

Angleton Crossing



PLANNING AND
ZONING COMMISSION
FEBRUARY 3, 2022

Angleton Crossing

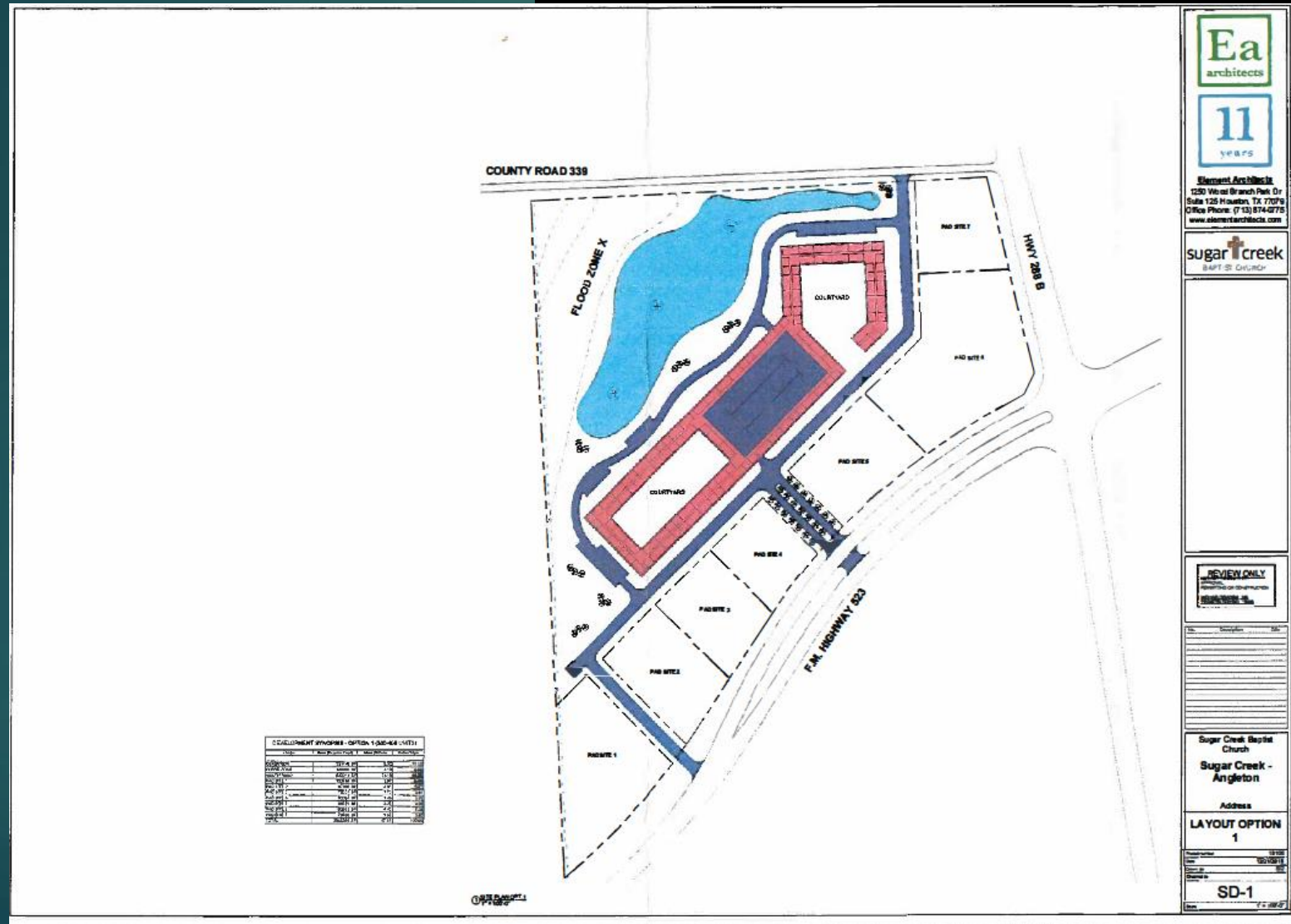
- ▶ Owner – Sugar Creek Baptist Church
- ▶ Third party developer representing church
- ▶ Ongoing discussions with the City of Angleton on predevelopment issues
 - ▶ Annexation
 - ▶ Zoning
 - ▶ Utilities
 - ▶ Industrial District Agreement
 - ▶ Angleton Drainage District for regional detention
 - ▶ TXDOT for access
 - ▶ Recommended that we present conceptual plan to Planning and Zoning and City Council

Angleton Crossing

- ▶ Prominent locations on the northerly most corners of the 288 Business and TX 523 intersection
- ▶ “Gateway” to Angleton
- ▶ Proposed 60-acre mixed use development
- ▶ Market driven uses being considered include:
 - ▶ Residential, including multifamily, senior living, single family, condominiums and townhomes
 - ▶ Retail shopping center
 - ▶ General retail pads
 - ▶ Restaurants and gas stations
 - ▶ Office and professional office
 - ▶ Medical uses
 - ▶ Banks and financial services

Proposed Master Plan

- ▶ Approximately 47 acres
- ▶ Located at the NWC of Highway 288 & FM 523, Angleton ETJ





About Us

Kittle Property Group, Inc. (KPG) is the successor to companies that have been around since 1948 and has developed and managed multifamily homes for over 70 years. We develop, build, manage and own multifamily rental housing and self-storage facilities throughout the United States. Our most valuable asset, our team, has extensive experience in property development, real estate finance, multifamily housing construction, property management and compliance. Our vertically integrated structure means we have the experience and the expertise on hand to successfully offer partners the services and products that will complete a project from beginning to end.

Fifteen communities in Texas since 2011 (and growing...)

- ▶ Taylor – *Main Street Commons*
- ▶ McGregor – *Rachel Commons*
- ▶ New Braunfels – *Residences of Solms Village*
- ▶ Justin – *Bishop Gardens*
- ▶ Odessa – *The Grove*
- ▶ Beaumont – *Cypress Place*
- ▶ Beaumont – *Old Dowlen Cottages*
- ▶ Beaumont – *Promenade**
- ▶ Beaumont – *Laurel Vista*
- ▶ Winnie – *Magnolia Station*
- ▶ Allen – *Chaparral Townhomes*
- ▶ Houston – *The Vireo*
- ▶ Houston – *Estates at Ellington*
- ▶ San Antonio – *The Montage**
- ▶ Austin – *Agave East**

**Under Construction*



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- A. Casey Acres – Westfield, IN
- B. The Vireo – Houston, TX
- C. Ashford Park – Columbus, IN
- D. The Promenade – Beaumont, TX
- E. Main Street Commons – Taylor, TX

A



B



C



D



E



Angleton Apartments

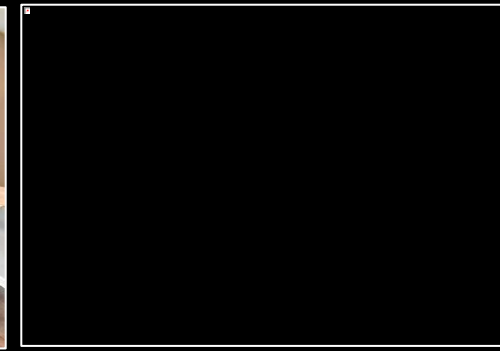
- ▶ **Proposed:** Approximately 200 to 240-unit apartment community for families
- ▶ **Developed By:** Kittle Property Group, Inc. (KPG)
- ▶ **Location:** NWC of Highway 288 & FM 523, Angleton ETJ
- ▶ **Current Property Condition:** Vacant land
- ▶ The proposed community would feature one-, two-, three- and four-bedroom units in garden style buildings.

Typical Community Amenities:

- Onsite management/leasing office
- Community room
- Fitness center
- Business center with computers
- Activity room
- Game room
- Swimming pool
- BBQ grill/picnic area
- Playground
- Dog park

Typical Resident Services:

- Onsite Food Pantry
- Annual Health Fair
- Partnership with local law enforcement and/or first responders
- Annual Income Tax Preparation
- Twice monthly arts, crafts, and recreational activities
- Twice monthly onsite social events



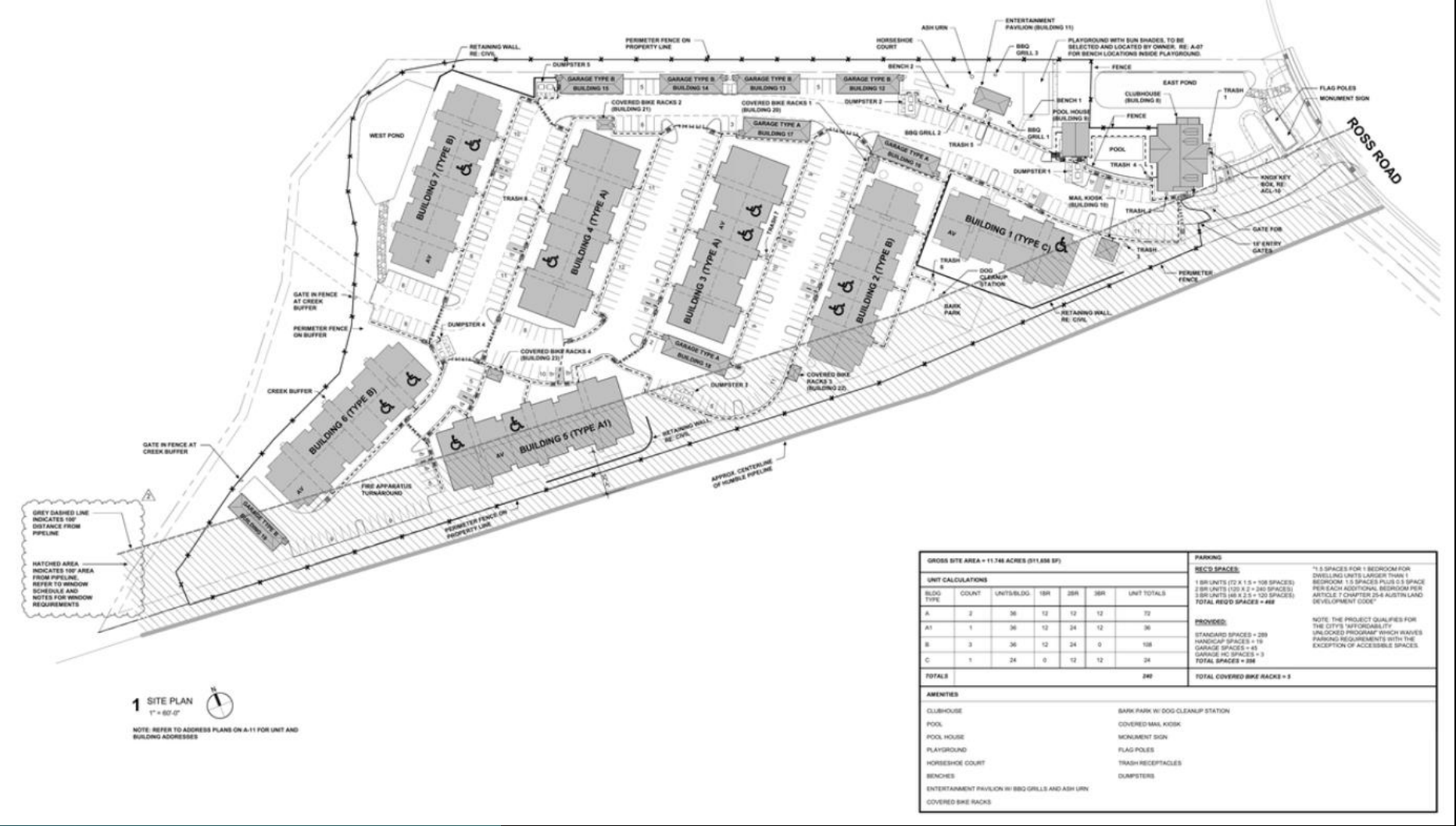
Proposed Development Site

- ▶ Approximately 15 acres (as shaded in red below)
- ▶ Located at the NWC of Highway 288 & FM 523, Angleton ETJ



Example Site Plan

- ▶ The below site plan is for a community KPG recently started construction on in Austin, TX. This community will consist of 240 units and would be similar to what we are proposing in Angleton.



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- ▶ Thank you for your time and consideration
- ▶ Questions and Answers
- ▶ Next steps