



THE  
CROSSVINE



SCHERTZ • TEXAS • 78154



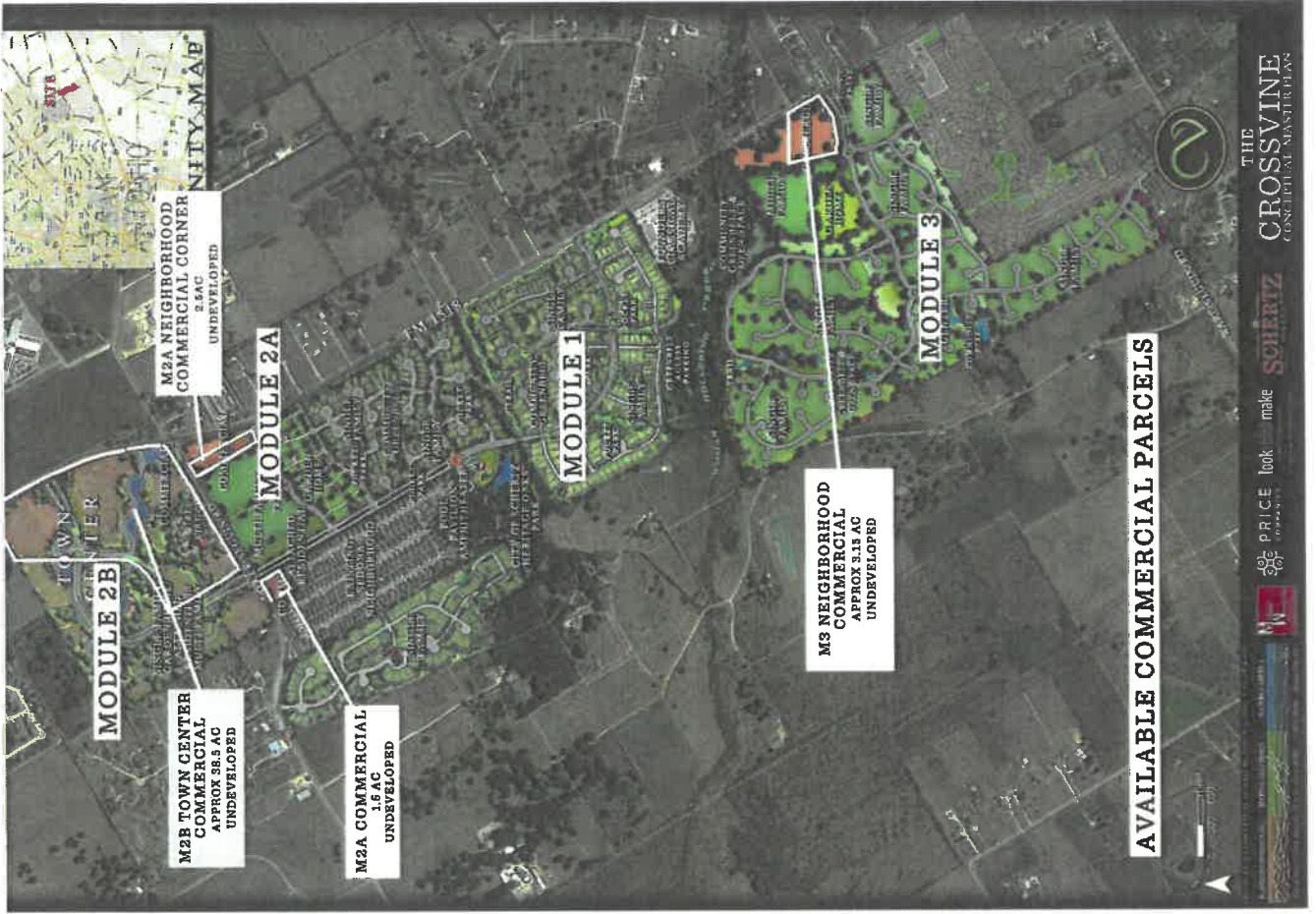
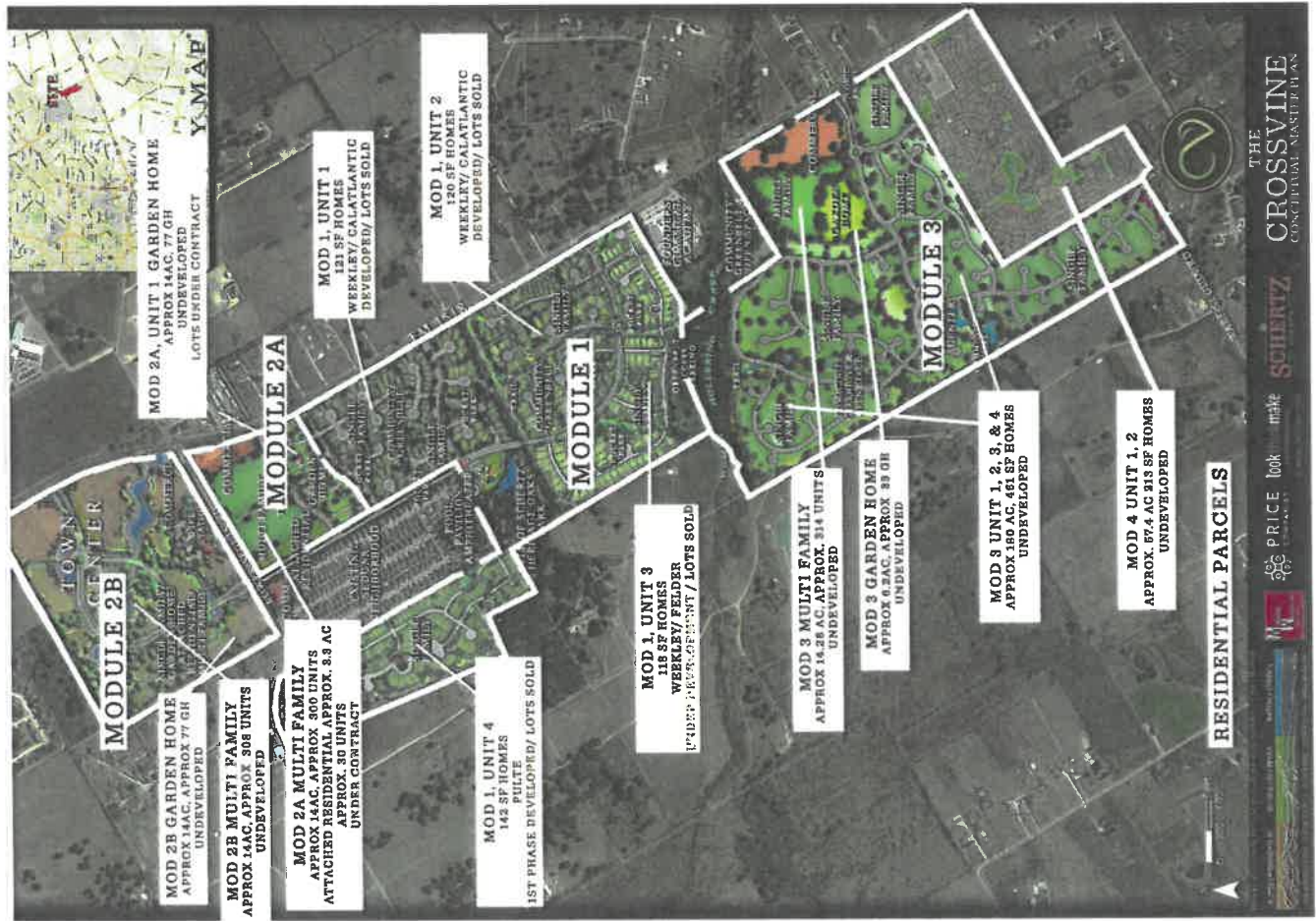




THE CROSSVINE  
CONCEPT MASTERPLAN

PRICE BOOK make SUBREVZ





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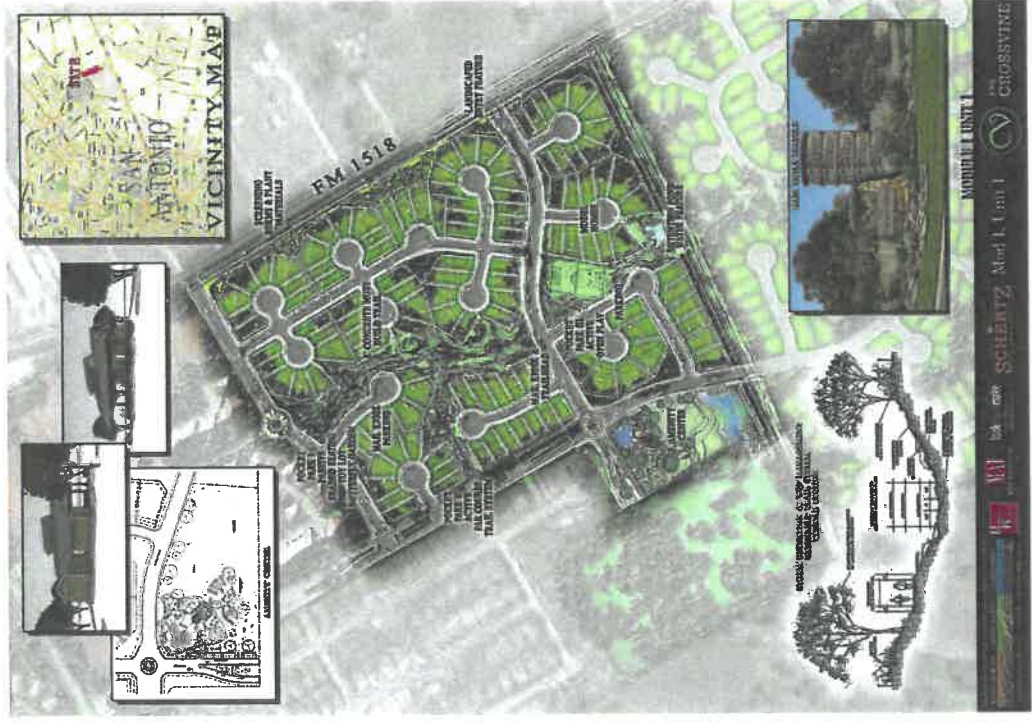
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## Module 1, Unit 1 - Completed

- 121 lots, consisting of 50, 60, and 70ft lots,
- David Weekley sales: \$337,000 average price
- CalAtlantic sales: \$382,000 average price
- Amenities: Pocket parks, Mail kiosk, Lending Library, Amphitheater, Greenbelt, Trail system
- New entrance feature on FM 1518
- Off-site improvements: 2 detentions ponds completed
- Model home park



# Unit 1 Photos



## Module 1, Unit 2 - Completed

- 120 lots, consisting of 50, 60, and 70ft lots
- David Weekley sales: 60 at \$356,305 average price
- Cal Atlantic sales: 55 at \$329,095 average price
- Scott Felder sales: 5 at \$388,000 average price
- Amenities: Pocket parks with playground equipment, 2 Mail kiosks, Lending Library, Greenbelt, Trail system
- Entrance feature on FM 1518
- Off-site improvements: 2 detentions ponds completed
- No model home park



**Module 1, Unit 2 Photos**



## Module 1, Unit 3 Update- Phase A complete; Phase B near completion

- 118 lots, consisting of 50, 60, and 70ft lots
- Civil contractor failed to meet the terms of their contract and they were ultimately fired; a new contractor will complete Phase B
- 78 lots in Phase A were delivered in June 2019, over one year after projected delivery date
- 40 lots in Phase B will be delivered by next week
- 46 lot sales to date
- David Weekley average sales price \$418,805
- Scott Felder average sales price \$415,560
- Amenities: Pocket parks, Woman Hollering Creek Greenbelt, Trail system, Bocci ball/ games park; Community gardens, Sidewalk connectivity to charter school



# Module 1, Unit 3 Photos



## Module 1, Unit 4 Update

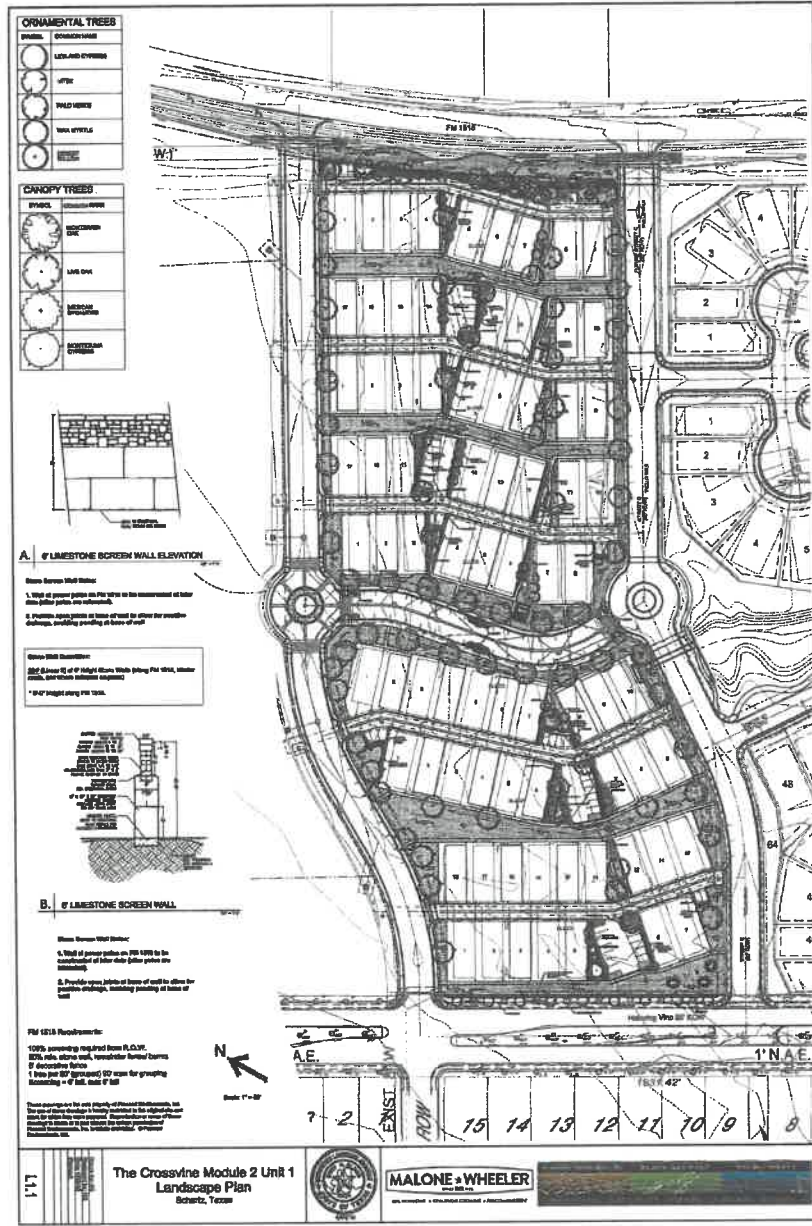
- 142 lots, consisting of 75 50-foot lots in Phase A and 67 50-foot lots in Phase B
- Pulte Homes is the builder in Unit 4
- Phase A was complete in mid 2017 and all 75 lots were sold by 2019
- Phase B was complete in mid 2019 and 18 lots have been sold to date
- \$308,350 average sales price
- Amenities: Pocket parks, Mail kiosk, Lending Library, Greenbelt, Trail system, bridge connectivity to Heritage Oaks Park
- New entrance feature on Lower Seguin Road
- Model home park



## Module 1, Unit 4 Photos



# Garden Home Update, Module 2A, Unit 1



- 77 40ft x 88ft lots; smaller homes fronting on shared central greenbelts
- This is a lifestyle product that is currently missing from the Schertz market
- City status: The Garden Home zoning ordinance and final plat have been approved; We are currently working on financing needed to begin construction
- Contracted builders: David Weekley Homes, Scott Felder Homes
- Disposition strategy: we will develop and deliver padded lots, per market demand
- The publicly-bid civil construction contract has been awarded
- Timing: anticipated to begin construction September 2020 with first lot takedowns Q1 2021



## Town Center Update, Module 2B

- FM 1518 improvements: \$5M City bond for road improvements leveraged to \$19M with TxDot and regional partnerships; TxDot will let construction contracts in 2022 and begin construction in 2023
- The City of Schertz purchased the 4.97 acre Fire/ EMS site for \$517,392 in 2017
- We are working with the City, TxDot, and CPS on a regional drainage/ detention/ electrical plan with participation by all entities
- Independent living, assisted living, and medical office usages will be moved from southern Town Center to this area
- Town Center will be a place for neighborhood services, specialty retail, no big box stores, small grocery concept, daycare
- Town Center may also include more Garden Home or single-family residences



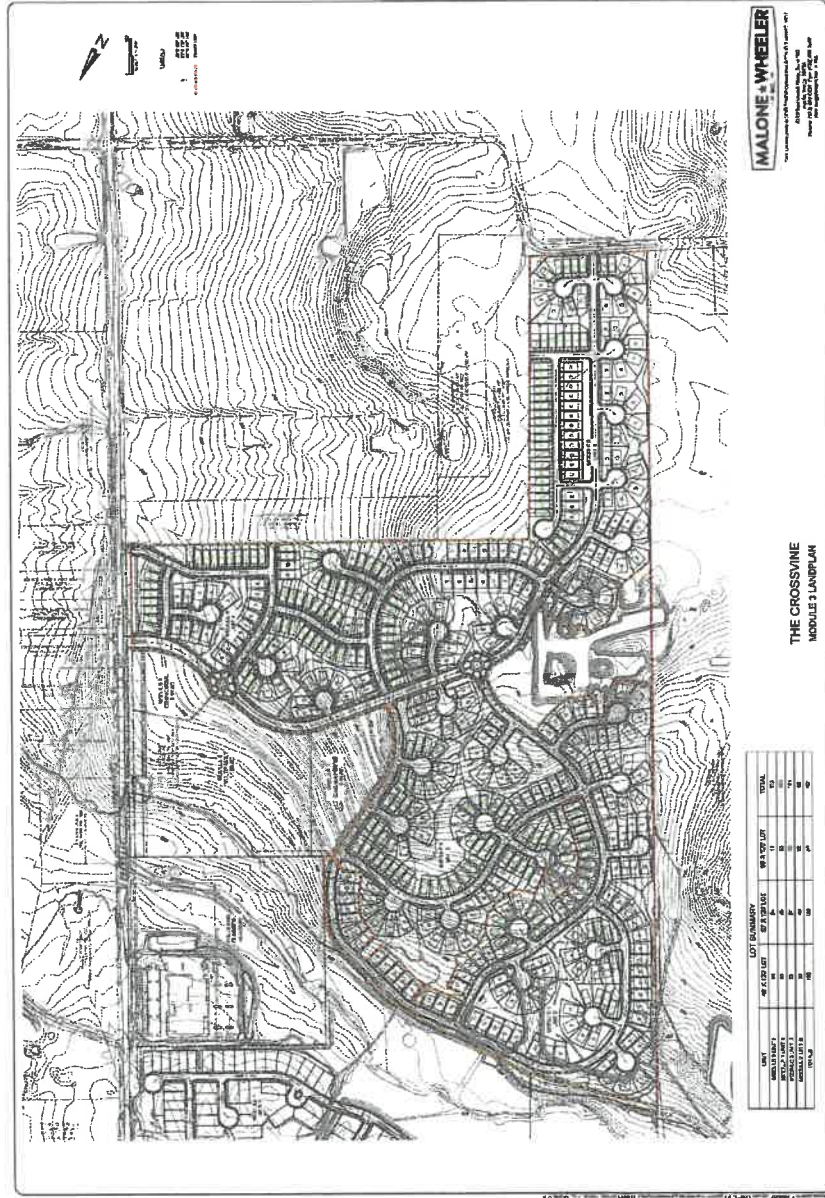
## City of Schertz Fire Station #3

- The Crossvine sold 5.3 acres to City of Schertz for \$571,391.54 in 12/17
- The complete Fire Station #3 celebrated its grand opening November 9<sup>th</sup>, 2018
- The fire station will be integrated into The Crossvine Town Center through trail connectivity
- The station's community room is available to residents of the surrounding communities for events and meetings



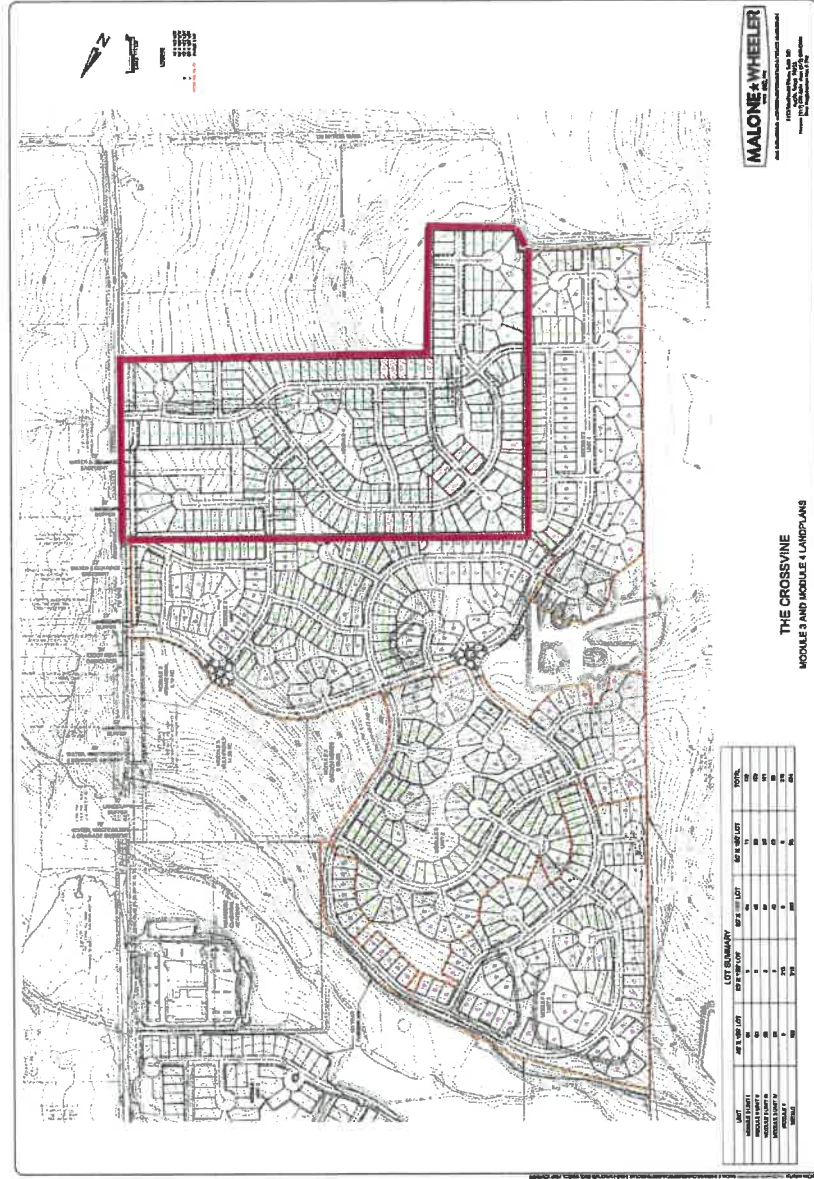
## Module 3

- We have completed the conceptual master plan for the 181 acres of undeveloped land south of Woman Hollering Creek
- It will be a continuation of the single family, garden home, multi-family, attached residential, and commercial uses found north of the creek
- Draft civil construction plans for M3 Unit 1, with 139 single family lots, has been submitted to the City for initial review
- We plan to begin construction on M3 Unit 1 in Q1 2021
- M3, Unit 2: 123 lots
- M3, Unit 3: 101 lots
- M3, Unit 4: 98 lots
- A second Amenity Center, serving the entire development, will be constructed with M3 Unit 2



## Module 4

- Module 4 consists of 57.46 ac being added to The Crossvine
- It will be a continuation of the single family uses found north of the creek and will include trail connectivity, open greenspace, and pocket parks
- Module 4 will consist of approx. 213 single family lots including a new entrance off FM 1518
- We plan to begin construction on M4 Unit 1 in Q2 2021





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