



*WILDHORSE*

*THE NEW EDGE OF AUSTIN*



# A NEW FOCAL POINT FOR EASTERN TRAVIS COUNTY



WildHorse is preparing the way for a new mixed-use, master-planned community at the new edge of Austin. Future residents, employees and visitors will enjoy a wide range of inspired housing types, multiple office and retail options and an abundance of parks and open space, including miles of hike and bike trails, all nestled among WildHorse's hills, valleys, trees and water features. Just 15 minutes from downtown Austin, WildHorse is expanding the range of options for Austin's booming and diverse population, and bringing new visions and vitality to the Eastern Travis County growth corridor.

## WILDHORSE TO THE POINT

### Location

Eastern Travis County – the new edge of Austin – at the crossroads of US 290 and Texas 130 and along the proposed Manor/Elgin passenger rail line.

### Size

- Approximately 1,450 acres total
- 500+ acres for parks and open space
- 1,850+ single-family homes
- 1,260+ multi-family homes
- 85+ acres for retail, office, EMS and a proposed rail station
- 25+ acres for potentially two public elementary schools

### Schools

WildHorse is in Manor ISD and adjacent to its nationally recognized Manor New Tech High School; upon completion, WildHorse may have up to two elementary schools within the master-planned community.

### Proximity

WildHorse is 15-20 minutes from downtown Austin, the University of Texas, Austin-Bergstrom International Airport, the Domain, Circuit of the Americas, Samsung, Dell and historic Elgin.

### Proposed Amenities

Miles of hike & bike trails, a general store/farmers' market, an observation tower, a fishing pond, an activity center that features community meeting and event rooms, multi-functional pools, playscapes and picnic spaces.

### Topography

Wildhorse features rolling hills with a 150-foot elevation change dotted with large, mature trees.



## FROM FRONTIER TO THE FUTURE

George Eppright established his homestead in the 1870s on a prominent hill in eastern Travis County. While this part of Central Texas is known for its flat, rich-soiled farmland, Eppright's estate featured rolling hills punctuated by oak and elm trees. This land remained in the Eppright family until 1983 when Col. George Eppright endowed the tract to the Texas A&M Foundation to sell the land upon his passing in 1999.

Today, the WildHorse property comprises 1,450 wide-open acres with a storied legacy, graceful topography and convenient proximity that makes for a momentous mixed-use development site and the new edge of Austin.

In addition to the Epprights, part of the WildHorse property was once owned by the Bloor family of Manor, which built the Bloor Mansion just outside Manor in 1898.



## CREATING A NEW EDGE OF SUSTAINABILITY

Parmer Lane will extend south from US 290 to reconnect with Texas 130, becoming the main gateway into the WildHorse community. The curved, divided four-lane road will offer an enjoyable driving experience through WildHorse and serve as a **pilot sustainable roadway** project for Travis County. The new road will provide a template for developing and maintaining ecologically sensitive landscaping and storm water management, including:



- New, native plantings to reduce soil erosion, absorb carbon emissions and preserve WildHorse's character



- Dedicated sidewalks/cycle tracks to protect and encourage pedestrian and bicycle activity alongside driving



- Xeriscapic irrigation, organic mulching, smart sprinkler systems and gravel and stone materials to reduce evaporation and water usage



- Advanced grading and drainage techniques that minimize ongoing maintenance, while treating and utilizing storm water runoff for irrigation

# FRAMING WILDHORSE'S ROLE WITH IMAGINE AUSTIN

Imagine Austin is a comprehensive plan developed by thousands of Austinites over more than two years, based on six core principles to which WildHorse nicely aligns:

## Grow as a compact, connected city



WildHorse is ideally located at Austin's eastern edge while providing residences, employees and visitors an abundance of transportation options and easy access to downtown Austin, UT, Bergstrom Airport and major employers and retail options all over Central Texas.

WildHorse is also served by a planned stop along the future Capital Metro "Green Line," from Austin to Manor and Elgin.

## Develop as an affordable, healthy community



WildHorse is planned with a variety of neighborhoods with both attainable single-family homes and a collection of higher-end homes. WildHorse intends to extend the healthy Austin lifestyle into the community by working with nearby farmers to host regular farmer's markets as a part of its amenity center. Additionally, the community will include a network of hiking trails and outdoor open spaces for families.

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## Provide paths to prosperity

WildHorse is planning sustainable, attainable and livable homes for working families contributing to Austin's prosperity in a wide variety of career and industry sectors, as well as viable sites in attractive locations for both primary employers and community-serving businesses.

Additionally, WildHorse developers estimate hundreds of construction jobs over the development lifecycle of the community.

## Integrate nature into the city



One third of WildHorse's land is dedicated to parks and open spaces with existing mature trees preserved and miles of new hike and bike trails planned. WildHorse also contains a segment of original Blackland Prairie – an endangered ecosystem – which will be preserved.

## Sustainably manage water, energy and our environment resources



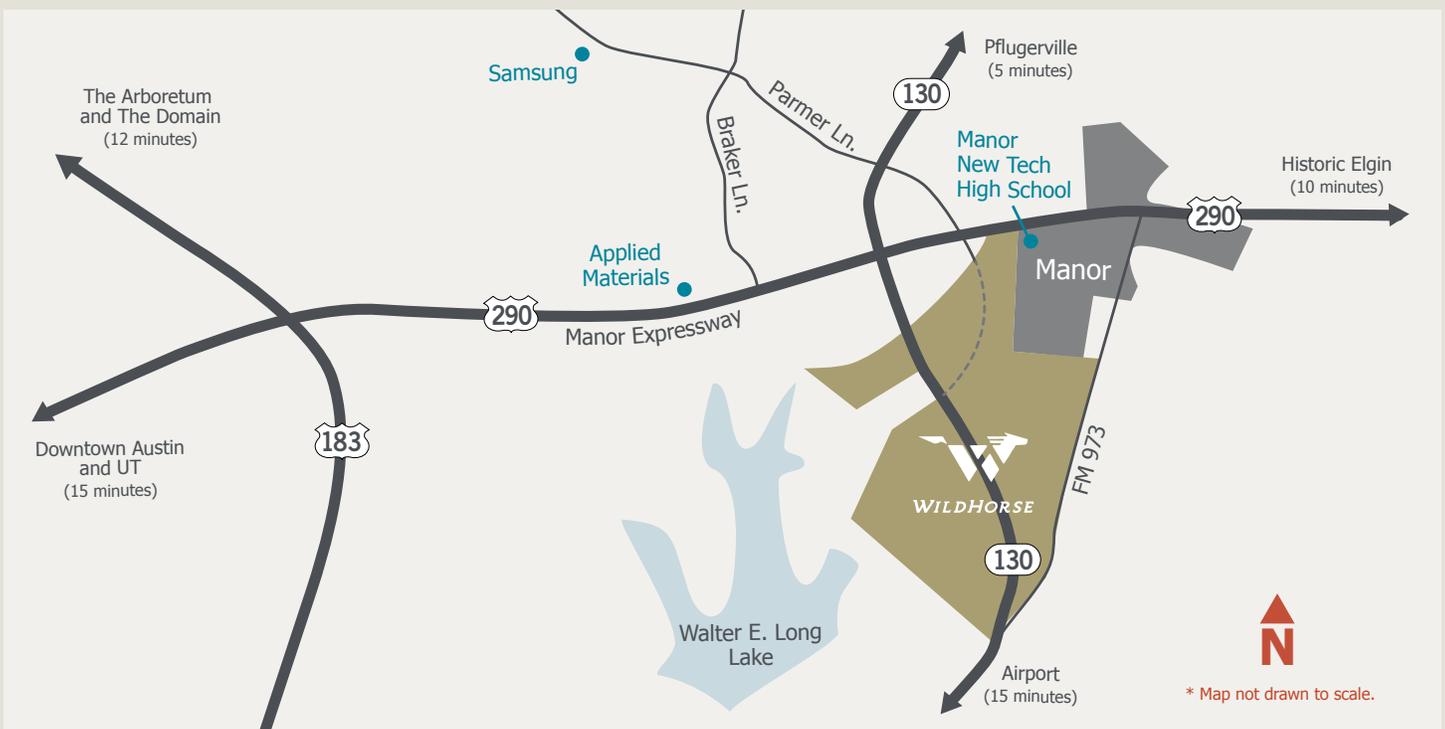
WildHorse is located within Austin's desired development zone. Homes and commercial structures are planned to include green-building features, and be surrounded by an abundance of prairie grasses and trees. In addition, WildHorse's gateway, Parmer Lane, is planned to be Travis County's first sustainable roadway to serve as a model for future road projects.



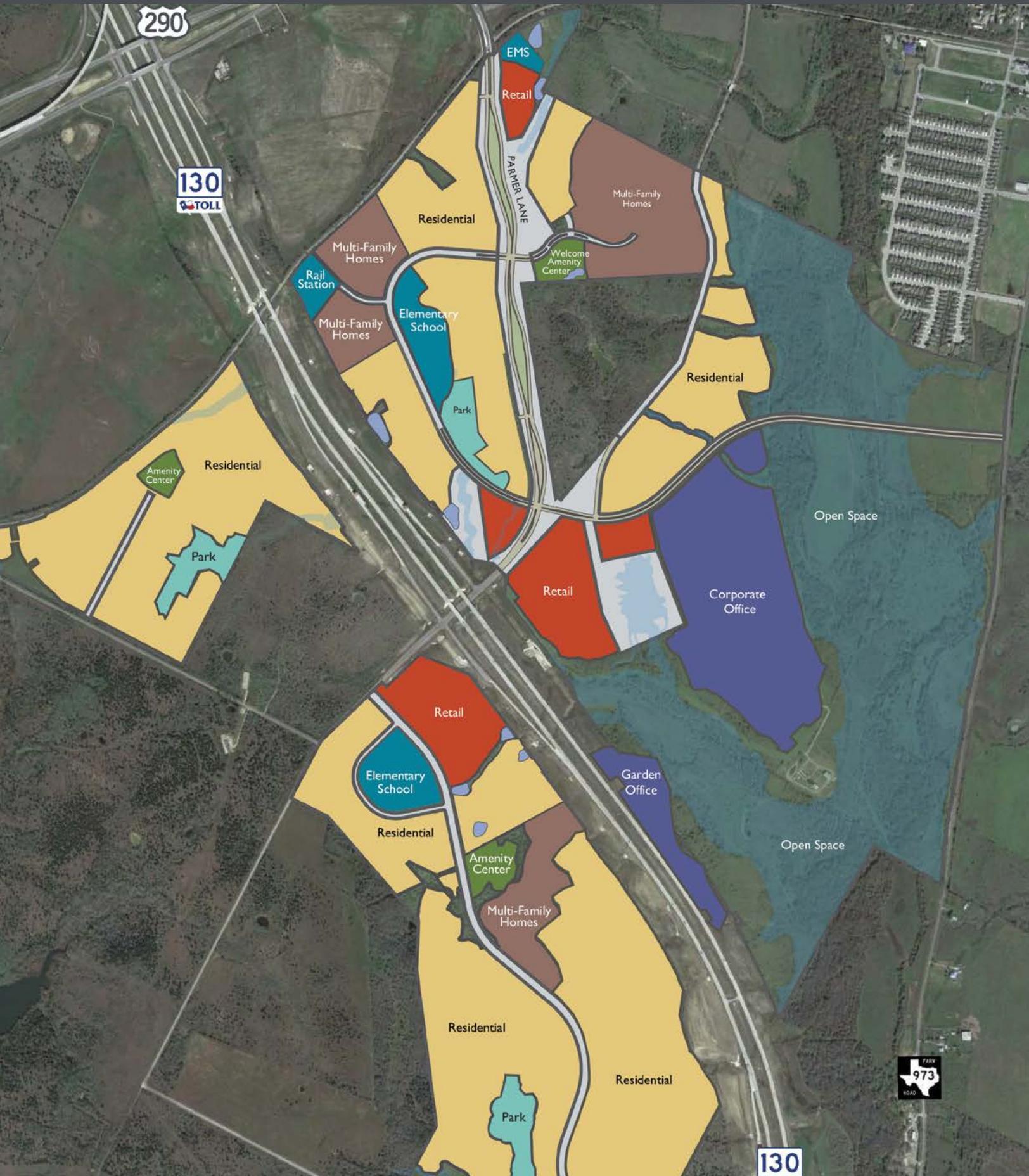
## Think creatively and practice civic creativity

In many respects, WildHorse is a wide-open, blank canvas, capable of offering a variety of opportunities to express Austin's natural creativity. Additionally,

WildHorse will establish design guidelines that provide consistency to the community while giving homes, shops and office buildings flexibility to explore unique and inspiring architecture.



# WILDHORSE IS ON THE VERGE OF BREAKING GROUND



WildHorse's master plan is a work in progress, and will evolve over time based on a variety of factors, including future opportunities and engineering studies. Information provided in this document is subject to change without notice.