



## *Fossil Creek*

F O R T W O R T H , T E X A S

SITE SIZE: 1,150 acres  
(425-acre business park,  
725-acre Fossil Creek North)

- PROJECT TYPE: Multiuse community
- LAND USES: Residential, commercial, industrial, retail, open space
- PARTNERS/CLIENTS: Affiliates of Hunt-Woodbine Realty Corporation, The Ruth Foundation, The Nancy and Ray L. Hunt Foundation
- PROJECT LAUNCHED: 1979 (business park); 1985 (Fossil Creek North)

# FOSSIL CREEK



## PROJECT DESCRIPTION

This project was Woodbine's first venture into large master-planned communities. The concept grew from an early site sale of Hunt-owned land to Motorola, then was transformed into a 425-acre business park. With growing interest in the area, Woodbine master-planned the 725-acre multiuse community to the north of the business park and launched marketing of sites in Fossil Creek in 1987 with the opening of The Golf Club at Fossil Creek. Woodbine also transformed a 1937 stone barn into the community's marketing and information center. Woodbine continues to serve as asset manager of the remaining parcels in Fossil Creek.

Fossil Creek has fueled the explosive growth of north Fort Worth. Its business park is home to Bank of America, Coca-Cola Bottling Company, Haggard Clothing Company, Precision Rx, Courtyard by Marriott, Fairfield Inn by Marriott, State Farm, Allstate and Summit National Bank.

Residents of neighborhoods in Fossil Creek North enjoy Stoneglen Lane, a 2.5-mile hike and bike trail; Stoneglen Park; and a fishing pier on 20-acre Fossil Lake.

## LOCATION / ACCESSIBILITY

Fossil Creek is bounded on the west by Interstate 35W and on the south by North Loop 820.

- 20 minutes from Dallas/Fort Worth International Airport
- Halfway between job centers in downtown Fort Worth and at Alliance Airport.

## PROJECT HIGHLIGHTS

- 1974 Motorola buys 96.9 acres of Hunt-owned land, which starts the business-park planning and site sales effort.
- 1983 Acreage outside the primary boundaries is sold to reduce the holdings to 1,150 acres.
- 1987 Woodbine develops the award-winning The Golf Club at Fossil Creek, designed by Arnold Palmer, as part of Fossil Creek North.
- 1996 United Artists Theatres movie complex opens, drawing retail and restaurant development. Over the next four years, four major chains open restaurants at Fossil Creek.
- 1999 Pulte Homes buys 22.2 acres for 117 homes.
- 2003 Countrywide, now known as Bank of America, acquires the Motorola site.

## LAND USES

	<i>Original plan</i>	<i>Acres remaining</i>
<i>Fossil Creek Business Park</i>		
<i>Office/Industrial</i>	348.9 acres	87.0 acres
<i>Commercial</i>	11.3 acres	0 acres
<i>Right of way/Other</i>	64.8 acres	0 acres
<i>Fossil Creek North</i>		
<i>Recreational (golf/greenbelt)</i>	218.5 acres	0 acres
<i>Single-family/Multifamily residential</i>	263.8 acres	0 acres
<i>Office</i>	86.8 acres	74.6 acres
<i>Retail/Commercial</i>	89.0 acres	9.0 acres
<i>Right of way/Other</i>	<u>76.5 acres</u>	<u>0 acres</u>
<i>Total</i>	1,150.0 acres	170.6 acres

## PLANNING TEAM

CIVIL ENGINEER	Half Associates, Inc.	Dallas
DEVELOPER/ASSET MANAGER	Woodbine Development Corporation	Dallas
GOLF COURSE ARCHITECT	Palmer Course Design Company	Ponte Verde, Florida
LAND PLANNER	Peckham-Young, Inc. (now The Sage Group, Inc.)	Southlake, Texas
LANDSCAPE ARCHITECT	Howard Garrett & Associates	Dallas

## MUNICIPALITY / TAXING JURISDICTIONS

City of Fort Worth, Tarrant County, Tarrant County College District, Tarrant County Hospital District, Keller Independent School District (or Eagle Mountain-Saginaw Independent School District), Tarrant Regional Water District

## ZONING

FOSSIL CREEK BUSINESS PARK	J (Light Industrial)
FOSSIL CREEK NORTH	G (Commercial, Residential)

## UTILITIES

WATER	City of Fort Worth
SEWER	City of Fort Worth
ELECTRICITY	TXU Energy
NATURAL GAS	TXU Gas Company
TELEPHONE	AT&T

## PROJECT OWNERSHIP / SPONSORSHIP

Hunt-Woodbine Realty Corporation, The Ruth Foundation, The Nancy and Ray L. Hunt Foundation