



# IRONVALE ESTATES @ AUBREY

A Next-Generation Smart Community & Mixed-Use Development

 AUBREY, TX 76227

54.7 ACRES

Presented by Groves Street Industries (VyTek) | Created by George Groves, Founder & Chief Visionary Officer



VISION

# Building Legacy Through Strength & Innovation

## IRONVALE Philosophy

The name combines **iron** (strength) with **vale** (land)—symbolizing permanence, durability, and generational legacy. This isn't traditional real estate. It's a replicable smart-community asset class engineered for resilience.

## Distinguished Positioning

One of the most technologically advanced developments ever conceived in North Texas, integrating Ethically Intelligent Technologies, climate-resilient construction, and mixed-use economic activity into a cohesive ecosystem.

# Core Vision Pillars



## Durability & Climate Resilience

Medal roofs, underground wiring, soundproof solar windows, and flood prevention systems ensure longevity against climate volatility.



## Total Energy Independence

Solar panels, micro-grid systems, generators, EV charging stations, and waste-to-energy conversion create self-sustaining power infrastructure.



## AI-Enabled Operations

Intelligent security, surveillance, infrastructure monitoring, and smart home automation throughout the entire community.



## Integrated Ecosystems

Seamlessly blending residential living, commercial activity, recreational amenities, and lifestyle services in one master-planned environment.



## Generational Wealth Creation

Designed to withstand economic cycles and remain relevant for decades, ensuring enduring value for investors and residents alike.

# Master-Planned Community Overview

01

## Luxury Duplex & Townhome Condominiums

30–35 units | 2–3 bedrooms (custom 1 or 4+ available) | Fully smart, energy-efficient | Starting mid-upper \$600,000s | Furnished & unfurnished options

02

## Luxury Single-Family Homes

18–20 homes on ¼–½ acre lots (optional 2–5 acre estates) | Starting upper \$800,000s to \$3M | Optional basements | Premium finishes throughout

03

## Futuristic Smart Apartments

Two 4-level buildings with 180+ units each | 1, 2 & 3 bedrooms, 2–3 baths | Underground parking | Rental range \$1,300–\$2,600/month

04

## Commercial & Mixed-Use

2-level retail strip mall with ground-floor retail and second-floor executive offices | 1 anchor tenant | 1 out-lot | Food truck park

05

**Total Residential Units:** 400–420 units across 45 acres of master-planned development

# The Island House



## A One-of-a-Kind Architectural Landmark

Positioned at the center of a circular roundabout, the center of the road, this signature property serves as the crown jewel of IRONVALE ESTATES.

### Potential Applications

- Executive flagship residence showcasing ultimate luxury living
- Hospitality-grade showcase property for tours and events
- Investor or brand headquarters with unmatched presence
- High-value asset with distinctive architectural appeal

# Smart Infrastructure & Technology Stack



## Starlink Connectivity

High-speed internet throughout the community with fiber-ready internal network infrastructure for seamless connectivity.



## Renewable Energy Systems

Solar micro-grid, generators, battery storage, and waste-to-energy conversion create complete energy independence.



## Environmental Management

Advanced flood prevention, smart drainage systems, and intelligent environmental monitoring protect against climate risks.



## AI-Driven Security

Intelligent surveillance, facial recognition, license-plate analytics, and smart access control ensure safety while maintaining privacy compliance.



## EV Infrastructure

Charging stations strategically placed throughout the development to support the growing electric vehicle ecosystem.



## Smart Home Integration

AI climate optimization, energy monitoring, automated security, and seamless smart appliance connectivity in every residence.



# Lifestyle & Community Amenities

## Recreation & Wellness

- 2-acre lake for fishing and boating
- Resort-style community pool & whirlpools
- Tennis and basketball courts
- Walking/running track
- State-of-the-art fitness center

## Family & Community

- Daycare and early-learning facilities
- Playground and park areas
- Community gathering spaces
- Digital media display boards
- Vivid LED lighting throughout

## Safety & Convenience

- Storm shelters/mini bunkers (optional)
- Gated community with smart access
- 24/7 AI surveillance monitoring
- Underground parking in apartments
- On-site retail and services

# Investment Structure & Projections

**\$50M**

## Total Capital Raise

Comprehensive funding for all development phases

**30%**

## Target ROI

Attractive investor returns through diversified revenue streams

**3–5**

## Payoff Timeline

Years to achieve projected returns and exit opportunities

**\$95M–..**

## Projected Value

Total estimated value at stabilization and exit

## Use of Funds (Illustrative)

- Land acquisition: \$12M
- Architecture & engineering: \$3M
- Infrastructure & utilities: \$8M
- Vertical construction: \$20M
- Renewable energy & technology: \$2M
- Branding, marketing, advertising: \$2M
- Contingency & reserves: \$3M

# Flexible Investment Options



## Equity Participation

Common equity positions for direct ownership and appreciation participation in the development.



## Preferred Equity

Priority returns with downside protection and structured repayment schedules.



## Joint Venture

Strategic partnerships for co-development, shared risk, and aligned incentives.



## Revenue Share

Participation in ongoing cash flows from rentals, retail, and amenity operations.



## Convertible Instruments

Flexible debt structures convertible to equity at predetermined milestones.



## Structured Debt

Senior or mezzanine lending opportunities with milestone-based repayments.

**Multiple Revenue Streams:** Residential sales, apartment rentals, commercial leasing, energy generation, digital advertising, and amenity memberships

# The Future Starts Here

"IRONVALE ESTATES @ AUBREY represents a generational opportunity to invest in a resilient, intelligent, and future-proof community designed for enduring value and scalable replication. The future isn't just approaching—we're engineering it."

## Ready to Build the Future?

Contact us today to schedule a formal presentation and explore strategic partnerships, capital participation, and alignment opportunities.

### **George Groves**

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