Agenda

• Strategic Overview of Property
• Positioning the Property & Key Accomplishments
• Development Zone’s Role in Value Creation
• Overview of Zone Concept & Standards
• Questions
Strategic Location

- 332 Total Acres
- US69 at FM762
- Five (5) US69 access points
- Traffic signal on FM762

Approved TXDOT Access Point  
Approved Traffic Signal
Foundation’s Vision & Goal for Property

**Property Vision**

Partner with a developer to build a high quality, mixed use development that creates an economic center of gravity and enhances the community lifestyle.

**Business Goal**

Monetize the Foundation’s real estate asset to create a high quality development through a long-term and disciplined approach that will generate a new income stream to continue our charitable mission.
Positioning for Success

- Worked with TXDOT for 7 years to secure five US69 access points
- Acquisition of the Love Tract
- TXDOT approved traffic signal and entry road on FM762
- Drainage study and design for entry road underway
- LID 6 Annexation
- Executed lease with best in class grocery anchor – currently in due diligence (mid Dec)
Partnering with Richmond

• Accomplished several key items in cooperation with the City of Richmond
  ▪ Creation of MUD 207
  ▪ Strategic Partnership Agreement – Sales Tax Revenue Sharing
  ▪ Participated in the City’s water system expansion
  ▪ Purchased 1,200 utility connections
  ▪ Opportunity for grey water use for landscaping
  ▪ Utility Service Agreement
General Concept Plan

- Mixed Use Core anchored by best in class grocery
- Incorporate multiple land uses throughout property
- Transform Rabb’s into amenity (i.e. Del Webb)
- Anticipate campus or large users north of Rabb’s
- Commercial retail interest south of US69
Economic Center of Gravity
Intent of Development Zone

• Worked closely with City of Richmond staff to incorporate city’s input and key requirements to compliment UDC

• Development Zone would allow the Foundation to fully execute our vision on a large, strategically located property

- Demand High Quality
- Flexibility to Meet Market
- Long Term Approach
- Assures Quality with Unknowns
- Distinct Consumer Experience
- Walkable Mixed-Use
- Positioned to Compete for Top Tenants
- Unique to Market

Why not just use to the UCD?
Development Zone Overview (Cont.)

• All Infrastructure will conform to City or County standards
• All City codes applicable to the ETJ will be enforced
• City staff and Foundation identified key development standards that balance Foundation flexibility to execute our vision while maintaining appropriate City oversight and controls including:
  • Parking by user type
  • Signage
  • Setbacks by user type
  • Lighting
  • Landscaping
  • Architectural Guidelines
  • Exterior Appearance
  • Roadways
  • Screening
  • Prohibited Uses
Development Zone Overview

Zone A
Development Standards for Consistent with Grocery Lease

Zone B
Development Standards for Adjacent Property Consistent with the Grocery Lease

Zone C
Development Standards for Balance of Property (~278 acres) not restricted by the Grocery Lease Document

Organizational Structure

The George Foundation
Berry Place Ventures,
Questions & Comments