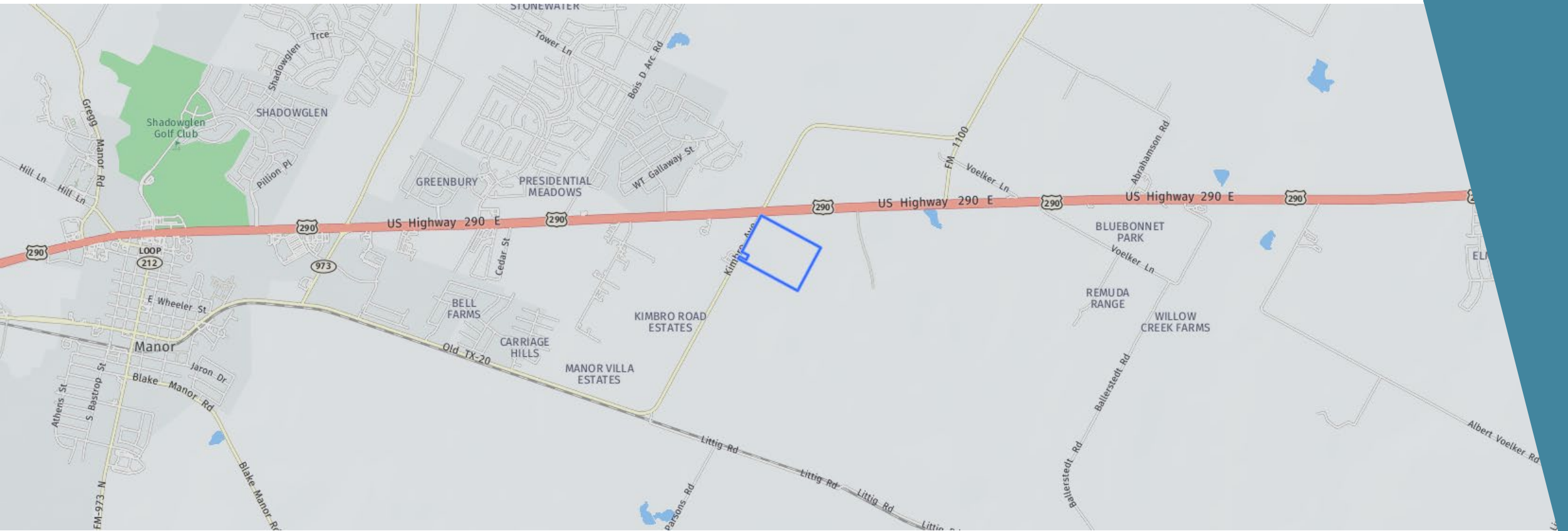


# Mill Creek Development

## US 290 & Old Kimbro Road



## MILL CREEK MANIFESTO

...our homes are more than just four walls.

...in living where you  
want to be – not where  
you have to be.

...in a 'fix it or find  
someone who can'  
philosophy.

# we believe

...your home  
is your  
runway.

...that what  
you  
say matters.

...that pets  
are  
people, too.

...in honesty even when  
it's not easy.

... your home is a  
12-month stay-cation.

...your daily grind should be a trip to our coffee bar.



## BRAND PROMISE

Here, we're on a mission to  
make our customers' lives  
easier by helping them find  
the home they want – and  
making sure they're happy  
long after they move in.





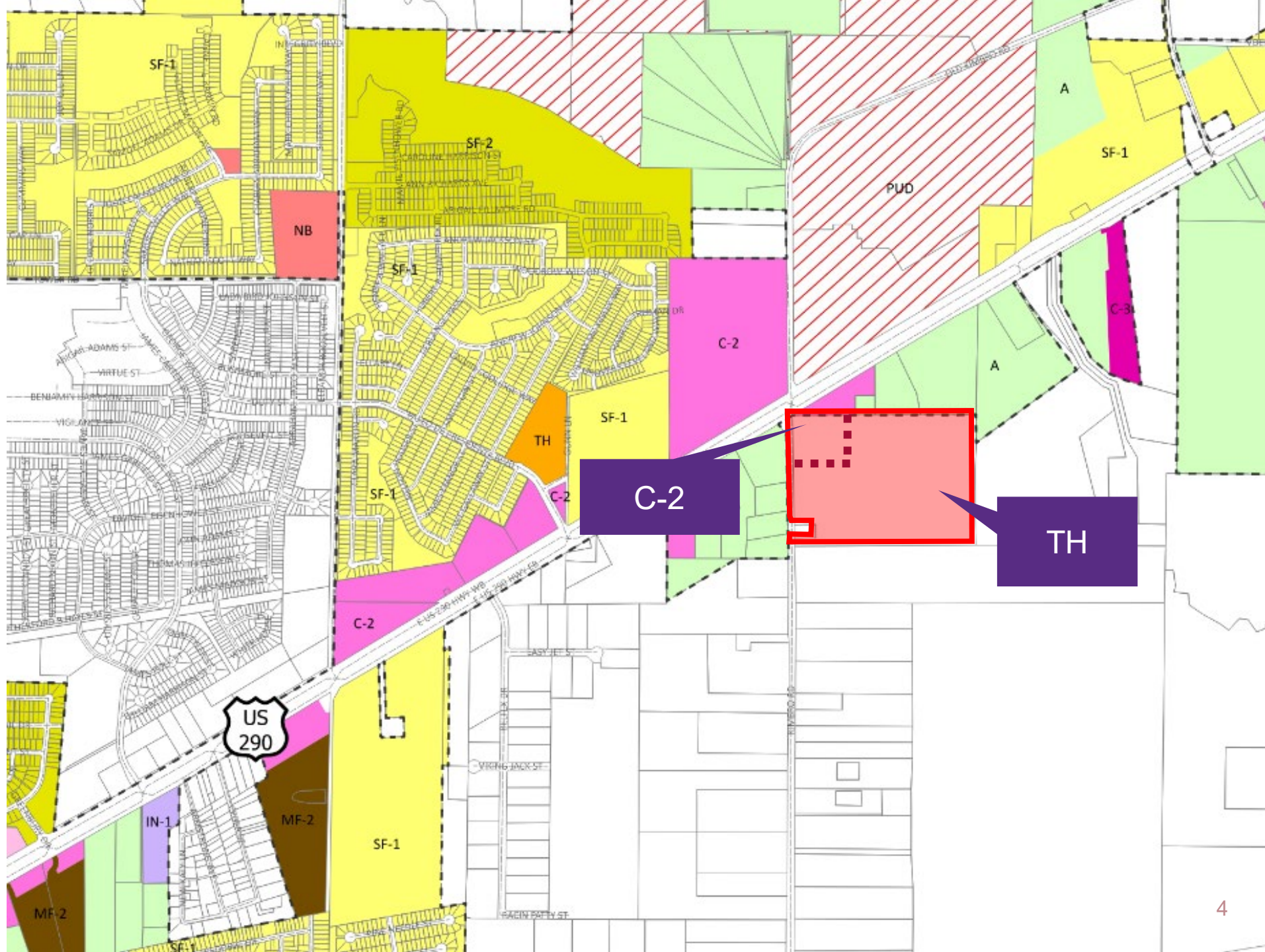


The investment pictured above is an example of a single-family rental community

# MILL CREEK SFR PLATFORM



# Zoning Map





# Conceptual Plan

**9.38 Acres of Commercial**  
**Est. 80,000 ft<sup>2</sup>**  
 Retail/Service Oriented  
 Nuisance Uses Prohibited

**335 Townhomes**  
 Professionally Managed  
 Mostly 3+ Beds  
 Backyards + Garages

**11 Acres of Open Space**  
 A+ Amenities  
 Dog Park  
 Amenity Center



# Commercial Site

- Made feasible by previously installed lift station
- Potential for 80,000 square feet of commercial space

PERMITTED USES	PROHIBITED BY DEED RESTRICTION
Art Studio/Gallery Business Support Services Child Care Center Event Center Financial Services Florist General Retail Personal Services Pet Store Restaurant	Nightclub or Bar (stand alone) Billiard Hall Flee Market & Pawn Shop Bail bonds Sexually oriented business or Tattoo Parlor Gas Stations or Repair Shops (stand alone) Gambling/gaming facility Mobile Home Park Junkyards Funeral Home

# Mill Creek Residential

- 335 Townhomes on 52 acres
- Professionally owned, managed, and maintained
  - Landscape
  - Amenities
  - Community engagement
- Geared toward Families
  - Majority 3-4 bedroom units
  - Backyards
  - Garages
  - Not a typical rental product with shared walls on all sides





# Townhomes



Backyards

Mostly 3-4 Bedrooms



1,100-1,700 Sq. Ft.

Garage + Driveway



# Conceptual Plan



Emergency Access

TY OF MANOR  
(3.112 ACRES)  
DOC. NO. 202105204  
O.P.R.T.C.T.

DAVIS RICE  
(5.565 ACRES)  
DOC. NO. 2013207877  
O.P.R.T.C.T.

KLATT PROPERTIES, LP  
(15.71 ACRES)  
DOC. NO. 2008204941  
O.P.R.T.C.T.

9.38 AC  
Commercial  
Tract

Floodplain

Gated Community  
Turn Lanes

Clubhouse w/ Gym, Pool,  
Multi-Purpose Room

11 acres of Open Space  
including a Dog Park and  
Outdoor Seating Areas.

Guest Parking

Block Structure  
w/ 2 Unit Sizes

HORSEFEATHERS FARM, INC.  
(56.652 ACRES)  
DOC. NO. 2002187747  
O.P.R.T.C.T.

# Mill Creek Manor

	TH District Standard	Proposed Development
<b>Building Height (max.)</b>	35'	32'-8" (2 story w/ pitched roof)
<b>Number of Units</b>	624	335
<b>Density (max.)</b>	12 units per acre	6.64 units per acre
<b>Building Coverage (max.)</b>	60%	25%
<b>Min. Open Space</b>	5%	21%



# Project Benefits

- New quality residential development
- Approx. \$184,250 toward Parkland Fund + 11 acres of private opens space
- Preliminary Traffic Study:
  - Additional ROW for Old Kimbro Rd.
  - New left and right turn lanes Old Kimbro Rd.
  - New right turn lane on Littig Rd.
  - Traffic will be distributed toward Hwy. 290 and Old Hwy 20.

# Project Benefits

- \$2.6 million in property tax to City & Manor ISD
- \$500,000 in sales tax to City of Manor
- Extra LUEs of utility capacity
  - Lift Station Construction Complete
  - 350 LUEs dedicated for this site total





Townhome

Townhome

Plant

~1 mile