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**PROPOSED 24-ACRE
MIXED-USE DEVELOPMENT**

WYLIE, TX



OUR PLAN

To bring a high-quality mixed-use community to the fast-growing City of Wylie, which both satisfies the expanding needs of a growing city and complements the existing neighborhood fabric, functionally and aesthetically.

TEAM • LOCATION • PLAN • TIMELINE



PROJECT TEAM

PD & Multifamily Development Manager

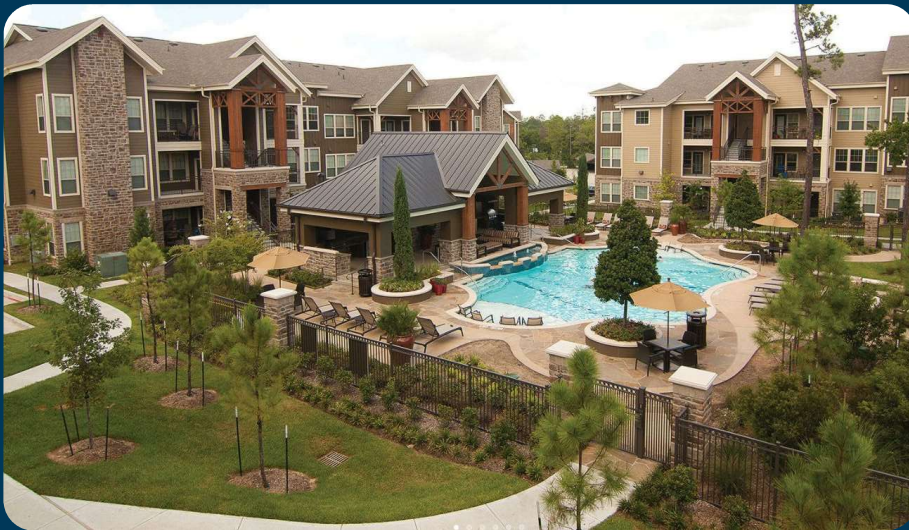
Evan McNulty – Allen Harrison Co.

Multifamily Architect

Meeks + Partners

Retail Architect

Merriman Anderson Architects



MULTIFAMILY DEVELOPER



ALLEN HARRISON
COMPANY

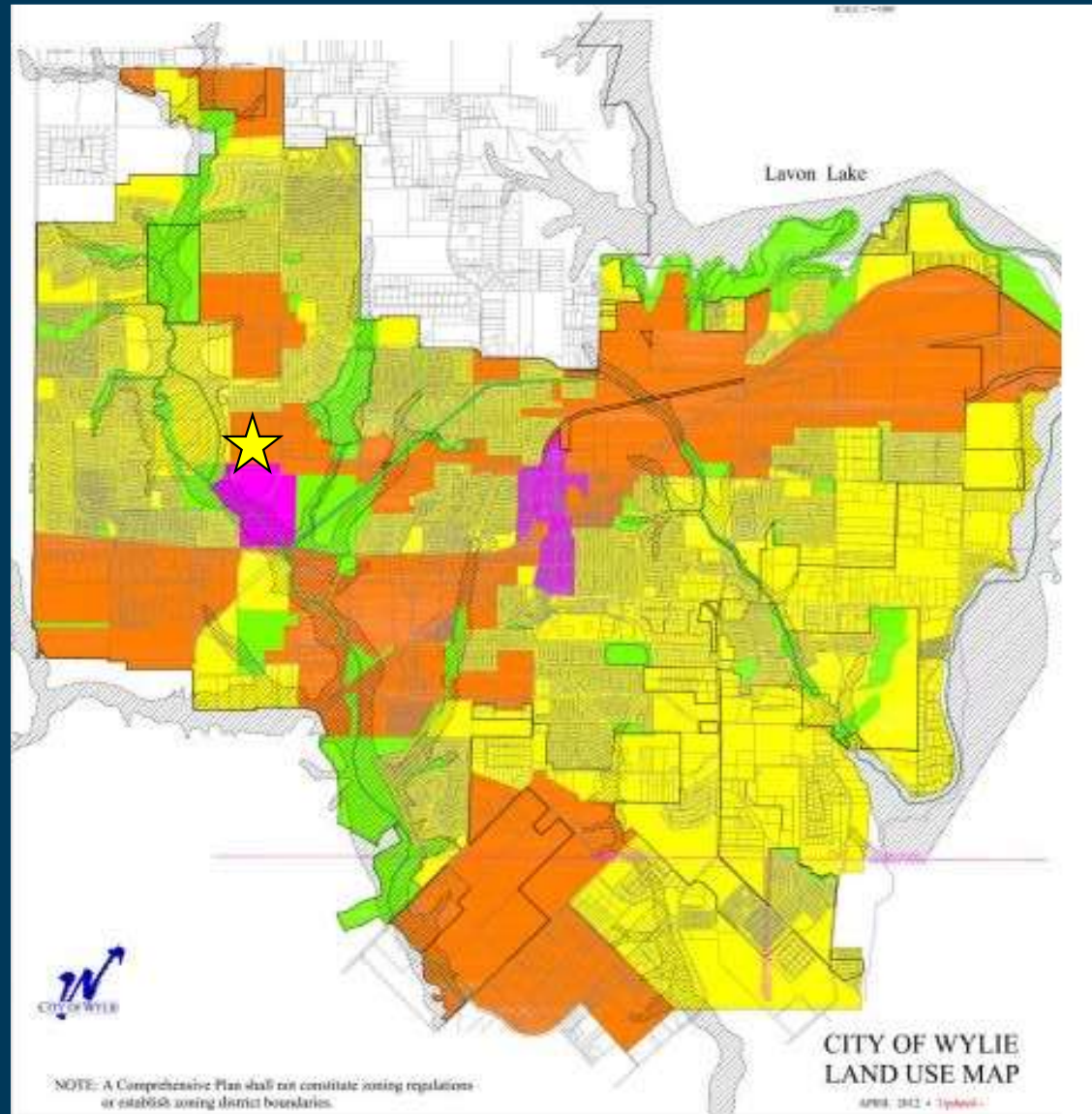


AHC is focused on creating boutique communities in desirable locations, using a bespoke approach to ensure that the community fits into and enhances the neighborhood.

PROJECT LOCATION

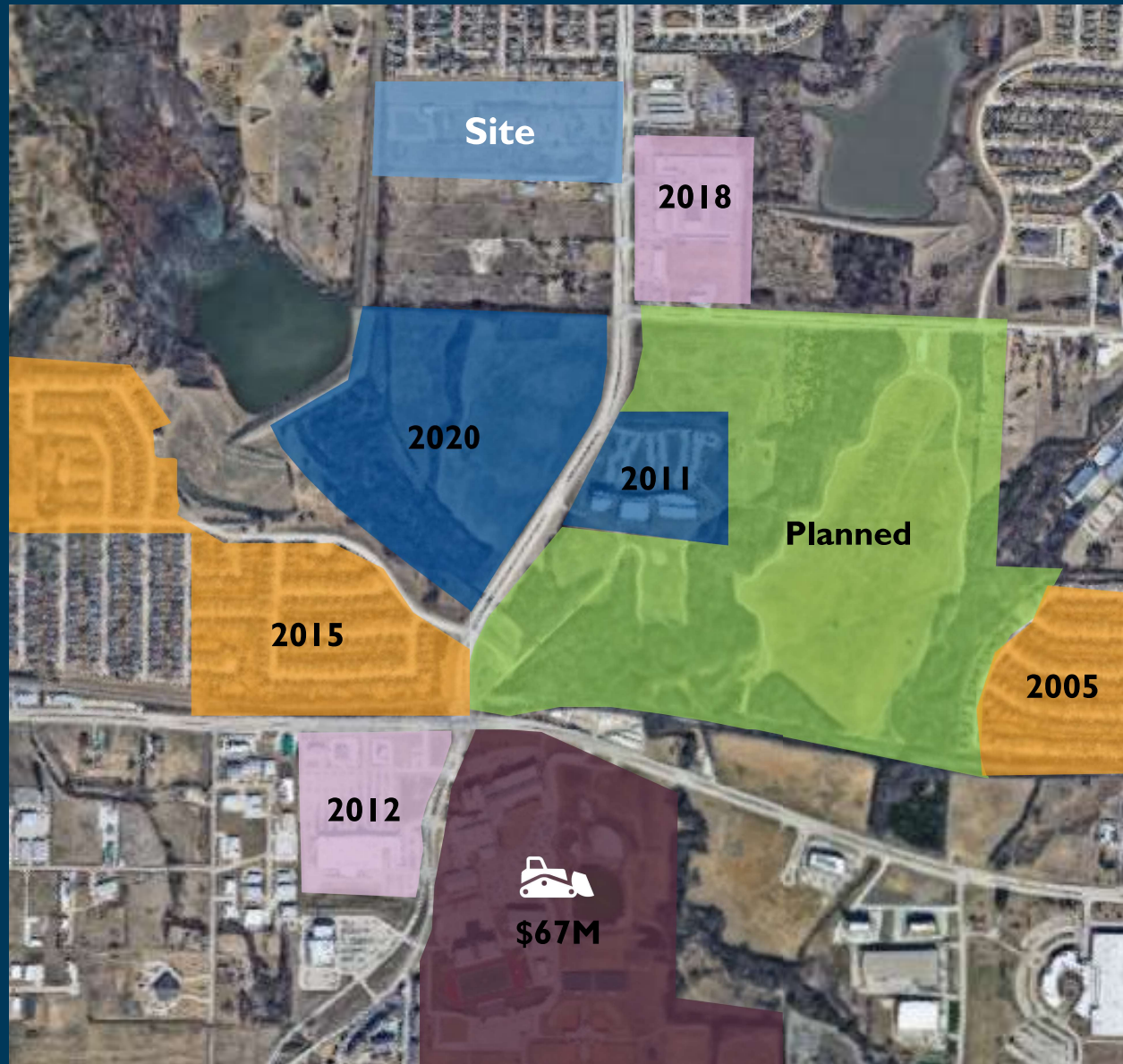


CORRIDOR GROWTH



CORRIDOR

GROWTH



MUNICIPAL COMPLEX



WYLIE

DRAW

REWARDS & RECOGNITIONS

26th



Best Place to
Live in the US
Money Magazine
(2019)

24th



Safest City in Texas
Safewise.com
(2020)

2nd



Best Suburb
in the US
National Association of Realtors
(2017)

ACADEMICS



93/100
Accountability Rating

- Plano: 91/100
- Cy-Fair: 89/100



100% of Campuses
met Texas's Highest
Academic Standards



\$194M in Proposed
Improvements
District-wide

DEMOGRAPHICS



\$120,399
Average Income
within one mile



6.9% Increase
In Median Home
Sale Price
(\$313,950)



\$515/mo
Discount to
owning within
one mile

POPULATION GROWTH

FOR REFERENCE:

Plano: 11%

Dallas: 12%

Rowlett: 20%

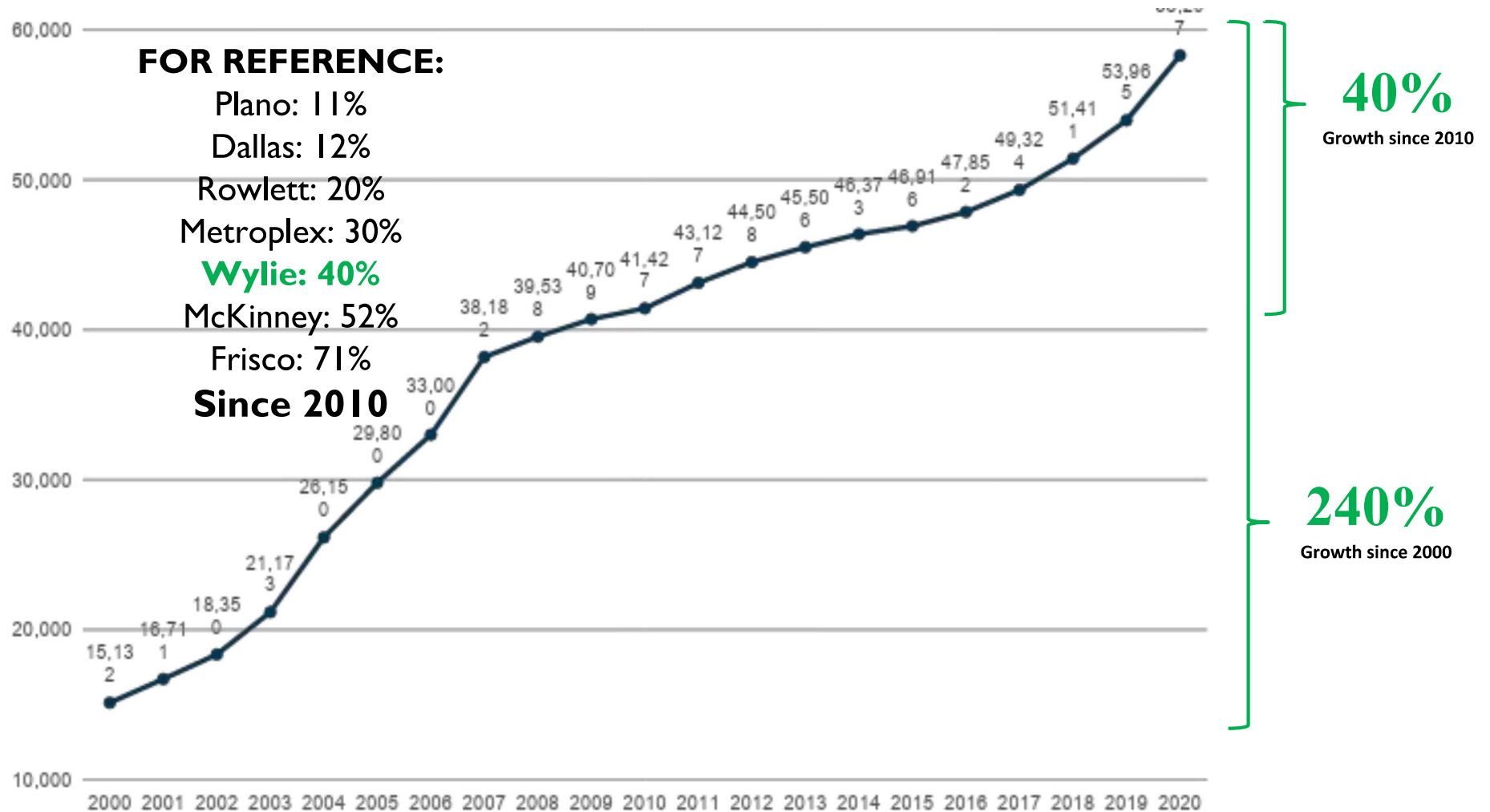
Metroplex: 30%

Wylie: 40%

McKinney: 52%

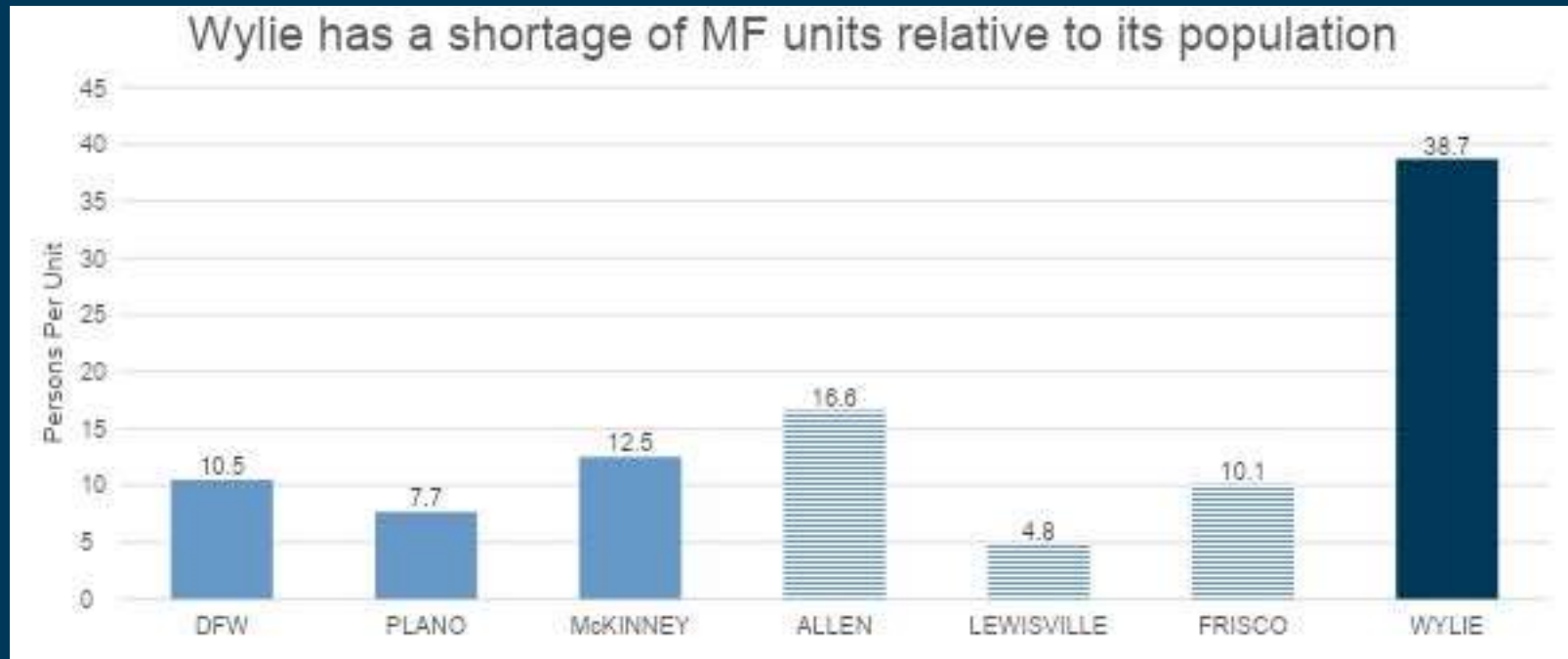
Frisco: 71%

Since 2010



POPULATION

& SUPPLY



	DFW	PLANO	McKINNEY	WYLIE
Current Population ¹	7,540,371	284,579	195,342	58,297
Existing Units 2Q20 ²	721,230	37,026	15,683	1,509
Persons per Unit	10.5	7.7	12.5	38.7

¹Census

²Axiometrics

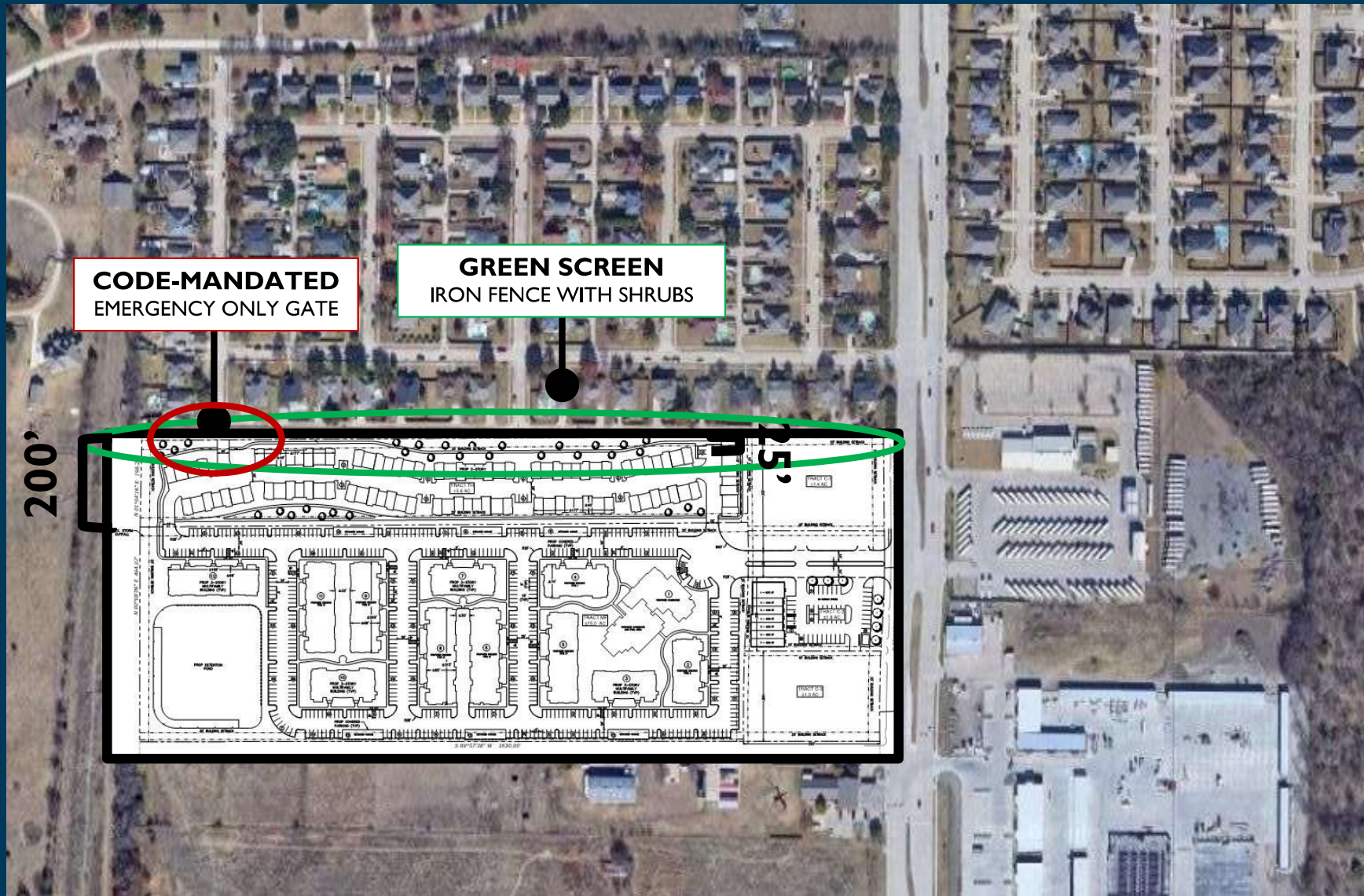
PLANNING

SITE PLAN



PLANNING

SITE PLAN



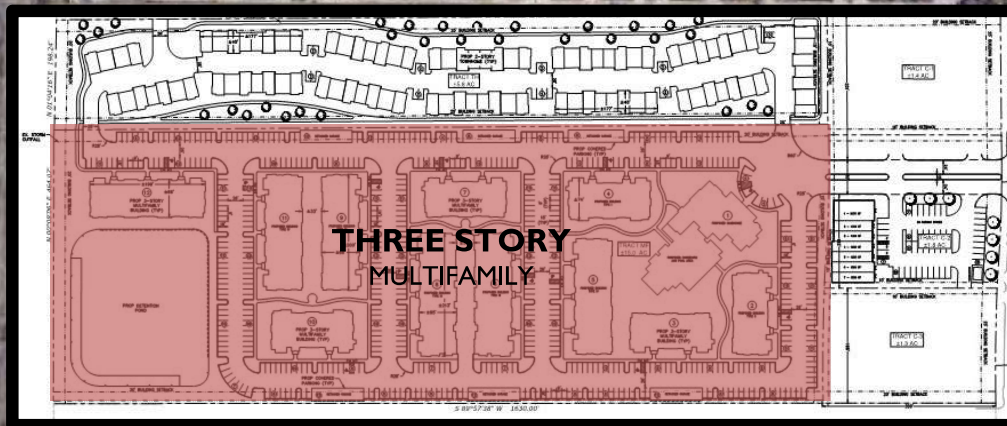
PROJECT RESIDENTS

ISD & CCCC IMPACT

Our 324 units translates to 472 beds.
Using our current 11-property portfolio averages of age groups (bottom right):

4% of 472 beds would mean that
18 of our residents would be under the age of 18,
likely attending one of the zoned ISD schools.

Similarly, if 57% of our residents are between the ages of 18 and 34,
267 residents would be of an age to potentially attend CCCC.



Students per Teacher¹

WYLIE ISD	17
DODD ELEMENTARY	18
DRAPER INTERMEDIATE	16
COOPER JUNIOR HIGH	16
WYLIE HIGH	17

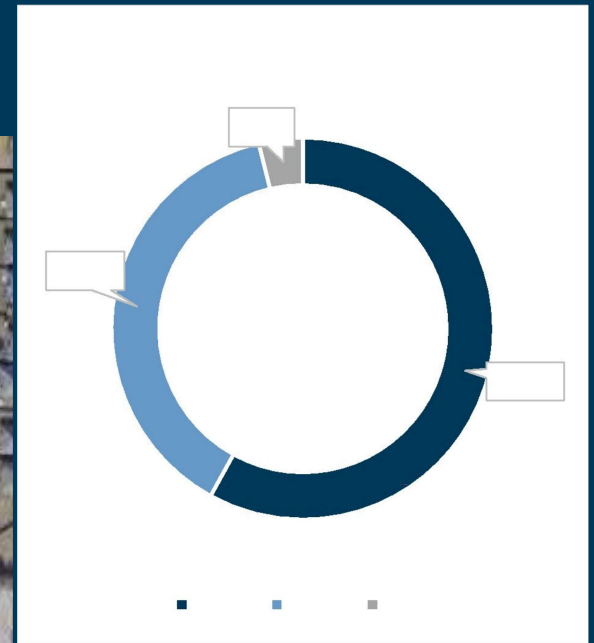
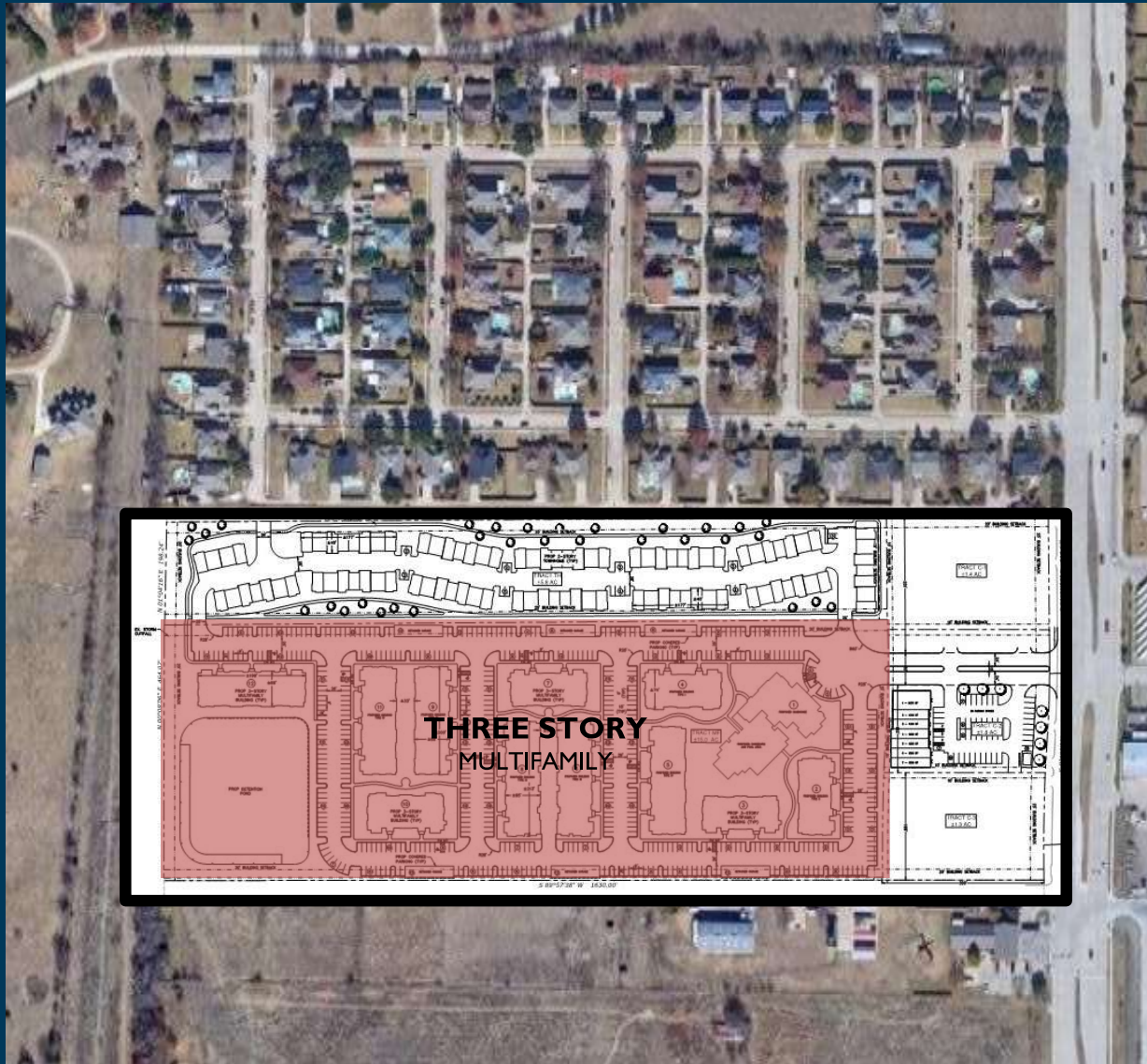
AHC 11-PROPERTY PORTFOLIO AVERAGE (%)

Under 18	4%
18-24	13%
25-34	44%
35-44	16%
45-64	18%
65-74	4%
75 and older	2%

¹Source: Wylie ISD

PLANNING

MULTIFAMILY



Rent	SF	\$ per month
Smallest	658	\$1,165
Average	929	\$1,447
Largest	1,400	\$1,975

MULTIFAMILY

CLUBHOUSE ELEVATION



MULTIFAMILY

BUILDING ELEVATION



PLANNING

RETAIL

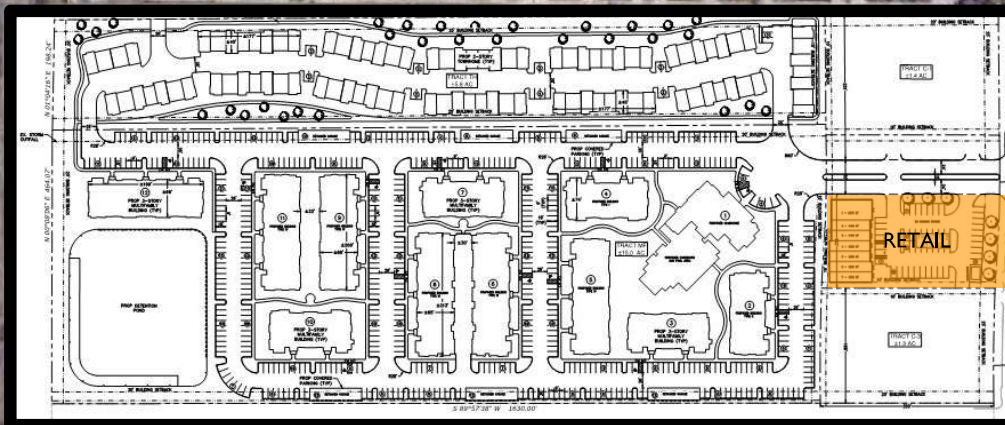


One-Story

Consistent with
character of
corridor

10,000 SF

First of three
retail phases



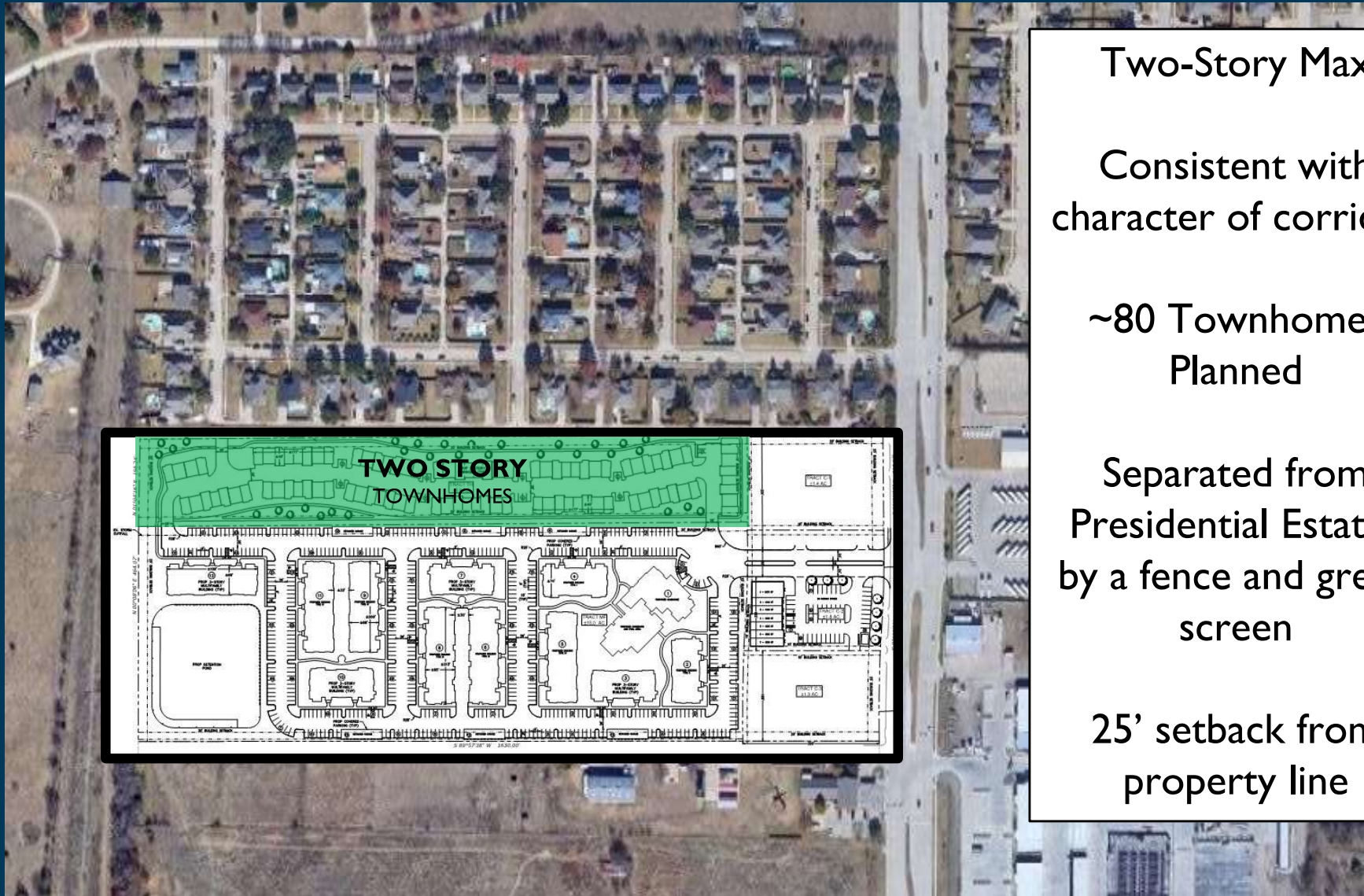
RETAIL

ELEVATION



PLANNING

TOWNHOMES



Two-Story Max

Consistent with
character of corridor

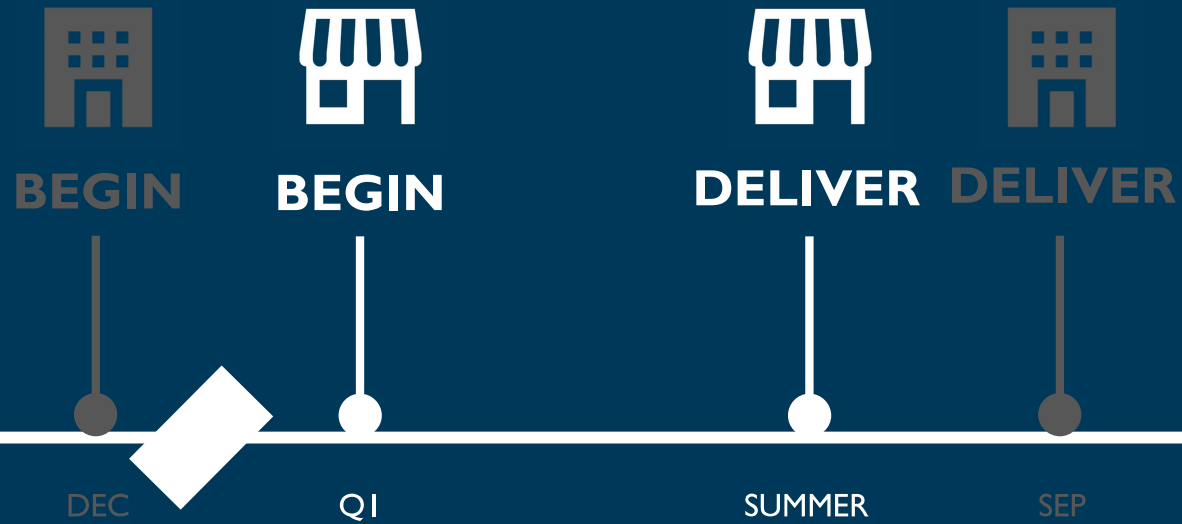
~80 Townhomes
Planned

Separated from
Presidential Estates
by a fence and green
screen

25' setback from
property line

PLANNING

TIMING



MF PROJECT COST	\$54,650,111
ANNUAL PROPERTY TAXES	\$1,039,449

IN SUMMARY...

We aim to bring a beautiful, thoughtful assembly of luxury multifamily and convenience retail to the area, satisfying the City's future land use plan, addressing the housing and commercial needs of a growing city, and complementing the surrounding uses both functionally and aesthetically.

Presidential Estates will be buffered from the retail by a 200' vacant land buffer in the near term and, eventually, by a fence + green screen and 25' setback.

We are proposing a code-mandated access point connecting to Washington Place to serve as emergency and maintenance access, which will not be used for resident ingress/egress.

We have enjoyed working alongside the folks at The City of Wylie, whose efforts to grow the city strategically, without losing what makes the fabric of the city great, are what attracted us to the area. We share a similar ethos and look forward to bringing our unique brand of multifamily and retail to the neighborhood.