



# ROLLING HILLS

EXCLUSIVE OFFERING | ±96 ACRES

City of Arlington, Tarrant County, Texas



## CONFIDENTIAL OFFERING MEMORANDUM

**Landry Burdine**

lburdine@landadvisors.com  
214.550.1551

**Austin Reilly**

areilly@landadvisors.com  
817.789.4696

**Joshua Watson**

jwatson@landadvisors.com  
685.231.8005

5600 Clearfork Main Street, Suite 170, Fort Worth, Texas 76109 | LandAdvisors.com



# TABLE OF CONTENTS

- 4 EXECUTIVE SUMMARY
- 5 PROPERTY PROFILE
- 10 SUBMARKET OVERVIEW
- 11 ENTERTAINMENT DISTRICT
- 14 CITY OF ARLINGTON INCENTIVES
- 16 OBLIQUE AERIALS
- 18 DFW MARKET INSIGHTS
- 21 BROKER DISCLOSURE





## EXECUTIVE SUMMARY

**Land Advisors Organization** (“LAO”) has been exclusively retained to offer the opportunity to acquire Rolling Hills Country Club (“**ROLLING HILLS**”), a rare, large-scale re-development tract located in Arlington, Texas. This premier in-fill property is strategically located at the epicenter of the Dallas-Fort Worth Metroplex, the 4th largest MSA in the United States, offering incredible accessibility to the DFW International Airport and surrounding work centers via the metroplex’s highway network (Interstate 30 & State Highways 360, 161, & 183). **ROLLING HILLS’** adjacency to Arlington’s thriving Entertainment District makes this offering one of the largest in-fill re-development opportunities in the country.

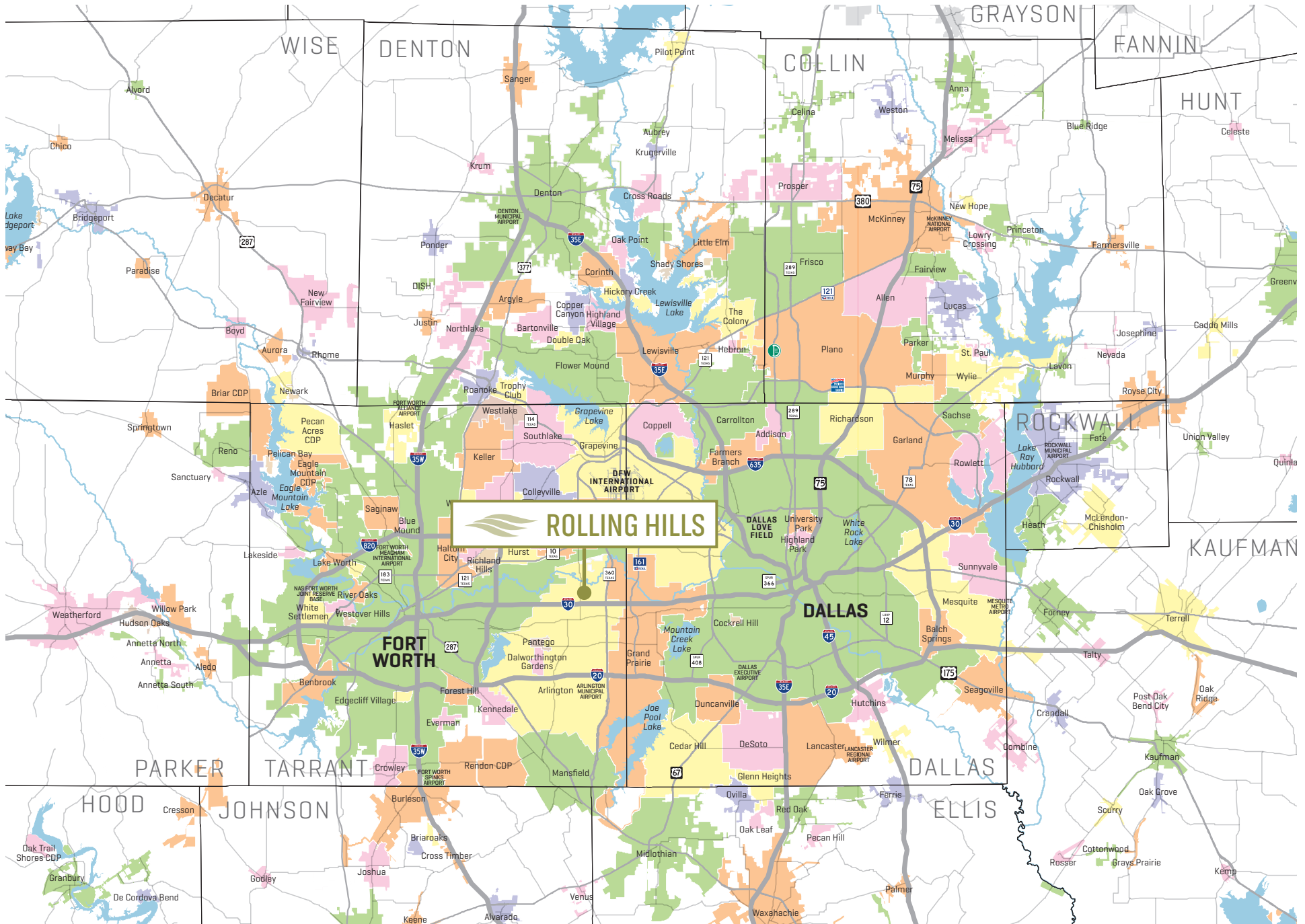
The offering includes the fee-simple interest in approximately 96 acres along with all permanent infrastructure on the existing golf course and club grounds. The property is development ready, served by water and sewer lines that are to the site. The property’s position in the marketplace will support a variety of residential uses, mixed-use development, industrial, senior living, or some combination thereof. This unique opportunity allows an investor to acquire one of the last remaining large tracts of land in North Arlington, an area with a demonstrated operating performance and strong sales momentum in the heart of one of the nation’s fastest-growing metropolitan economies. All inquiries related to the **ROLLING HILLS** offering should be directed to Land Advisors Organization.

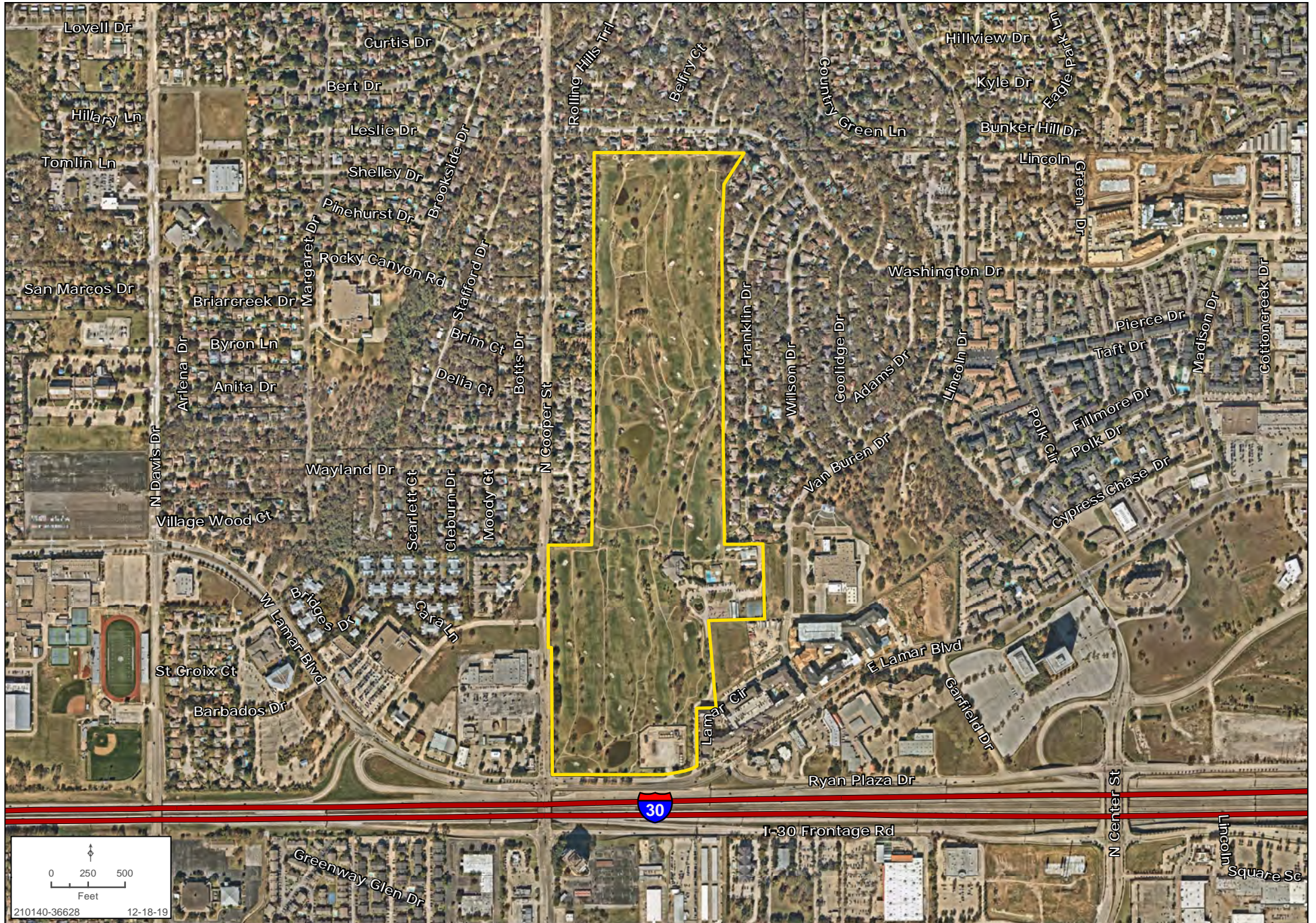


## PROPERTY PROFILE

<b>LOCATION</b>	Northeast corner of Interstate Highway 30/Lamar Boulevard and Cooper Street; adjacent to Arlington's designated Entertainment District.
<b>ADDRESS</b>	401 East Lamar Boulevard Arlington, Texas 76011
<b>SIZE</b>	±96 Acres
<b>PRICE</b>	Contact Broker
<b>TAD PARCEL</b>	07325452
<b>ZONING</b>	RS-7.2 (Residential Single-Family 7,200 square foot lot minimum). The property is located just outside of the existing Lamar-Collins Mixed-Use Overlay District that promotes high-quality, high-density mixed-use development. See Zoning Exhibit.
<b>EXISTING USE</b>	<a href="#">Rolling Hills Country Club and Golf Course</a> (Established in 1954)
<b>EXISTING IMPROVEMENTS</b>	18-hole golf course, 160-yard warm-up range, +/-17,000 square foot clubhouse built in 2001 with banquet facilities, restaurant & lounge, commercial grade kitchen, locker rooms, pro shop and private member areas. The grounds also include a swimming pool and tennis courts.
<b>MINERAL INTERESTS</b>	Minerals included in the sale.
<b>DUE DILIGENCE</b>	Upon execution and delivery of the Confidentiality Agreement, a qualified purchaser will be provided with access to a secure online portal to obtain further detailed due diligence material related to the <b>ROLLING HILLS</b> offering.

# PROXIMITY





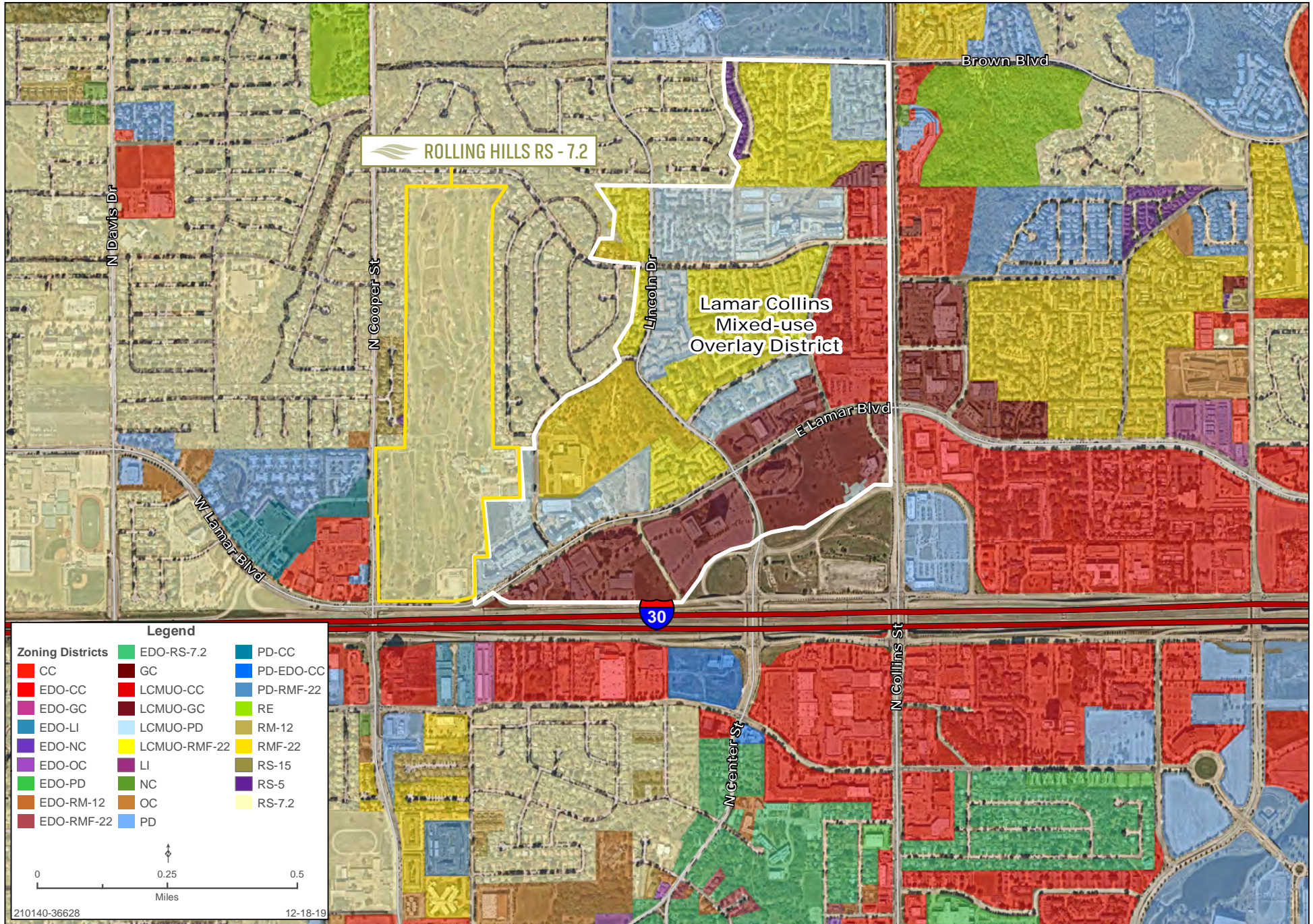
While the Land Advisors® Organization makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2019 The Land Advisors Organization. All rights reserved.

# AMENITIES



While the Land Advisors® Organization makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2019 The Land Advisors Organization. All rights reserved.

# ZONING



While the Land Advisors® Organization makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2019 The Land Advisors Organization. All rights reserved.



## VOTED “BEST CITIES TO LIVE”



Arlington Ranked “Best-Run City” in Texas by Wallethub for the Second Straight Year

**#1 Best City** in the United States to Own Investment Property by GoBankingRates.com

Arlington Ranks Among the 20 **Best Cities to Live** in for First-Time Homeowners by WalletHub

Arlington has been Listed Among the 35 **Best Places to Live** in the United States if Younger than 35 by Vocativ.com

DFW-Arlington **Ranked #4** Among ‘Most Entrepreneurial Cities of 2018’ by Fit Small Business

## SUBMARKET OVERVIEW HIGHLIGHTS

**The Dallas-Fort Worth economy continues to thrive** despite the current COVID-19 environment. According to Moody’s Analytics, the area’s **population increased by 145,000 year-over-year**, exceeding 7.5 million people entering 2020. This equates to an average of **400 residents each day**. North Texas cities, according to an analysis by financial-information provider, SmartAsset, rank among the top locations in the United States for net migration. The City of Arlington is the 3rd largest city in the Dallas-Fort Worth MSA and the 7th largest in the State of Texas. **Arlington’s population has grown by over 20%** since 2000 to reach an estimated population of over 400,000. Arlington’s central location within the DFW – equidistant from downtown Fort Worth and Downtown Dallas – and less than 10 miles from Dallas-Fort Worth International Airport, the 4th busiest airport in the United States, provides the City with a significant competitive advantage. The City’s businesses and residents have excellent access via the major transportation corridors and a total workforce of over 3 million is within a 30-minute drive of the subject property. The central DFW location has contributed to Arlington becoming known as the **Entertainment Capital of the Southwest**. Arlington’s “Entertainment District” is home to the Dallas Cowboys, Texas Rangers, Six Flags Over Texas, Six Flags Hurricane Harbor, Texas Live! experiential mixed-use project, Esports Stadium, among other area attractions, that bring over 15 million visitors to the city on an annual basis.



## ENTERTAINMENT DISTRICT

### AT&T STADIUM

AT&T Stadium, also known as Cowboy Stadium, is home to the Dallas Cowboys and is a world class athletic structure that provides a once-in-a-lifetime experience, whether you are watching a Cowboys game, tailgating before the game, or rocking out to your favorite band. AT&T Stadium is one of the most expensive and luxury sports venues ever built, totaling about 1.2 billion upon completion. Everywhere you turn you will notice the detail and amenities that allow this stadium to provide a first-class experience.



### GLOBE LIFE FIELD

Globe Life Field in Arlington, home to the Texas Rangers, opened in 2020 with the new way to watch baseball. Gone are the days of melting away in the hot Texas summers and enter the golden age of air-conditioned baseball. The new retractable roof, that can open and close within minutes, guarantees perfect weather no matter what is going on outside. Equipped with a number of amenities, such as, restaurants, specialty bars, VIP suites, and a Hotel, Globe Life Field is all about the fan experience.



### TEXAS LIVE!

Texas Live!, is a unique attraction that combines entertainment, restaurants, and accommodations into one exciting destination. Perfect for Sports fans, Texas Live! is located between three legendary areas, AT&T Stadium, Globe Life Field, and Globe Life Park in Arlington. An upscale experience in an unbeatable location, Texas Live! is the place you will want to be before, after, or during the game. Texas Live! is a non-stop entertainment spot with Arlington Backyard, a 5,000-person outdoor concert venue and Live! Arena, which is multi-level sports bar and gathering space that features a 100-foot LED HD screen for your viewing. Texas Live! is also home to many notable restaurants and bars. Whether it is Lockhart Smokehouse, Guy Fieri's taco joint, or Cowboys legend Troy Aikman's bar and restaurant, Troy's, you have no bad options with whatever you go with. As if it could not get any better, Live! by Loews is a 14-story hotel with 300 luxurious hotel rooms, including 23 suites attached to Texas Live!. With over 200,000 square feet, seven distinct venues to choose from, and capabilities to accommodate up to 10,000 guests, this is the perfect spot for your next meeting, convention, or special event.





## ENTERTAINMENT DISTRICT

### SIX FLAGS OVER TEXAS

With over 40 thrilling rides, spectacular shows, and delicious food around every corner, Six Flags Over Texas is the land of nonstop fun. Conveniently located halfway between Dallas and Fort Worth, the amusement park offers something for everyone in every group. Six Flags Over Texas has 13 world-class roller coasters and nearly 20 thrilling rides that will quite literally sweep you off your feet. Six Flags Over Texas has recently completed the El Diablo, which is the world's largest loop coaster.

### SIX FLAGS HURRICANE HARBOR

When it is summertime in Arlington, there is only one way to beat the heat and that is with Six Flags Hurricane Harbor. So, whether you are thirsty for excitement, want to say goodbye to your worries, or want to make a splash with the perfect family activity, Six Flags Hurricane Harbor has the ideal experience for you. With over 40 rides and attractions, the massive water park offers an adventure for every persuasion.

### ESPORTS STADIUM

At 100,000 square feet, the brand new Esports Stadium Arlington + Expo Center is the largest dedicated Esports stadium in North America, making Arlington a global destination for competitive gaming. A renovation to the Arlington Convention Center, the stadium was custom built with Esports in mind. The arena seats 2,500 spectators and all are sure to enjoy the state-of-the-art, 90-foot LED stage display. This lavish setup guarantees no one in attendance misses out on the fun of tense one-on-one matches or lively team bouts.





While the Land Advisors® Organization makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2019 The Land Advisors Organization. All rights reserved.



## CITY OF ARLINGTON INCENTIVES

The City of Arlington offers a variety of economic development incentives designed to create jobs, new capital investment and spur redevelopment within the community. ROLLING HILLS is well-positioned to benefit from Arlington's pro-development atmosphere. Incentive offerings are provided on a case-by-case basis and are designed to meet the specific needs of each client.

**Tax Abatements - City of Arlington** Tax abatement may be granted for eligible facilities on all or a portion of the increased taxable value of real and/or personal property over the Base Year Value. Projects may be eligible for up to 90% abatement on real or personal property, but not both unless negotiated, for a period of ten years.

**Tax Abatements - Tarrant County** Projects may also be eligible for an abatement of County taxes for a period of ten years on the value added to real or new business personal property. A separate application for abatement of County taxes must be filed with the County Administrator's Office. The Tarrant County Commissioner's Court has final authority on the level and term of the abatement program. While the exact level of abatement will have to be determined, previous experience with the County on other economic development projects indicate a willingness to closely align with the level of abatement provided by the City.

**Chapter 380 Economic Development Grants** The City of Arlington offers economic development grants under Chapter 380 of the Texas Local Government Code. Chapter 380 agreements are also negotiated on a case-by-case basis.

**Infrastructure Participation** The City of Arlington has a track record of facilitating development through enhancement of water, sewer, and roadway infrastructure relevant to sites selected for significant projects as needed.

**Fee Waivers** The City of Arlington provides for a full waiver of all development fees including Platting, Building Permit, Electrical, Mechanical, and Plumbing on eligible projects.

**Texas Enterprise Fund - State of Texas** The City of Arlington can pursue grant funding for eligible projects under the Texas Enterprise Fund. The 78th Texas Legislature established the Texas Enterprise Fund to provide financial resources to help strengthen the state's economy. The Governor, Lieutenant Governor, and the Speaker of the House must unanimously agree to support the use of the Texas Enterprise Fund for each specific project. Projects that are considered for Enterprise Fund support must demonstrate a project's worthiness, maximize the benefit to the State of Texas and realize a significant rate of return of the public dollars being used for economic development in Texas. Capital investment, job creation, wages generated, financial strength of the applicant, applicant's business history, analysis of the relevant business sector, and federal and local government and private sector financial support of a project will all be significant factors in approving the use of the Enterprise Fund.



**Texas Enterprise Zone Program - State of Texas** The City of Arlington can nominate projects as an enterprise project under the Texas Enterprise Zone Program. Upon the City's designating a business as an enterprise project, and upon that project's designation being approved by the state, the business would be eligible for the following incentives:

An enterprise project is eligible for a refund of state sales and use taxes paid for building materials, machinery and equipment, electricity and natural gas purchased and consumed in the normal course of business and depending on investment amount and number of jobs created/retained.

Further eligible items include tangible personal property purchased and consumed in the normal course of business and taxable services.

**Tax Increment Financing District (TIF)/Tax Increment Reinvestment Zones (TIRZ)** The terms "TIF," "Tax Increment Finance District," "TIRZ," and "Tax Increment Reinvestment Zone," are terms used interchangeably. Tax Increment Reinvestment Zones are created by authority of the Tax Increment Financing Act, Texas Tax Code, Chapter 311. The Arlington City Council created the reinvestment zones, established a Board of Directors for each TIRZ and has granted the boards authority to exercise all powers necessary to implement their respective project and financing plans, consistent with state law. Arlington has Three Tax Increment Reinvestment Zones (TIRZ) as demonstrated on exhibit.



# OBLIQUE AERIAL





# DALLAS/FORT WORTH MARKET REPORT

# DFW MARKET INSIGHTS • 3Q20 DFW



**7.5%**

DFW Unemployment Rate



**16.6%**

New Home Starts Up



**15.5%**

New Home Closings Up



**\$406,354**

Avg New Home Price

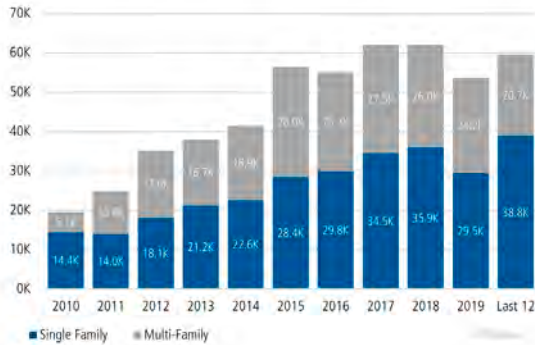


Land Advisors®  
ORGANIZATION

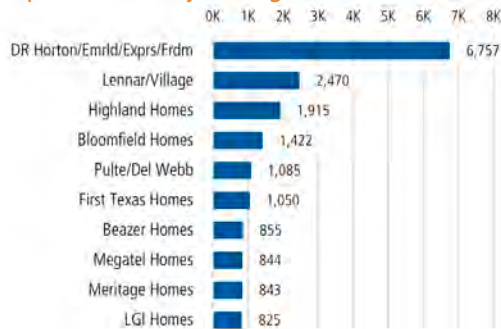
[LANDADVISORS.COM](http://LANDADVISORS.COM)

### NEW HOUSING TRENDS<sup>1</sup>

#### Single & Multi-Family Permits



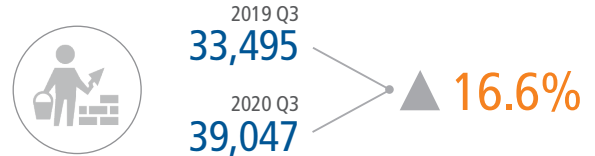
#### Top 10 Builders by Closings - Last 12 Months



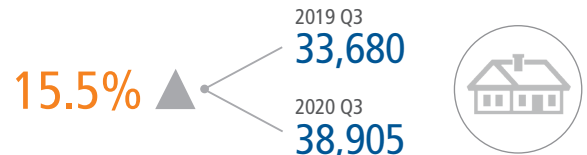
#### Vacant Developed Lot Supply



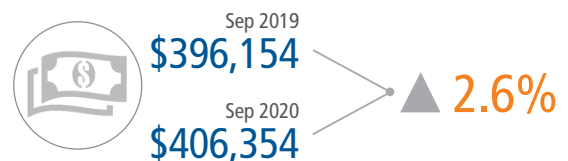
#### ANNUALIZED NEW HOME STARTS



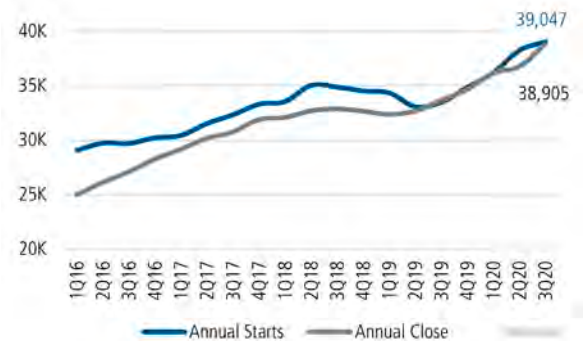
#### ANNUALIZED NEW HOME CLOSINGS



#### AVERAGE NEW HOME PRICE



#### Annual Starts vs Closings

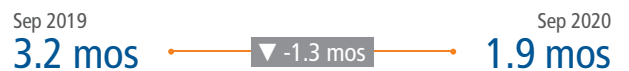


### MLS RESALE STATISTICS<sup>2</sup>

#### ANNUALIZED CLOSED SALES



#### MONTHS OF INVENTORY



#### MEDIAN SALE PRICE

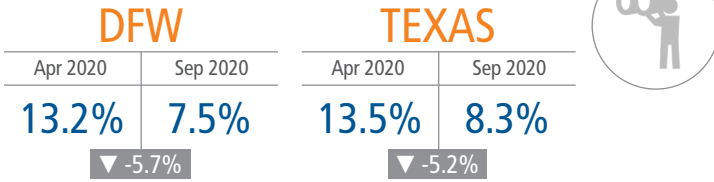


#### ANNUALIZED SALES VOLUME



### ECONOMIC TRENDS<sup>3</sup>

#### UNEMPLOYMENT RATE (unadjusted)



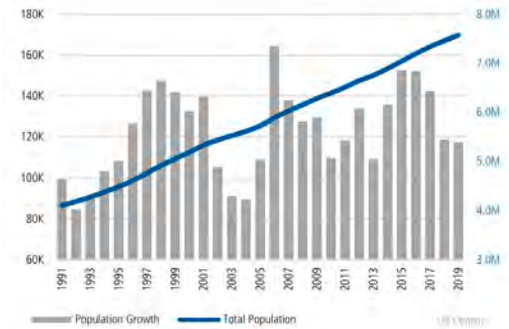
#### TOTAL NONFARM EMPLOYMENT (in thousands)



#### EMPLOYMENT CHANGE



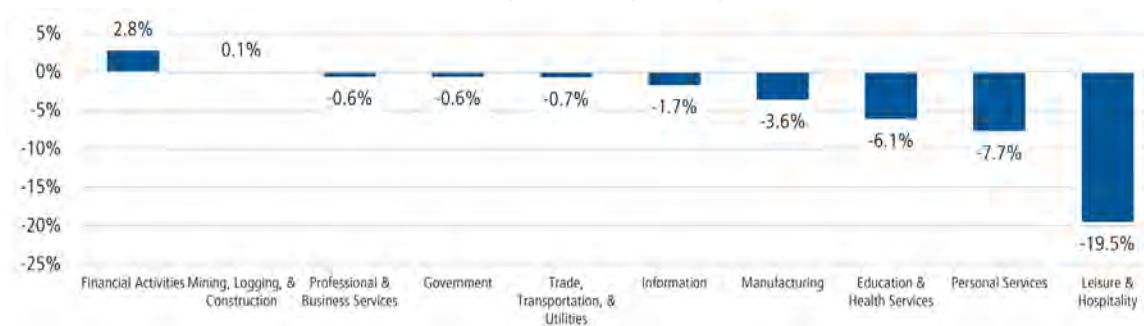
#### Population Growth & Total Population



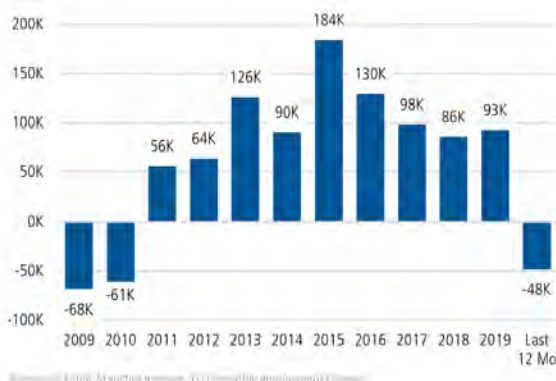
#### 30 Year Fixed Mortgage Rate



#### YOY Change in Employment By Sector



#### Change in Employment



#### TX Unemployment Benefits Claims



Sources: (3) Bureau of Labor Statistics  
\*Seasonally Adjusted



### INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

*Regulated by the Texas Real Estate Commission. Information available at [www.trec.texas.gov](http://www.trec.texas.gov).*

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas Land Advisors, LLC	480619		214-550-1550
--------------------------	--------	--	--------------

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
--	-------------	-------	-------

Landry Burdine	471674	lburdine@landadvisors.com	214-550-1550
----------------	--------	---------------------------	--------------

Designated Broker of Firm	License No.	Email	Phone
---------------------------	-------------	-------	-------

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
--	-------------	-------	-------

Austin T. Reilly	591133	areilly@landadvisors.com	214-550-1550
------------------	--------	--------------------------	--------------

Sales Agent/Associate’s Name	License No.	Email	Phone
------------------------------	-------------	-------	-------

Joshua Watson	736400	jwatson@landadvisors.com	682.231.8005
---------------	--------	--------------------------	--------------

Sales Agent/Associate’s Name	License No.	Email	Phone
------------------------------	-------------	-------	-------

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT [WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV)

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000

**Landry Burdine**

lburdine@landadvisors.com

214.550.1551

**Austin Reilly**

areilly@landadvisors.com

817.789.4696

**Joshua Watson**

jwatson@landadvisors.com

685.231.8005



**Land Advisors**<sup>®</sup>  
ORGANIZATION

5600 Clearfork Main Street, Suite 170, Fort Worth, Texas 76109 | LandAdvisors.com