

WOLF LAKES VILLAGE

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President, Manager, General Counsel

Wolf Lakes, LP

Regular Session – 12.18.18
Williamson County Commissioners Court

**THE WOLF FAMILY HAS DEEP ROOTS IN
WILLIAMSON COUNTY FOR
70 YEARS
AND A PROVEN TRACK RECORD
OF HIGH QUALITY
REAL ESTATE DEVELOPMENT**

WOLF PROPERTY

Aerial View



Wolf Ranch Town Center

Wolf Ranch North

Wolf Lakes Village

Wolf Ranch
Hillwood
Phase 1

Wolf Ranch Hillwood—Phase 2

Georgetown Country Club

Wolf Ranch Hillwood—Phase 3

WOLF PROPERTY DEVELOPMENTS

Georgetown, Texas

- WOLF RANCH TOWN CENTER—2005
- WOLF RANCH NORTH—2014
- WOLF RANCH HILLWOOD—2016
- WOLF LAKES VILLAGE—2018

Wolf Lakes Village

164 acre Mixed-Used Village with Corporate Campus, Residential, Retail, Hotel

Wolf Ranch North

Approximately 4-acre commercial development

Hwy 29

I-35

Wolf Ranch Town Center

Approximately 100-acre mixed-use retail shopping center

Wolf Ranch Hillwood

1120 acre Master Planned Residential Community

Rivery Blvd.

Wolf Ranch Parkway

D.B. Woolf Rd.

Future Southwest Bypass

2243

Map not to scale N

WOLF RANCH TOWN CENTER



WOLF RANCH TOWN CENTER



The 670,000 SF Shopping Center is one of the highest performing properties in the portfolio of Washington Prime Group - A Simon Property Group Company

WOLF RANCH NORTH



High traffic retail project across from Wolf Ranch Town Center

WOLF RANCH HILLWOOD



The Hillwood Communities development with 2600 homes is the second largest Master Planned Residential Community in Georgetown

WOLF RANCH HILLWOOD



WOLF RANCH HILLWOOD



WOLF LAKES VILLAGE

A Texas Hill Country Village with a European Flair



WOLF LAKES VILLAGE

Aerial View



WOLF LAKES VILLAGE

European Theme

- **Timeless** – will incorporate the designs and structures and best practices of ancient villages that have stood the test of time and never go out of style
- **Authentic** – will be a detailed expression of a specific area in Europe reflecting its unique architecture, art, culture, and life experience



WOLF LAKES VILLAGE

Live – Work – Play

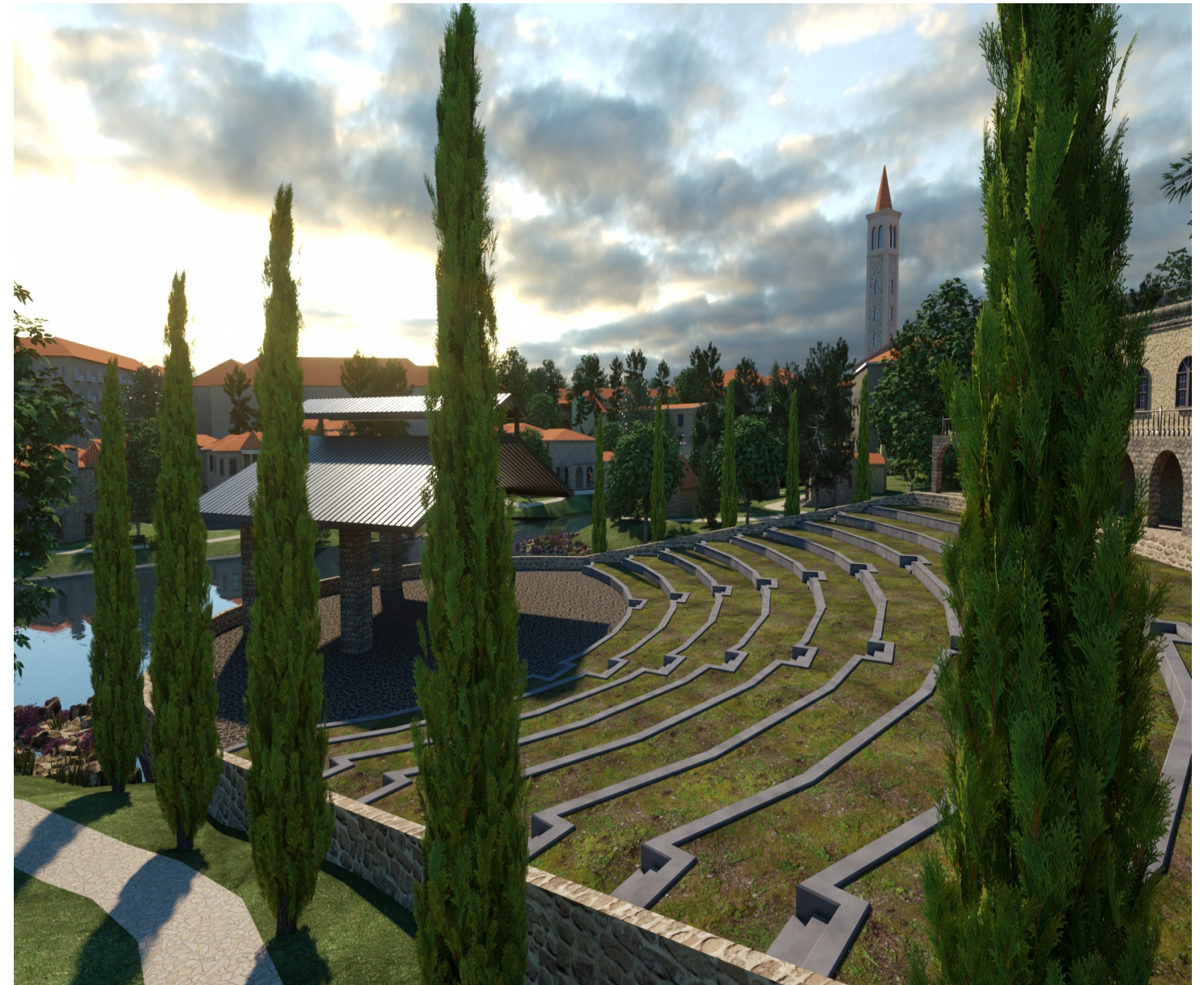
- **Live—Work—Play** with convenient walkability
- **Connectivity** to existing Georgetown hike/bike trails
- **Multiple Housing Options:** Multifamily, Single Family, Townhomes
- **Multiple Users:** Office, Medical, Retail, Restaurants, Residential, Hotels, Movie Theater



WOLF LAKES VILLAGE

Special Amenities

- **A Performing Arts Amphitheater**
- **Central Public Plaza**
- **Pocket Parks**
- **Playgrounds**
- **Open Air Pavilion**
- **Lakes**
- **Hike and Bike Trails**
- **Green Space**
- **Sports Court/Ice Skating Rink**



WOLF LAKES VILLAGE

Design Standards

- **Architectural Design** – 95%
Class I/Class II Masonry
- **Building Articulation** – arches, balconies, oversized windows
- **Street Character Zones** – varies based on adjacent uses
- **Development Standards** – meet or exceed City of Georgetown UDC requirements



WOLF LAKES VILLAGE Major Corporate Users

- **Our Priority Focus** is to attract several major Corporate Users:
Class “A” – Fortune 500 quality
- **Corporate Relocation Developers** believe our site has strong appeal:
 - Strategic Location – Visibility/Accessibility*
 - High Density Mixed-Use Concept*
 - Live – Work – Play*
 - Unique/attractive Amenities on site*
 - Beautiful City with high quality of life*
 - Proximity to major airport*



**Thank you for
your consideration to
partner with the
City of Georgetown
and
Wolf Lakes Village**