

WATERRIDGE  
commercial district **±107 Acres**

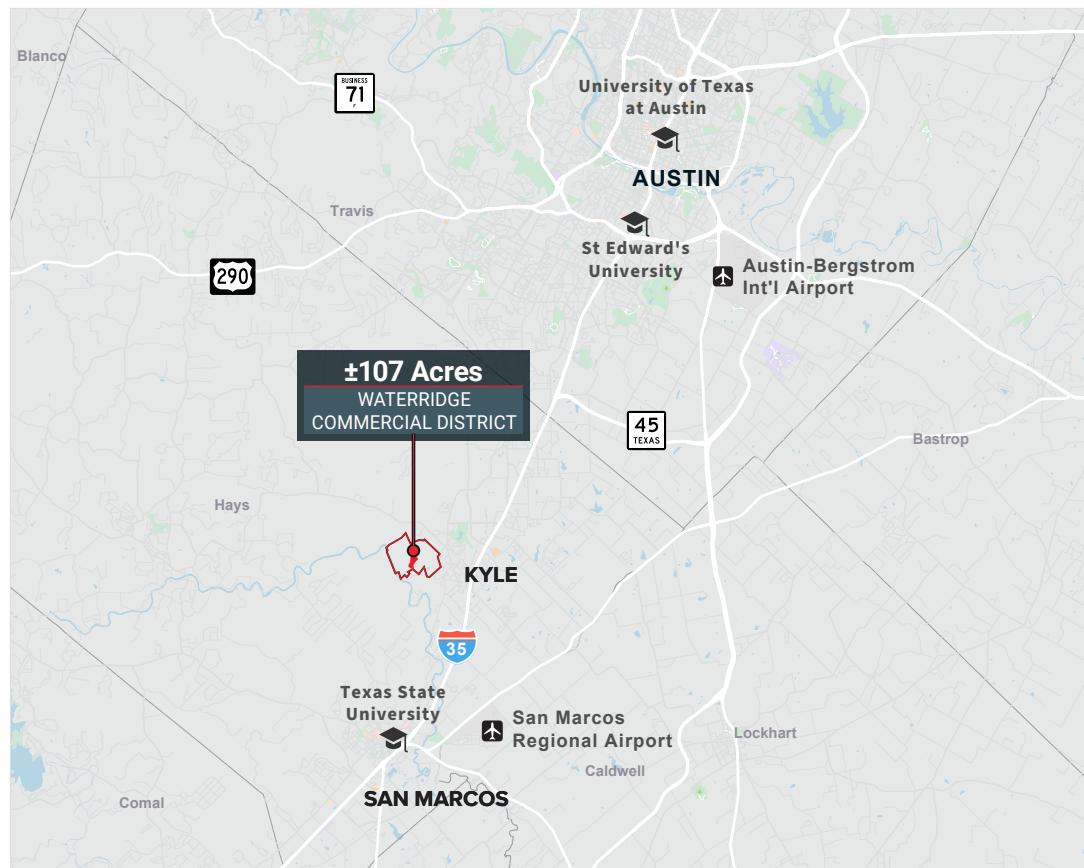
KYLE, TX  
AUSTIN MSA

## Northeast Facing Aerial



# Executive Summary

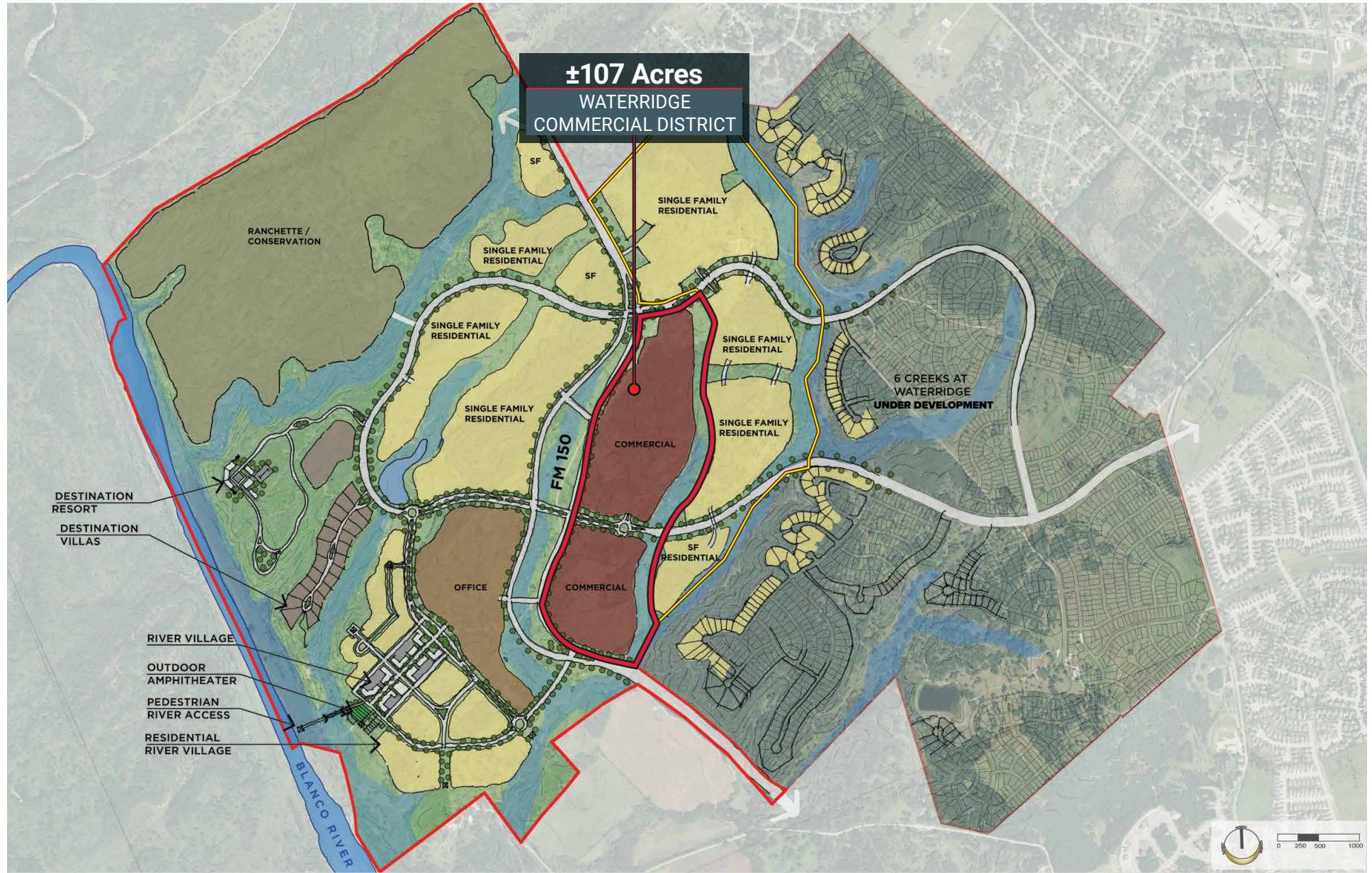
JLL, as an exclusive advisor to the owner, is pleased to present the Waterridge Commercial District, a 107-acre commercial pod in Waterridge on the Blanco River. Waterridge is a successful master-planned community in Kyle, Texas (Austin MSA) with over 6,500 feet of picturesque river frontage and beautiful rolling hill country topography. Located just 2 miles west of interstate 35, the Property is within 10 miles of Austin, 20 miles from downtown Austin, 25 miles to Austin-Bergstrom Airport, 48 miles to San Antonio, 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 Waterridge Commercial District offers qualified developers a unique opportunity for the development of multifamily, retail, office, medical, hospitality, industrial, and other commercial uses.



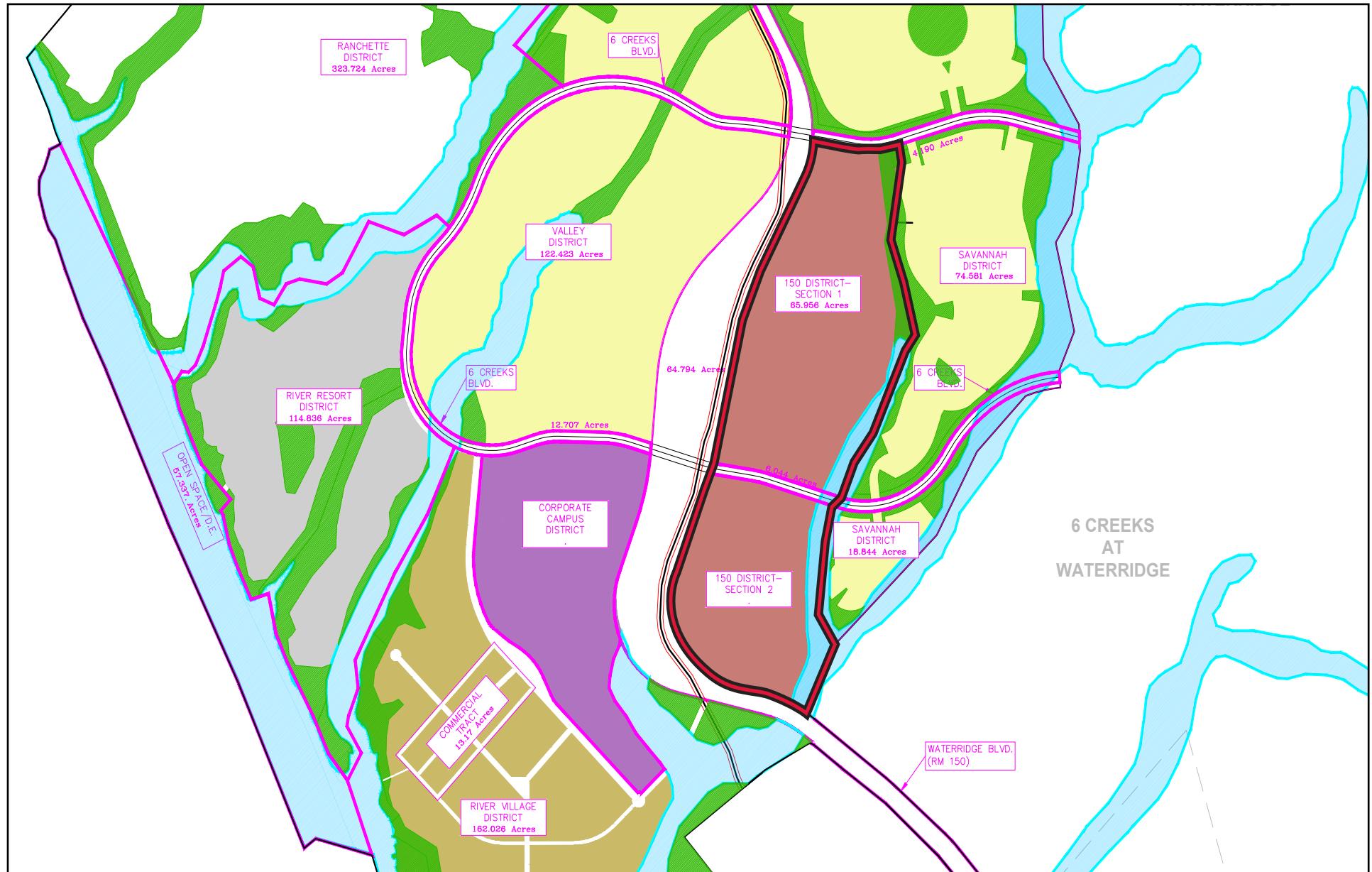
## Investment Highlights

- The Waterridge Commercial District offers unparalleled development optionality; at 107 acres, the property is perfectly positioned for a wide range of commercial opportunity including multifamily, retail, office, medical, hospitality, industrial, single-family for rent, and other commercial uses.
- Waterridge has many benefits including scenic hill country, rolling topography, beautiful frontage along the Blanco River, and a variety of mature tree species including 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), Austin-Bergstrom Airport (25 Miles), and San Marcos (7 miles).
- The new alignment for future FM 150 will run directly through the property, greatly enhancing the commercial development.
- Kyle, Texas is a booming suburb of the greater Austin Metropolitan Area; evidenced by the extreme population growth within the last 10 years alone. Since 2010, the population within 5 miles of the property has nearly doubled, and the projected annual rate over the next 5 years exceeds 3.50%.
- Located on the Interstate 35 corridor of Texas, the Waterridge Commercial District benefits from a location in the Austin MSA, one of the hottest real estate markets in the entire country.

## Executive Summary



## Executive Summary



# Infrastructure Master Project Schedule

PROJECT	DESCRIPTION	COMPLETION DATE
Commercial District at Waterridge - Infrastructure	<b>ROADWAY</b>	March 1, 2025
	<b>WATER PIPELINE</b>	March 1, 2025
	<b>WASTEWATER</b>	April 1, 2025
FM 150 Realignment project to Stagecoach Road State-County Roadway project	<b>ROE &amp; SURVEYING</b>	Apr 1, 2024
	<b>DRAINAGE PLANS</b>	Jun 1, 2024
	<b>30% SCHEMATIC DESIGN COMPLETE</b>	Dec 15, 2024
	<b>100 % DESIGN COMPLETE AND TXDOT APPROVAL</b>	Jun 1, 2026
	<b>FM 150 CONSTRUCTION STARTS</b>	Oct 1, 2026
	<b>FM 150 COMPLETION</b>	Jun 1, 2027



## FM 150 Realignment

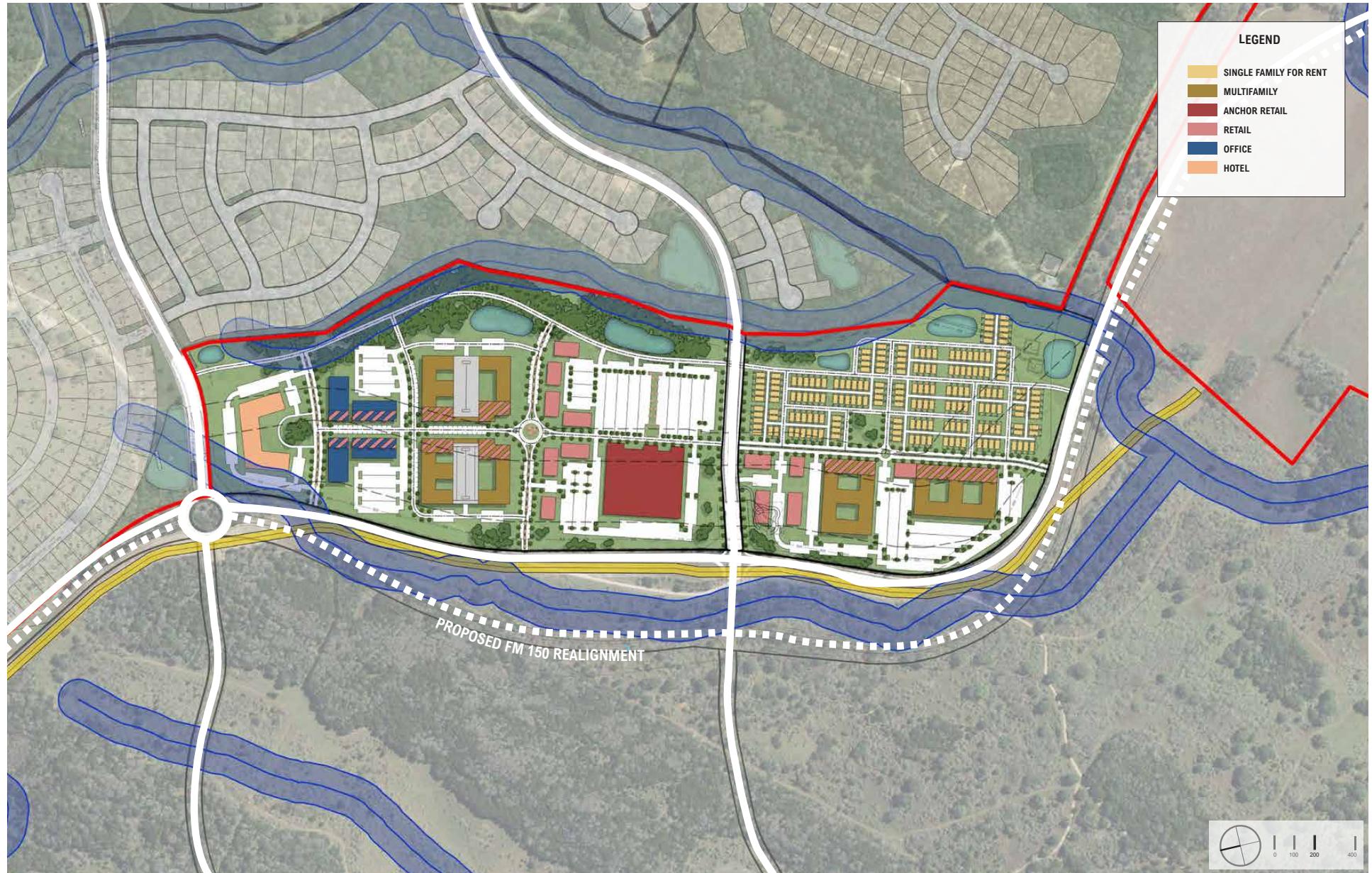


## FM 150 Realignment



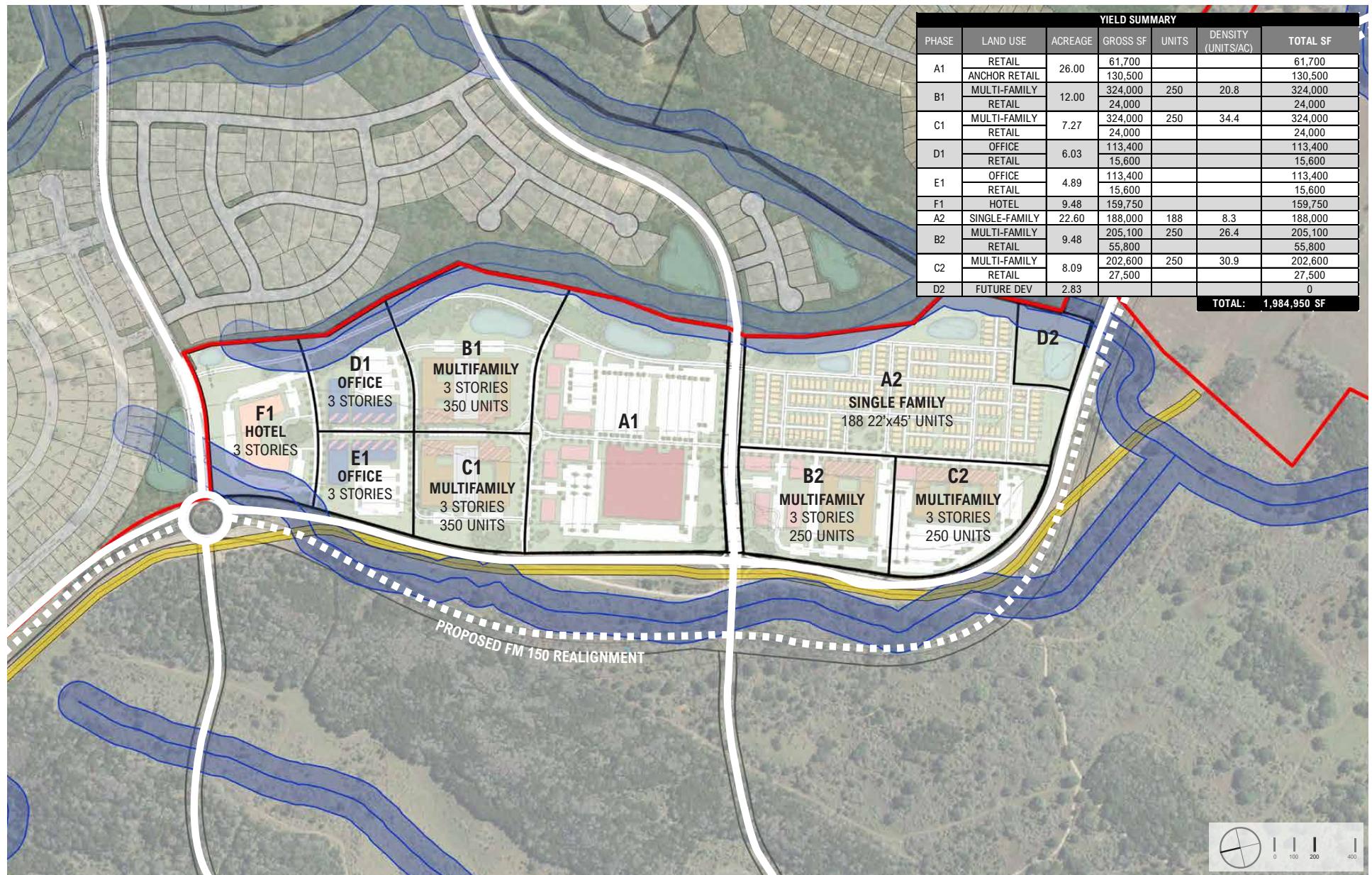
## FM 150 District Schematic Design - *Phasing*

\*Land outlined is a conceptual land plan that is flexible.



# FM 150 District Schematic Design - *Yield Plan*

\*Land outlined is a conceptual land plan that is flexible.



# Location Overview

## CENTRAL TEXAS LOCATION

Waterridge is located in the Central portion of Hays County, just west of Kyle, Texas and along the Blanco River. 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
- Mary Kyle Hartson City Square 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

## Why Austin

A booming economy, growing job market, high quality of life, and low cost of living make Austin a sought after city for all ages. As one of the nation's top economic performers, Austin is a thriving city with a young, highly educated population that attracts business and tourism. The metro consistently leads the nation in terms of population growth, fueled largely by a strong rate of in-migration with an impressive 184 people moving to the city a day. As a result the population in the Austin MSA reached over 2.2 million in 2020, and is expected to soar 98.5% to nearly 4 million by 2040. Nearly doubling in size, Austin's population is projected to grow faster than any other large U.S. city in the next 25 years.

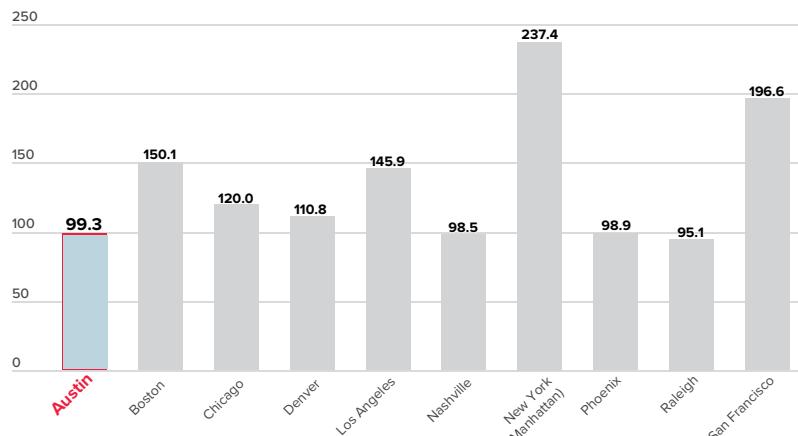


### BUSINESS CLIMATE

You will find a business-friendly environment with low taxes and numerous incentives that encourage continued growth and investment in Austin.

### COST OF LIVING INDEX

Cost of Living Index (U.S. + 100)



**11TH**  
LARGEST CITY  
IN THE COUNTRY

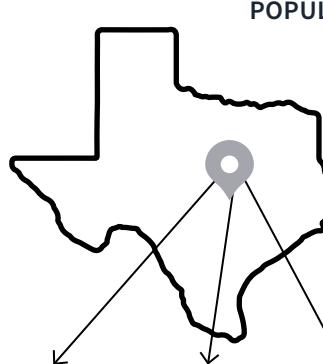


**47.0%**  
EST. 10-YEAR  
JOB GROWTH



### TALENT

Austin's labor pool is among the most vibrant, innovative and educated in the world.



### POPULATION

POPULATION  
OF THE AUSTIN  
REGION

2.2  
RESIDENTS  
ADDED  
DAILY

PROJECTED  
REGIONAL  
POPULATION  
BY 2040

### LABOR FORCE & GROWTH



THE AUSTIN REGIONAL  
LABOR FORCE IS  
**1 MILLION**



HIGHEST MEDIAN  
HOUSEHOLD INCOME  
AMONG TEXAS METRO AREAS



**43%** of adults have at least a  
bachelor's degree compared to  
31% nationally



**66.3%** of the population  
is under 45 (nationally, 58.7%  
is under 45)

# Location Overview | Austin Accolades

"Austin is an ideal location to attract the talent we need to deliver the latest capabilities to our customers."



**#1**

**BEST CITY FOR JOB GROWTH OVER A FIVE-YEAR PERIOD**

*Inc.com*

**#1**

**BEST CITY FOR JOB CREATION**

37% over five-year period

*Forbes*

**#18**

**FUTURE-PROOFING GLOBAL TOP 30**

the only Texas city in this international index

*JLL Global Research*

"Austin is a rapidly growing hub for high tech startups and established tech companies, and not surprisingly, a hub for top tech talent. It has an innovative, entrepreneurial vibe with a laid back, inclusive culture, making it an ideal location for us. Not only will our employees love living in such a great city, but they'll have a unique opportunity to bring our great values to life and grow their careers."

**Atlassian**

**JAY SIMONS  
PRESIDENT**

"We are committed to growing in Austin, a city that is a proven tech hub with excellent access to talent and a community that encourages innovation."

## BAE Systems

**DAVE HARROLD**

Vice President & General Manager Countermeasure & Electromagnetic Attack Solutions

**#1**

## BEST PLACE TO LIVE

4 consecutive years

*U.S. News & World Report*



**#1**

## U.S. MARKET FOR 2020 INVESTMENT

Urban Land Institute



## HOTTEST U.S. LABOR MARKET

2 consecutive years

*Wall Street Journal*

**#1**

## ATTRACTS THE MOST WORKERS

Among Major U.S. Cities

*LinkedIn, 2018*

## 8 Years in a Row

### FASTEAST GROWING MSA IN THE NATION

AUSTIN MSA: TRAVIS, HAYS, WILLIAMSON, BASTROP,

CALDWELL COUNTIES - U.S. Census

**Indeed**

**CHRIS HYAMS  
PRESIDENT**

The Austin MSA adds

**184 NEW RESIDENTS**

**Every Single Day**

"Khoros is proud to be in Austin, and we are excited to begin this next phase of our growth in our new and expanded space. As an Austinite for more than 10 years, I know that this is a great place to build and grow successful companies, and that's why we continue to invest here. We look forward to many more years of success in Austin."

**Khoros**

**JACK BLAHA  
CHIEF EXECUTIVE OFFICER**

**#1**

## BEST U.S. CITY TO START A BUSINESS

*Inc.com*

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