



# PANTHER

**Real Estate Solutions**



## **WESTRIDGE VILLAS DEVELOPMENT**

**2.6 ACRE SUBDIVISION**

**FORT WORTH, TEXAS**



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### TABLE OF CONTENTS

#### EXECUTIVE SUMMARY

#### DEVELOPMENT CHARACTERISTICS

Area Location

Site Plan

Renderings

Floor Plan

#### GENERAL INFORMATION

AMES FENDER

BRANTS REALTOR

#### STRUHS' CONSTRUCTION OVERVIEW

#### COMMUNITY TRUST BANK LENDER STATEMENT

#### ECONOMICS

#### DEVELOPER INFORMATION

Company Overview

How PantherRES Can Help



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### EXECUTIVE SUMMARY

Welcome to **Westridge Villas**, the last scenic overlook of a golf resort in Fort Worth, Texas. Enjoy the wonderful sunsets looking across the Ridglea Country Club championship course and become a part of the wonderful historic neighborhood of Ridglea and Ridglea Hills in the heart of west Fort Worth.

**The Area:** Camp Bowie Blvd is home to a variety of restaurant choices and there are many options for a night out of the house. The museum district is a short drive to the east on Camp Bowie and the medical district, home to the four major Hospital groups in Fort Worth, is a ten minute drive to the south of downtown.

**Downtown Access:** Your home will be within five miles of downtown Fort Worth with easy access to I30 via Ridglea Blvd or Bryant Irvin Road or south to I20 via W. Vickery or Bryant Irvin Rd.

**The Lots:** Every effort was made to ensure each and every lot could view the beautiful Fort Worth sunsets. The lots along Westridge Ave. are at a higher elevation than those on the west side of Westridge Villas Court thus allowing for the upper floors of each home to peek over the top of the lower houses. Each lot is approximately 6000 SF in size and each requires only a small setback from the property lines for home development.

**Ridglea Country Club:** Ridglea Country Club has now celebrated over 50 years of history and tradition and generations have come to know and love the charm of Ridglea, an elegant club for the past, present and future. Ridglea Country club offers golf, tennis, a fitness club, and the enjoyment of the club social gatherings.





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**Homes:** Ames Fender and his team at Fender Architects have developed a concept for a unique Patio home with sightlines through the house of the golf course valley.

*"The Westridge Property is ideally located on the Ridglea Country Club golf course in west Fort Worth. The Ridglea neighborhood was primarily developed after World War II and is predominantly comprised of large lots with classic, sprawling mid-century modern houses. The site slopes gently down from the street with magnificent views overlooking the golf course to the northwest. The design concept draws from both the context of the surrounding neighborhood and the dramatic views of the sloping site. The style of the buildings is a contemporary version of the "rat pack" cool homes that surround Ridglea Country Club with simple, clean lines, low sloping roofs with large overhangs, and wide expanses of glass. The large glass openings will maximize the views of the golf course. Through proper placement on the site, the use of the large roof overhangs to shade the windows, and a well designed exterior building envelope, the homes will be energy efficient and environmentally responsible."*

AMES FENDER



Struh's

Construction

Community Trust  
Bank



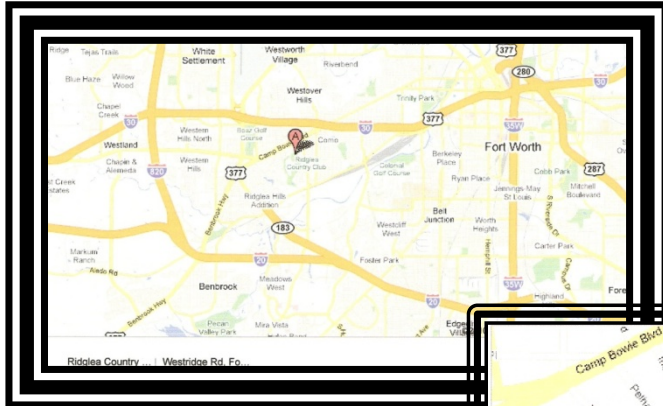
### Your Team:

This team was assembled to bring you all the benefits of a one-stop shop for all your new home requirements. The team includes renown local architect Ames Fender, residential construction from Tom Struhs Construction, the residential sales and marketing team from Brants Realtors, and the development services team from Panther Real Estate Solutions. In addition, the team from Community Trust Bank has developed a program to assist with your lending needs to truly make this opportunity an easy and successful project for your new home.



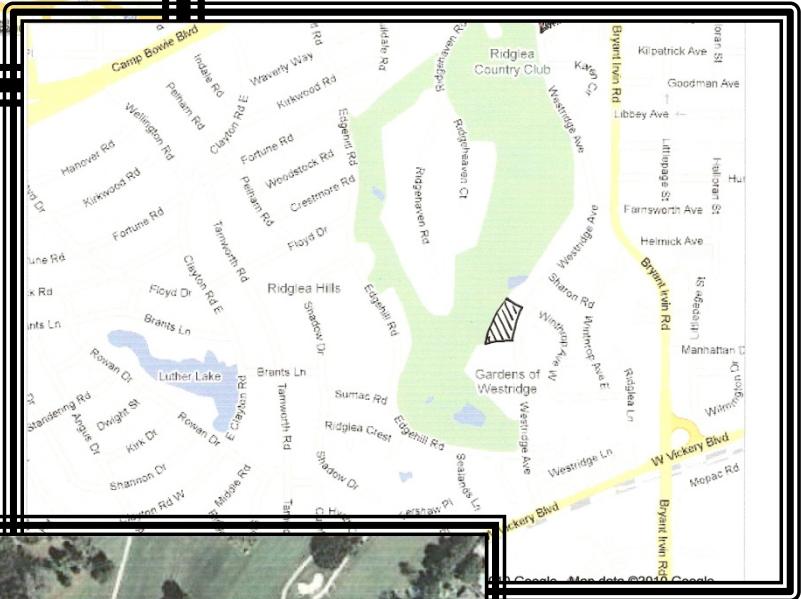
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**Fort Worth Area**

**Specific Location**



**Ariel View**





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### TYPICAL FLOOR PLAN





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### GENERAL TERMS

<b>Location:</b>	4800 Westridge Avenue Fort Worth, Texas 76116
<b>Site:</b>	Lots 6R-1 thru 6R10 & 5RA-1 thru 5RA-6 Block 52 Ridglea Addition
<b>Building Type:</b>	Residential
<b>Construction Type:</b>	Wood Frame
<b>Land Area:</b>	2.6 Acres 6,333 SF Avg Lot Size 18,277 SF Lot 6R-10 (Street and Drain Easement)
<b>Schedule:</b>	TBD
<b>Average Price per Lot:</b>	\$ \$ /SF
<b>Anticipated Home Costs:</b>	\$



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### COMPANY OVERVIEW

PantherRES, Inc is a Texas S-Corp development and consulting company also using the assumed name Panther Real Estate Solutions. Based in Tarrant County with offices in Keller and downtown Fort Worth, PantherRES can assist you in all areas of the development process including site analysis, design coordination, civil and environmental engineering analysis, understanding the economics, and assisting with financing options. When the project is approved, our team can oversee the delivery of your project through the final design, construction, and management phases.

Our experiences include infrastructure improvements, environmental analysis and remediation, commercial and residential site plans, and construction from ground-up to tenant finishes. Land uses include Medical Office, Restaurant, Athletic, Industrial, and Process Operations facilities.

#### Experience:

Restaurant and Concession Building – Fort Worth (BLG) – 3,821 SF

General Office and Locker Facilities – Fort Worth (BLG) – 10,862SF

Locker Facilities and Concession Building – Fort Worth (BLG) – 6,613 SF

Burleson Hometown Healthcare Center – Burleson (IDI) – 50,000 SF

Kitchen – Kincaid's Hamburgers - 800 SF

Sanitary Sewer Infrastructure – Fort Worth

Fancher Chiropractic – Keller, Texas – 1,300 SF

Dr. Greg Hoffman (IDI) – Burleson, Texas

Pediatric Eye Specialists (IDI) – Fort Worth, Texas

Madison Avenue Residential – Keller, Texas – 8 acres

Texas Refinery Corporation Processing Facility Relocation - Fort Worth, Texas



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### How Panther RES Can Help

Panther RES is a full service consulting, management, and coordination firm offering many years of real estate and construction expertise. Our desire is to be an extended member of your team. Our engineering background has helped us develop methodologies and processes so no details are forgotten or misunderstood. Over the years, Panther RES has developed relationships with some of the top Architecture, Engineering, and Construction firms in the North Texas Area and beyond. Panther RES will ensure your real estate projects are delivered.

#### Strategic Planning

Understanding how real property can enhance and support your business initiatives provide an important tool for revenue protection and generation. Panther RES with our extended team can assist with **master planning, property tax consulting, appraisals, and zoning issues**. PantherRES and our partners offer specific industry knowledge including the healthcare, industrial processing, and retail industries.

#### Site Assessment

Location is but one of the many factors that must be included before your real estate project can begin. **Civil and environmental engineering coordination** is paramount to understanding not only what lies on your property but more importantly what lies in and under your site. **GeoTechnical testing, surveying, the platting process, utility infrastructure, and title commitments** are all important tasks for a successful project.

#### Environmental Coordination

Recognized environmental conditions (REC's) should not be the fearful monster many are led to believe. It is important to utilize the proper methodology and engage the appropriate engineering team to analyze the condition and develop remediation solutions that offer both closure and are economically feasible. Our experience includes working with the **Texas Commission on Environmental Quality** for a variety of solutions.

#### Design and Architecture

The challenge for design is to be able to combine both form and function while meeting the economic goals of the project. The extended team at Panther RES includes not only highly reputable **AIA specialists** but also specialty areas such as **interior design and parking structure design**. Our available partners include **true artists** that may give your project that special touch every project deserves.



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### Development Services

Defining a **project scope, understanding the site development and construction costs, developing an economic model,** and knowing your **financial options** are essential elements for moving forward on your facility needs. Panther RES has a six-year history in delivering detailed, concise, and understandable reports that provide you, your debt and equity providers, and your business partners all the information needed to make a sound decision on your project.

### Construction

Panther RES will work with your team to understand your facility requirements and develop a conceptual design from which our extended team of engineers and contractors can provide a construction estimate and schedule. The Panther RES team will then help **select the appropriate contractor and manage or assist with management and coordination** until completion of the project. PantherRES will then oversee all aspects of **construction management and schedule coordination** with inspections until a certificate of occupancy is obtained.

### Facility Maintenance and Property Management

Once your project is completed it is important to properly maintain and operate your facility so your investment is protected for the life of your participation. Panther RES will coordinate the **facility maintenance** contractors and engage the appropriate **property management** partner to ensure proper **accounting practices, rent collections, and tax management** are accomplished.

### Financing Options

Through our history Panther RES has developed a network of financial partners that include **institutional funds, local private equity funds, and private individual investors** available to provide the equity and sometimes debt capital for completing your project. Panther RES highly regards these relationships and will only engage these partners after a full investigation by the Panther RES team.