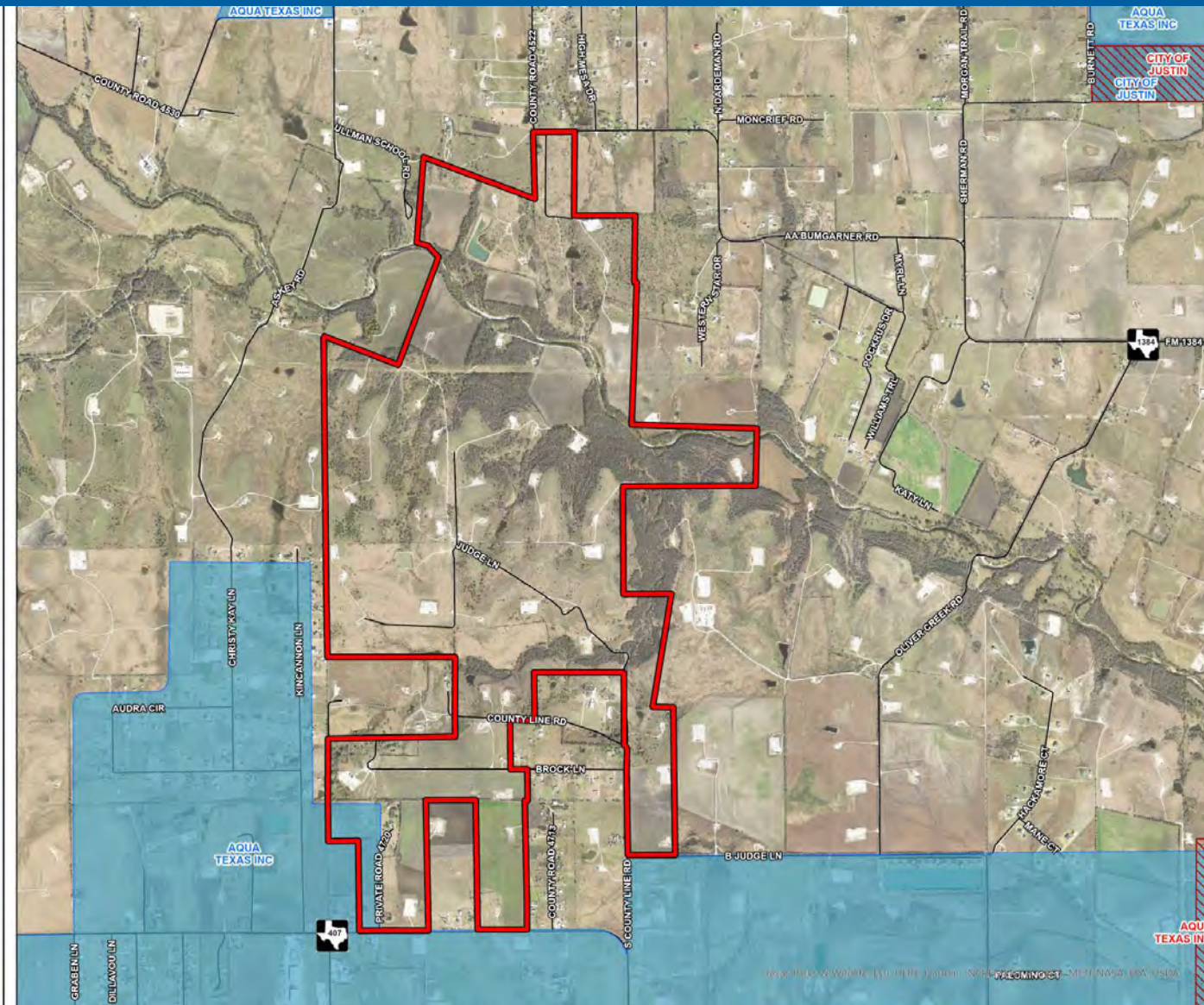
WISE /DENTON COUNTY

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Water Service CCN



DISCOVERY TRACT WI04

APPRX. 1,806 AC.

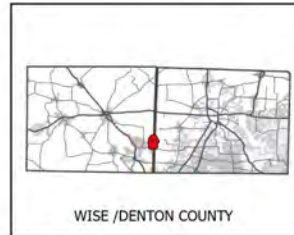
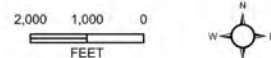
FLOOD EXHIBIT

JANUARY 2021

Legend

-  DISCOVERY TRACT
-  TOPOGRAPHY (5FT)
-  CHANNEL
-  WATERSHED BOUNDARY
-  POTENTIAL FLOODPLAIN (APPRX. 278.4 AC.)
-  A
-  AE
-  AO

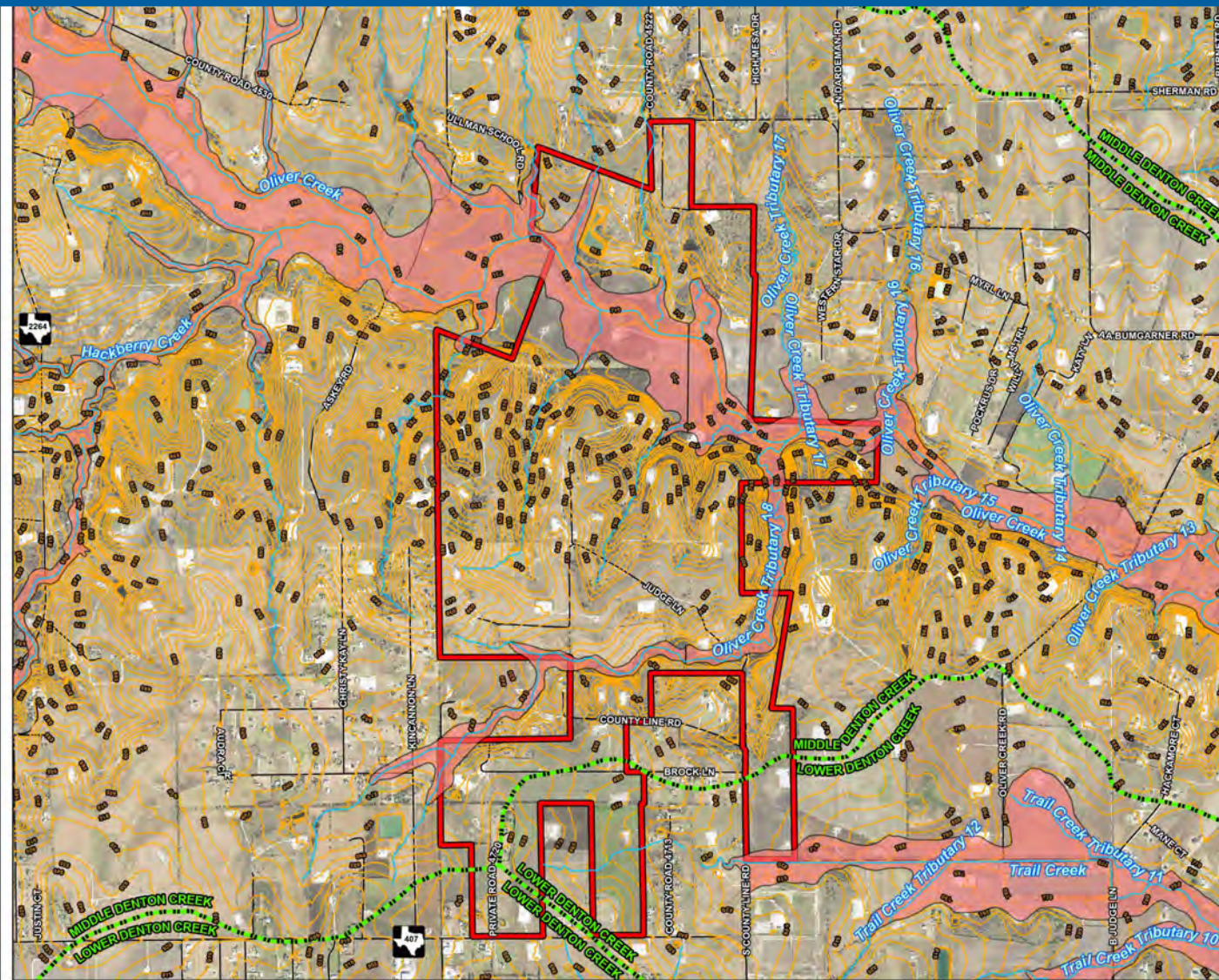
DATA SOURCE: EFFECTIVE: FLOODPLAIN DATA, CHANNELS, AND CROSS SECTIONS - FEMA, CONTOURS (5 FT) - (TNRS), WATERSHED - TNRS



AERIAL PHOTOGRAPH DATE: NAIP 2018

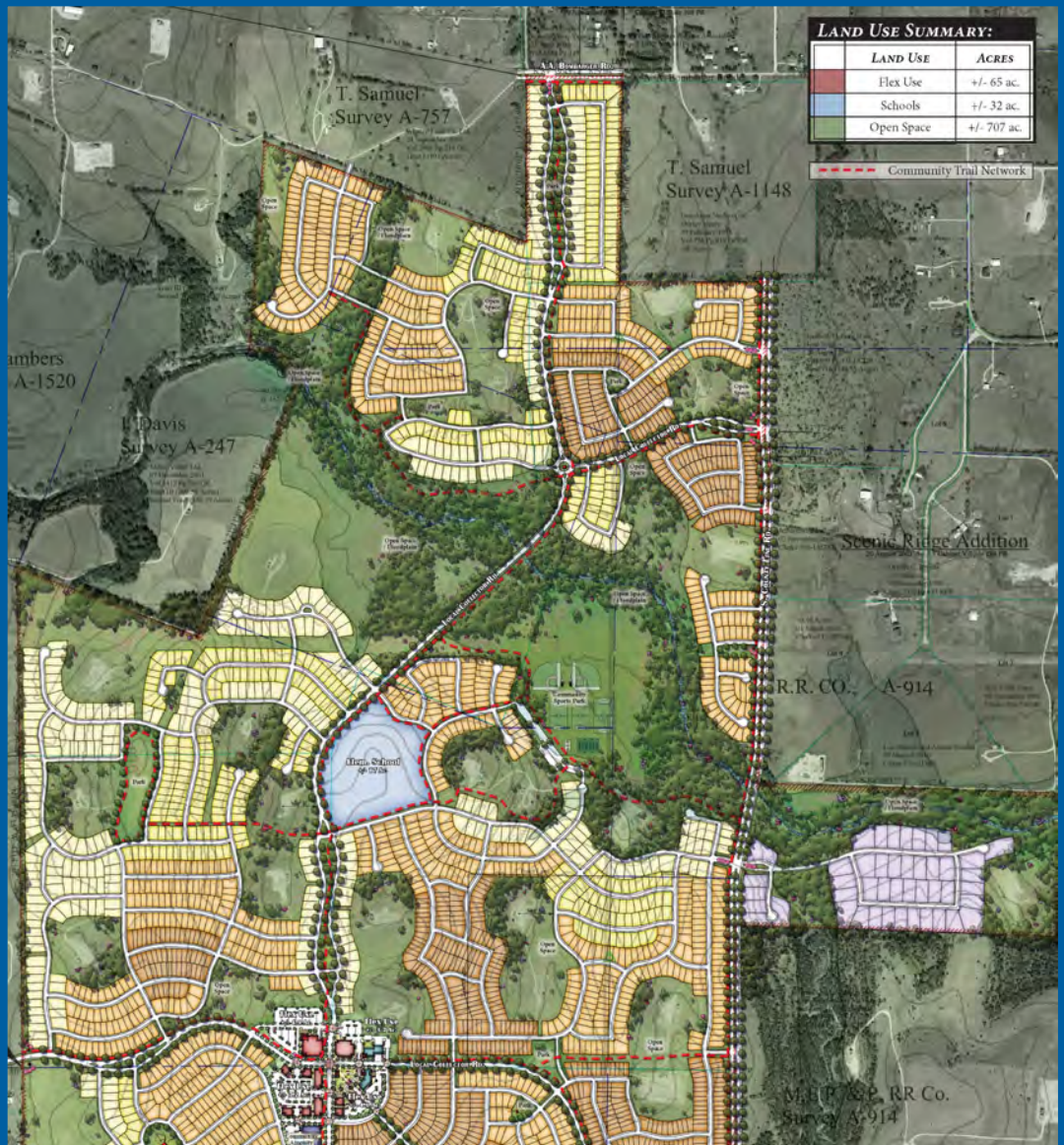
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Topography & Floodplain



Proposed Land Use

DEVELOPMENT PROGRAM:

	<i>LAND USE</i>	<i>UNITS</i>	<i>ACREAGE</i>	<i>% OF AREA</i>
	Single-Family	+/- 4,140 un.	+/- 923.1 ac.	51%
	<u>Flex-Use</u>		+/- 64.5 ac.	3.5%
	Multi-Family		+/- 33.0 ac.	
	Retail/Commercial		+/- 27.5 ac.	
	Civic Uses		+/- 4.0 ac.	
	Schools		+/- 32.0 ac.	1.5%
	Thoroughfares		+/- 95.3 ac.	5%
	Amenity Areas		+/- 6.5 ac.	0.5%
	Community Parks		+/- 78.4 ac.	4%
	Open Space (Landscape reserves, floodplain, drill sites, pocket parks, etc.)		+/- 607.7 ac.	35%
	Project Total	+/- 4,140 un.	+/- 1,807.46 ac.	100%



Trails +/- 13 linear miles

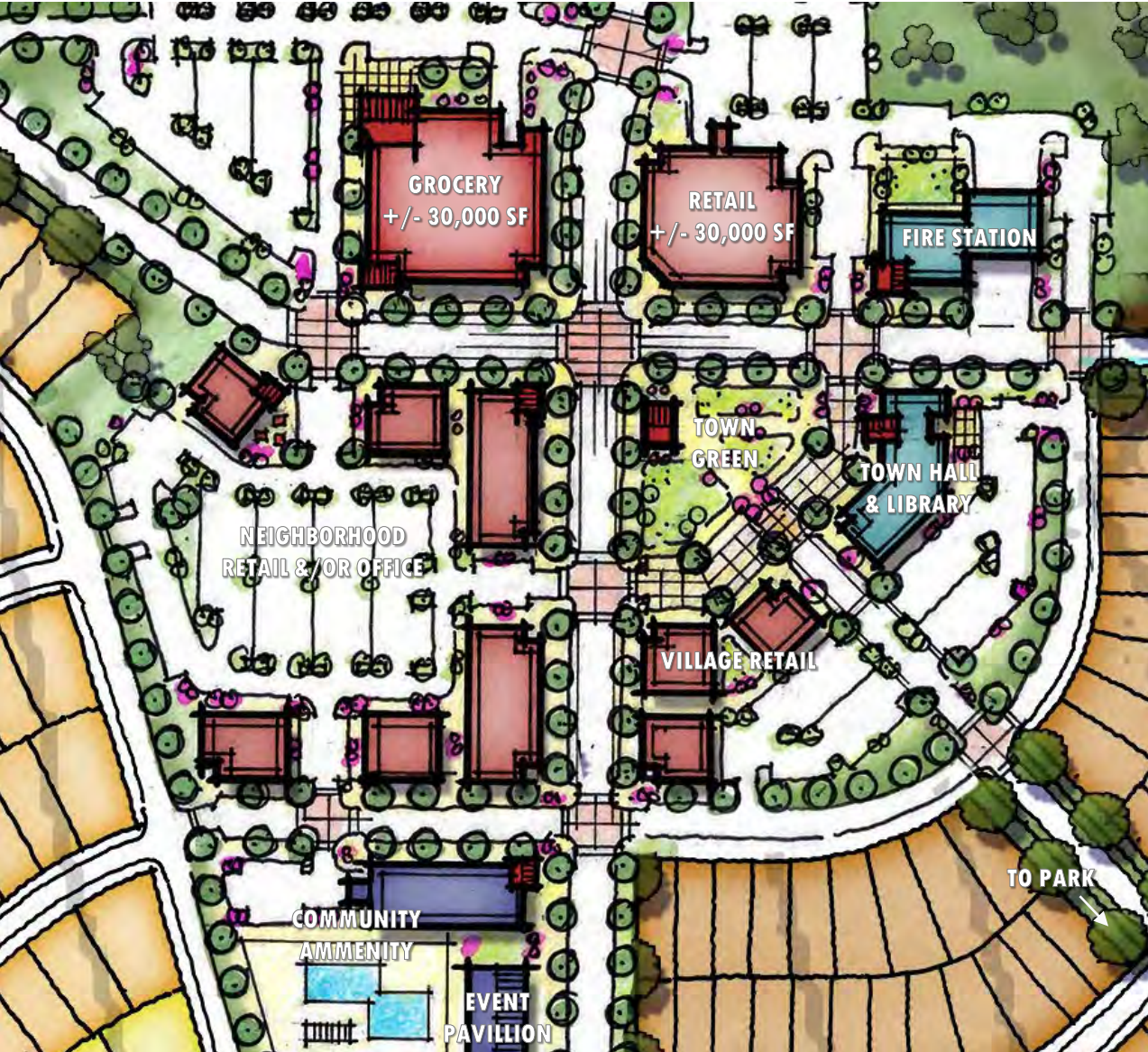
Gross SF Density +/- 2.29 un./ac.

SHOOP RANCH
PROPOSED DEVELOPMENT PROGRAM

Community Land Use Summary



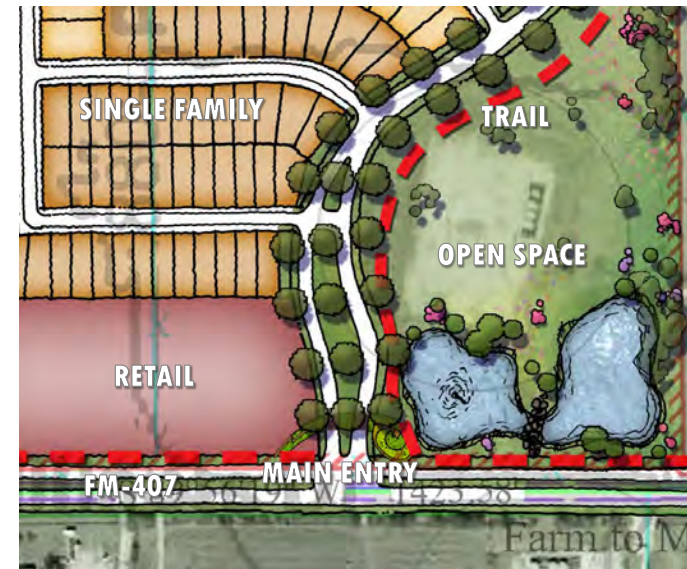
Town Center Concept



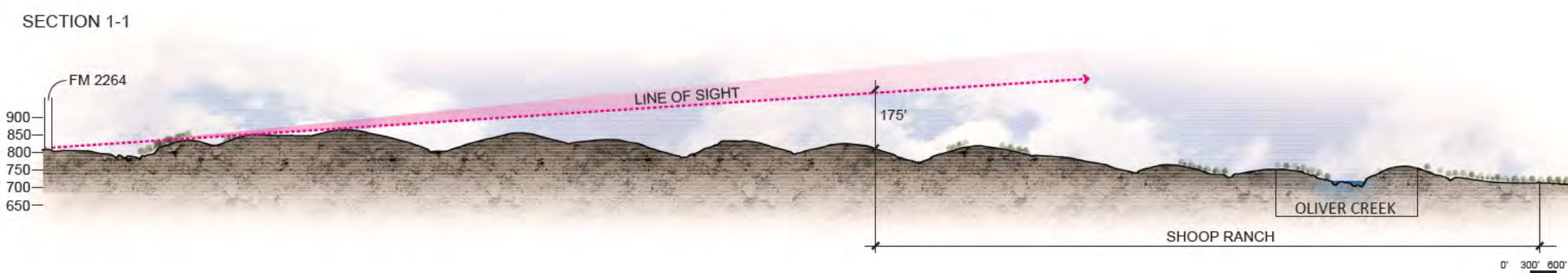
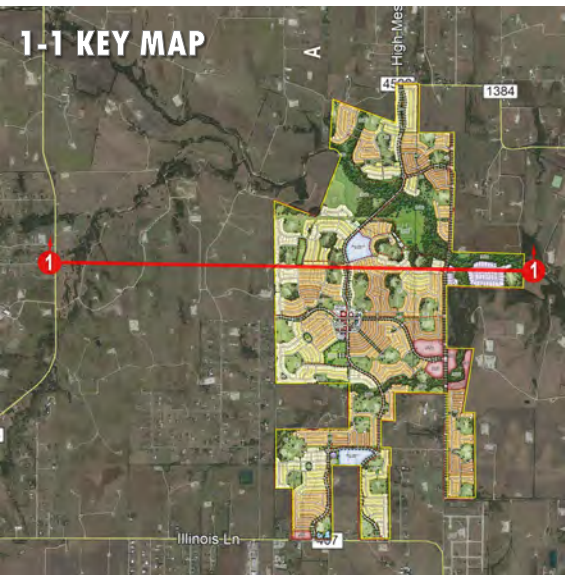
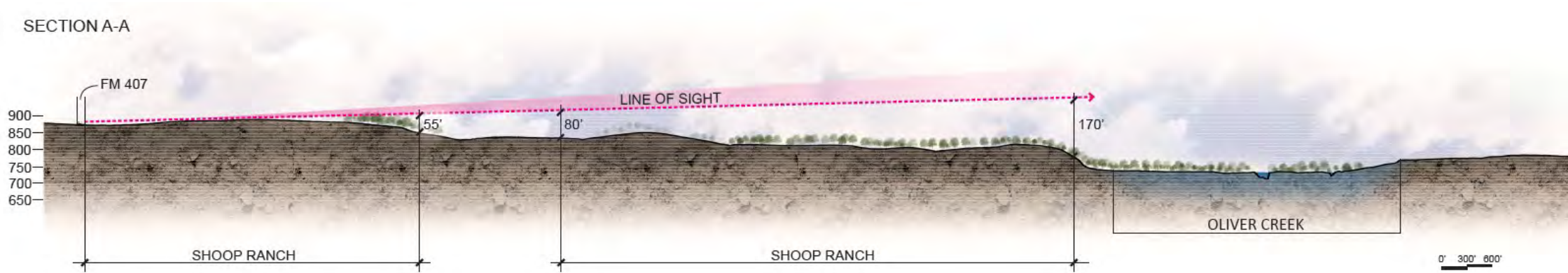
Town Center Concept



Park Concepts



Project Entry & Views from FM 407



Line of Sight from FM 407 & FM 2264

Residential	Lot Width	No. of Lots/Units	Finished Home Value	Total AV	Annual City Property Tax
	40 ft lots	1,035	\$275,000.00	\$284,625,000.00	\$853,875.00
	50 ft lots	1,738	\$300,000.00	\$521,400,000.00	\$1,564,200.00
	60 ft lots	702	\$325,000.00	\$228,150,000.00	\$684,450.00
	70 ft lots	620	\$350,000.00	\$217,000,000.00	\$651,000.00
	Estate Lots	45	\$500,000.00	\$22,500,000.00	\$67,500.00
	Multifamily	800	\$75,000.00	\$20,000,000.00	\$180,000.00
Total Residential		4940		\$1,333,675,000.00	\$4,001,025.00

Commercial	Land Area	Building SF	Value/SF Building	Total AV	Annual City Property Tax
	27.5	239,580	\$150.00	\$35,937,000.00	\$107,811.00
Total Commercial		239,580		\$35,937,000.00	\$107,811.00

Total Residential and Commercial				\$1,369,612,000.00	\$4,108,836.00
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Fiscal Impact Summary



Thank you!