



Rayzor Ranch

### Allegiance Turns 409 Acres Into Mega Retail Complex

On 409 acres in Denton, TX, Allegiance Development is under way on one of the largest mixed-use projects to ever get built in the area. The Dallas-based developer expects that Rayzor Ranch will bring some two million sf of retail space, 50 acres of residential homes, 20 acres of medical facilities and class A office space and 15 acres of parks and trails once all phases are completed over the next five to seven years.

Located at Interstate 35 and Highway 380, the multi-phase development is expected to cost some \$850 million to build. Torreon Capital is serving as the project's equity partner, while Fortress Credit Corp. provided the \$85-million loan to acquire the land last spring in a deal brokered by Kenneth E. Reimer and John P.

Zikos of Venture Commercial Real Estate.

Rayzor Ranch MarketPlace, an 885,000-sf power center anchored by a Sam's Club and Wal-Mart SuperCenter, is scheduled to debut in the fall of 2008 and Rayzor Ranch Town Center, a 1.2-million-sf open-air shopping center, is slated to open in March 2009. The pedestrian-friendly development is expected to serve as a super-regional attraction for several surrounding counties.

Rayzor Ranch's residential component is anticipated to house single-family homes, townhomes, condominiums, an active-adult living campus, a continuing care retirement center and an upscale apartment community. Also planned for the project are a 90,000-sf convention and visitor center, a 10-story upscale hotel and local and regional cultural attractions.

### The DEALMAKERS

**Developer:** Allegiance Development; C. Joseph Gampper, president; Randall L. Holcombe, EVP of retail

**Equity Partner:** Torreon Capital

**Architect, Rayzor Ranch Town Center:** Omniplan

**Civil Engineer, Rayzor Ranch Town Center:** Kimley-Horn & Associates

**Construction Manager, Rayzor Ranch Town Center:** VCC

**Architect, Rayzor Ranch MarketPlace:** Hodges & Associates

**Civil Engineer, Rayzor Ranch MarketPlace:** Dunnaway & Associates

"There is a tremendous amount of synergy that exists in developing a project that includes a multitude of uses that all serve to benefit one another. Everyone benefits—residents, tenants, office workers, shoppers and ultimately, the community."

**RANDY HOLCOMBE**