

FACT SHEET

Bringing MORE to the MIX

The New Center of Everything



The Brick and Mortar District will create a unique regional economic, residential and recreational hub in Kyle that will attract people and employers from South Austin to North San Antonio. Developed in partnership between Momark Development, Plum Creek Development Partners, Cardinal MF LLC, and the City of Kyle, the District will offer thousands of homes within walking distance of workplaces, shops, restaurants and 35 acres of public park land featuring extraordinary amenities unlike anything in the region.



Size: 138 Acres

Homes: 2,500

Office Space: 250,000 square feet

Retail Space: 150,000 square feet

Parkland: 35 acres



Timeline: The first phase is set to open in March 2022; it will take ±8 years to come to full fruition.

Location: Northwest of the intersection of Kohlers Crossing and Kyle Parkway (FM 1626) in the master planned community of Plum Creek.



A Celebration of Place

"The Brick and Mortar" name reflects the District's aim to create a place that brings people together in person, with a physical environment carefully designed to encourage social interactions, offer unique experiences and promote health and well-being.

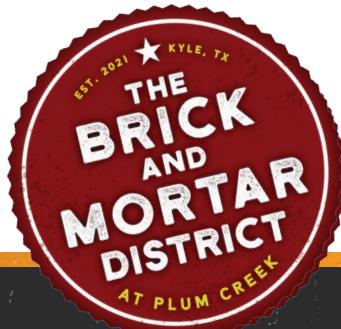


Profound Public Amenities

① **La Verde at The Brick and Mortar District** — The 1.6-acre park adjacent to the apartments and the district's main retail street will feature an event lawn for gatherings of up to 2,200 people, market spaces, interactive water features, and a world-class playground.

② **Heroes Memorial** — Dedicated to military service members, veterans, first responders and those who lost their lives in the line of duty, the 5-acre park will include a large pond and pedestrian boardwalk, a memorial garden, an activity lawn, a café, interactive water features and educational installments.

③ **Cultural Trail** — Lined with artwork by local artists, information about Kyle's history and market spaces, the shaded 1,200-linear-foot pedestrian and bike trail will connect the Heroes Memorial, La Verde park and the main retail street in the District.



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Project Team Developers

The Master Developer for The Brick and Mortar District:
Plum Creek Development Partners,
with Momark Development as development manager

The Vertical Mixed-Use (Apartments and Mixed-Use) Developer:
MG Cardinal, a partnership between Momark Development and Cardinal MF, LLC

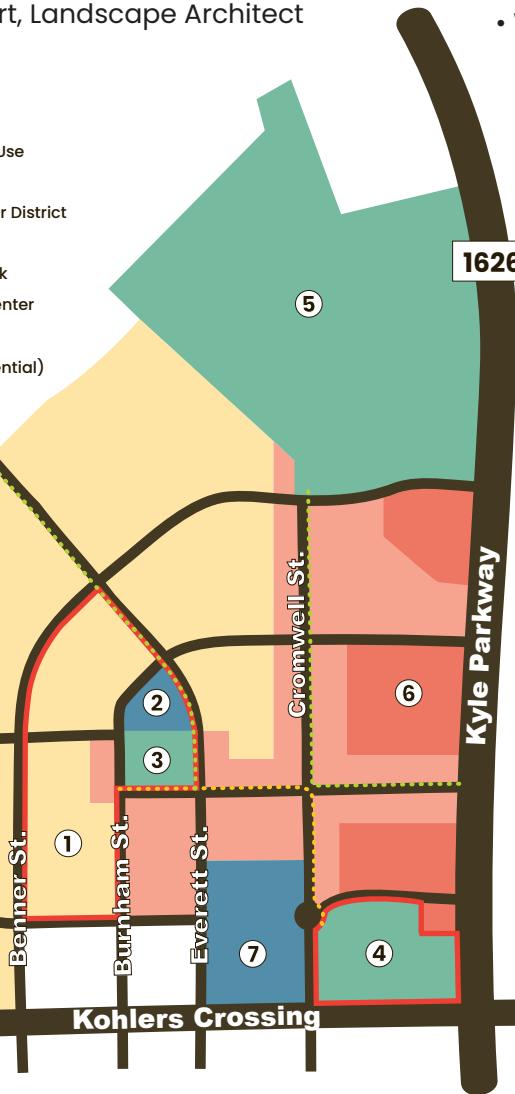


Vertical Mixed-Use Team

- MG Cardinal, Developer
- Lake Flato, Design Architect
- HEDK, Architect of Record
- Kimley Horn, Civil Engineer
- Lionheart, Landscape Architect

Map Key

- ① Phase I Apartments and Mixed Use
- ② Wellness and Fitness Center
- ③ La Verde at The Brick and Mortar District
- ④ Heroes Memorial
- ⑤ Future Soccer Complex and Park
- ⑥ Future Hotel and Convention Center
- ⑦ HCISD Performing Arts Center
- Mixed-Use (retail+office+residential)
- Residential
- Commercial
- Institutional/Government
- Parks and Open Space
- Cultural Trail
- Shared Use Path
- Phase I Construction



La Verde at The Brick and Mortar District

- Lionheart, Landscape Architect and Prime Consultant
- Overland Partners, Architect
- Kimley Horn, Civil Engineer
- Water Design, Water Feature Engineer

Heroes Memorial Park

- Nudge Design, Landscape Architect and Prime Consultant
- WGI, Civil Engineer
- Outside the Lines, Water Feature Engineer
- FD2S, Environmental Graphics

City of Kyle TIRZ #2

- Commissioner Debbie Ingalsbe, Chair
- Commissioner Mark Jones
- Mayor Travis Mitchell
- Mayor Pro Tem Rick Koch
- Council Member Dex Ellison
- Council Member Yvonne Flores-Cale
- Council Member Robert Rizo
- Council Member Ashlee Bradshaw
- Council Member Michael Tobias

Media Contact

Compass Communications:
Kate Morton at kate@compass-com.com

Project Website

www.TheBrickAndMortarDistrict.com

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