

# BlackStone Communities

## Project History

The principals of BlackStone Communities have a proven track record of developing innovative and vibrant places to live, work, and play. With over \$6 billion in real estate assets developed across multiple real estate cycles, our experience and reputation as a trusted partner and developer have stood the test of time through both challenging and favorable market conditions. We specialize in creating legacy projects that push the boundaries of what is possible.

### **Distinctive Assets: Enhancing Communities & Boosting Value**

Embracing the essence of traditional European villages, we enrich our developments with distinctive assets that foster a sense of community, culture, and charm. By integrating these unique elements, we also boost the economic value of our projects. Examples of these features include:

#### **Chapel event spaces**



#### **Bell tower executive suites**



#### **Lazy river swimming pools**



Our portfolio includes the delivery of over 20,000 single and multifamily homes across 30+ master-planned communities. Additionally, we have developed a diverse range of commercial projects, including office buildings, office parks, mixed-use developments, retail centers, hospitality assets, two marinas, and two golf courses.

BlackStone Communities is a privately owned community developer dedicated to combining traditional architecture and innovative planning with natural beauty and modern amenities. Principals Jeff Blackard and Ted Stone began their decades-long friendship and business collaboration early in their careers in Dallas, Texas. Blackard is widely recognized as one of the country's most creative and visionary developers of land and residential communities. Stone is an accomplished commercial real estate developer and investor with a portfolio that includes over 5 million square feet of commercial space and over 4,000 acres of land.

Blackard and Stone share a passion for building superlative master-planned communities that foster community, culture, and quality of life. BlackStone has unique expertise in the acquisition, entitlement, development, and execution of large-scale residential developments. Our process is guided by a vision of building residential communities that enhance the lives of its residents and the environment. We partner with best-in-class builders and our financial stakeholders to deliver masterpieces that reflect the highest standards of excellence and innovation. Our customer-obsessed approach to community development aims to create a world where remarkable, inspiring places to live are within reach for everyone.

In addition to its development activities, BlackStone is also active in distressed real estate through BlackStone Capital Advisors (BCA). Principals of BCA have been engaged to resolve broken capital structures totaling approximately \$1.4 billion since 2024. With a long history of navigating market disruptions, BCA advises capital market participants and developers on distressed capital and “off plan” commercial real estate assets, leveraging unique expertise in land development and the housing market. BCA provides practical solutions for distressed assets, restructuring, recapitalizing, purchasing, or taking over land development projects to align with market realities. The principals of BlackStone Communities and BCA have built a legacy over several decades and over \$6 billion in developed assets. This depth of experience provides a unique perspective to navigate current market conditions.

### Detailed History

Projects	Estimated Value	Lots	Multifamily Units	Commercial SF
39	± \$6 Billion	10,610	9,701	5,600,000

Project	Location	Use(s)	Role
Adriatica	McKinney, TX	45 Acres	Owner/Developer
		60 Villas	
		30 Condos	
		600 Multifamily Units	
		200,000 retail SF	
		150,000 Office SF	




Figure 1 Adriatica

Alliance Business Park	Plano, TX	600,000 Office SF	Developer
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Project	Location	Use(s)	Role
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Figure 2 Alliance Business Park



Autumn Run	Fort Worth, TX	150 Acre Master Planned Community	Principal/Developer
Barisi	Corpus Christi, TX	127 Acres	Owner/Developer
		200 Homes	
		150 Townhomes	
		120 Built-to-Rent Homes	
		1,200 Multifamily Units	
		120 Hotel Keys	
		200,000 Commercial SF	
Bluffview Estates	Fort Worth, TX	Residential Subdivision	Principal/Developer
Cheyenne Village	Frisco, TX	250 Executive Homes	Owner/Developer
Cypress Creek	Plano, TX	60 Homes	Owner/Developer
Entrada	Westlake, TX	80 Acre Spanish Village	Owner/Developer
		120 Single Family Homes	
		250 Condo/MF Units	
		200,000 Retail/Office	
Frost Oaks	Denton, TX	Residential Subdivision	Principal/Developer



Project	Location	Use(s)	Role
			
		<p>Figure 3 Griffin Parc</p> <p>Figure 4 Entrada</p>	
Griffin Parc	Frisco, TX	300 Acres Master Planned Community	Owner/Developer
		700 Executive Homes	
Heritage Greens	Frisco, TX	200 Homes	Owner/Developer
Heritage Green Estates	Frisco, TX	50 Estate Homes	Owner/Developer
Heritage Lakes	Frisco, TX	200 Acres	Owner/Developer
		600 Homes	
		Golf Course and clubhouse	
Hidden Hollow	Durham, NC	150-Unit Master Planned Community	Owner/Developer
			
		<p>Figure 5 Heritage Lakes</p> <p>Figure 6 Lakes on Legacy</p>	
Kensington Industrial Park	Mesquite, TX	300,000 Industrial SF	Developer
La Paloma	Southlake, TX	25 Executive Estates	Owner/Developer
Lakes on Legacy, Lake Hill	Frisco, TX	50 Estate Homes	Owner/Developer
Lakes on Legacy, The Villas	Frisco, TX	50 Exclusive Villas	Owner/Developer

Project	Location	Use(s)	Role
Lakes on Legacy, The Lakes	Frisco, TX	80 Executive Estates	Owner/Developer
Lighthouse Pointe	Corpus Christi, TX	161 Multifamily Units	Owner/Developer; General Contractor; Management
		Event Facility	
		Tallest Stone Lighthouse in Western Hemisphere (142')	
Meadow Creek	Fort Worth, TX	600 Acres	Developer
		600 Homes	
Nuese Crossing	Raleigh, NC	300 Acres	Owner/Developer
		200 Unit Master Planned Community	
Oak Brook	Plano, TX	20 Estate Homes	Owner/Developer
Pine Cove	Lake Palestine, TX	40 multi-acre lake homes	Owner/Developer
			
Figure 7 Lighthouse Pointe		Figure 8 Pirates Beach and Cove	
Pirates Beach and Cove	Galveston, TX	1,000 Acres	Owner/Developer
		40 Condos	
		300 Waterfront Homes	
		Restaurants	
		Retail	
		Marina	
		Storage Facilities	
		Golf Course	
		Clubhouse	
		Nature Preserve	
		164 Acres	



Project	Location	Use(s)	Role
Quorum	Dallas, Texas	3M Office SF	Developer
		6 Hotels	
		350 Multifamily Units	
		250,000 Retail SF	
Regents Park	De Soto, TX	30 Luxury Estate Homes	Owner/Developer
Ridgewood	Fort Worth, TX	Residential Subdivision	Principal/Developer
Scereno Village	Bixby, OK	28 Acres	Owner/Developer
		21 Lots	
		24 Built-to-Rent	
		250 Multifamily Units	
		300,000 Commercial SF	
Silver Ridge	Fort Worth, TX	600 Acre Master-Planned Community	Developer
		1,200 Homes	
			
Figure 9 Quorum		Figure 10 Stonegate	
Stonegate	Fort Worth, TX	50 Luxury Homes	Developer
		600 Multifamily Units	
		200,000 SF Legacy Retail	
Summerfields	Fort Worth, TX	1,000 Acres	Developer
		5,000 Homes	
		1,200 Multifamily Units	
		100,000 Retail SF	
Summerfields East	Fort Worth, TX	Residential Subdivision	Developer

Project	Location	Use(s)	Role
Svpertvs	Supetar, Croatia	1,200 Resort Keys	Owner/ Redevelopment
Ten Mile Creek	Duncanville, TX	120 Estate Homes	Developer
Trinity Gateway	Dallas, TX	600 Multifamily Units	Owner/Developer
Wingate Business Park	Plano, TX	100,000 Office SF	Developer



Figure 11 Svpertvs

Wolf Lakes Village	Georgetown, TX	Legacy Village Project	Designer/ Entitlement
		50 Single Family Homes	
		2,500 Multifamily Units	
		300,000 Commercial SF	
Yorkshire	Decatur, IL	300 Multifamily Units	Owner/Developer