

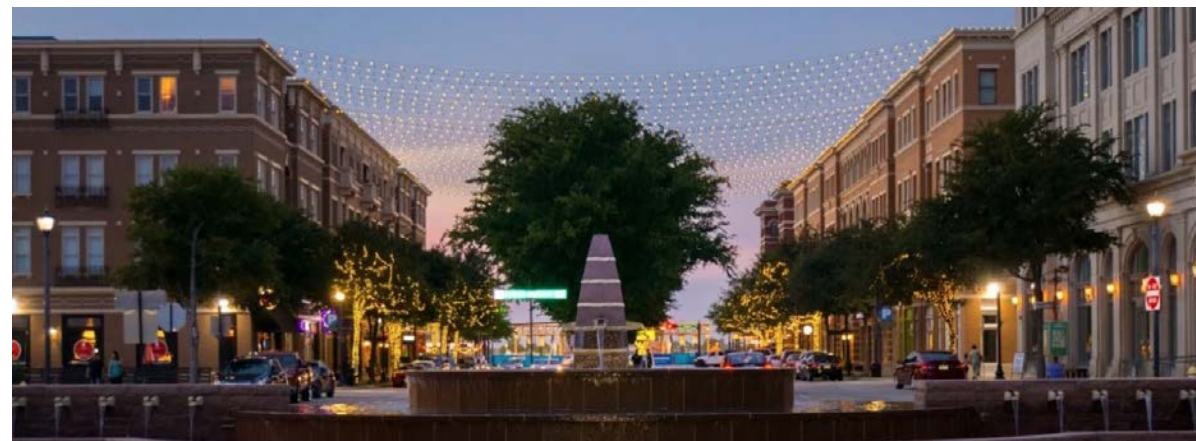
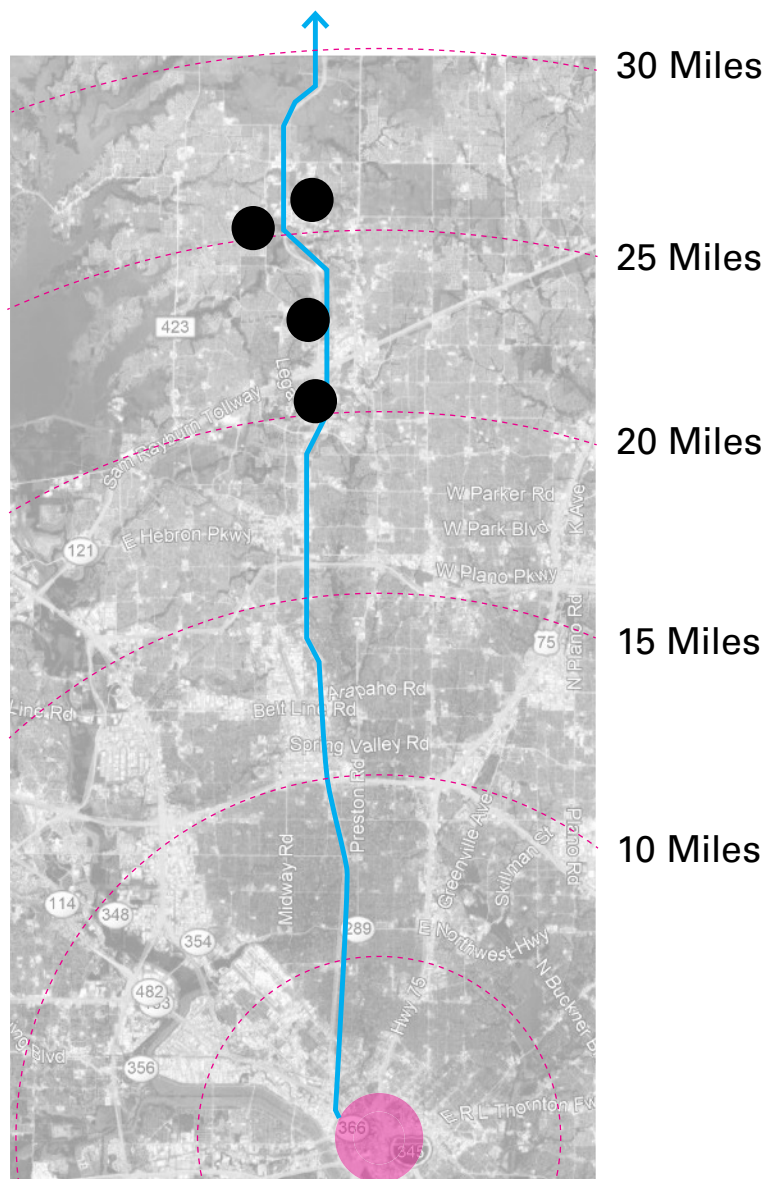


trends in north texas

mark meyer

01

acceptance of location density



Frisco Square
26 miles from Dallas



Grand Canals
25 miles from Dallas



**Frisco Station/
The Star**
23 miles from Dallas

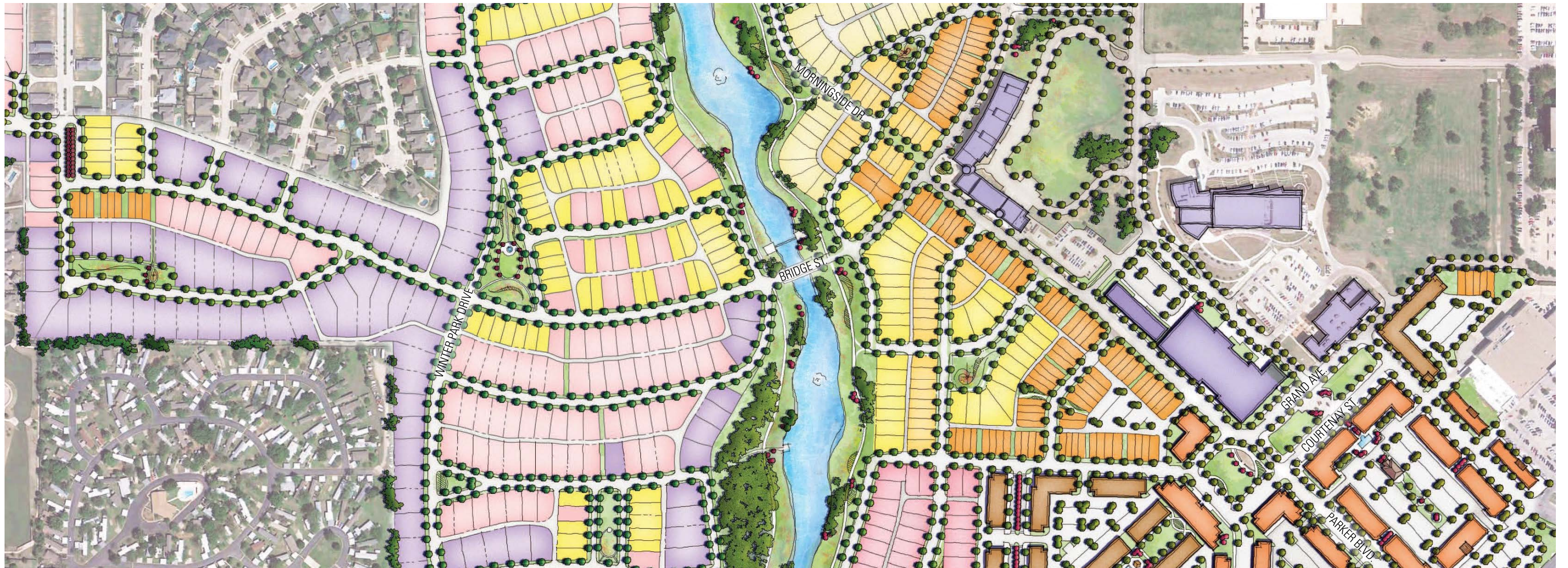


Legacy West
20 miles from Dallas



acceptance of mixed product

Hometown
North Richland Hills, TX



Grand Canals
Frisco, TX



TOWNHOME



VILLA HOME



MANOR



ESTATE HOME



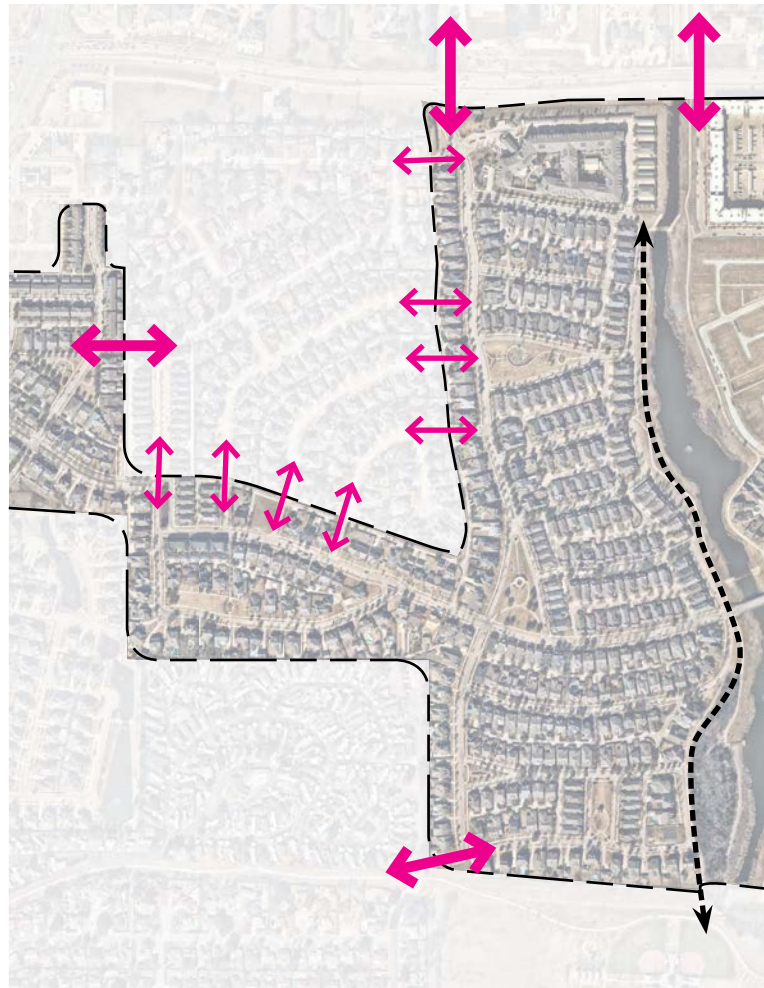
SENIOR LIVING



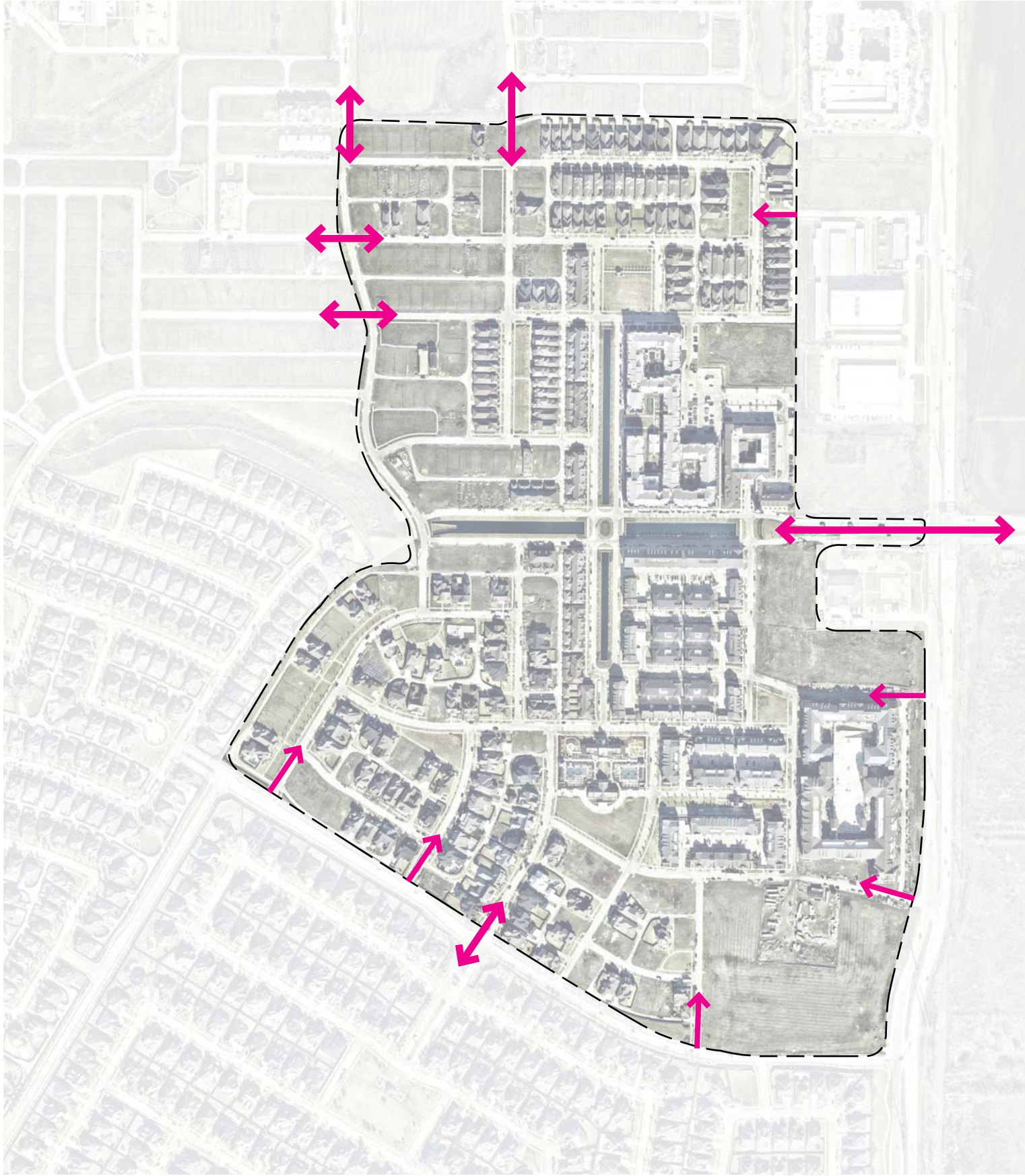
URBAN LIVING

03

acceptance of interconnected neighborhoods



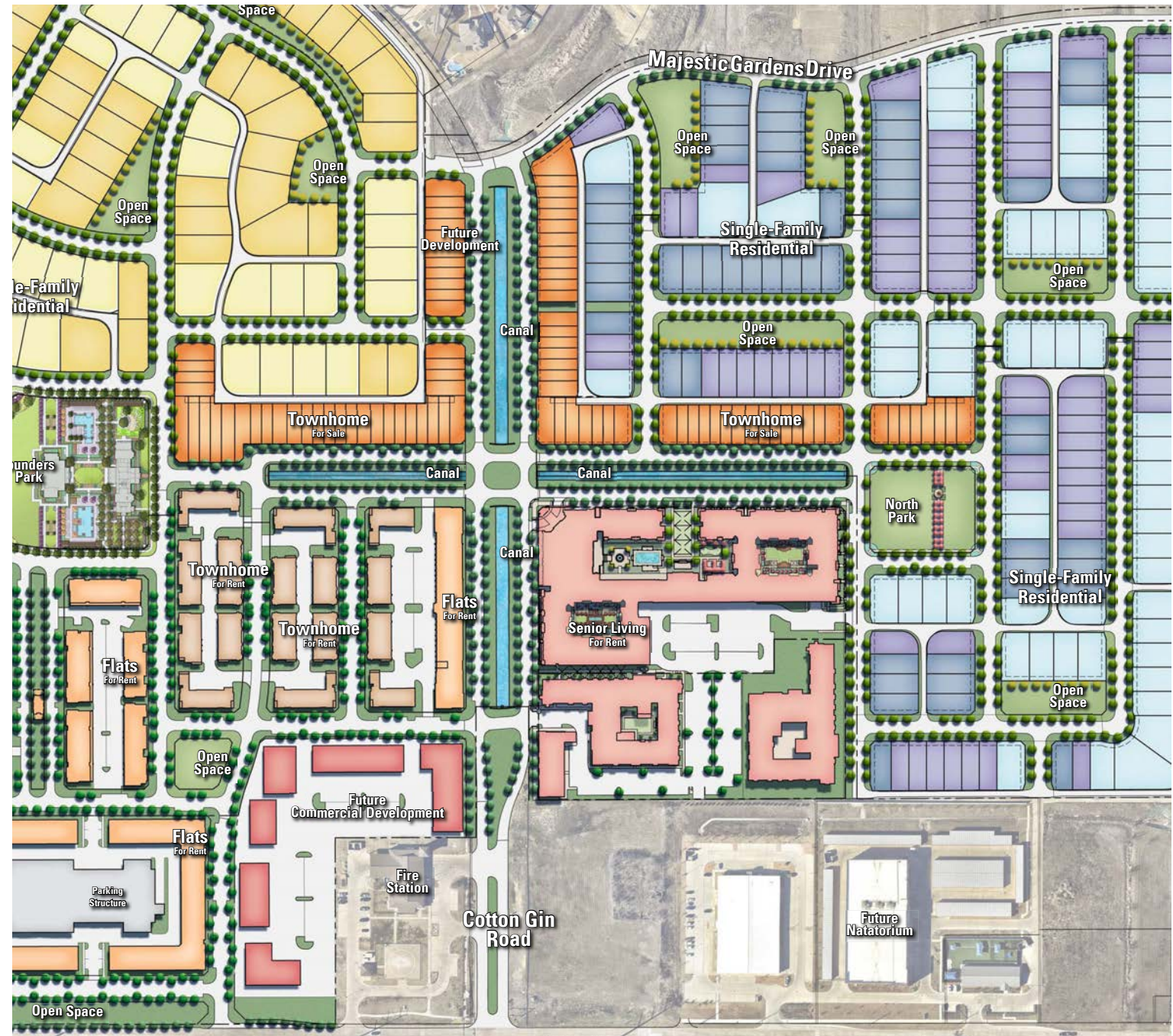
Hometown
North Richland Hills, TX



Grand Canals
Frisco, TX



acceptance of alleys



Grand Canals
Frisco, TX



summary

- 01 acceptance of location density
- 02 acceptance of mixed product
- 03 acceptance of interconnected neighborhoods
- 04 acceptance of alleys



challenges

- ▣ historical precedent of buyers based on large Houston MPC's
- ▣ established development patterns make retrofit or street connectivity difficult
- ▣ current regulations

opportunities

- ▣ to provide different options in the market
- ▣ water conveyance opportunities for green
- ▣ MUD regulations easier to finance and regulate

