

Update on the proposed development at the former Lockheed Martin site at White Settlement Rd and Academy Rd that is a half mile from Tejas Trails. The developer hosted an open meeting to discuss a revised development plan. The revised plan reduces the number of rental units from 443 to 235, adds 100 for sale A-5 lots, and adds 10 acres of commercial development. The details of the revised plan are in the attached CORE Academy Concept Plan.pdf

Presentation Date: 10 February 2022

Property Developer: Core Spaces <https://corespaces.com/>

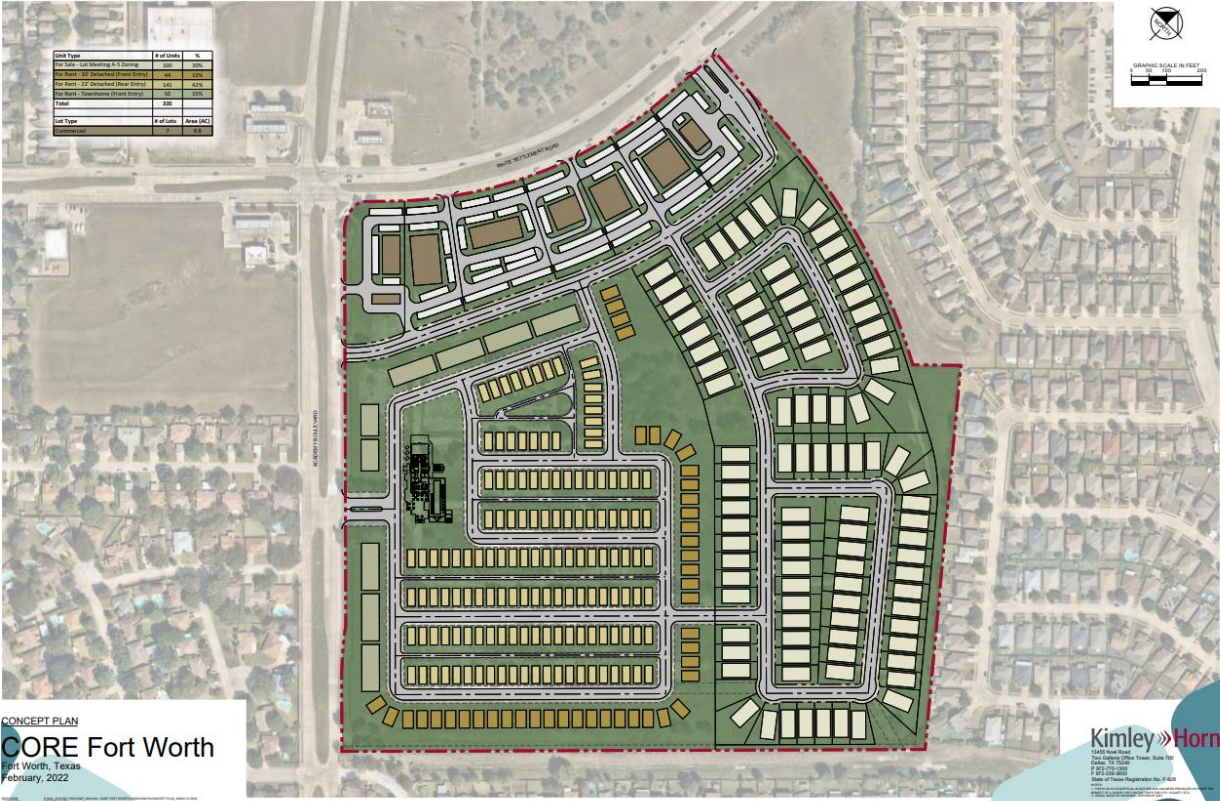
TTNA attendees: Bernard Parks TTNA Vice President and Rob Marshall TTNA Zoning Committee Member

Presentation and Q&A with Mr. J. Ray Oujesky, a zoning law attorney representing the developer, and Mr. Matt Pagoria from Core Spaces. The project has not started and is still in the discussion phase. Property is under contract and is 63 acres in size. Core Spaces has over \$3 billion in developments and manages rentals with over 20,000 bedrooms. Core Spaces is new to the metroplex.

The initial plan has been revised. Decreased planned development from 443 homes to 335 homes. Combination of rental townhomes, single family detached rentals, and A-5 for sale lots. Not apartments. The rental properties are 2 stories tall. None of the rental units will be government subsidized, Section 8, or rented under market rates.

- 50 rental townhomes (Horizon product)
- 141 rental rear load single family bungalows (Vista product)
- 44 rental traditional single family homes (Ascent product)
- 100 A-5 for sale lots. To be developed by a home builder and sold as single family homes. These A-5 lots will border the existing A-5 developments on the East side.
- 10 acres of commercial development along White Settlement Rd.

Planned start is in 12 to 18 months. Product is Build to Rent. Core Spaces claims to be a long term holder of properties. The rental product renderings and 7,500 sq ft clubhouse looked upscale. Mr. Oujesky and Mr. Pagoria answered questions from the full room of attendees after the presentation



CONCEPT PLAN  
**CORE Fort Worth**  
 Fort Worth, Texas  
 February, 2022

**Kimley»Horn**  
 1400 Ross Street  
 Fort Worth, Texas 76104  
 P 817.335.4200  
 www.kimleyhorn.com



Acrobat Document