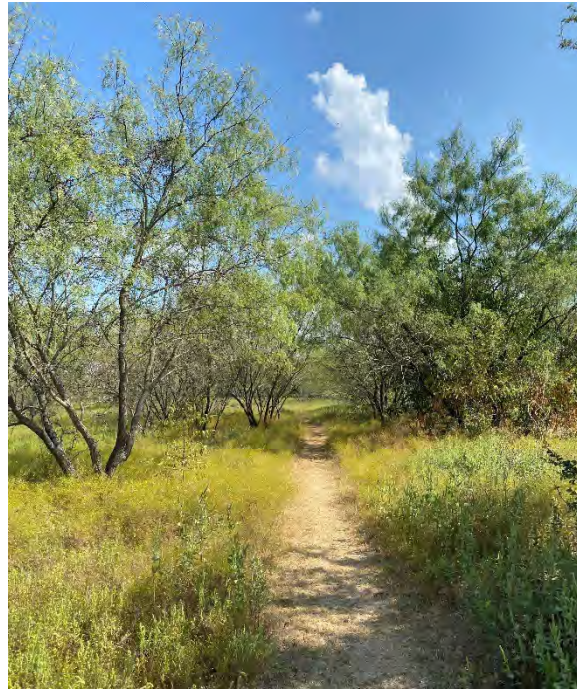




Project Update and Overview

July 21 2023





# Team Introduction: Principal Members

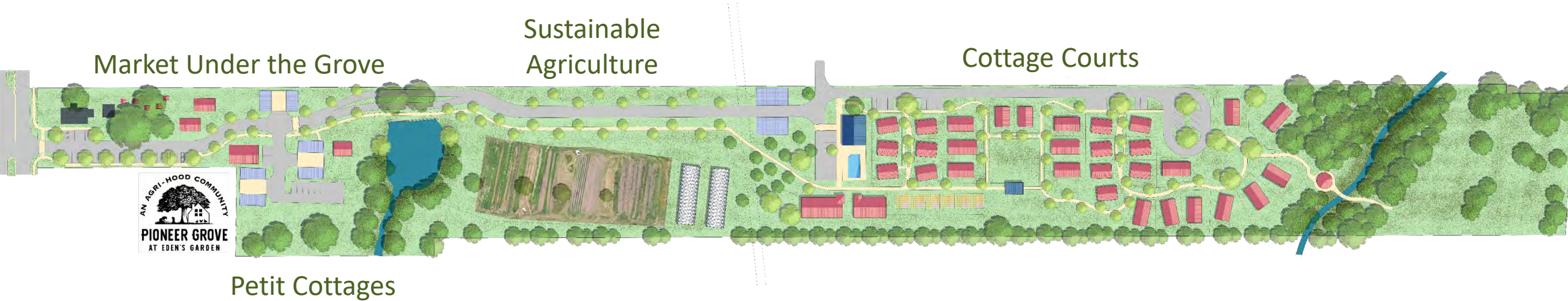
- Marie Tedei – Owner and Operator
- Brandon Palanker – 3BL Development
- Ivan Gonzalez – Place Strategies
- Brad Lonberger – Place Strategies





## Our Story

Utilizing the unique opportunity to build new homes in harmony with one of the original modern urban farms in the area, on an early 1900s homestead, will create the feel of historical rural homesteads with modern amenities.



In addition to a vibrant market and mix of commercial businesses that range from large retail space located in the renovated house or barn combined with small pop-up shops and room for food trucks just a short walk away, it's a slice of paradise!





## Project Vision

- Mix of housing typologies and pricing
- Amenities: club house, gardens, walking paths, connectivity to public greenway
- EV Friendly (NEVI program potential)
- Farm programming that can include education, volunteering, tours and "Farm to Fork" events
- CSA on site to distribute fresh food to residents
- Maintain mix of existing old growth tree canopy
- Respect and enhance adjacent neighborhoods
- Organic layout – nature, not a typical subdivision



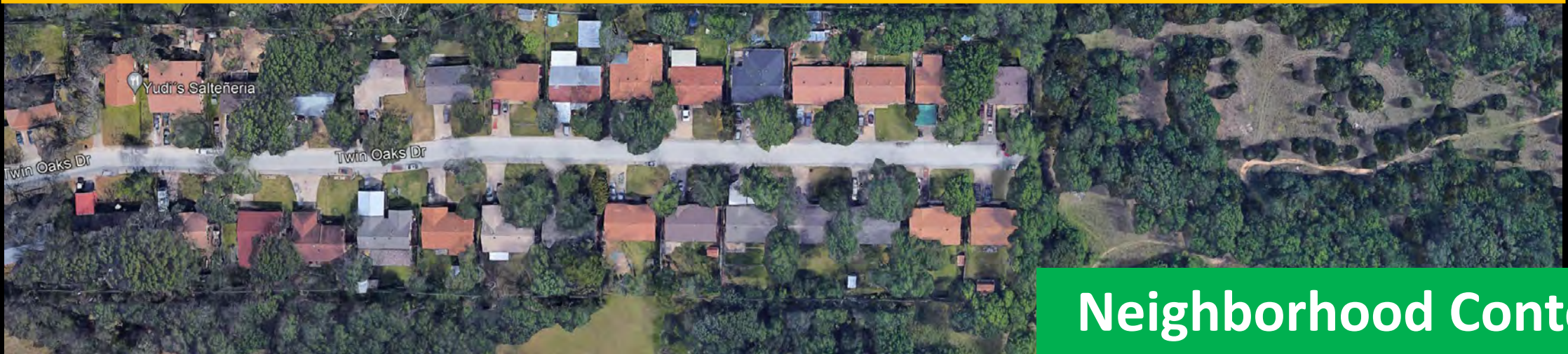
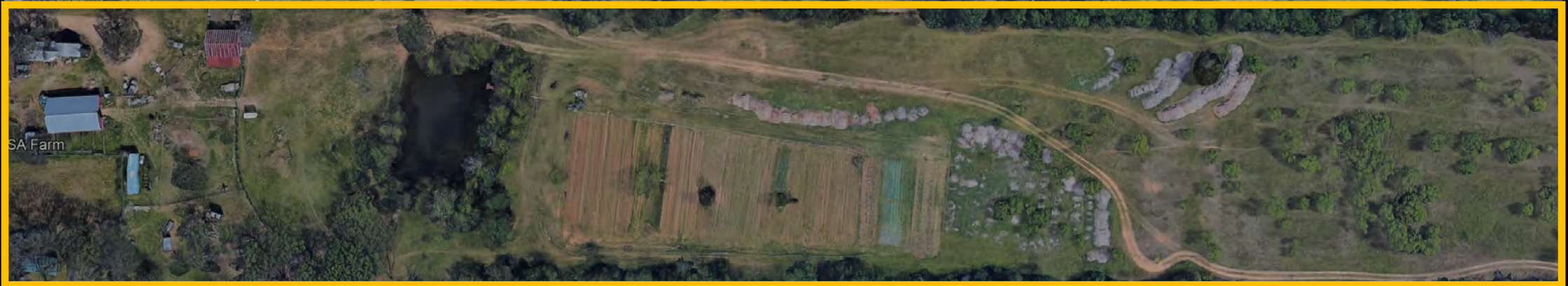




# Existing Site Conditions

- 13.5 acre linear site (fronts to Pioneer Road)
- Adjacent to recent public greenway improvements
- Ongoing agriculture on approx. 2-3 acres
- Multiple historic farm buildings





**Neighborhood Context**







# Target Market: Who will Live here

- Young professionals and couples
- Empty Nesters
- Value and “Shared Values”
- Families to raise children “on the farm”
- Food/hospitality industry
- Nature lovers who need proximity to the City





# Why Live Here

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- Experiential, agri-based living with nature
  - Truly “one of a kind”
  - Access to freshly grown produce
  - Community centric living
  - “Far from the city” yet only 15 minutes to downtown
  - Smaller homes, bigger living
  - Work-Live Opportunities
- 





# Nature Friendly Living

- Maximize number of mature trees on site (retain and plant new)
- Alternative power compatible
- Electric vehicle friendly by providing multiple charging points
- Natural water collection & landscape that reduces runoff







## A Range of Housing Experiences



Agri-Living and the Missing Middle in Pocket Neighborhoods







## Market Under the Grove

- Vibrant center of activity for residents and visitors
- Ideal for Hospitality & Event, Farm to Market, Crafts
- Maintain feel of open natural landscape & topography
- Mix of uses to allow flexibility in re-purposing
- Ample centralized parking
- Preserve and celebrate the historical aspect of this century old homestead i.e. “Triangle/Zip City”



# Short Term Activation Strategies

- Entertainment Focused
- Farmer's Market
- Temp to Perm Uses
  - Semi-permanent venues
  - Pop-Up Events
  - Food Truck and Micro-Retail
- Events and Programming







# Benefits to Community, City & Region

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- Low Impact Development
  - Additional Tax Revenues (\$70,000+ annually)
  - Preservation of ongoing agricultural uses
  - Positive publicity: forward thinking, diverse City
  - Economic development, job creation, new tax revenues for City and community
  - Opportunities for local entrepreneurs
  - New range of attainable housing experience
  - Public amenities and a regional draw
  - New funding and grant access for City
-



# Potential Program & Mix



- Commercial & Retail

5-10k sf

- Ongoing Agriculture

2-3 Acres

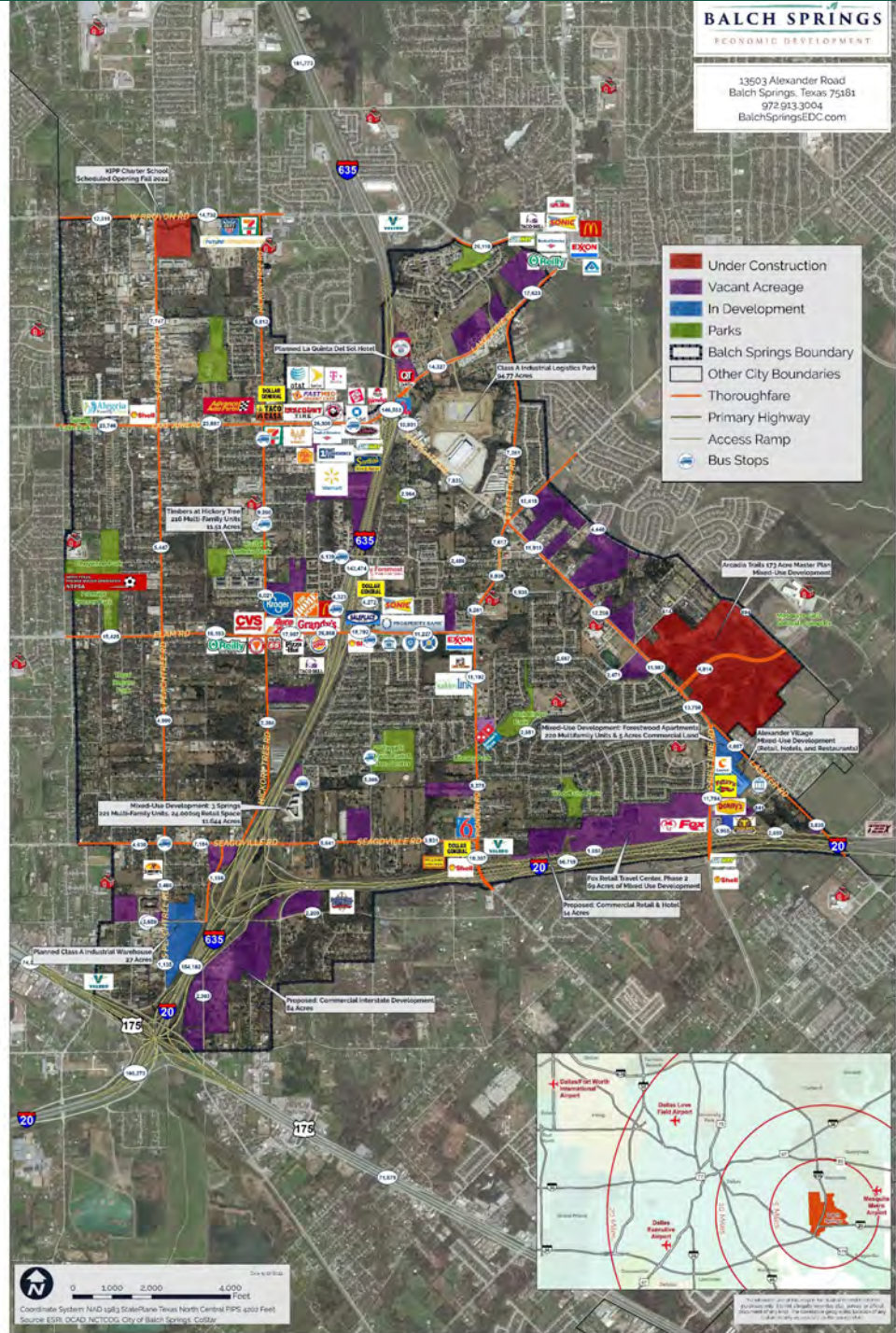
- Petit Cottages

15 Homes

- Single Family Cottages

37 Homes





# Why Balch Springs? Country Life 15 min from Dallas

**Balch Springs benefits from a confluence of market opportunities that have the City primed for continued growth**

- DFW is one of the fastest growing regions in the country
- Upward price pressures in existing suburban communities
- Lack of attainably priced options
- Fewer and fewer options for natural living
- City's successful track record attracting investment
- 15 Min from downtown but "in the country"



# Geography and Location

15 minutes from downtown Dallas

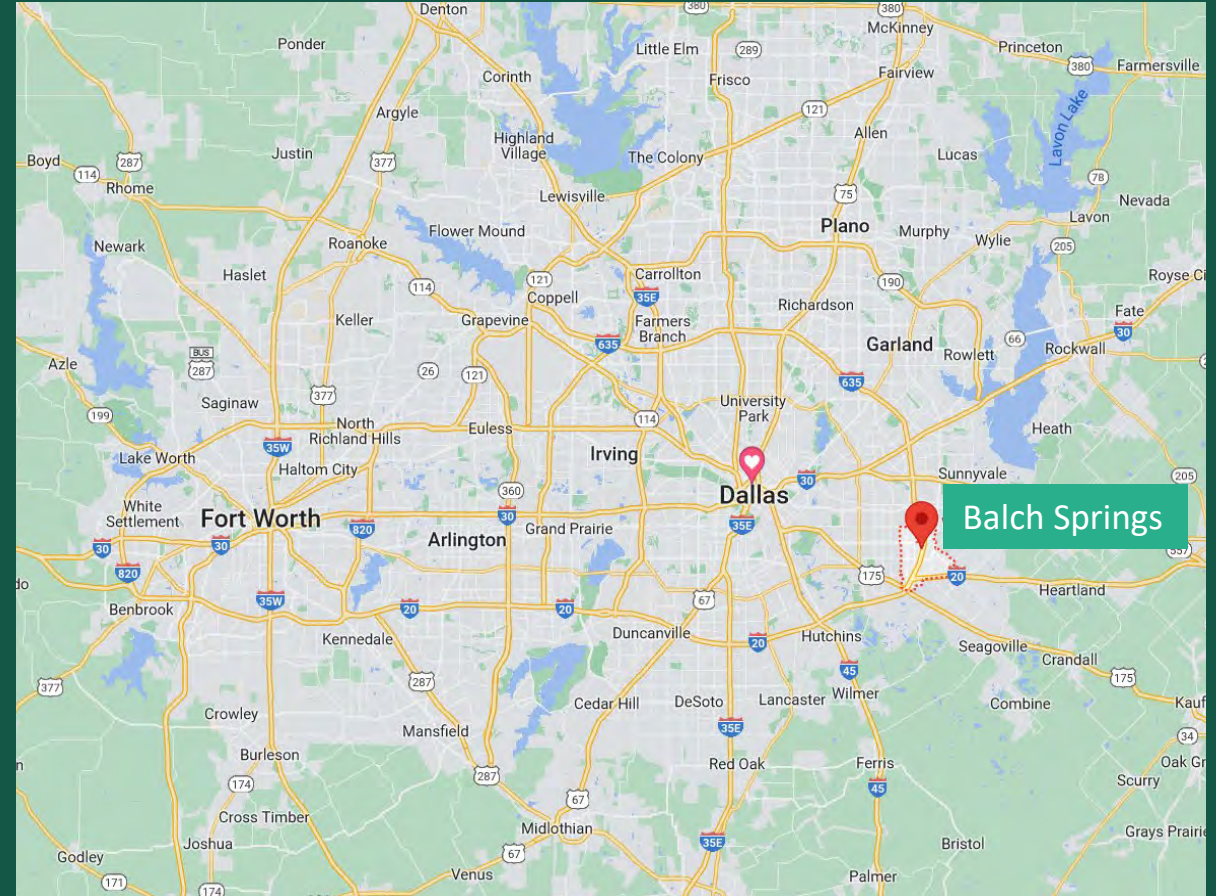
9 square miles

Growing investment southern Dallas

Three major highways

Half Hour to Love Field Airport; 40  
Minutes to DFW Airport

Parks, Trails, Planned Amenities





# In the Center of Growth

Proximity to employment centers

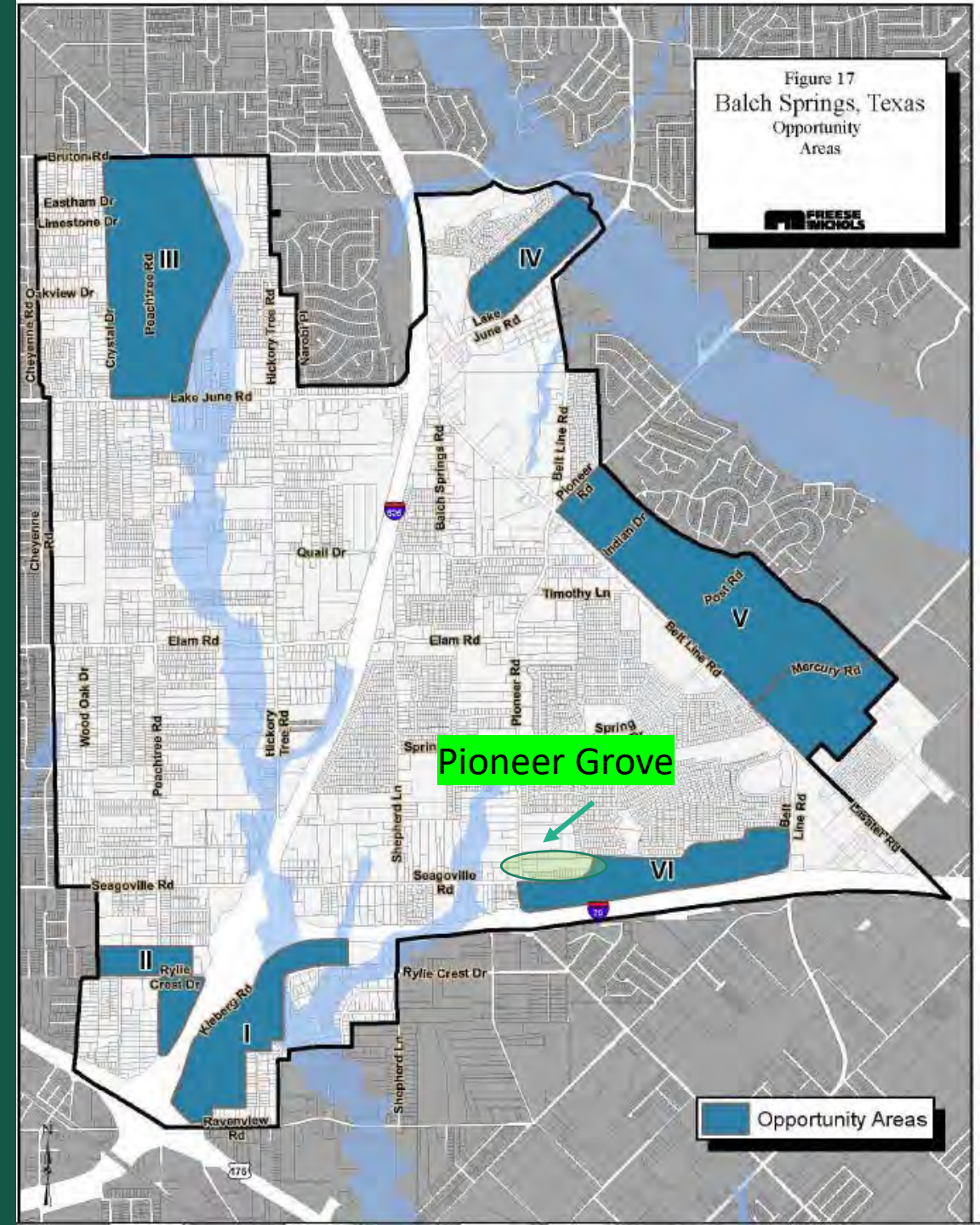
Recent Economic and Job Growth

- Hillwood Development Business Park (Commerce 635)

- Amazon 500,000sf Facility (3000 New Jobs)

- Union Pacific Railroad 360-acre intermodal facility

Multi New Single and MF Investments





# Growing Housing Demand

Numerous new investments throughout City

Renewed focus on southern Dallas

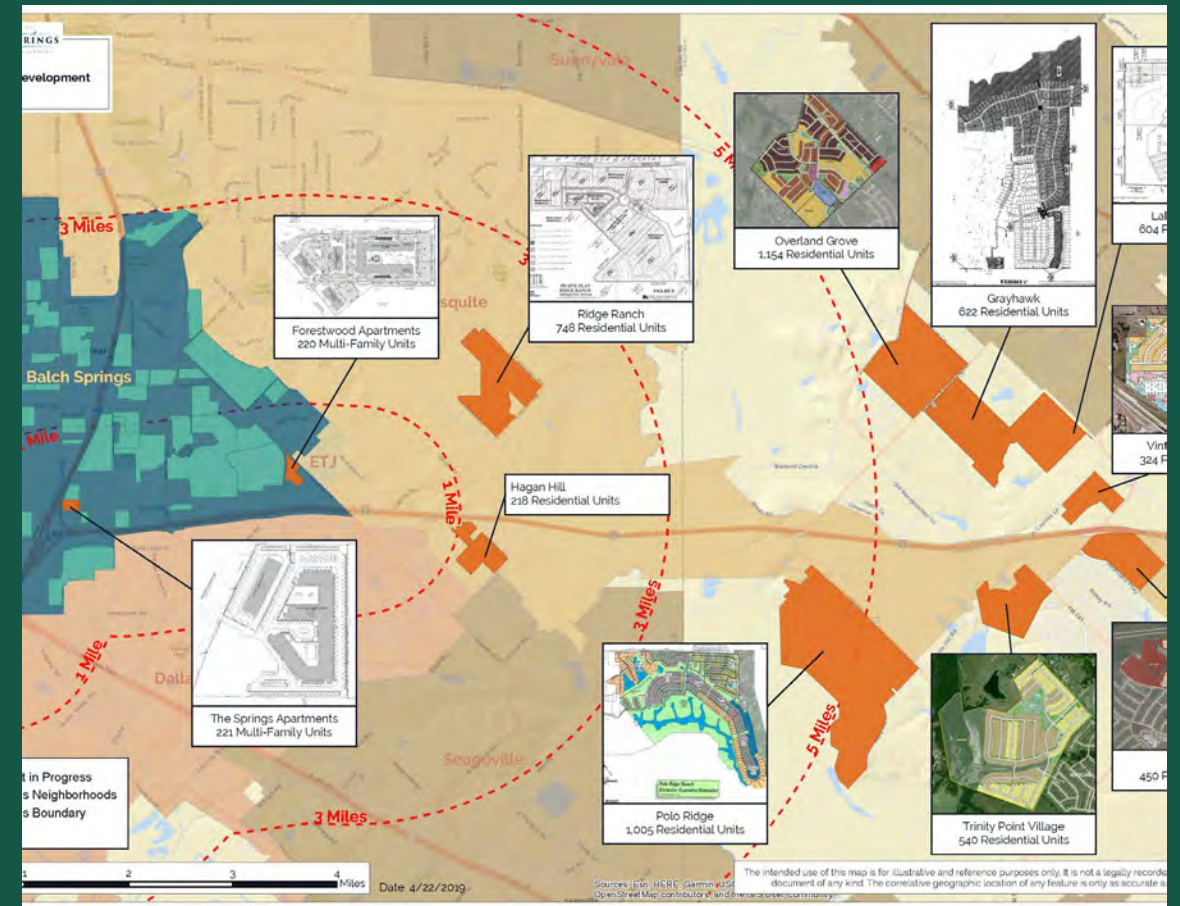
Additional rooftops supports future retail

Strong Interest from National Developers

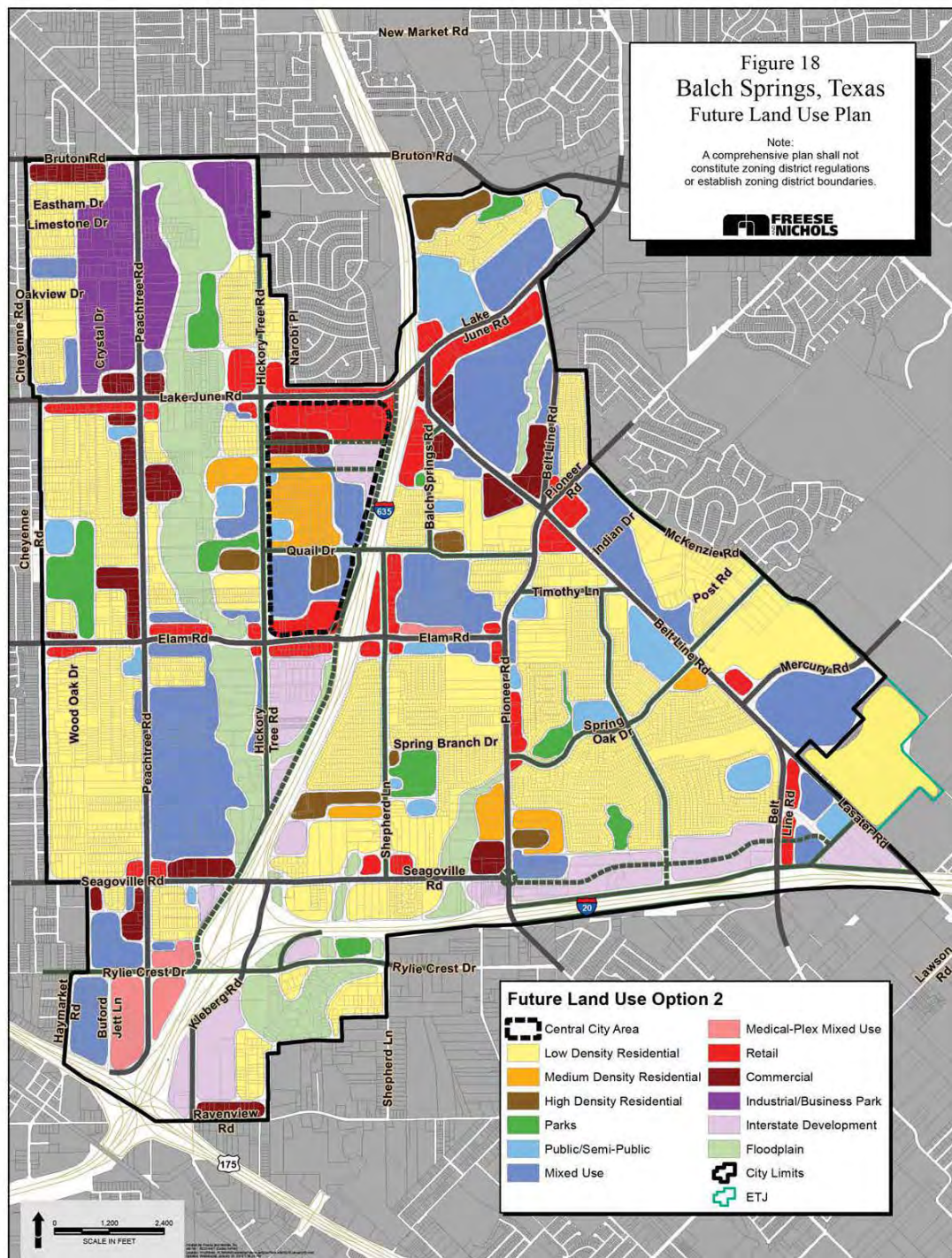
216-unit Timbers at Hickory Tree (Dominium)

LDG: Two new \$38M mixed-use projects

Bloomfield: 90+ acre mixed use development







# Zoning + Platting

- Simplest zoning designation with residential, commercial, and agriculture.
- Minimal tracts in subdividing.
- Improving quality of life, life safety and infrastructure access.
- Community asset and engagement focused.
- Consistency with mixed use development FLUP designation.



# Partnership with City



- Partnership: Developer, City, and Community (P3+C)
- Positive initial dialogue and feedback from City
- City open to innovation and best practices
- Clear entitlement process
- Development Team experience in community outreach



# Thank You

