



# VEALE RANCH OVERVIEW

TARRANT COUNTY

*FEBRUARY 2024*

# PMB Overview

- Founded in 2013
- Partners have over 40 years of combined experience in real estate and capital markets
  - *Held previous senior roles at Hines, Provident Realty & JPMorgan*
  - *Development of over 6,500 residential lots and over \$1B in direct real estate transactions*
- 12 Active Projects across DFW consisting of over 12,000 acres and 25,000 single-family lots
- Specialty in entitlement, zoning and special districts
- Aligned and active partner with City/County in each project



PETER PINCOFFS



MATT MILDREN



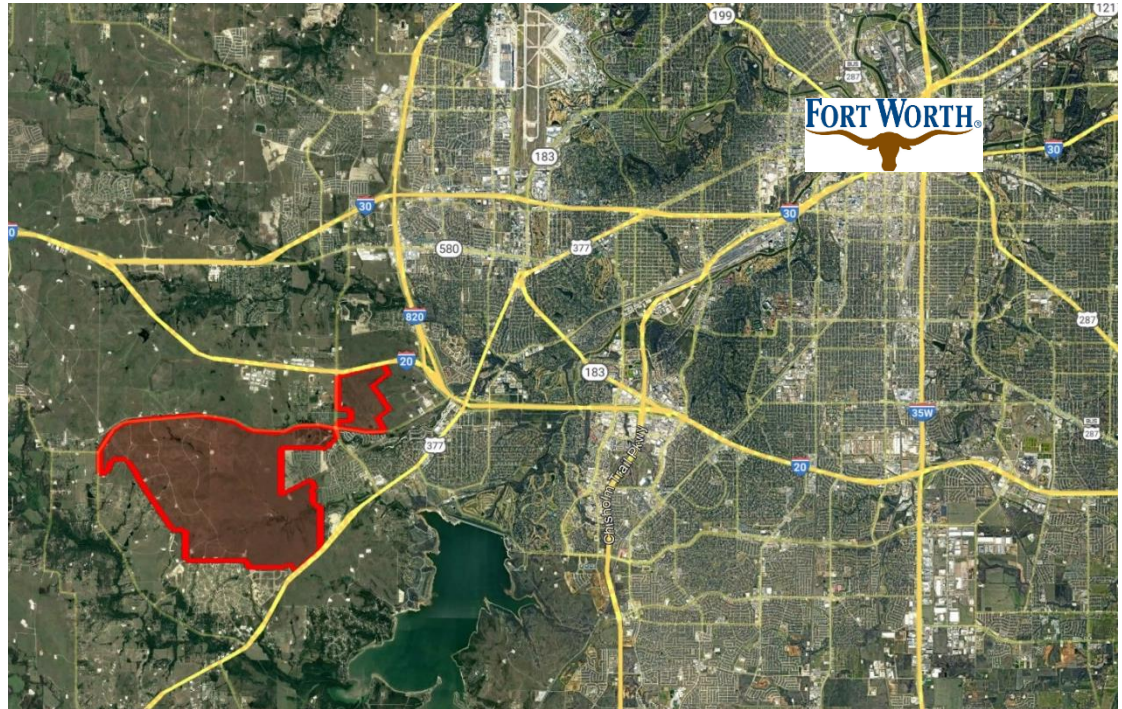
TAYLOR BAIRD



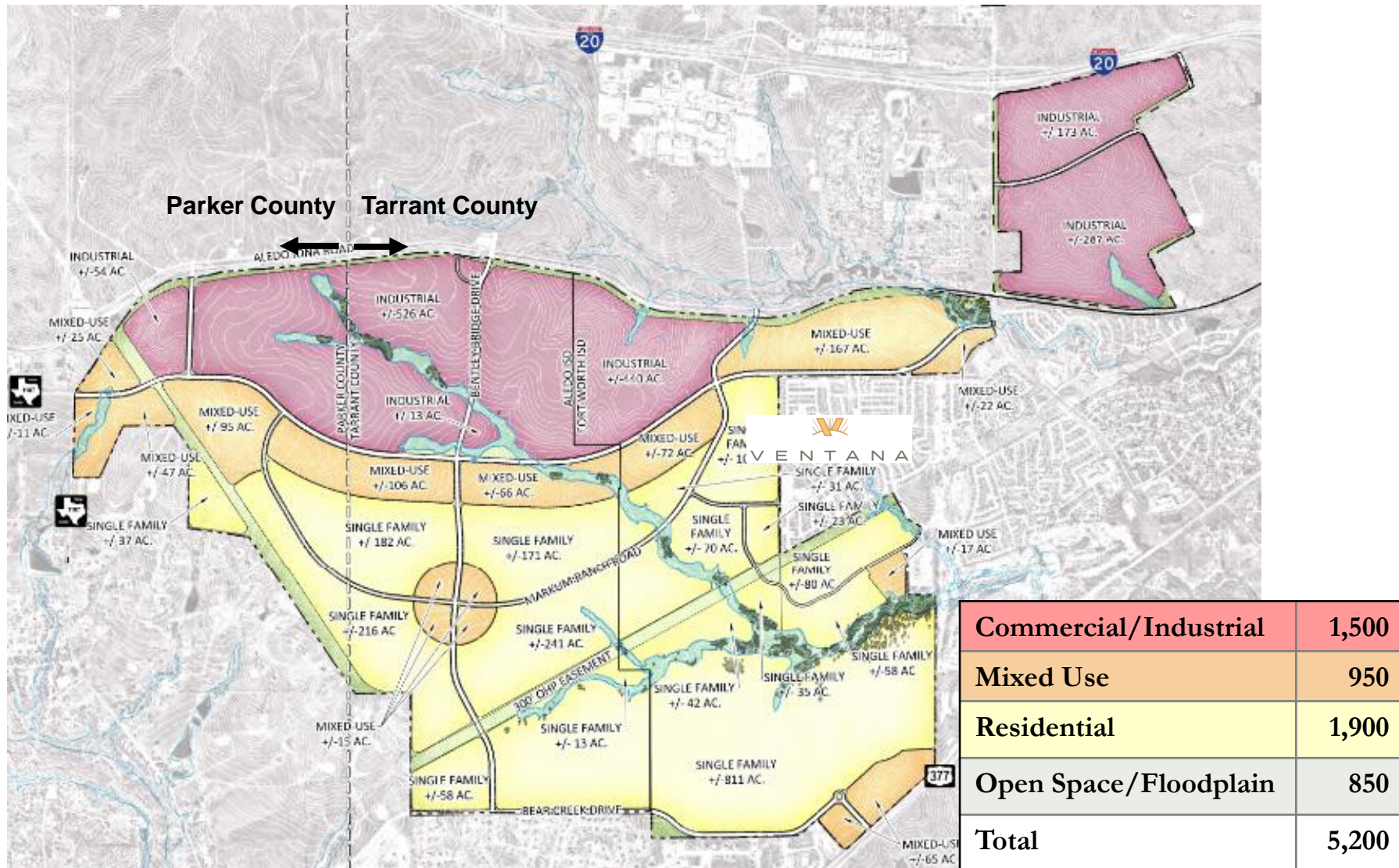


# Veale Ranch Overview

- 5,200-acre master planned mixed-use development
  - Commercial – 1,500+/- ac
  - Mixed Use – 950+/- ac
  - Residential – 1,900+/- ac
  - Open Space/Floodplain – 850+/- ac
- Currently located in FW ETJ, just 15 minutes from downtown Fort Worth
  - Executed Development Agreement with Fort Worth will allow for annexation into City in phases
- Well-positioned for significant commercial/industrial development driving future tax base and job growth
- Located in both Fort Worth ISD and Aledo ISD, providing a range of attractive housing options necessary to attract companies



# Preliminary Concept Plan



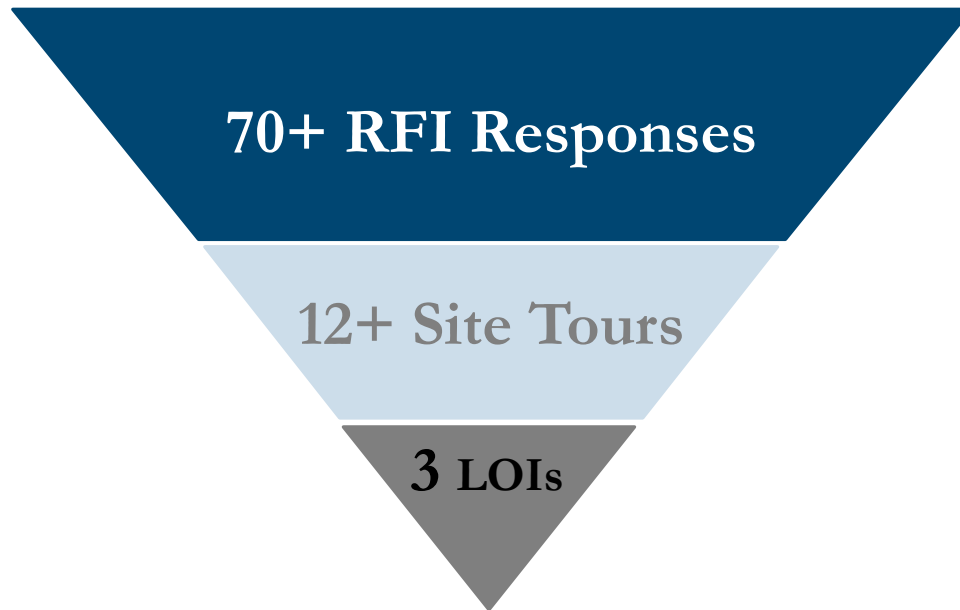


# Preliminary Buildout Value Estimates

*Preliminary, for discussion purposes only*

	Commercial	Mixed Use	Residential
Acreage	1,500 acres	950 acres	1,900 acres
Use	Industrial, Manufacturing, Flex Office, Office/Campus	Neighborhood Retail/Restaurant, Office, Multifamily, High density residential	Single Family Residential – patio homes to 1AC+ Estate Homes (\$350K-\$1MM+)
Estimated Units	12-18MM SF	10-13MM SF	4,000-6,500 homes
Estimated Buildout Value	\$1.5-2.5B	\$1.5-2.7B	\$1.7-2.8B

Estimated Total Buildout Value (2024): Approximately \$4.7-8.0B



***April 2023 – First Sale - Project Alley  
(~165ac; \$100MM+ Investment)***

- Opportunities range from advanced manufacturing, distribution and campus facilities
- Along with Walsh, Veale represents one of very few megasite opportunities in the US
- Total investment ranges \$30M+ - \$8B+
- Jobs range 100 – 20,000+
- Key constraints to date:
  - Water infrastructure (18+ months *initially*)
  - Roadway infrastructure
  - Competitive incentive structure vs other states

# Development Agreement Summary

***PMB and the City of Fort Worth executed a Development Agreement on March 9, 2023***

## General

- Development agreement encompasses ~5,200 acres
- Zoning to match Concept Plan
  - Industrial zoning is Heavy “K” Industrial, and all uses cumulative thereto
- All ETJ land will be annexed into Fort Worth City Limits on a phase-by-phase basis

## PID/TIRZ

- Public Improvement District created August 2023
- Tax-Increment Reinvestment Zone created September 2023
- Master Reimbursement Agreement executed December 2023

## Infrastructure

- City under construction of key water infrastructure including 1.5MGD EST and 36” trunk line targeting completion of all regional water infrastructure Q1/2025
- Current PID/TIRZ structure contemplates reimbursement only, but development agreement allows for potential to fund upfront major infrastructure (roads/bridges, drainage, etc.)

## Other

- Requires planning and dedication for public facilities (schools, libraries, etc.) and open space (parks and trails)
- City to dedicate resources to help expedite approval of permits & construction plans
- Allow for concurrent reviews and other process improvements to shorten development & design times by ~3-4 months

# TIRZ 16 (Veale Ranch) Summary

Tax Increment Reinvestment Zone 16 Summary		
	City of Fort Worth	Proposed Tarrant County
Area	~5,200 acres	~4,350 acres
Participation Rate	65% of new property tax revenue	50% of new property tax revenue
Term	30 years maximum per development phase, 83 years max overall	30 years maximum
Est. Buildout Value (at expiration of Term)	\$38.3B (Year: 2105)	\$11.B (Year: 2051)
Base Value (2023)	\$5.3MM	\$4.4MM
Eligible Infrastructure	All public infrastructure, excluding local residential streets and 8" residential water and sewer lines	Major arterial roadways and bridges only
Preliminary Estimate of Eligible Infrastructure (2023 Dollars)	\$813MM	\$272MM
% of Total Infrastructure Costs	57%	20%
Estimated Tax Increment Generated (TIRZ Term)	\$9.8B	\$311MM
Estimated TIRZ Contributions	\$1.8B	\$155MM



# Preliminary Project Infrastructure Costs

*Preliminary, for discussion purposes only*

Category	PID/TIRZ Eligible Cost (2024)	Private (2024)	Total (2024)
Excavation	\$0	\$43	\$43
Retaining Walls	\$0	\$47	\$47
Residential Roads	\$0	\$144	\$144
Major Roads/ Bridges	\$216	\$0	\$216
Water	\$24	\$61	\$85
Sewer	\$23	\$71	\$94
Drainage	\$70	\$0	\$70
Parks/ Open Spaces	\$53	\$33	\$86
Engineering/City Fees	\$114	\$66	\$180
Cost of Issuance	\$125	\$0	\$125
<u>Contingency (30%)</u>	\$188	\$139	\$327
<b>Total</b>	<b>\$813MM</b>	<b>\$605MM</b>	<b>\$1.42B</b>