



SANGER
PRESERVE

EXHIBIT E to Sanger Preserve PD
[Reference Ordinance No. 10-28-22]



AUGUST 2022 - UPDATED FEBRUARY 2023
DESIGN FEATURES & COMMUNITY FEATURES



SANGER
PRESERVE

*AN EXPERIENCED TEAM
ASSEMBLED FOR
MULTIFAMILY DEVELOPMENT*



WATER OAK LLC
OWNER / OPERATOR
PAMELA K. & JAMES HOLT



EJTJ VENTURES LLC, DALLAS, TEXAS
CONSULTANT - DEVELOPMENT
MARIE C. FREEMAN



CAF MANAGEMENT, FRISCO, TX
PROPERTY MANAGEMENT
TRENT WOODS & BROOKE HENDRY

HUMPHREYS & PARTNERS ARCHITECTS

HUMPHREYS & PARTNERS ARCHITECTS
ARCHITECT
MICHAEL SMITH, & MADISON KRUK



PELTON LAND SOLUTIONS
CIVIL ENGINEERING
RICHARD PAYNE & BRAD SICARD



PROJECT OVERVIEW

- ❑ THE SANGER PRESERVE | S. FIFTH AND COWLING, SANGER, TEXAS
- ❑ 170-UNITS MULTIFAMILY, WALK-UP COMMUNITY, TOTALING +/- 160K SF AND 3,000-3,3500 SF CLUBHOUSE, DESIGNED WITH RESIDENT AMENITIES ON APPROX. 12 ACRES. RESIDENTIAL AVG / ACRE: 20
 - FIVE 2-STORY RESIDENTIAL BLDGS | FOUR 3-STORY RESIDENTIAL BLDGS
- ❑ FOUR RETAIL BLDGS FOR A TOTAL OF UP TO 36,000 SF, INCLUDING OUTDOOR GATHERING SPACES
- ❑ RESIDENTS WILL ENJOY AMENITIES EXPECTED IN A NEW MULTIFAMILY COMMUNITY WHICH ARE NOT CURRENTLY AVAILABLE IN THE MARKET, INCLUDING: STAINLESS APPLIANCES, SOLID SURFACE COUNTERTOPS, RESORT STYLE POOL, 9 FT CEILINGS, WOOD-LOOK PLANK FLOORING & ENERGY EFFICIENCIES.

FLOOR PLAN	SF	UNIT MIX	% UNIT MIX
1 BED / 1 BATH	639 - 787	50	29%
2 BED / 2 BATH	925 – 1145	108	64%
3 BED / 2 BATH	1250	12	7%
TOTAL RENTABLE SF	160,523	170	100%
UNIT AVERAGE NET SF	944		
CLUBHOUSE SF (APPROX.)	3,000 – 3,500		
RETAIL SF (APPROX. MAX)	36,000		
PROJECTED AVG RENT PSF	\$1.60-1.70		
PROJECTED AVG RENT PER UNIT	\$1,580-1,685		

*ABOVE ARE ESTIMATES PENDING FINAL DESIGN & APPROVALS



- ❑ SANGER, TX, IS ONLY 15 MINUTES N. OF DENTON, TX
- ❑ THE CITY HAS A POPULATION OF JUST OVER 9,200 AS OF 2021 ESTIMATES, AN INCREASE FROM 7,000 IN 2010 (A 24% INCREASE). DENTON COUNTY HAS A POPULATION OF AN ESTIMATED 944,000. WHICH HAS GROWN BY OVER 41% SINCE 2010. [1]
- ❑ THE PROJECT IS LOCATED JUST 1.2 MILES FROM THE MAJOR I-35 FREEWAY ON I-35 BUSINESS.

SOURCE: [1] www.worldpopulationreview.com

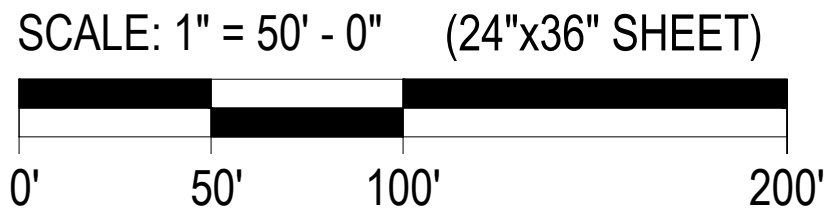


The submittal for a variance includes revising parking requirements based on Section 19 (MF-2) and 23 (B-2) of the Building Code for Multifamily & Retail Parking

CURRENT PARKING REQUIRED:	
COMMERCIAL SPACES	144
RESIDENTIAL SPACES	288
TOTAL REQUIRED	432

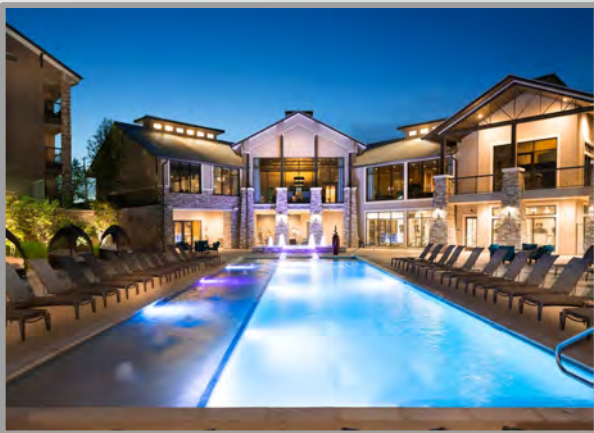
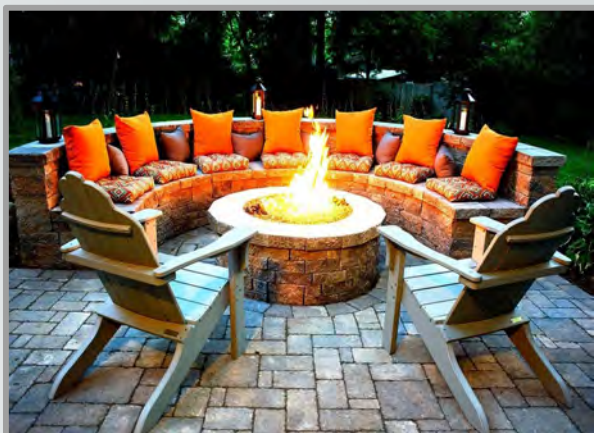
PARKING PROVIDED:	MF-2	B-2	TOTAL
OPEN SURFACE SPACES	236	184	420
RESERVED CARPORT	40	0	40
PRIVATE GARAGES	24	0	24
TOTAL PROVIDED	300	184	484

All Residential Parking will be Reserved (both unassigned & assigned)



S. FIFTH AND COWLING						2021100
UNIT TABULATION - 2 STORY BIG HOUSE & 3 STORY BREEZEWAY						1/31/23
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1L-BH	1br/1ba	639	4	2%	2,556	50%
A2-BW	1br/1ba	705	84	42%	59,220	
A1U-BH	1br/1ba	750	4	2%	3,000	
A2U-BH	1br/1ba	787	8	4%	6,296	
B1-BW	2br/2ba	994	15	8%	14,910	41%
B1U-BH	2br/2ba	989	8	4%	7,912	
B2L-BH	2br/2ba	1,056	4	2%	4,224	
B2U-BH	2br/2ba	1,145	4	2%	4,580	
B2-BW	2br/2ba	1,075	51	26%	54,825	9%
C1L-BH	3br/2ba	1,250	4	2%	5,000	
C1-BW	3br/2ba	1,250	9	5%	11,250	
C1U-BH	3br/2ba	1,250	4	2%	5,000	100%
TOTALS			199	100%	178,773	
UNIT AVERAGE NET SF :						898
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.						
PROJECT DATA						
UNIT AVERAGE NET SF :						898 S.F.
ACREAGE:						12.01 GROSS ACRES
DENSITY:						16.6 UNITS/ACRE
RETAIL AREA						32,000 S.F.
PARKING:						
REQUIRED						128 RETAIL SPACES @ 1/250 S.F. 328 RESIDENTIAL SPACES 456 TOTAL SPACES REQUIRED
PROVIDED						191 RETAIL SPACES 36 GARAGE SPACES 16 TANDEM SPACES 356 OPEN SURFACE SPACES 599 TOTAL SPACES PROVIDED

IDEA BOARD - CLUBHOUSE & AMENITIES



IDEA BOARD — PROPERTY EXTERIOR



HERMOSA VILLAGE
LEANDER, TX
HUMPHREYS ARCHITECTS



CREEKSIDE PARK THE RESIDENCES
THE WOODLANDS, TX
HUMPHREYS ARCHITECTS



IDEA BOARD – UNIT INTERIORS



UNIT PLANS

Typical Floor Plans will range from 700 SF to 1300 SF



UNIT A1
HUD NET - 718 SQ. FT.



UNIT - B1
NET - 1050 SQ. FT.



UNIT C1
NET - 1190 SQ. FT.



UNIT A1-L
757 NET S.F.



UNIT A1-U
859 NET AC. SF



UNIT A2-L
813 S.F.

SCALE 1/4" = 1'-0" (24"x36" SHEET)



ENERGY STAR FEATURES

BUILDING WITH THESE ELEMENTS IN MIND RESULTS IN LOWER OPERATING COSTS, ENHANCES THE QUALITY OF LIFE FOR OUR RESIDENTS, AND MAXIMIZES VALUE FOR OUR INVESTORS AND SHAREHOLDERS.

- ☐ ENERGY STAR-RATED APPLIANCES *
- ☐ LOW VOC INTERIOR PAINTS
- ☐ ENERGY EFFICIENT DOUBLE-PANE WINDOWS & PATIO/BALCONY DOORS TO MAXIMIZE NATURAL LIGHT.
- ☐ INSULATION INCLUDING CAULKING OR SPRAY FOAM AROUND LIGHT SWITCH & OUTLET
- ☐ DIGITAL WI-FI CONTROLLED THERMOSTAT
- ☐ WOOD-LOOK PLANK FLOORING – GREEN RATED
- ☐ CABINETS SOURCED FROM WITHIN 500 MILES OF THE PROPERTY
- ☐ CEILING FANS
- ☐ 2” WOOD LOOK BLINDS
- ☐ NATIVE LANDSCAPE & PLANTINGS, WATER-SENSE IRRIGATION SYSTEM WITH SEPARATE METER
- ☐ LED / CFL LIGHTING
- ☐ INDIVIDUAL ELECTRIC & WATER METERING TO PROMOTE RESIDENT CONSERVATION
- ☐ HIGH-EFFICIENCY PLUMBING FIXTURES
- ☐ PACKAGE LOCKERS SHOWN TO REDUCE THE PROPERTY CARBON FOOTPRINT

**Applies to available appliances.*

PARCEL LOCKERS

SECURE PACKAGE DELIVERY FOR OUR RESIDENTS

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WITH THE EXPLOSION OF ALL-THINGS DELIVERED RIGHT TO OUR 'DOOR-STEP', WE NEED A WAY TO SECURE THE IMPORTANT DELIVERIES OF OUR RESIDENTS ... **PACKAGE LOCKERS** PROVIDE EASY TO USE, AUTOMATED LOCKERS. NO WORRIES ABOUT NOT BEING HOME TO RECEIVE A PACKAGE — THE ULTIMATE IN RESIDENT CONVENIENCE!

Smartest Lockers.

Our industry-leading technology eliminates your package problems.



Smart
Infrared scanner to detect packages in each locker



Cool
Refrigerated lockers keep groceries, pharmaceuticals and temperature sensitive items cool



Convenient
Multi-sized lockers accept most sized packages and full ADA compliance support any user



Secure
Built in 24/7 cloud based video surveillance





Advanced
Manage deliveries with the Parcel Pending mobile app



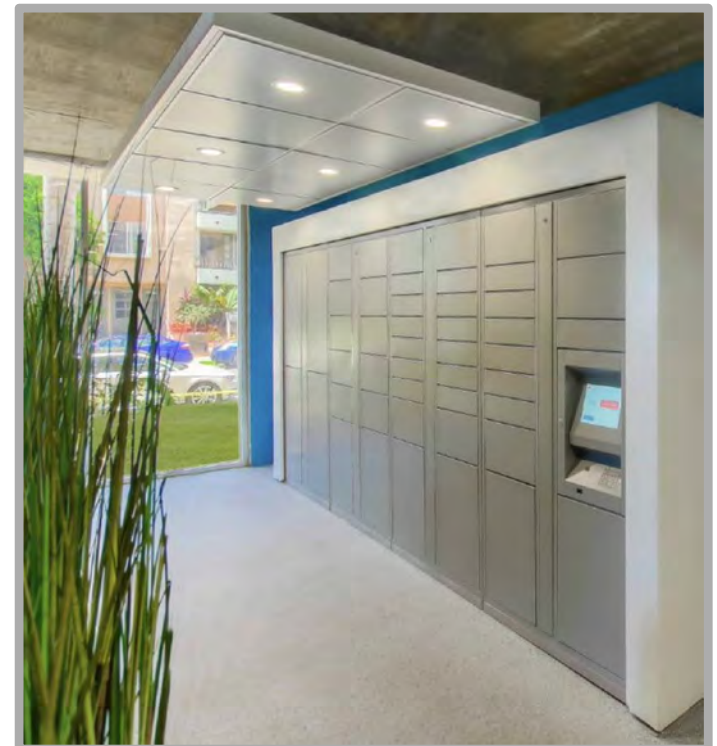
Customizable
Choice of color or custom wrap to match any aesthetic or branding



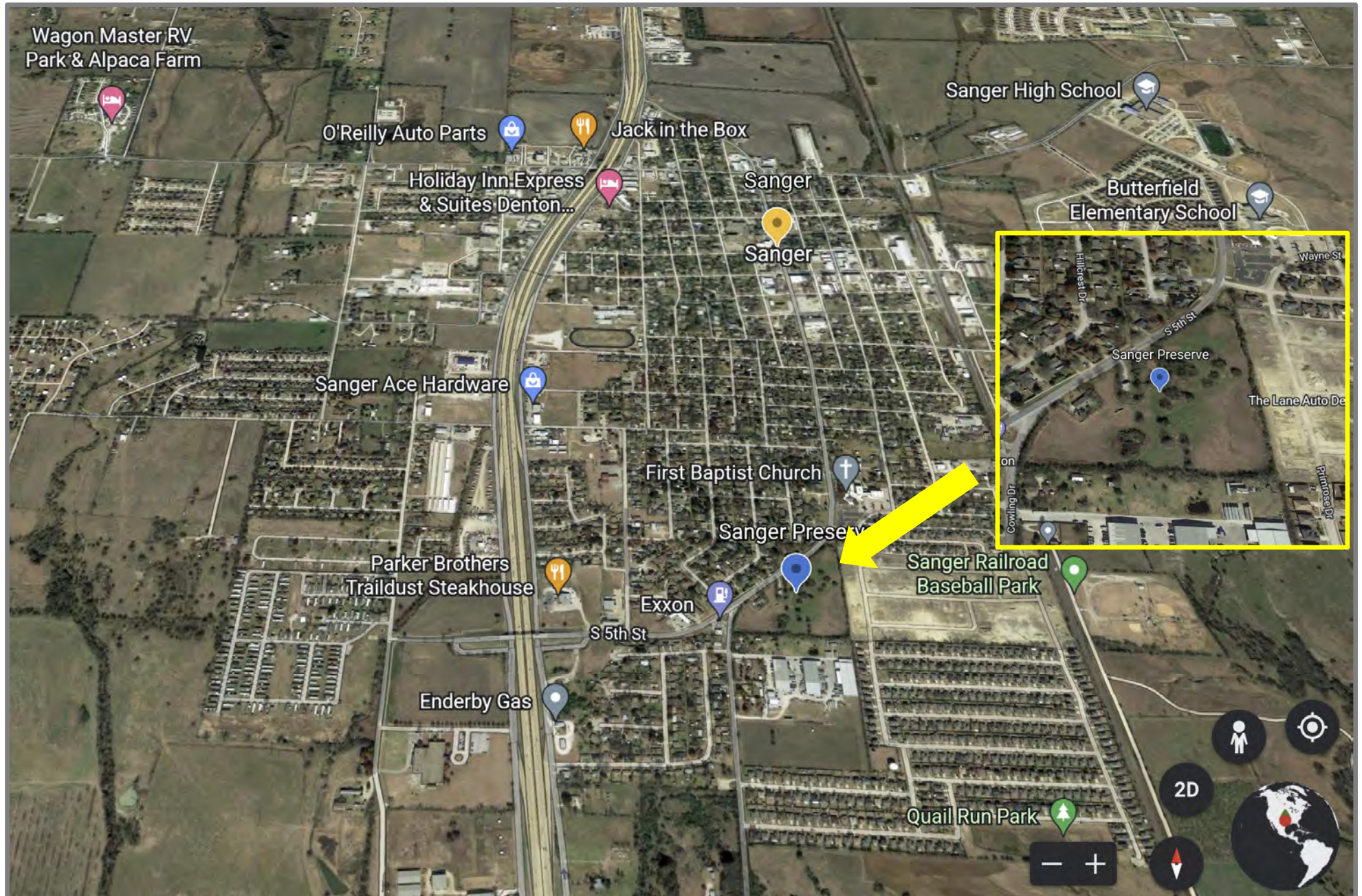
Fast
Barcode capture enables rapid package delivery



Courier Agnostic
Parcel Pending lockers accept deliveries from all couriers, ensuring 100% deliverability



LOCATION ~ S. FIFTH & COWLING, SANGER, TEXAS



THANK YOU FOR YOUR TIME &
CONSIDERATION!
WE LOOK FORWARD TO WORKING WITH
THE CITY OF SANGER TO BRING THIS
BEAUTIFUL COMMUNITY TO LIFE!

