



DEVELOPMENT SITE IN STRATEGIC LOCATION

457.73 +/- Acres | US Highway 380 | Bridgeport, Texas 76426

JORDAN CORTEZ
Managing Principal
214-556-1951

Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL
Managing Director
214-556-1955

Justin.Tidwell@VanguardREA.com

MASON JOHN
Managing Director
214-556-1953

Mason.John@VanguardREA.com

HALEY BIRMINGHAM
Senior Associate
214-556-1956

Haley@VanguardREA.com

WILL DROESE
Senior Associate
214-556-1952

Will@VanguardREA.com

REID PIERCE
Senior Associate
214-556-1954

Reid@VanguardREA.com

JIM MCNULTY
Associate
214-556-1949

Jim@VanguardREA.com

Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer qualified investors and developers the opportunity to purchase 457.73 +/- acres (the "Site") in the Bridgeport, TX ETJ. The City of Bridgeport is located along US-380 in the rapidly growing Wise County located approximately 13 miles west of Decatur and less than an hour drive northwest of Fort Worth CBD. Bridgeport has a estimated population as of 2022 of 6,321 residents and has seen its population grow nearly 7% since 2020. The Site benefits from its premier highway frontage on the western edge of town, accessibility on both sides of US-380, low carrying costs due to Agricultural Exemption, and being located less than five miles from the renowned Lake Bridgeport. At a price point of only **\$18,024 per gross acre**, the Site offers a rare opportunity to purchase prime development land with no existing zoning restrictions in place. Potential uses include, but are not limited to; mixed-use development, single family residential, industrial development, and commercial development. Additionally, Ownership would also consider selling either the northern (219.723 +/- acres) or southern (238.007 +/- acres) portion of the Site. A 2% co-broker fee is available to a third-party Broker that sources a Principal that VREA has not previously contacted in any format or sent information to regarding this opportunity.

INVESTMENT OVERVIEW ⁽¹⁾

| | |
|--------------------------------|---|
| Property | 457.73 +/- Acres (Based on survey in Due Diligence Vault) |
| Location | W US Highway 380 & FM-1658, Bridgeport TX (33.215939, -97.783685) |
| Access | Available via W US Highway 380, FM 1658, and FM 920 |
| Water Provider | West Wise SUD (8" water line along FM 1658 and 2.5" water line along the east side of the southern tract) |
| Sewer Provider | Closest sewer east of Site in City of Bridgeport |
| Appraisal District Property ID | 735017, 739586, 747821, 786988 - Wise County |
| Minerals & Cell Tower | Seller to retain all Mineral Rights and Cell Tower |
| School District | Bridgeport ISD |

(1) Purchaser to confirm all information during due diligence

TAX INFORMATION

| Taxing Entity | Tax Rate |
|----------------------------|-----------------|
| Wise FM Flood-Latera | 0.045000 |
| Bridgeport ISD | 1.061170 |
| Wise CO Branch Maintenance | 0.032500 |
| Wise County | 0.220000 |
| WCID #1 | 0.007702 |
| Total Tax Rate | 1.366372 |

*Site currently has an Agricultural Exemption in place.

PRICING

| | |
|-----------------------------|-------------|
| Asking Price | \$8,250,000 |
| Asking Price per Gross Acre | \$18,024 |

DEMOGRAPHICS

ESTIMATED POPULATION (2023)



1-MILE | 515
3-MILE | 7,070
5-MILE | 9,681

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 0.50%
3-MILE | 0.20%
5-MILE | 3.52%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$56,793
3-MILE | \$63,432
5-MILE | \$65,969

MEDIAN HOME VALUE



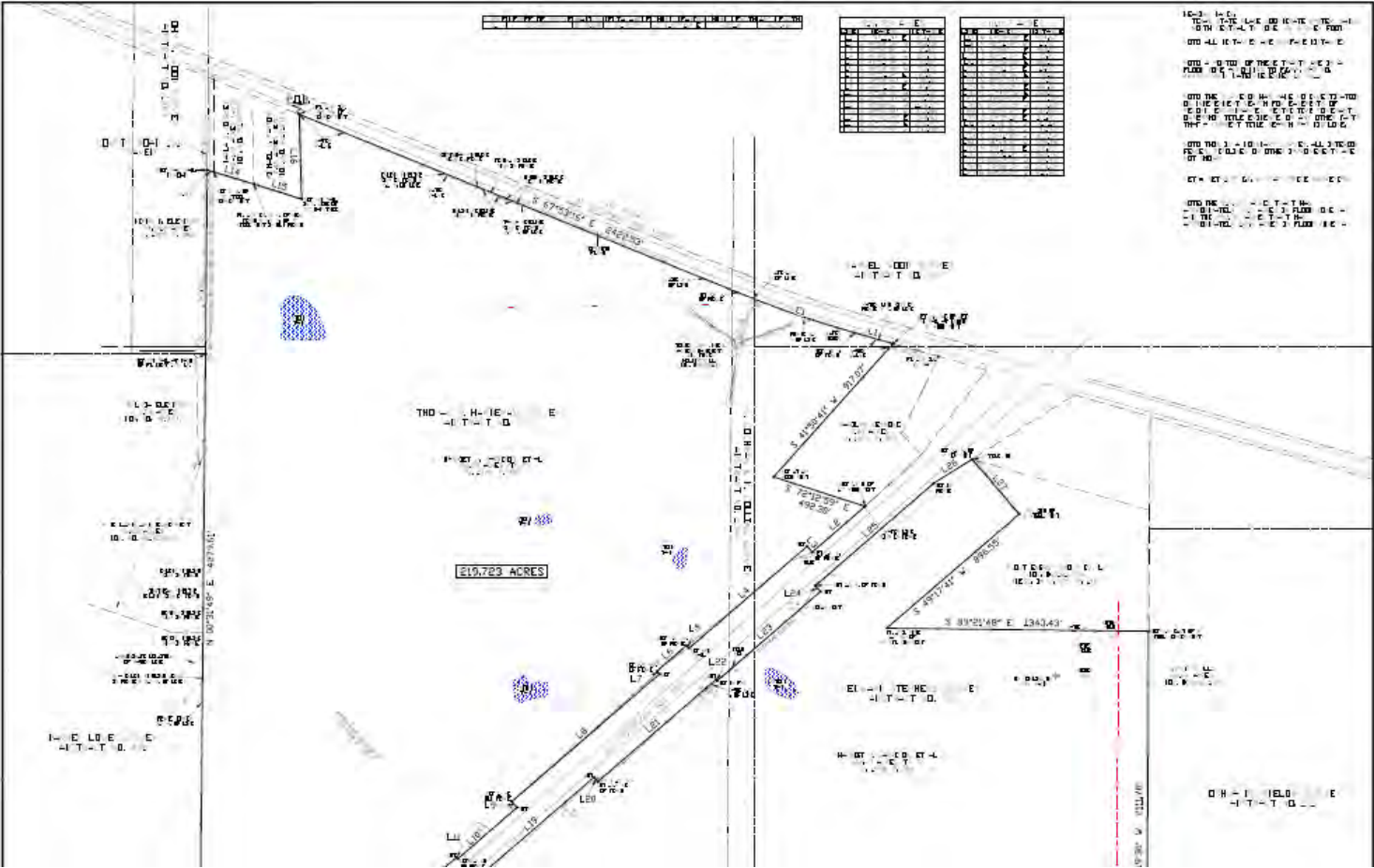
1-MILE | \$175,926
3-MILE | \$204,677
5-MILE | \$213,616

457.73+/- ACRES
BRIDGEPORT, TEXAS



457.73+/- ACRES
BRIDGEPORT, TEXAS







INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is positioned for numerous development options since it is located on both the north and south side of US-380 with over 4,300 feet of highway frontage allowing for fantastic visibility and access. In addition to US-380, the Site has frontage along FM-1658 and FM-920.
- Being less than 5 miles east of Lake Bridgeport the Site benefits from proximity to one of Wise County's largest attractions for both entertainment and hospitality.
- The Site is within 2 miles from Brookshire's Grocery, Wise Health System, First National Bank, as well as numerous retail, dining, and entertainment establishments in Bridgeport's historic downtown area only a 5 minute drive from the Site.



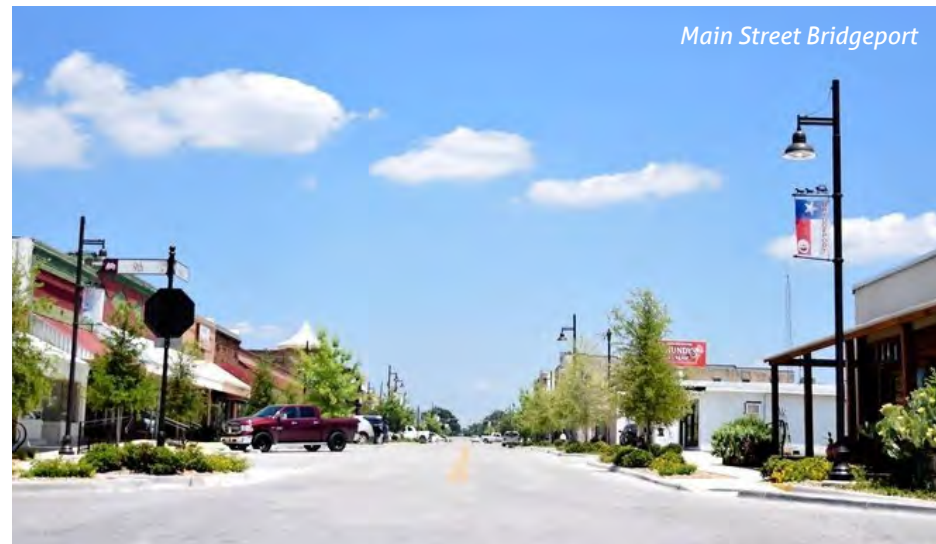
Zoning

- The Site is located in Wise County within the Bridgeport Extraterritorial Jurisdiction (ETJ) allowing for a variety of uses as there is no zoning in place.
- Potential uses include; single-family, light industrial, mixed-use, retail, manufactured housing, and more.
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- According to the latest US Census estimates, Wise County has a population of just under 75,000 people, a 9.1% increase from 2020 and population growth continues to trend upward.
- The median household income in the City of Bridgeport is \$96,231 per the US Census, approximately 25% higher than the US average.
- The median single family home price in Bridgeport is \$331,000 according to the latest MLS estimates.



Main Street Bridgeport



Wise County Courthouse

DFW HIGHLIGHTS

- The DFW area boasts a resilient and well-diversified economy, securing the fifth spot in the nation for growth, with an impressive Gross Metropolitan Product (GMP) of \$682 billion in 2022. Recent surveys conducted by CBRE have further affirmed its stature, ranking it as the top market for real estate investment in 2023.
- Truist reports reveal the DFW Metro's stellar performance, recording the highest year-over-year job growth rate from April 2022-2023. Among the largest U.S. metros, it clinched the second-highest overall job growth, solidifying its position as a powerhouse in employment dynamics.
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- DFW's recent accolades include being ranked #2 in the nation for Most Commercial Projects Underway, attaining the status of the #5 Fastest-Growing Economy in 2022, and securing the position of the #6 Most Innovative City in the World.
- Wise County, where the Site is located, is witnessing remarkable demographic shifts, experiencing a population surge of over 9.1 percent from 2020 to 2022 per the US Census Bureau.

Positioned within Wise County, a vital component of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"), the Site contributes to the region's robust demographic landscape. DFW, encompassing 12 counties in North Texas, reigns as the largest population center in Texas, the fourth-largest in the U.S., and the seventh-largest in the Americas.



**GROSS METROPOLITAN
PRODUCT**

\$682 Billion



**DFW POPULATION
GROWTH**

9.1% (2020-2022)



**DFW ESTIMATED
POPULATION**

8.1 Million

Fort Worth



Wise County Heritage Museum



ECONOMIC OVERVIEW

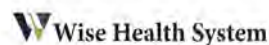
Bridgeport resides within Wise County, strategically positioned in the northwestern sector of the Dallas-Fort Worth metroplex, the fourth largest metropolitan statistical area in the country. The city has experienced sustained growth due to a consistent outflow of urban dwellers from Dallas and Fort Worth. Wise Health System, serving as the largest employer in the county, boasts a robust workforce exceeding 1,800 and recently underwent acquisition by Medical City Healthcare in December 2023.

Furthermore, Wise County is recognized for its flourishing manufacturing sector, hosting major players such as Imperial Group, POCO – Entegris, and Industrial Diesel. Noteworthy educational institutions in the vicinity encompass the Wise County campus of Weatherford College, Bridgeport Independent School District (ISD), and the University of North Texas, approximately 35 miles east in Denton.

WISE COUNTY MAJOR EMPLOYERS



INDUSTRIAL DIESEL, INC



Wise Health System



University of North Texas

AREA OVERVIEW

The City of Bridgeport is located approximately 41 miles northwest of Fort Worth and 65 miles northwest of Dallas. Bridgeport benefits from being located within the Dallas-Fort Worth Metroplex within the future path of growth and its proximity to Lake Bridgeport. According to the latest US Census estimates, Bridgeport has a population of approximately 6,321 residents. Additionally, ESRI approximates there to be just under 10,000 people within a 5-mile radius of the Site. According to the North Texas Real Estate Information System, the median home sales price in Bridgeport was \$331,000 as of December 2023.

EDUCATION

The Site is served by the Bridgeport Independent School District, a distinguished school district in Wise County, garnering numerous accolades at both the regional and state levels. Bridgeport ISD proudly accommodates a student body exceeding 2,080 spread across four campuses. The educational landscape surrounding the Site includes Bridgeport Elementary School (2 miles southeast), Bridgeport Middle School (2 miles southeast), and Bridgeport High School (3 miles southeast). Universities near the Site include Weatherford College Wise County Campus (5.0 miles northeast), and the University of North Texas (36 miles east).



Lake Bridgeport



Bridgeport High School



Weatherford College Wise County

TRANSPORTATION



Air: DFW International Airport, located approximately 48 miles southeast of the Site, is the largest and primary international airport serving the DFW Metro and the Greater North Texas area. DFW International is the 3rd largest airport in the world in terms of operations, and the 2nd largest in terms of passenger volume with an economic impact of \$37B annually. Additionally, the industrial and logistics-based Fort Worth Alliance Airport located is 30 miles southeast of the Site. Fort Worth Alliance Airport is the world's first 100% industrial airport. Also, located 3.75 miles southwest of the Site is Bridgeport Municipal Airport, a non-commercial airport which is home to numerous aviation companies, restaurants, flight schools, and more.



Highway: The Site is located along and bisected by US-380, the main thoroughfare in Bridgeport running east-west providing access to multiple established Cities such as Denton and McKinney. The Site is also a half mile west of State Highway 114, which also runs southeast to the Dallas CBD. Other thoroughfares that provide convenient access in and around the Site include FM-1658 and FM-920.



DFW International Airport



West US Highway 380

Market Selector

Local Association
North Texas Real Estate Informat...

Market Type
City/Local Market Area

Market Name
Bridgeport

Frequency
Monthly

Date
December 2023

Property Type
All (SF, Condo, Townhouse)

Construction Type
All (Existing & New)

December 2023 Market Statistics - Bridgeport

Median Price
\$331,000
▲ 16.6% YoY

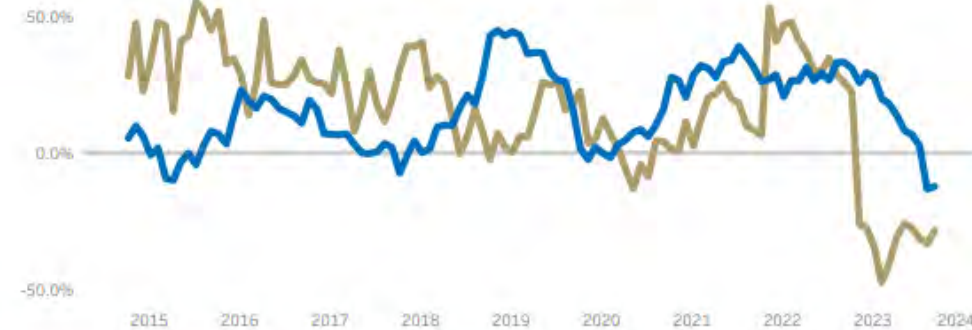


Closed Sales
5
▲ 25.0% YoY

Active Listings
24
▲ 300.0% YoY

Months Inventory
8.7
▲ 7.3 YoY

GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



PRICE DISTRIBUTION

| | |
|------------|-------|
| < \$100k | 0.0% |
| \$100-199k | 0.0% |
| \$200-299k | 40.0% |
| \$300-399k | 40.0% |
| \$400-499k | 0.0% |
| \$500-749k | 20.0% |
| \$750-999k | 0.0% |
| \$1M + | 0.0% |

TRANSACTION TIME STATS

Days on Market
61
30 days more than December 2022

Days to Close
34
1 day more than December 2022

Total Days
95
31 days more than December 2022

HOME VALUATION STATS

Median Price/Sq Ft
\$183.42
▲ 11.2% YoY

Median Home Size
1,680 sq ft

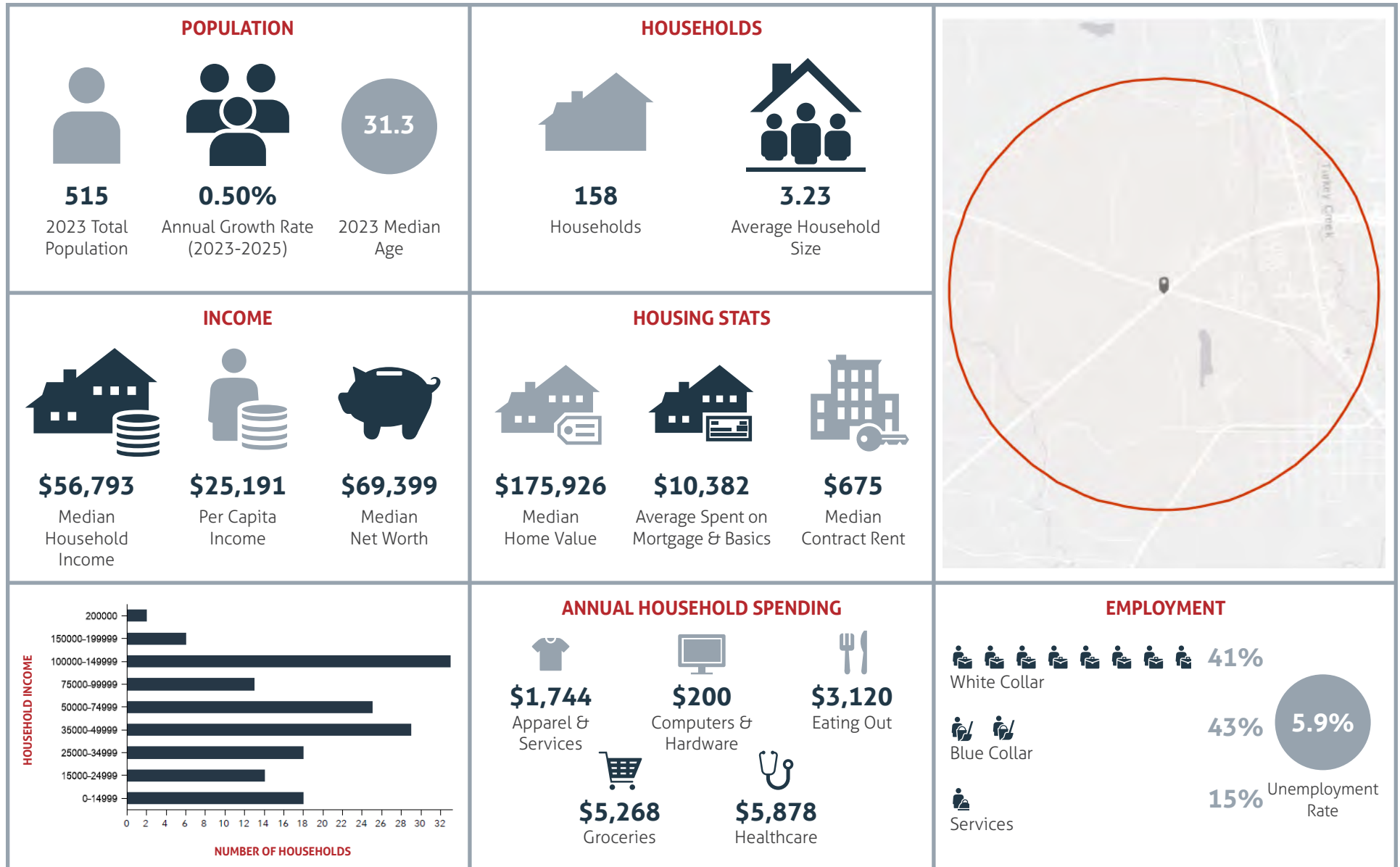
Median Year Built
1996

Close/Original List
92.4%

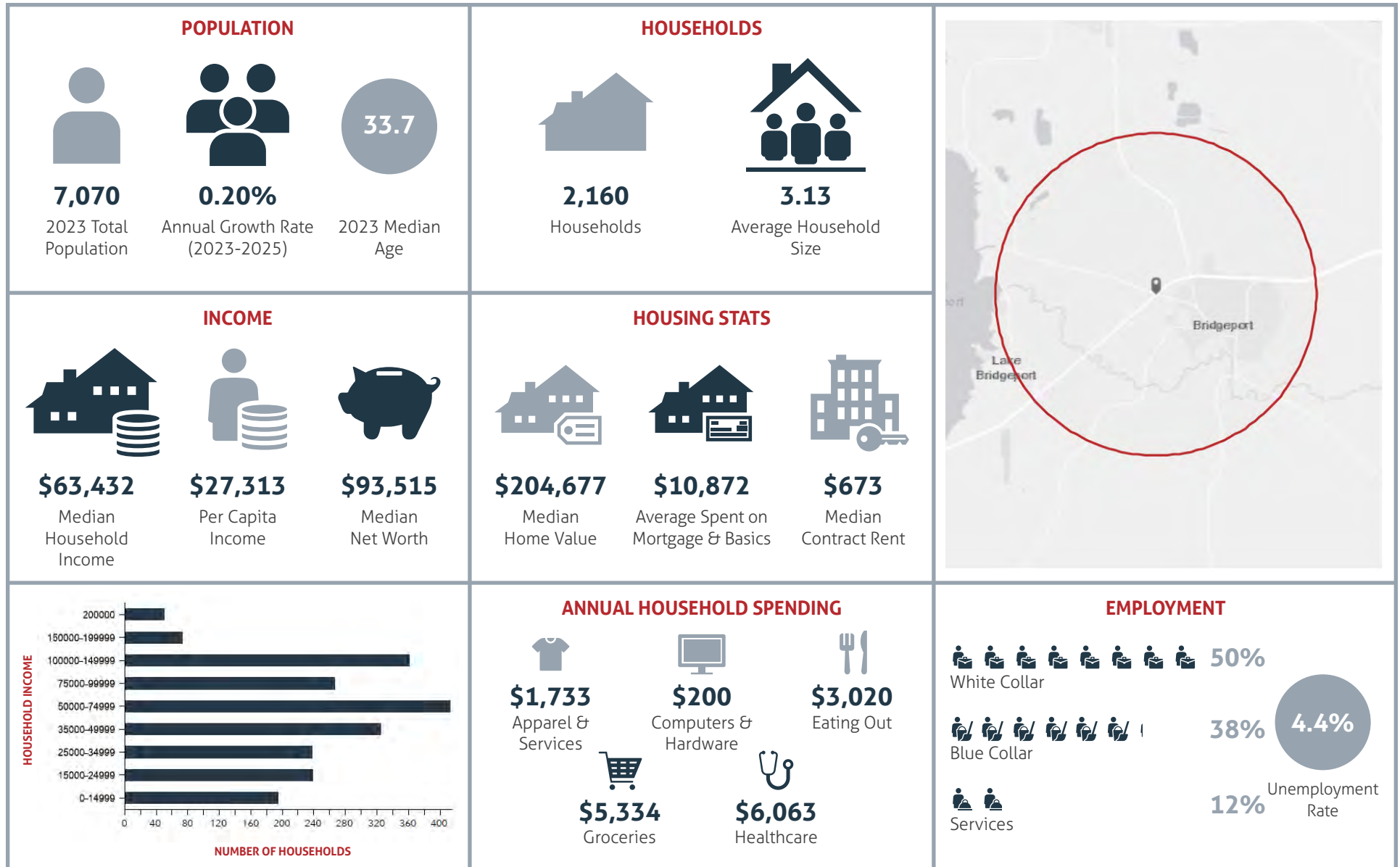


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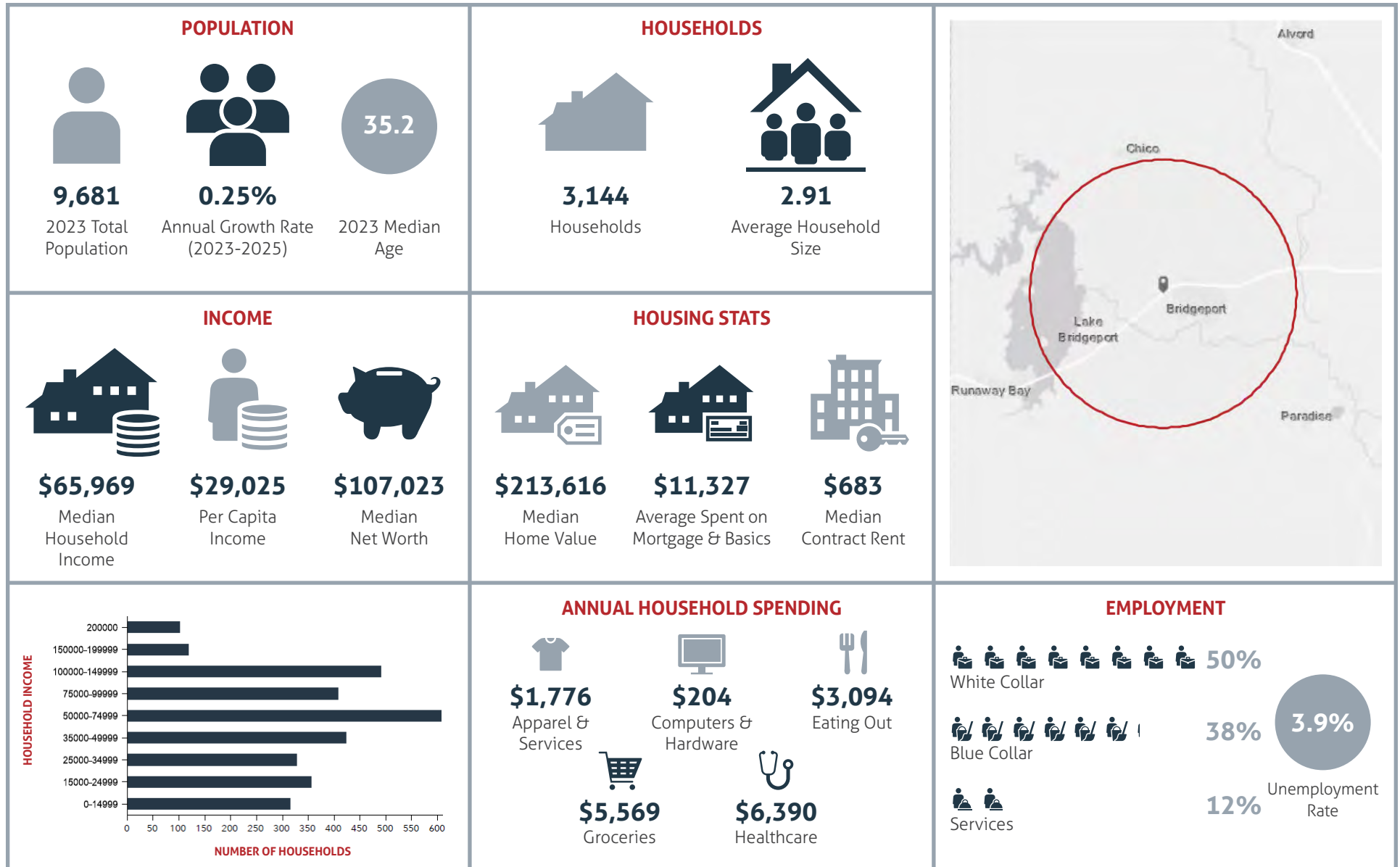
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

Sales Agent/Associate: Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

Sales Agent/Associate: Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

Sales Agent/Associate: Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

Sales Agent/Associate: Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949



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