



Clements Farm

HEATH / FORNEY, TEXAS

SITE SIZE: 2,600 acres

- PROJECT TYPE: Multiuse community
- LAND USES: Residential, commercial, retail, open space
- PARTNERS/CLIENTS: Clements Family Interests
- PROJECT LAUNCHED: 1997
- BULK SALE: 2002

Clements Farm



PROJECT DESCRIPTION

Woodbine was retained by members of former Texas Governor Bill Clements' family to evaluate development opportunities for this large tract of farmland east of Dallas. We created a master plan and realigned a future highway, increasing the property's value, then completed all due diligence to prepare for development or bulk sale.

Once that plan was completed, the family decided to put the property up for sale. Woodbine managed the brokerage process and wrapped up one of the largest land deals ever made on Dallas' east side.

The property offers views of Lake Ray Hubbard and easy access to downtown Dallas.

LOCATION / ACCESSIBILITY

The Clements Farm property is accessed via I-30 and U.S. 80

- 25 miles east of downtown Dallas

PROJECT HIGHLIGHTS

- 2002 Bulk sale to Lazarus Property Corporation

LAND USES (proposed)

	<i>Original plan</i>
<i>Residential</i>	1,505 acres
<i>Commercial/retail</i>	190 acres
<i>Business park</i>	280 acres
<i>Golf/recreational</i>	365 acres
<i>Right of way/other</i>	<u>260 acres</u>
<i>Total</i>	2,600 acres

PLANNING TEAM

CIVIL ENGINEER	Half Associates, Inc.	<i>Richardson, Texas</i>
DEVELOPMENT CONSULTANT	Woodbine Development Corporation	<i>Dallas</i>
LAND PLANNER	Peckham-Young, Inc. (now The Sage Group, Inc.)	<i>Southlake, Texas</i>

MUNICIPALITY / TAXING JURISDICTIONS

Cities of Dallas, Heath, Mesquite and Forney; Rockwall and Kaufman counties. A portion of the land falls within Dallas' extra-territorial jurisdiction.

ZONING

Agricultural

UTILITIES

Water	North Texas Municipal District/Forney Lake Water Supply
Sewer	North Texas Municipal District/City of Garland/Heath
Electricity	TXU Energy/Farmers Electric Company
Natural Gas	TXU Gas Company
Telephone	Southwestern Bell

PROJECT OWNERSHIP / SPONSORSHIP

Clements Grandchildren's Trust #1