

**±208 Acres**  
WATERIDGE

Wateridge  
Future Development  
±1,100 Acres

Six Creeks  
at Wateridge

Jack C Hays High School

Plum Creek  
Golf Course

Austin Community College  
Hays Campus

Amazon  
Sort Center

Dove Hollow

**H-E-B**

**KOHL'S** **TARGET**  
**DOLLAR TREE** **STARBUCKS**

**LOWE'S**

Ascension Seton  
Hays Hospital

Plum Creek

**Walmart**

Hometown  
Kyle

Kyle  
Elementary School

Wallace Middle  
School

Cypress Forest  
David Weekly Homes

KB Homes  
Stagecoach Crossing

BLANCO RIVER

KYLE, TX

**35**

# ±208 Acres - Development Ready Pod in Wateridge

KYLE, TEXAS





← Downtown Austin - 20 Miles  
Highway 45 Tollroad - 19 Miles

San Marcos 7 Miles →

Amazon  
Sort Center



Ascension Seton  
Hays Hospital



RM 150

Austin Community  
College  
Hays Campus

Plum Creek  
Golf Course

Plum Creek

Hometown  
Kyle

Cypress Forest  
David Weekly Homes

Six Creeks  
at Waterridge

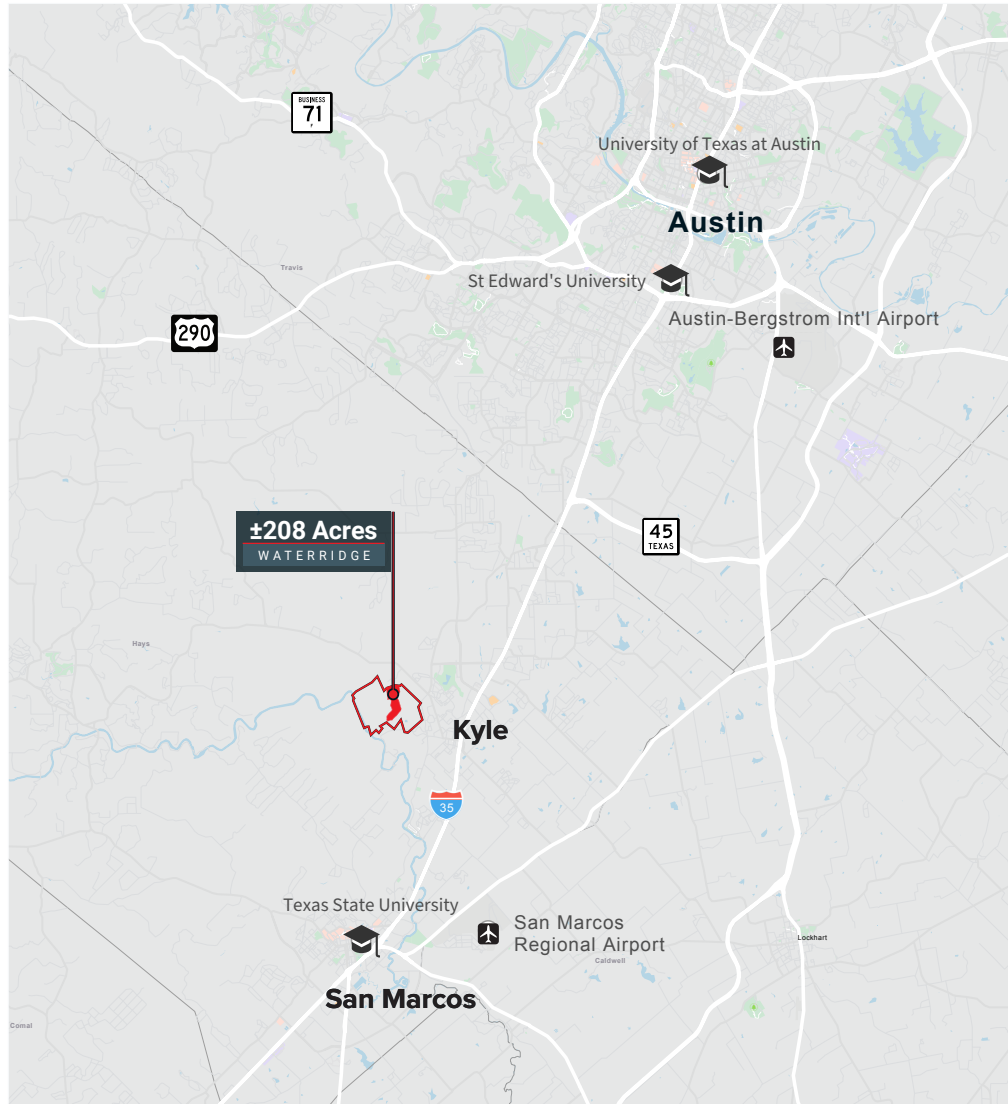
Waterridge  
Future Development  
±1,100 Acres

**±208 Acres**  
WATERRIDGE

BLANCO RIVER

# EXECUTIVE SUMMARY

JLL, as exclusive advisor to the owner, is pleased to present the Savannah District, a 208-acre residential pod in Waterridge on the Blanco River. Waterridge is a successful master-planned community in Kyle, TX (Austin MSA) with over 6,500 feet of picturesque river frontage and beautiful hill country rolling topography. Located just 2 miles west of Interstate 35, the Property is within 10 miles of Austin, 20 miles from Downtown Austin, and only 7 miles from San Marcos. Waterridge benefits from its location within the ETJ of the city of Kyle, which has looked favorably on the project. The Savannah District is an ideal opportunity to develop and build homes in an extremely strong submarket of the Austin MSA.



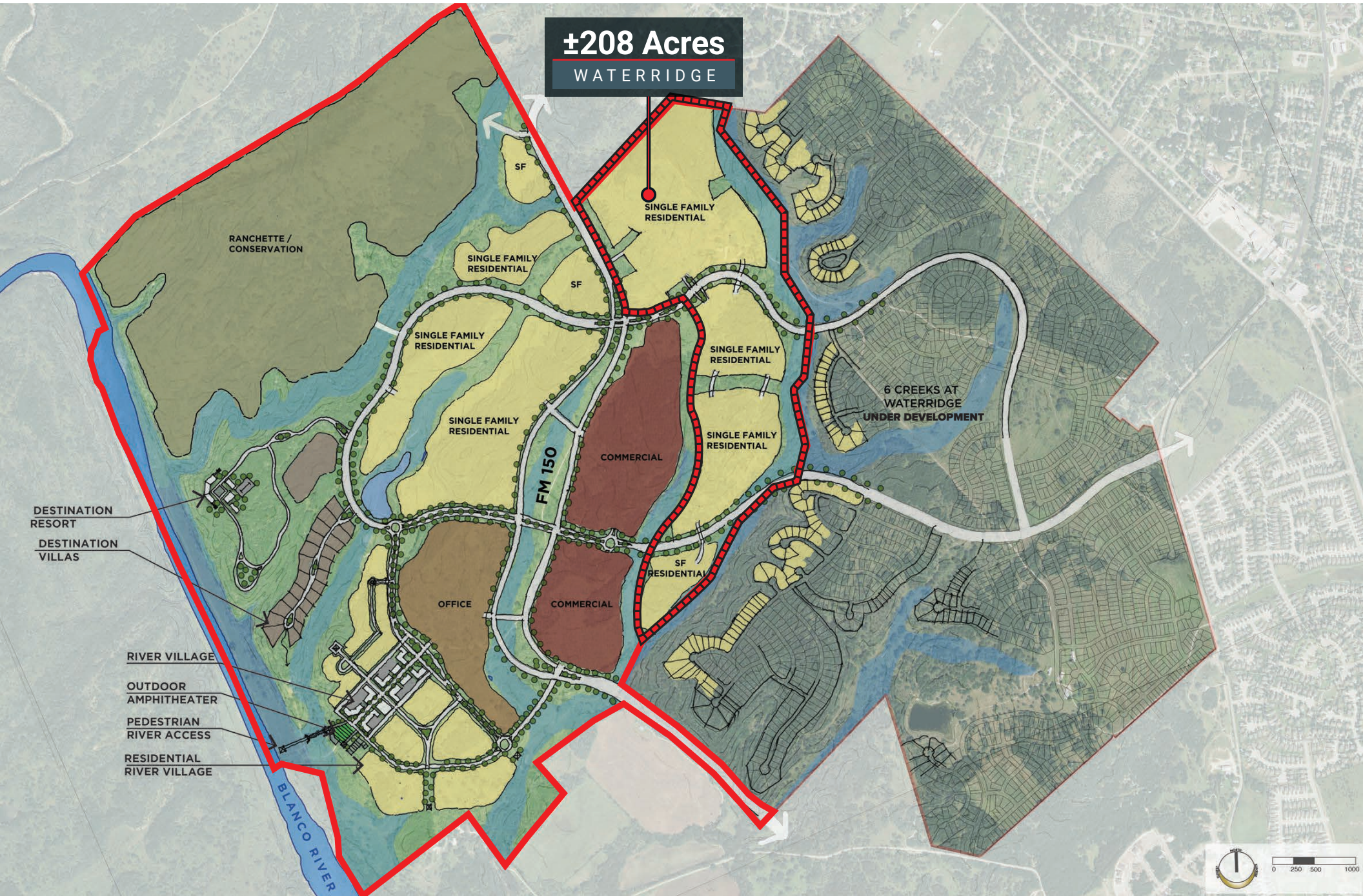
## INVESTMENT HIGHLIGHTS

- Waterridge has many benefits including scenic hill country rolling topography, beautiful frontage along the Blanco River, and variety of mature tree species including many oak, pecan, black walnut and mountain laurels.
- The Property is located only 2 miles west of Interstate 35, which provides future residents expedited commutes to Austin (10 miles to Highway 45 Toll), Downtown Austin (20 miles), and San Marcos (7 miles).
- The new alignment proposed for future RM 150 will run directly through the Property, greatly enhancing commercial and residential development.
- Home price points in Kyle have continued to rise and the city of Kyle is in need of executive level housing signaling the opportune time for a multiple price point master-planned community.
- The Property is within 1.7 miles of all of the schools to which it is zoned.
- Located on the Interstate 35 corridor, the Property benefits from a location in the Austin MSA, once named by Forbes magazine as "America's No. 1 Boom Town" and, according to Kiplinger, as the No. 1 "Best City for the Next Decade."

## DEVELOPMENT STATUS – SAVANNAH DISTRICT

- Water, sewer, and Six Creeks Blvd. will be delivered to the Property in Summer 2022
- \$15M in estimated net PID proceeds available for the development of the Savannah District
- In place restrictions allow the development of lots larger than 80'
- Interim development agreement with one (1) amendment
  - » Entitled for 2,100 LUEs, wastewater and public improvement district (PID) for infrastructure funding
  - » Spine road(s) and RM 150 have been platted
  - » Commercial acreage is platted
  - » Residential acreage has received preliminary plan approvals





# EXECUTIVE SUMMARY



## SAVANNAH DISTRICT WATERRIDGE EXTRATERRITORIAL JURISDICTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID B. FUSILIER, P.E. (LIC. #87710) ON MARCH 31, 2021. IT IS NOT TO BE USED FOR PERMITTING, CONSTRUCTION OR BIDDING PURPOSES.

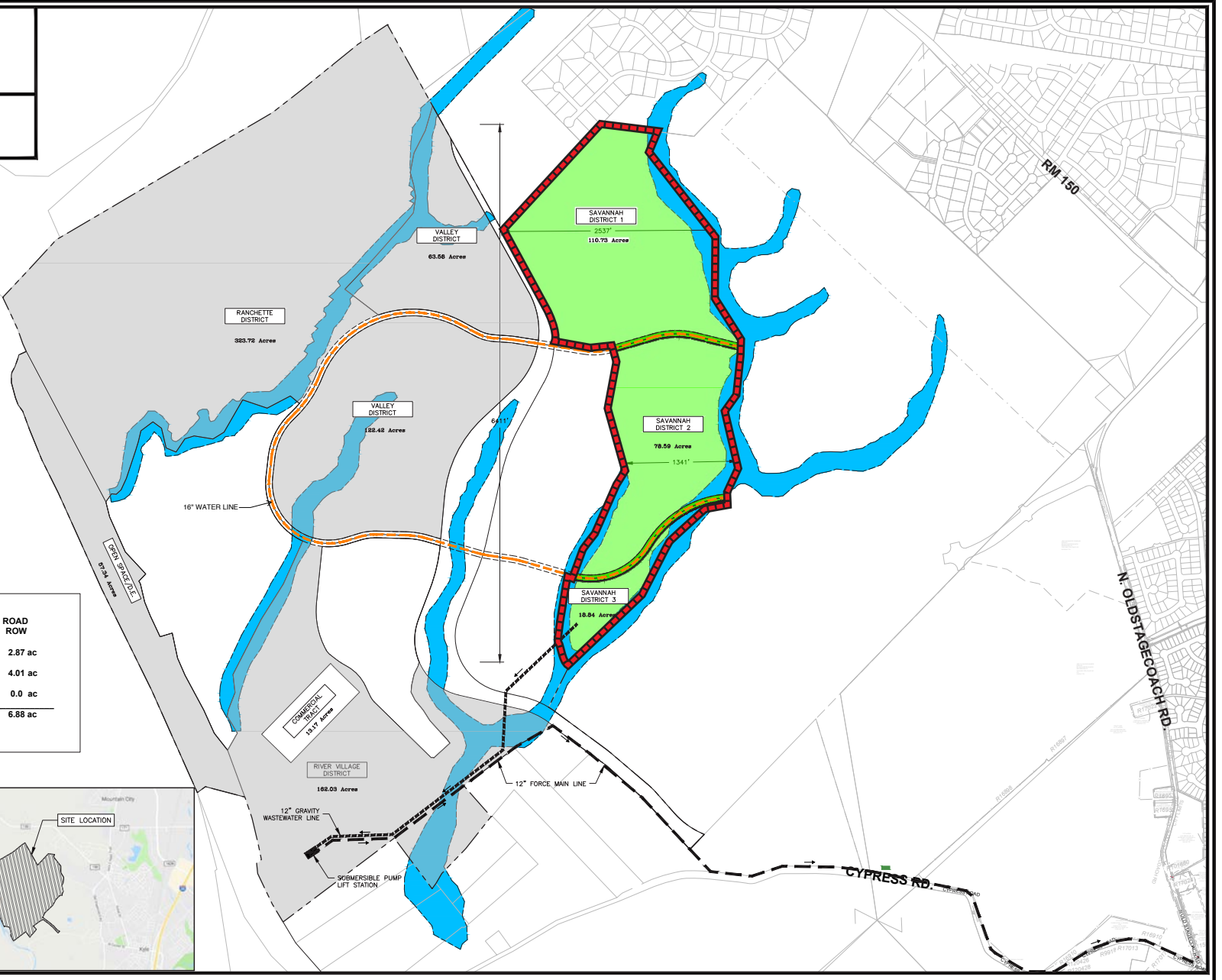
### LEGEND

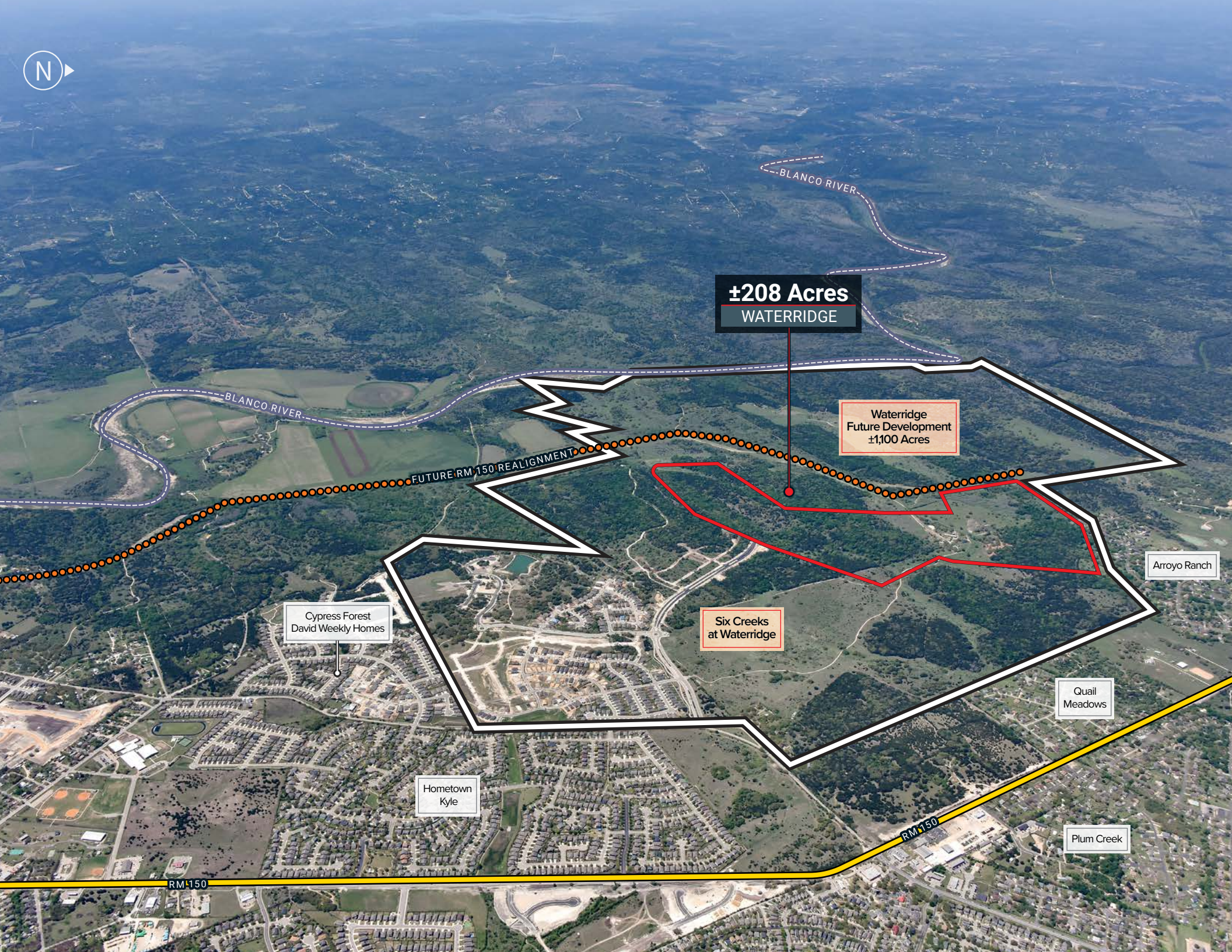
- ±208 ACRES WATERRIDGE
- SAVANNAH DISTRICT
- 100-YR FLOODPLAIN
- 16" WATER LINE
- 12" GRAVITY WASTEWATER LINE
- 12" FORCE MAIN LINE
- LIFT STATION
- AREA INCLUDED IN PRELIMINARY PLAN

### SAVANNAH DISTRICT ACREAGE SUMMARY:

|              | NET SITE AREA    | TOTAL AREA       | ROAD ROW       |
|--------------|------------------|------------------|----------------|
| DISTRICT 1   | 98.78 ac         | 110.73 ac        | 2.87 ac        |
| DISTRICT 2   | 62.35 ac         | 78.59 ac         | 4.01 ac        |
| DISTRICT 3   | 8.53 ac          | 18.84 ac         | 0.0 ac         |
| <b>TOTAL</b> | <b>169.66 ac</b> | <b>208.16 ac</b> | <b>6.88 ac</b> |

### VICINITY MAP





BLANCO RIVER

**±208 Acres**  
WATERRIDGE

Waterridge  
Future Development  
±1,100 Acres

FUTURE RM 150 REALIGNMENT

Cypress Forest  
David Weekly Homes

Six Creeks  
at Waterridge

Arroyo Ranch

Quail  
Meadows

Hometown  
Kyle

Plum Creek

RM 150

RM 150

## LOCATION OVERVIEW

**6 Creeks at Waterridge** is the first phase of the Waterridge Master Planned Community. 6 Creeks features homes by Coventry Homes, Highland Homes, Trendmaker Homes, Perry Homes, and M/I Homes. Carefully crafted architectural styles enrich the streetscape - and a mix of floor plans will be tailored to a variety of lifestyles and age groups. Residents will enjoy family-friendly amenities, access to highly regarded Hays County ISD schools and close proximity to restaurants, entertainment, outdoor recreation, health care facilities and a flagship grocery store.

**6 CREEKS AT  
WATERRIDGE HOME  
BUILDERS**

**COVENTRY  
HOMES**

**PERRY  
HOMES**

**HIGHLAND  
HOMES**



**TRENDMAKER HOMES**



**M I HOMES**



# LOCATION OVERVIEW

## CENTRAL TEXAS LOCATION

Waterridge is located in the Northeastern portion of Hays County, just west of Kyle, Texas. The Property is ideally positioned in the heart of the Texas Triangle between Dallas/Fort Worth, Houston and San Antonio along Interstate 35, also-known-as the spine of Texas. This enviable location is a long-term competitive advantage in corporate location decisions as it provides employers with the ability to recruit from the 16.4 million highly-skilled workers of the largest metropolitan areas as well as providing easy access to all of the major Texas cities.



## STATE & MARKET GROWTH OPPORTUNITIES

Texas has led the nation in employment and population growth over the past five years. The state has received numerous accolades in recent years including being named #1 in “Growth Prospects” by Forbes, “America’s Top State for Business” by CNBC, and “Best State for Business” for the 16th year in a row by Chief Executive. More specific to Waterridge, Austin’s population growth exceeds 29% over the past five years – the second fastest growing metro in the United States.

## QUALITY OF LIFE

Central Texas offers a higher quality of life at a lower cost of living compared to other metropolitan areas. In addition to a comfortable climate and beautiful natural surroundings, Austin’s housing, transportation and grocery costs are below national averages. These factors, combined with a low tax burden and myriad economic opportunities, have fueled record growth in the region’s population.



## SURROUNDING RECREATIONAL AMENITIES

- Blanco River
- Onion Creek Golf Club
- Canyon Lake
- Gregg-Clark Park
- Plum Creek Golf Course
- Five Mile Dam Park

## TRANSPORTATION

The Property’s excellent accessibility to Interstate 35, the primary North American Free Trade Agreement (NAFTA) transportation artery, effectively links the development to all the major thoroughfares in not only Austin, but the state, including, I-35, US 183/183A, MoPac (Loop 1), 360, 290 and SH-45. Additionally, the Austin-Bergstrom International Airport, which opened in May 1999, is located 20 miles northeast of Waterridge. The airport is served by 14 major airlines and accommodated more than 17 million passengers in 2019.





# LOCATION OVERVIEW

## SETON MEDICAL CENTER

The 112-bed Seton Medical Center Hays (2.45 miles east of the Property), is a full service hospital offering 24-hour emergency services, a Woman’s Center, a Heart Care unit and Surgical Care. Located adjacent to the Seton Medical Center is the 40-bed Warm Springs Rehabilitation Hospital, which offers rehabilitation services that are primarily related to brain injury. Additionally, there is a small campus of existing and planned medical offices surrounding the medical center.

## HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

Waterridge is located within Hays Consolidated Independent School District and is within a 2-mile drive of all three schools to which it is zoned including Negley Elementary which received the coveted Exemplary rating, the highest rating given by the Texas Education Agency.

| SCHOOL                     | DISTANCE             | ENROLLMENT |
|----------------------------|----------------------|------------|
| Laura B. Negley Elementary | 0.74 miles southeast | 890        |
| Wallace Middle School      | 1.18 miles southeast | 809        |
| Hays High School           | 1.69 miles north     | 2,970      |



## THE UNIVERSITY OF TEXAS AT AUSTIN

Less than 22 miles north of Waterridge is The University of Texas at Austin, a doctoral/research university and the flagship institution for the University of Texas System, which provides Austin employers with a young and highly educated workforce that helps drive company expansions and relocations. The university had the seventh largest single-campus enrollment in the nation and second largest in Texas as of fall 2019, with over 51,000 undergraduate and graduate students as well as 24,000 faculty and staff. Founded in 1883 on an original 40 acres, the campus now encompasses about 350 acres, roughly 1.4 square kilometers. The university is home to seven museums and seventeen libraries, as well as the Student Activities Center and additional student housing facilities to keep pace with the growing demand. In 2012, the university announced the addition of the new Dell Medical School, which is a partnership that included the University of Texas, Seton Healthcare Family and Travis County.

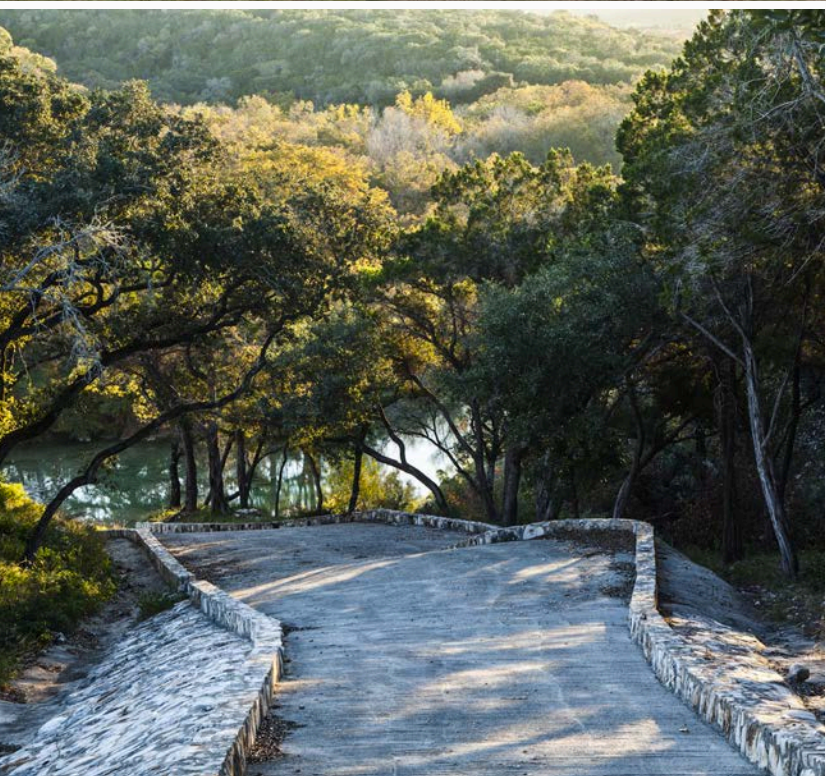
## TEXAS STATE UNIVERSITY

Less than 8 miles south of the Property is Texas State University, a public university located in the hill country of San Marcos, Texas. Authorized by the Texas Legislature in 1899, Southwest Texas State Normal School opened its doors with 303 students in 1903. Over the years, the university has grown from a small teacher preparation institution to a major, multipurpose university with approximately 37,000 students. The university continues to grow at record pace and is the largest institution in the Texas State University System and the fourth-largest university in the state of Texas. The campus stretches across 485 acres with an additional 5,038 acres of recreational, instructional, farm and ranch land. Home to a diverse student body, the university offers 96 bachelors, 87 masters, and 12 doctoral degree programs to serve the needs of future generations of Texans.



## AUSTIN COMMUNITY COLLEGE EXPANSION

The Austin Community College Hays Campus (1.99 miles northeast) currently serves close to 18,000 students and a second phase that includes an additional 150,000 square feet was completed in December 2017. The Hays campus offers a full range of courses from the “applied technology” fields, construction management, computer programming, and other vocations in high demand.



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