

EASTVILLE



A Planned Futuristic Smart City - Employer-Based, Privately Controlled, Highly-Secured

EASTVILLAGE
ILLUSTRATIVE PLAN

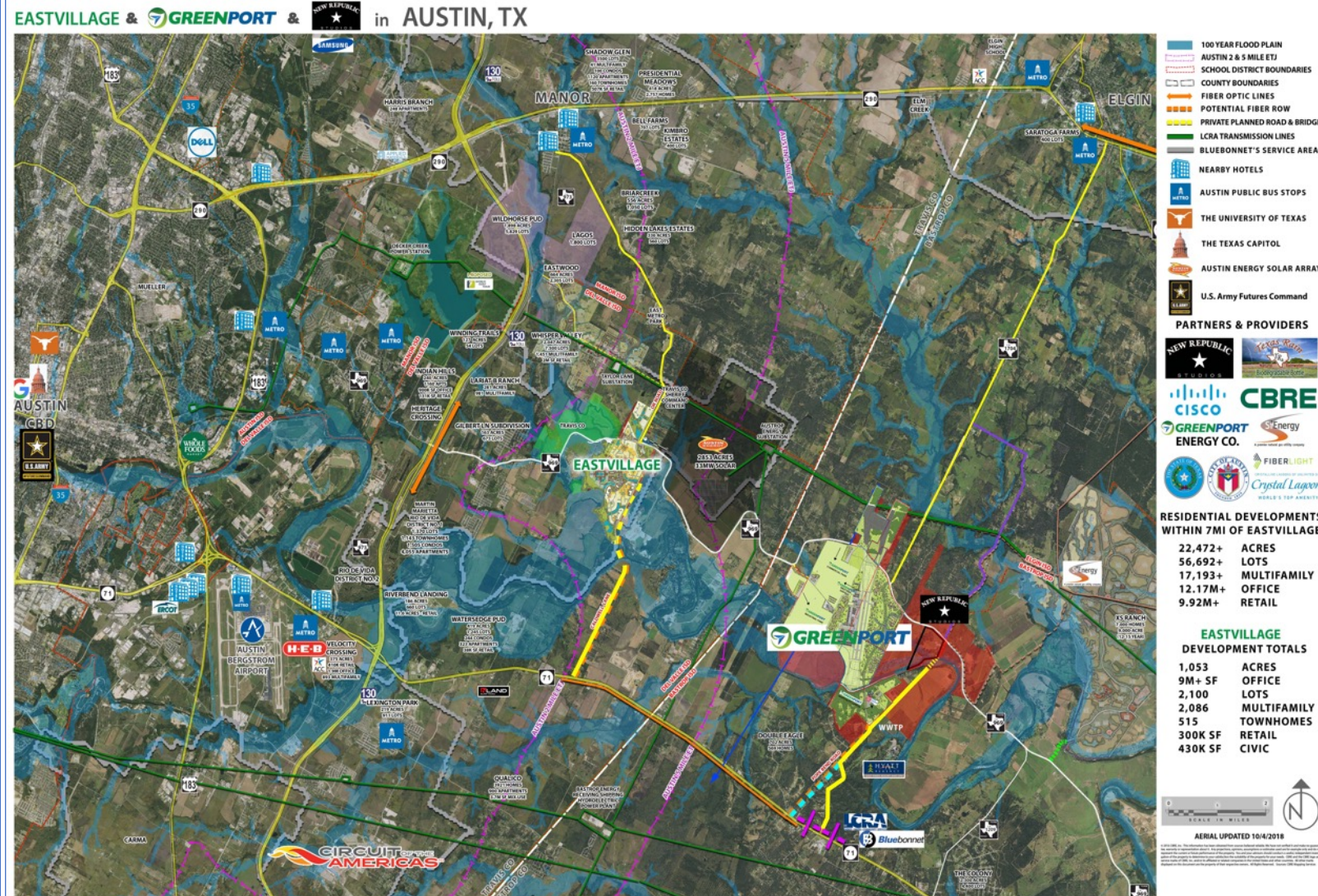




EASTVILLAGE - A Planned Futuristic Smart City | Privately Controlled | Highly Secured | Employer High Rises

HIGHLIGHTS

- **EASTVILLAGE** creates a new business model that combines real estate development with perpetual revenue streams from the on-site customer base through a privately-controlled microgrid for energy, communications, security systems, subscription services and a project-wide 5G network capable of extending cloud services to 30,000+ daily on-site employees, business customers, residential users, tourists, etc.
- The 2019 Texas Legislature created Austin's first privately-controlled SH-130 Municipal Management District (MMD) to:
"Promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, the arts, entertainment, economic development, safety, and the public welfare in the district".
- This grants the SH-130 MMD the following tools typically reserved for cities:
 - 2% Local sales and use tax, property tax, 7% hotel tax, assessments, O&M tax
 - Provide and fund all utilities, roads, recreational & sports-related facilities
 - Chapter 380 Economic Dev. powers to attract employers, tax base, jobs
 - Chapter 372 PID-like assessment bonds to finance improvements
 - Chapter 1509 powers to develop/lease structures to public/private entities
 - Issue municipal bonds, notes, obligations to pay for any district purpose
- This provides **EASTVILLAGE** municipal tax revenues and a bond assessment financing vehicle to reimburse development capital costs, ongoing operating expenses and maintenance expenses
- Planned Crystal Lagoon Amenity: Private & Public access lagoon/s and canals creating year-round community water activities <https://www.crystal-lagoons.com>
- Planned VenuWorks and VenuBlue entertainment venue centers with live music, entertainment venues, abundant water/landscaped community amenities with access to Gilleland Creek and the Colorado River for sporting and recreational activities





EASTVILLAGE - A Planned Futuristic Smart City | Privately Controlled | Highly Secured | Employer High Rises

AVAILABLE FOR JOINT VENTURE

Total - 1,053 Acres

Phase 1 - 160 Acres - Residential North of FM 969

Phase 2 - 893 Acres - Mix-Use City South of FM 969

UNIQUE PROJECT FEATURES

No City of Austin controls - No zoning, building permits, density or height restrictions

Unlimited free on-site alluvial water - Allows for dense landscaping and waterscaping

UTILITIES BY PHASE AND DEVELOPMENT TYPE

Phase 1 - 160 Acres - Austin Energy/Sewer, Manville WSC Water, FiberLight Fiber & Voice Communications, SH 130 MMD Capabilities can

Phase 2 - Residential Development - Austin/GREENPORT Energy, Manville WSC Water, Austin Sewer, FiberLight Fiber & Voice Communications, Security, Waste Management

Phase 2 - Commercial Development - Austin/Bluebonnet/GREENPORT Energy, Manville WSC Water, Hornsby Bend Sewer, EASTVILLAGE Communications, Security, & Waste Management

FLOODPLAIN

Phase 2 - Approved FEMA CLOMR will reclaim floodplain yielding 777 developable acres

DRIVING DISTANCE FROM EASTVILLAGE TO: (Before new road & bridge crossing)

Downtown: 13.9 miles, 28 minutes (FM 969 to 183 - MLK Blvd to Texas Capital)

Interstate 35: 12.5 miles, 24 minutes (FM 969 to I-35)

Highway 183: 8.7 miles, 14 Minutes (FM 969 to Hwy183)

SH 130: 4.2 miles, 6 Minutes (FM 969 to SH130)

US Hwy 290: 8.6 miles, 13 Minutes (FM 969 to Taylor Ln.-Manor TX & 290E)

ABIA: 10.5 miles, 15 Minutes (FM 969 to FM 973 to Hwy 71 & ABIA)

- Planned private road and bridge extension between existing roadways over the Colorado River to interconnect U.S. Highway 290 in Manor, TX with Texas Highway 71

SH130 MMD - INFRASTRUCTURE COST REIMBURSEMENTS VIA TAX PAYMENTS

The SH130 MMD will sign a 380 agreement which will provide the owner/developer reimbursement of all infrastructure costs related to water, wastewater, drainage, roads and recreational facilities improvements which will get paid back to the developer through the completed homes annual tax bills.

Stephen Carpenter | 512 940 1495 | stephen@carpenteraustin.com

17615 FM 969, Austin, Texas 78653





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TOTAL AVAILABLE | 1,053 ACRES

Phase 1 - 160 Acres - NW Corner of FM 969 & Burleson-Manor Rd.

160 Acres - Residential Single Family - Estimated 505± 50ft Lots

Phase 2 - 893 Acres - South of FM 969

465.7 Acres - 1,900 ± Residential Lots

8,119,302 sq.ft. - Corporate Campus-Offices - Total 101 Acres

5,128,478 sq.ft. - Corporate Offices (5-20-45-stories)

1,153,024 sq.ft. - Support Offices (3-4 stories)

1,612,800 sq.ft. - Attached Housing Lofts – Townhouses and Flats

225,000 sq.ft. - Support Services

75,000 sq.ft. - Fitness & Spa

150,000 sq.ft. - Retail & Restaurant

6,400,170 sq.ft. - Parking Structures (SH 130 MMD District assets)

4,606,200 sq.ft. - Urban District Land Use - Total 120.2 Acres

300,000 sq.ft. - Retail

70,000 sq.ft. - Live & Work

1,234,350 sq.ft. - Office

685 Rooms - Hospitality (3 projects)

1,006 Units - Condos

980 Units - Apartments

100 Units - Live & Work

430,000 sq.ft. - Civic Building Uses - Total 90.2 Acres

40,000 sq.ft. - EASTVILLAGE School of Arts (Media Arts)

100,000 sq.ft. - 6-12 Academy

85,000 sq.ft. - Auditorium (in Urban District)

25,000 sq.ft. - Amenity Centers

15,000 sq.ft. - Police, Fire & EMS

300 Acres - Greenbelt Area, Landscaped & Waterscaped Amenities

DEVELOPMENT TOTALS | EASTVILLAGE, TEXAS

City Square Footage 16,935,862

City Job Capacity 55,374

Residential Dwelling Units 5,082

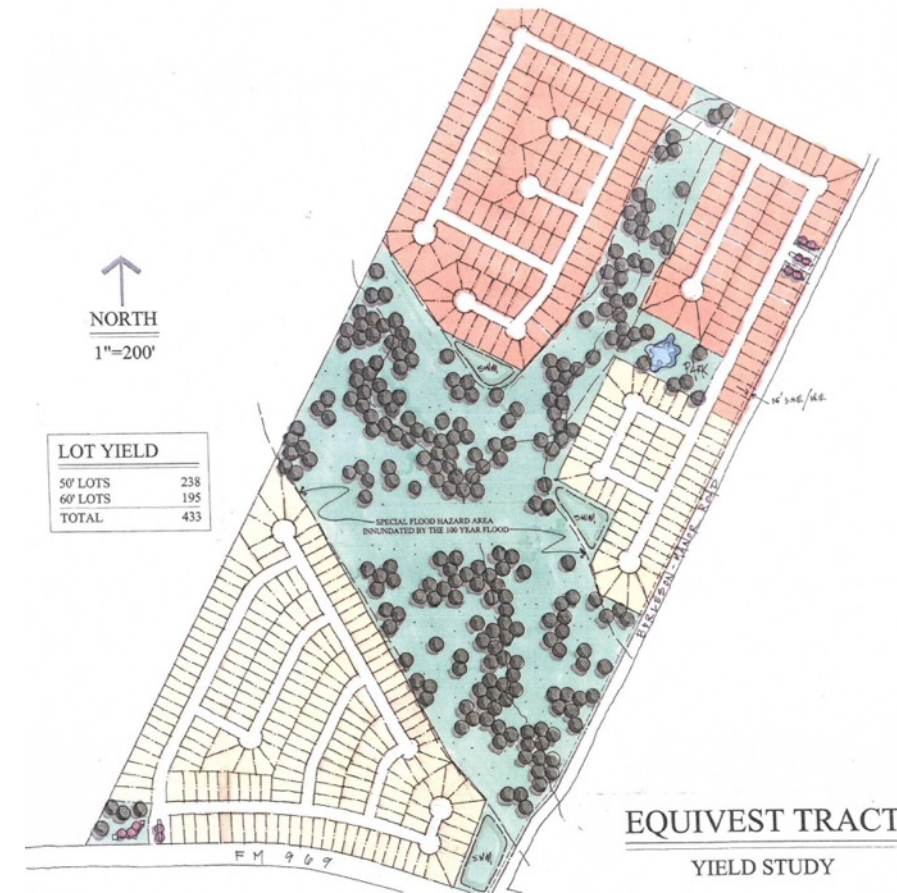
Estimated Population 16,000

Estimated Built Value \$2,944,580,400

17615 FM 969, Austin, Texas 78653



PHASE 1 LOT LAYOUT
425± 50' LOTS
UPDATED LAYOUT BEING COMPLETED
WILL HAVE 500± 50' LOTS





Carpenter & Associates Inc.

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PHASE 1 | 160 ACRES | N of FM 969 | <https://vimeo.com/365685062/6dd227f1ee>



Stephen Carpenter

512 940 1495

stephen@carpenteraustin.com

The information contained herein was obtained from sources deemed reliable. Carpenter & Associates, Inc., however, makes no guarantees representation as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

WWW.CARPENTERAUSTIN.COM

12400 West Highway 71, Suite 350-115, Austin, TX 78738

Real Estate Brokerage & Services



Carpenter & Associates Inc.

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PHASE 2 & 3 | 893 ACRES | S of FM 969 | <https://vimeo.com/365685062/6dd227f1ee>



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Real Estate Brokerage & Services

SH 130 MUNICIPAL MANAGEMENT DISTRICT

The SH130 Municipal Management District No. 1 falls on the Eastern Crescent of the City of Austin. The District is wholly located outside of the City of Austin taxing jurisdiction, partially in Travis County and partially in the extraterritorial jurisdiction of the City of Austin. SH130 MMD was authored by District 46 Representative Sheryl Cole and sponsored in the Senate by Senator Kirk Watson. With the unanimous consent on both House and Senate side, the SH 130 MMD became law on June 7, 2019.

According to Article III, Section 52-a of the Texas Constitution, *"The creation of the district is necessary to promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, the arts, entertainment, economic development, safety, and the public welfare in the district."*

To meet the requirements to fulfill the public interest and develop a diverse economy in the SH 130 MMD District, the 2019 Legislature granted the District the following tools:

- 2% Local sales and use tax authority, with voter approval
- Right to impose and collect an assessment or tax
- Provide for water, wastewater, drainage, road and recreational facilities for the District
- Ability to contract with governmental or private entity
- Chapter 380 powers to provide Economic Development Services
- Chapter 1509 powers to acquire land or develop structures for lease to a public entity or private entities for manufacturing or other commercial activity
- Limited powers under Chapter 372 to finance improvements through PID-like assessment bonds
- Ability to grow the District by adding land with a petition from a landowner and consent from the City of Austin
- Imposition of an Operation and Maintenance tax
- Issuance of bonds, notes, or other obligations payable wholly or partly from ad valorem taxes, assessments, impact fees, revenue, contract payments, grants, or other district money, or any combination of those sources of money, to pay for any authorized district purpose
- A municipality may acquire land and may construct or acquire a building or other facility for the purpose of selling or leasing the land, building, or other facility to an institution of higher education that will provide a significant number of vocational and vocational-technical education courses in the facility for public use
- Hotel Occupancy Tax of 7% to be used for construction of sports-related facilities and programs that have a notable impact of tourism and sports related facilities

PROJECT LAND USE SUMMARY

The preliminary plan on the facing page outlined the intended mix of housing types and land uses. The table below quantifies units and square footages for the latest version of the concept plan.

LAND USE SUMMARY

EASTVILLAGE

CORPORATE CAMPUS								
1.1 OFFICE	Unit	Phase 1	Phase 2	Phase 3	TOTAL	METRICS		
1 CORPORATE OFFICE (5-20-45 stories)	SF	2,148,300	2,325,678	654,500	5,128,478	VALUE	JOB	
	Building 1	537,075				000's	6/000	
	Building 2	537,075						
	Building 3	537,075						
	Building 4	537,075						
	Building 5		865,014					
	Building 6		865,014					
	Building 7		297,825					
	Building 8		297,825					
	Building 9			130,900				
	Building 10			130,900				
	Building 11			130,900				
	Building 12			130,900				
	Building 13			130,900				
2 SUPPORT OFFICES (3-4 stories)	SF	220,820	711,384	220,820	1,153,024			
	Building 14	220,820						
	Building 15		264,984					
	Building 16			220,820				
	Building 17		446,400					
3 ATTACHED HOUSING LOFTS (liner buildings)	SF	576,000	230,400	806,400	1,612,800			
	Townhouses & Flats	576,000	230,400	806,400				
4 SUPPORT SERVICES (Includes fitness and spa)								
	Fitness and Spa	SF	25,000	25,000	25,000	75,000		
	Retail & Restaurant	SF	75,000	75,000	0	150,000		
5 PARKING STRUCTURES	SF	2,504,250	2,294,460	1,601,460	6,400,170			
TOTAL CORPORATE CAMPUS (n.i.c. parking structures)		3,045,120	3,367,462	1,706,720	8,119,302	\$1,623,860	48,716	
TOTAL CORPORATE CAMPUS ACREAGE		AC	101			896 residential units		
						1.85 :1 f.a.r.		

URBAN DISTRICT LAND USE								
2.1 BUILDING USES	Unit	Phase 1	Phase 2	Phase 3	TOTAL	SF/Unit	Value	Jobs
1 RETAIL	SF	200,000	100,000	0	300,000		\$60,000	900
2 LIVE & WORK (ground floor only)	SF	31,500	0	38,500	70,000		\$10,500	140
3 OFFICE (at 4/k)	SF	300,000	500,000	434,350	1,234,350		\$216,011	4,937
4 HOSPITALITY	ROOMS	335	200	150	685	550	\$65,931	171
5 CONDOS	UNITS	240	240	526	1,006	1,350	\$203,715	
6 APARTMENTS	UNITS	165	165	650	980	1,150	\$169,050	25
7 LIVE & WORK	UNITS	45	0	55	100	1,400	\$21,000	
TOTAL URBAN DISTRICT	SF	1,292,500	1,223,750	2,089,950	4,606,200	9,212	\$746,208	6,173
				check:	4,606,200			
TOTAL URBAN DISTRICT ACREAGE		AC	120.2			2,086 residential units		

RESIDENTIAL DISTRICTS LAND USE								
3.1 RESIDENTIAL LOT TYPES	Unit	Phase 1	Phase 2	Phase 3	TOTAL	METRICS		
1 20' TO 35' TOWNHOUSE	UNITS	200	205	0	405	VALUE	JOB	
2 90' TO 120' MANOR HOUSE	UNITS	50	100	332	482	000's	3/K	
					SF attached units	\$199,575		
3 40' TO 45' SIDE YARD HOUSE	UNITS	214	94	0	308			
4 50' TO 55' BUNGALOWS	UNITS	225	231	0	456			
5 70' TO 80' STREET LOTS	UNITS	50	98	0	148			
6 70' TO 80' MEWS LOTS	UNITS	50	49	0	99	1,011	\$303,300	
					SF detached lots			
7 GRANNY FLATS (20% of single family detached)	UNITS	108	94	0	202	\$12,638		
TOTAL RESIDENTIAL LOTS	SF	897	871	332	2,100	\$515,513		
				check:	2,100			
TOTAL RESIDENTIAL ACREAGE	AC	465.7						
4.1 CIVIC BUILDING USES	Unit	Phase 1	Phase 2	Phase 3	TOTAL	SF/Unit	Value	Jobs
1 EASTOWN SCHOOL OF ARTS (Media Arts)	SF	0	40,000	0	40,000		\$8,000	80
2 6-12 ACADEMY	SF	100,000	0	0	100,000		\$20,000	150
3 ELEMENTARY SCHOOLS	SF	0	70,000	70,000	140,000		\$28,000	210
4 AUDITORIUM (located in urban district)	SF	85,000	0	0	85,000			
5 AMENITY CENTERS	SF	0	20,000	5,000	25,000			
6 FIRE, POLICE, EMS FACILITIES	SF	15,000	0	0	15,000		\$3,000	45
8 WASTEWATER TREATMENT FACILITY	EA	1	0	0				
TOTAL CIVIC BUILDINGS	SF	225,000	130,000	75,000	430,000	\$59,000	485	
TOTAL CIVIC ACREAGE	AC	90.2						
TOTAL GREENBELT ACREAGE	AC	299.9						
TOTAL BUILT SQUARE FEET	SF	6,176,860	6,289,732	4,469,270	16,935,862			
TOTAL BUILT VALUE					\$2,944,580,400			
TOTAL JOB CAPACITY					55,374			
TOTAL RESIDENTIAL DWELLING UNITS					5,082			

INFRASTRUCTURE COSTS

EASTVILLAGE

CATEGORY - COST ITEM		QUANTITY			UNIT COST		COST			TOTAL COST
1.1 OFF-SITE ROADWAY IMPROVEMENTS		PHASE 1	PHASE 2	PHASE 3			PHASE 1	PHASE 2	PHASE 3	
1. Bridge over Colorado River		1	-	-	EA	\$11,049,268	\$ 11,049,268	\$ -	\$ -	\$ 11,049,268
2. Extension of Burleson Manor Road		1	-	-	EA	\$10,829,268	\$ 10,829,268	\$ -	\$ -	\$ 10,829,268
3. Upgrade of 969 to Parkway (75% of AV-100 cost)		3,250	-	-	LF	\$596	\$ 1,937,235	\$ -	\$ -	\$ 1,937,235
4. Upgrade of Burleson Manor Rd. (north section) to Parkway (75% BVD-100		3,764	-	-	LF	\$596	\$ 2,243,616	\$ -	\$ -	\$ 2,243,616
5. Roundabouts on 969 & Burleson Manor Rd. major Intersections		3	-	-	EA	\$125,000	\$ 375,000	\$ -	\$ -	\$ 375,000
										\$ 26,434,387
										% of total
										14.73%
2.1 FLOODPLAIN RECLAMATION		PHASE 1	PHASE 2	PHASE 3			PHASE 1	PHASE 2	PHASE 3	
1. Fill Area . On-site cut/fill		4,069,200			CY	\$2.50				\$10,173,000
2. Mobilization, bonds & insurance		1			LS	\$185,000				\$ 185,000
3. Site Prep, silt fence, Rock Berm, Construction Entrance & Erosion cont.		1			LS	\$690,000				\$ 690,000
4. Strip, stockpile and re-spread topsoil		460,000			CY	\$3.50				\$ 1,610,000
5. Soft costs, engineering and contingency		-			LS	\$2,342,000				\$ 2,342,000
										\$15,000,000
										% of total
										8.35%
3.1 INTERNAL PUBLIC STREETS AND UTILITIES		PHASE 1	PHASE 2	PHASE 3			PHASE 1	PHASE 2	PHASE 3	
1. BVD-100 (inc. grading, paving, water, sewer, drainage & streetscape)		602	-	-	LF	\$795	\$ 478,447	\$ -	\$ -	\$ 478,447
3. MS-84 (inc. grading, paving, water, sewer, drainage & streetscape)		2,056	-	-	LF	\$661	\$ 1,359,601	\$ -	\$ -	\$ 1,359,601
4. MS-62 (inc. grading, paving, water, sewer, drainage & streetscape)		2,671	-	-	LF	\$549	\$ 1,467,242	\$ -	\$ -	\$ 1,467,242
5. US-54 (inc. grading, paving, water, sewer, drainage & streetscape)		1,980	7,403	-	LF	\$546	\$ 1,081,771	\$ 4,044,621	\$ -	\$ 5,126,392
6. US-46 (inc. grading, paving, water, sewer, drainage & streetscape)		6,610	-	-	LF	\$506	\$ 3,341,525	\$ -	\$ -	\$ 3,341,525
7. RS-58 (inc. grading, paving, water, sewer, drainage & streetscape)		9,857	5,125	350	LF	\$506	\$ 4,988,275	\$ 2,593,579	\$ 177,122	\$ 7,758,976
8. RS-58 BIKE (inc. grading, paving, water, sewer, drainage & streetscape)		3,959	4,584	-	LF	\$506	\$ 2,003,508	\$ 2,319,798	\$ -	\$ 4,323,306
9. RS-50 (inc. grading, paving, water, sewer, drainage & streetscape)		31,879	20,066	15,700	LF	\$479	\$ 15,280,392	\$ 9,618,129	\$ 7,525,398	\$ 32,423,919
10. SS-30 (inc. grading, paving, water, sewer, drainage & streetscape)		9,639	4,364	6,698	LF	\$340	\$ 3,276,552	\$ 1,483,439	\$ 2,276,828	\$ 7,036,819
11. AL-24 (inc. grading, paving, drainage & dry utilities)		2,450	-	-	LF	\$162	\$ 395,732	\$ -	\$ -	\$ 395,732
12. RL-20 (inc. grading, paving, drainage & dry utilities)		26,106	15,500	7,413	LF	\$150	\$ 3,927,201	\$ 2,331,709	\$ 1,115,159	\$ 7,374,069
							\$ 37,600,245	\$ 22,391,276	\$ 11,094,507	\$ 71,086,028
										% of total
										39.62%
3.2 INTERNAL CORP. CAMPUS STREETS AND UTILITIES		PHASE 1	PHASE 2	PHASE 3			PHASE 1	PHASE 2	PHASE 3	
1. BVD-100 (inc. grading, paving, water, sewer, drainage & streetscape)		-	-	-	LF	\$795	\$ -	\$ -	\$ -	\$ -
3. MS-84 (inc. grading, paving, water, sewer, drainage & streetscape)		-	-	-	LF	\$661	\$ -	\$ -	\$ -	\$ -
4. MS-62 (inc. grading, paving, water, sewer, drainage & streetscape)		-	-	-	LF	\$549	\$ -	\$ -	\$ -	\$ -
5. US-54 (inc. grading, paving, water, sewer, drainage & streetscape)		5,211	-	-	LF	\$546	\$ 2,847,024	\$ -	\$ -	\$ 2,847,024
6. US-46 (inc. grading, paving, water, sewer, drainage & streetscape)		-	-	-	LF	\$506	\$ -	\$ -	\$ -	\$ -
7. RS-58 (inc. grading, paving, water, sewer, drainage & streetscape)		7,365	4,995	388	LF	\$506	\$ 3,727,163	\$ 2,527,791	\$ 196,353	\$ 6,451,306
8. RS-58 BIKE (inc. grading, paving, water, sewer, drainage & streetscape)		-	-	-	LF	\$506	\$ -	\$ -	\$ -	\$ -
9. RS-50 (inc. grading, paving, water, sewer, drainage & streetscape)		-	-	-	LF	\$479	\$ -	\$ -	\$ -	\$ -
10. SS-30 (inc. grading, paving, water, sewer, drainage & streetscape)		-	-	-	LF	\$340	\$ -	\$ -	\$ -	\$ -
11. AL-24 (inc. grading, paving, drainage & dry utilities)		-	203	-	LF	\$162	\$ -	\$ 32,789	\$ -	\$ 32,789
12. RL-20 (inc. grading, paving, drainage & dry utilities)		861	947	-	LF	\$150	\$ 129,523	\$ 142,460	\$ -	\$ 271,983
							\$ 6,703,710	\$ 2,703,040	\$ 196,353	\$ 9,603,102
										% of total
										5.36%
4.1 POWER & COOLING		PHASE 1	PHASE 2	PHASE 3			PHASE 1	PHASE 2	PHASE 3	
1. Distribution Lines (underground)										
A. From _____ to _____		-			LF	\$300				\$ -
B. From _____ to _____		-			LF	\$300				\$ -
2. Transmission Lines:		-								
A. From _____ to _____		-			LF	\$1,000				\$ -
B. From _____ to _____		-			LF	\$1,000				\$ -
3. Central Energy Plant		7,261	6,353	4,538	Ton	\$300	\$2,178,269	\$1,905,986	\$1,361,418	\$ 5,445,674
Distribution Pumps and Piping		9,345	12,398	388	LF	\$100	\$934,500	\$1,239,800	\$38,800	\$ 2,213,100
							\$3,112,769	\$3,145,786	\$1,400,218	\$ 7,658,774
										% of total
										4.26%
5.1 PUBLIC OPEN SPACE & STORM WATER MANAGEMENT		PHASE 1	PHASE 2	PHASE 3			PHASE 1	PHASE 2	PHASE 3	
1. DOS-Detention pond/wet pond with developed open space		1,060,420	693,025	344,455	SF	\$4.42	\$ 4,682,108	\$ 3,059,936	\$ 1,520,884	\$ 9,262,928
2. NPD-Neighborhood parks with detention		259,025	282,697	203,937	SF	\$5.30	\$ 1,373,872	\$ 1,499,429	\$ 1,081,685	\$ 3,954,986
3. NP-Neighborhood parks without detention		216,802	344,687	31,968	SF	\$3.44	\$ 745,056	\$ 1,184,542	\$ 109,860	\$ 2,039,458
4. CRP-Community wide recreational park		-	2,178,000	-	SF	\$2.50	\$ -	\$ 5,445,000	\$ -	\$ 5,445,000
5. SYP-Park/Schoolyard		73,656	-	253,383	SF	\$3.59	\$ 264,411	\$ -	\$ 909,598	\$ 1,174,009
6. ME-Mews		146,901	244,575	176,847	SF	\$4.52	\$ 664,559	\$ 1,106,423	\$ 800,031	\$ 2,571,012
7. UG-Urban Greens		67,908	-	-	SF	\$6.62	\$ 449,874	\$ -	\$ -	\$ 449,874
8. UPS-Urban Plazas and Squares		35,543	-	-	SF	\$14.41	\$ 512,160	\$ -	\$ -	\$ 512,160
							\$ 8,692,041	\$ 12,295,330	\$ 4,422,057	\$ 25,409,428
										% of total
										14.16%
5.2 CORP. CAMPUS OPEN SPACE DEVELOPMENT		PHASE 1	PHASE 2	PHASE 3			PHASE 1	PHASE 2	PHASE 3	
1. UG-Urban Green		174,621	-	-	SF	\$6.62	\$ 1,156,822	\$ -	\$ -	\$ 1,156,822
2. NP-Neighborhood Park		790,330	272,710	49,406	SF	\$1.72	\$ 1,358,013	\$ 468,594	\$ 84,894	\$ 1,911,501
3. DOS-Detention/Open Space		1,050,607	-	-	SF	\$4.42	\$ 4,638,780	\$ -	\$ -	\$ 4,638,780
							\$ 7,153,616	\$ 468,594	\$ 84,894	\$ 7,707,103
										% of total
										4.30%
6.1 PUBLIC PARKING DEVELOPMENT		PHASE 1	PHASE 2	PHASE 3			PHASE 1	PHASE 2	PHASE 3	
1. Urban Village Structured parking, above grade		-	4,224	3,365	SP	\$15,000	\$ -	\$ 63,360,000	\$ 50,475,000	\$ 113,835,000
2. Corporate Campus Structured parking, above grade		3,905	3,910	2,305	SP	\$15,000	\$ 58,575,000	\$ 58,650,000	\$ 34,575,000	\$ 151,800,000
							\$58,575,000	\$122,010,000	\$85,050,000	\$ 265,635,000
7.1 OFF-SITE UTILITIES		PHASE 1	PHASE 2	PHASE 3			PHASE 1	PHASE 2	PHASE 3	
1. Expand Exg. water service mainlines		-			LS	\$0				\$ -
2. Water Storage tank		1,000,000			Gal	\$1	\$1,000,000	\$0	\$0	\$ 1,000,000
3. Electric substation improvements		-			LS	\$0				\$ -
4. Expand Exg. Hornsby Bend Plant Waste Water Treatment Plant		1,000,000	1,000,000		Gal	\$6	\$6,000,000	\$6,000,000	\$0	\$ 12,000,000
5. Extend Exg. San. Sewer mainline to Hornsby Bend Plant		15,840			LF	\$100	\$1,584,000	\$0	\$0	\$ 1,584,000
										\$ 14,584,000
										% of total
										8.13%
8.1 BIKEWAYS		PHASE 1	PHASE 2	PHASE 3			PHASE 1	PHASE 2	PHASE 3	
1. Construct bikeways along flood plain (grading, drainage, concrete path,		39,302			LF	\$50				\$ 1,965,100
2. Construct bikeways along parkways (grading, concrete path, planting &		1			LF	\$40				\$ 40
										\$ 1,965,140
										% of total
										1.09%
TOTAL LAND DEVELOPMENT COST WITHOUT STRUCTURED PARKING										\$ 179,447,962
Cost per developable acre					ac.	777				\$ 230,950
Cost per gross acre					ac.	1,056				\$ 169,932
Cost per gross built square feet					bsf	12,352,138				\$ 14.53
TOTAL DEVELOPMENT COST INCLUDING STRUCTRUED PARKING										\$ 445,082,962
Cost per developable acre					ac.	777				\$ 572,822
Cost per gross acre					ac.	1,056				\$ 421,480
Cost per gross built square feet					bsf	12,352,138				\$ 36
TOTAL LAND COST										\$ 41,500,000
Cost per developable acre					ac.	777				\$ 53,410
Cost per gross acre					ac.	1,056				\$ 39,299
Cost per gross built square feet					bsf	12,352,138				\$ 3.36

WHAT IS EASTVILLAGE...

EASTVILLAGE is a best-in-class location for business collaboration coupled with a diverse community focused on health and wellness. Located just east of the region's newest high speed connector, SH 130, and a short jaunt to Austin's International Airport the site is situated just north of the Colorado River in east Travis County.

EASTVILLAGE will combine thousands of primary jobs with supporting vendors and suppliers forming the employment core of a diverse and technologically innovative new town. The focus of the community is a robust economic environment with mixed income residential and retail support.

*"Hot companies in cool places
- that's where knowledge
workers want to be...Austin,
Texas offers hopeful signs of
what can happen when a city
actively fosters creativity and
courts talent."*

Richard Florida *Rise of the Creative Class*



EASTVILLAGE will provide an new home for corporations in Texas and the Southwest; the larger EASTVILLAGE community offers an exciting new vision for growth in Central Texas.

...AND WHY IT'S HERE.

Austin is not just the high-tech capital of Texas, but a major regional center for many industries and an increasingly attractive market for the relocation of high-growth, large companies.

Unfortunately, development of local infrastructure in Austin's core is outpaced by the demand, which is forcing these companies to look beyond Austin proper. Several years ago Austin's leadership made plans to accommodate growth to the east where there was ample vacant land. The completion of SH 130 opened access to the eastern reaches of Travis county. Then land speculation consumed most large sites. The EASTVILLAGE site is one of the few remaining contiguous tracts large enough to accommodate a significant corporate campus development along with the necessary support housing, schools, civic and support services. This location will allow Austin the resources to compete on the global stage with major corporate centers worldwide.

EASTVILLAGE is tailor-made to address the needs of the major corporations for decades to come, making Texas globally competitive by providing infrastructure on par with the best facilities in the world. At the same time, it will build a community specifically geared toward the new breed of corporate professionals -- recognizing how interwoven their work is with their lives.

While EASTVILLAGE'S corporate campus will provide an economic base for the businesses headquartered in Texas and the Southwest, the larger EASTVILLAGE community offers an exciting new vision for growth focused on sustainability and wellness.





The EASTVILLAGE property is located 14 miles east of downtown Austin on FM 969. SH 130 is two miles west providing excellent regional access north and south and Austin Bergstrom International Airport is a 15 minute drive southwest.

The southern portion of the property is primarily flat, alluvial farmland, allowing significant design flexibility.

The northern portion of the site stands on an uphill slope out of the lowlands, providing an opportunity for wooded estate lots with a view over the southern property as well as skyline views of downtown Austin to the west.



EASTVILLAGE

EASTVILLAGE is a comprehensive 1000+ acre mixed-used development 20 minutes east of downtown Austin anchored by the 100 acre EAST-VILLAGE Corporate Park -- an innovative professional campus offering high-end office; research and development and support facilities.

The Corporate Park anchors the western corner of the site and is surrounded on two sides by the pastoral Blackland Prairies of east-central Texas. The main Corporate Park buildings en front a eight acre urban park, lined with retail, restaurant, and support service uses. The west end of the large public park, is framed by two 45 story towers while the north, east and south fare framed by five to twenty story mixed-use buildings. Most of these buildings provide retail opportunities on the ground floor with large, open plan office floors above. This would serve as an ideal location for multi-tenant buildings or multi-building corporations.

Surrounding the campus to the east is a master-planned community designed to particularly (but not exclusively) appeal to working professionals. Pocket neighborhoods will offer a variety of building types and architectural styles. Bridging the campus and the residential neighborhoods is a high density urban district mixing commercial, hospitality and retail with multi-family residential. It is designed as a destination where people can live, work, shop, and be entertained without getting in their car. Local shuttles and bike trails will connect all uses. Neighborhood electric vehicles will be encouraged by providing ample charging stations throughout town.

The EASTVILLAGE concept is centered around walkability and diversity. Streets have intentionally been kept narrow; intersections align at off-angles to mitigate fast driving; wide sidewalks are lined with shade trees. Every effort has been made to accommodate the functional reality of automobile traffic without sacrificing the pedestrian experience. People on foot in the urban center will experience the progressive realization (i.e. being drawn down the street and around the corner) that is common in cities pre-dating the automobile. These street patterns resemble ancient walking paths, rather than a defined regimented grid. The mix of uses and density of the plan ensure that foot traffic is not only accommodated, but encouraged.

The overall street pattern is intentionally left organic and non-orthogonal. Pairing an organic street pattern with a high number of intersections provides a good level of connectivity. This connectivity provides for multiple routes through town, encourages pedestrians and calms traffic. It also tailors the villages to be used for neighborhood activities at public open spaces within a few block of all homes.



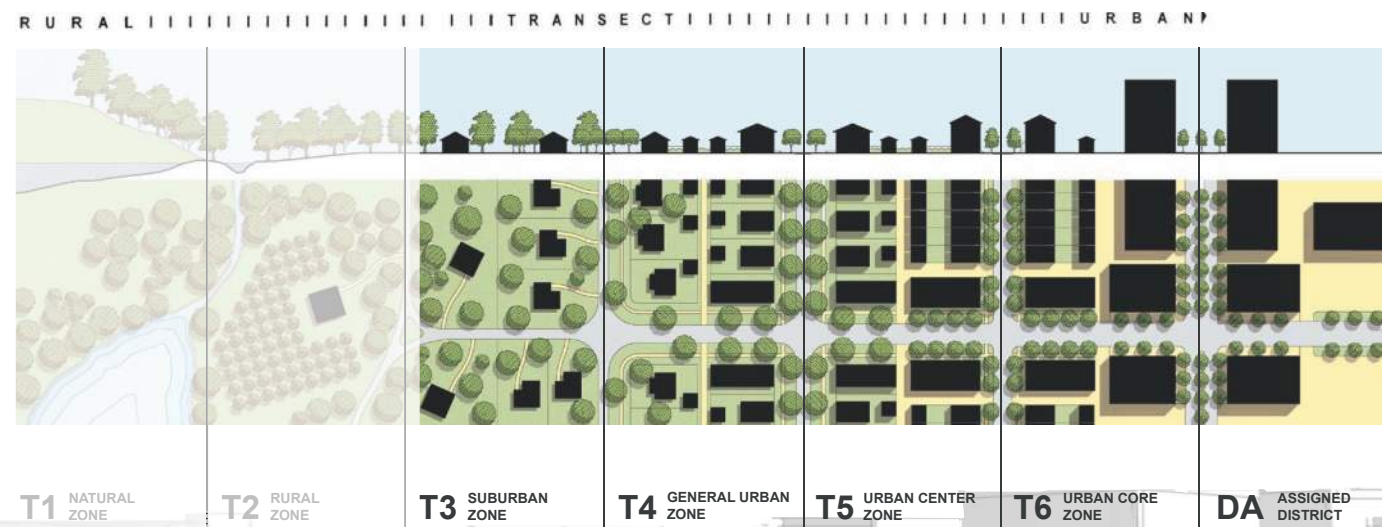
CORPORATE PARK



A HEALTHY COMMUNITY

The land plan for EASTVILLAGE is based on the principles of the Transect. The Transect is a way to describe the natural growth patterns of a city, from a dense, diverse urban core where people congregate and land is used most efficiently, to the more sparsely populated suburban and rural zones, where natural diversity is high and the built environment is secondary. This organic growth pattern acknowledges that people and places are at the heart of a community, not automobiles. The guiding principles for EASTVILLAGE will ensure diversity, sustainability, vitality, and connectivity. This pattern of growth tends to support an organization of neighborhoods that encourages more interaction among the residents resulting in a higher degree of well being. The attributes of such a community are:

1. One which respects the relationship of the neighborhood to the region and the city to the countryside.
2. One that respects and preserves natural and man made open spaces for present and future generations.
3. One which minimizes the number and length of automobile trips and offers viable alternatives to driving for those citizens who are unable to do so.
4. One which organizes appropriate building densities to support mixed use and recognizes the recyclable nature of well built, general purpose structures.
5. One in which age and economic classes are integrated and form the bonds of an authentic community by providing a full range of housing types and workplaces.
6. One in which citizens are encouraged to come to know each other and to watch over their collective security by providing revered public spaces such as great streets and squares.
7. One in which community activities are encouraged in suitable civic buildings and cultural venues which support the balanced evolution of society.
8. One the recognizes the role of appropriately sized schools as neighborhood anchors and role of the community at large in the morphing of adolescents into fully functioning citizens.
9. One in which residents can stay in the neighborhood generation after generation.
10. One in which the people of all ages are provided with independence of movement by locating most daily activities within walking distance.



● EASTVILLAGE Corporate Park and the surrounding village will span from the “assigned District” to “Suburban” transect zones. ●



AN ENVIRONMENT THAT ENCOURAGES COLLABORATION



The Corporate Park will provide the region with a major business campus complemented by shopping and dining, arcaded sidewalks, human-scaled streets and open spaces.

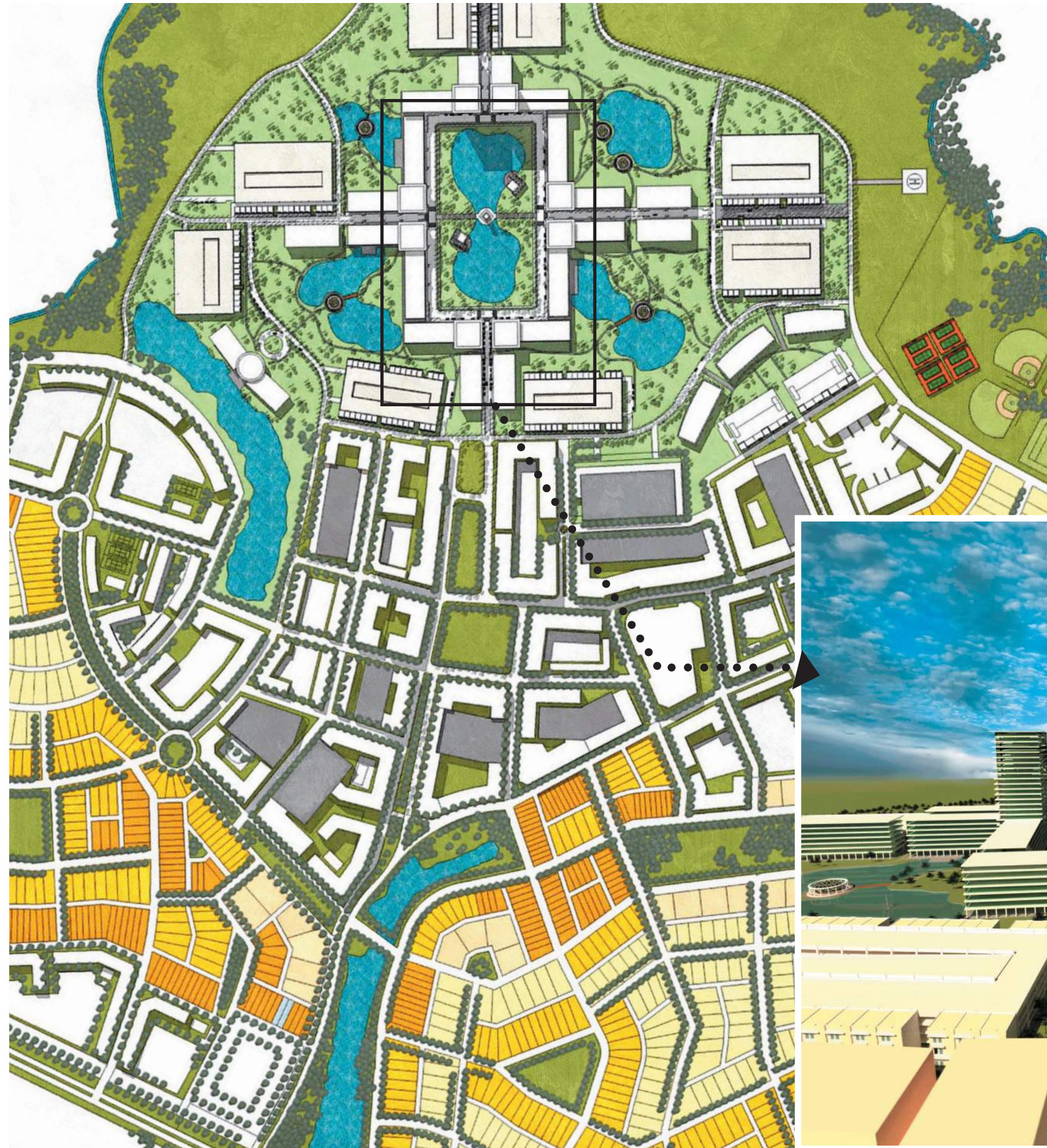


Winding streets and terminated vistas create a sense of “what lies ahead.” A vibrant, clearly defined public realm enhances pedestrian experiences, and provides a wide variety of public gathering places.



VIEW OVER URBAN VILLAGE TO CORPORATE PARK





The Corporate Campus anchors the southwest corner of the plan. It is centered around the eight acre urban park, which also houses a fitness center and dining venues and retail. This commons will also be a regional destination for entertainment. The main entrance opens up between two building masses onto the grand park encircled by colonnaded retail frontages and scattered shade trees. The streets leading into the campus center are lined with lofts and flats. All upper floor offices have balconies overlooking the park.



CORPORATE PARK

CORPORATE OFFICES HIGH-RISE (1.7M)

CORPORATE OFFICES MID-RISE (537K EACH)

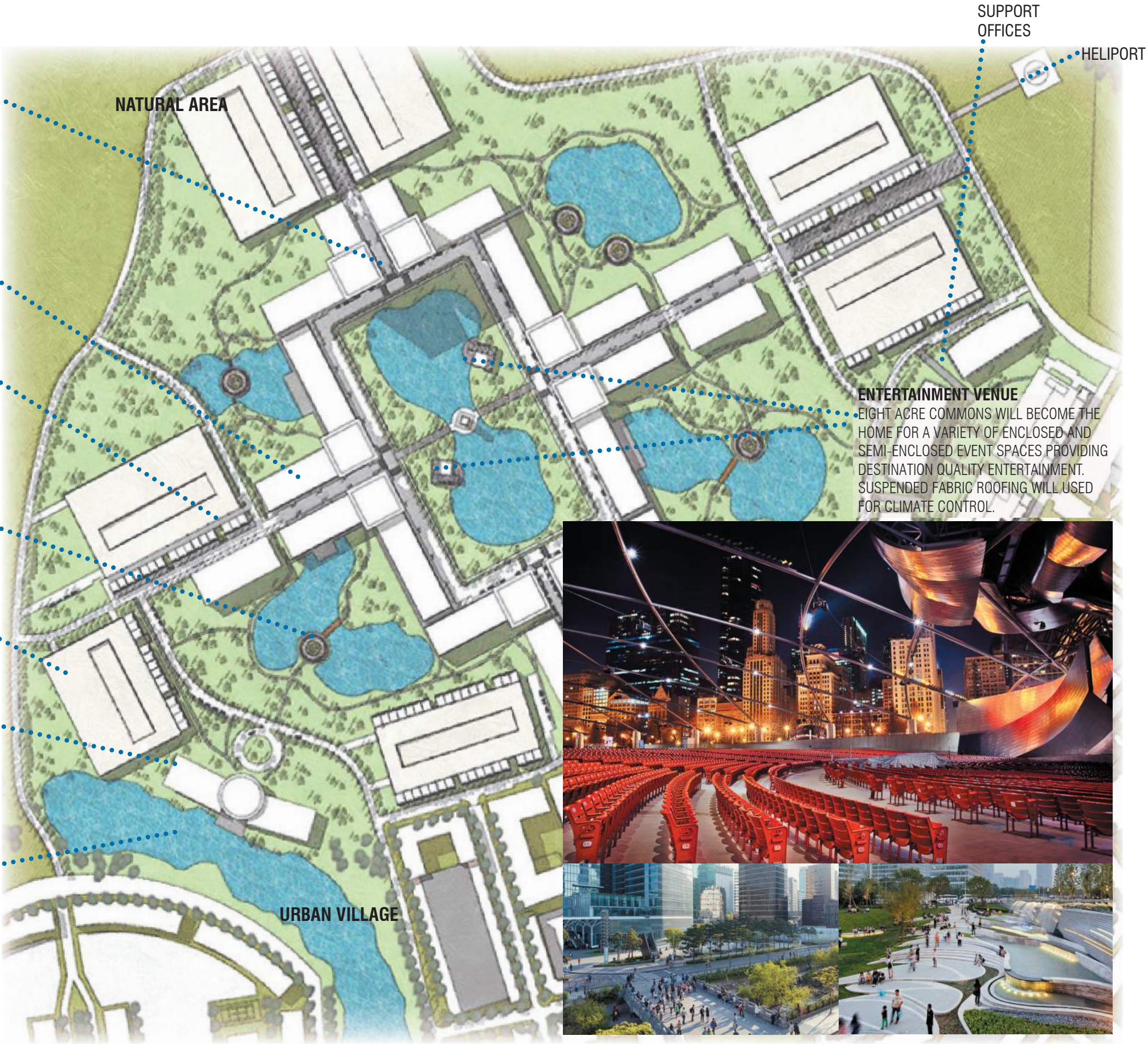
RESIDENTIAL LINER BLDGS.

PUBLIC GREENS.

PARKING GARAGES

SUPPORT OFFICES 166K - 300K

WATER QUALITY POND.



THE URBAN VILLAGE

Approaching the Corporate Campus one passes through the mixed-use Urban Village that houses nearly 1,300,000 square feet of supporting office/loft space and over 2,000 dwelling units. The northeast corner of the square is punctuated with an iconic tower to provide water storage for the project. The tower could be skinned as a projection screen and lit with motion graphics. The two-acre square is large enough to host various festivals and spill-over events from the Corporate Park.

Buildings facing this main square house a mix of uses, typically with retail on the ground floor, office above, and in some cases, loft residences on the top floors. The buildings would be designed with flexible, open floor plans to allow simple adaptation from one use to another as market demand changes.



INSPIRATION

A variety of cities, streets, and places including some of the nation's most significant corporate addresses have served as inspiration for this concept plan:



Lowes Headquarters



Sprint Headquarters



Nike Headquarters



Exxon, Woodlands



Williams Square, Las Colinas



Amazon HQ, Seattle

EASTVILLAGE MASTER PLAN



PEDESTRIAN CONNECTIVITY...

Each home and business in EASTVILLAGE will be located within a few minutes walk to a park, square , greenbelt or other public open space. The overall community will have access to Gilleland Creek and a future trail system.

The circle shown represent approximately a five minute walk from center to edge.



...AND BIKE ACCESSIBLE & TRANSIT READY

Miles of bike lane, bike paths and bike friendly streets lace through the community seamlessly connecting all components. Bike paths generally circumvent the community connecting to Travis County at large while dedicated bike lanes connect the various neighborhoods and employment centers. The fine grained network of neighborhood streets serve as multi-modal conduits for transit, bikes, cars and neighborhood electric vehicles.



CONTACT INFORMATION

Jim Carpenter

Carpenter and Associates
512-306-9993
jim@carpenteraustin.com

Greg Marberry

CBRE
512-422-0013
greg.marberry@cbre.com

Gary Bellomy

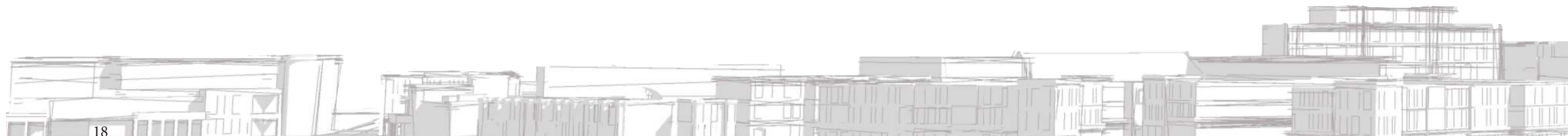
Land Design Studio
512-467-7767
garyb@landdesignstudio.com

EASTVILLAGE
WWW.EASTVILLAGE.COM

Composed by:



town planning
urban design
landscape architecture
development consulting





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Carpenter & Associates, Inc.	308038	jim@carpenteraustin.com	(512) 306-9993
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Randall Carpenter	199754	jim@carpenteraustin.com	(512) 940-9159
Designated Broker of Firm	License No.	Email	Phone
Stephen Michael Carpenter	581285	stephen@carpenteraustin.com	(512) 940-1495
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Greg Marberry - CBRE	277980	greg.marberry@cbre.com	(512) 422-0013
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date