

Development Initiative for Texas Parkway Planned Development District at Christian Bible Baptist Church

A Presentation to Thunderbird North



Christian Bible Church in partnership with Gardner Capital is proposing to develop a high quality mixed use development along the Texas Parkway corridor on property owned by the Christian Bible Church. The Christian Bible Church has envisioned a planned development anchored by the 40,000 square foot church that will have a positive and sustained impact on the Texas Parkway corridor and benefit the citizens of Missouri City.

The proposed development would include the following components:

Christian Bible Church – Existing state-of-the-art worship center, offices, classrooms, gymnasium in 40,000 SF

Gala at Texas Parkway – An age-restricted senior living rental community with 80 to 120 units on 6.0 acres

Jubilee at Texas Parkway – An age-restricted senior living rental community with 80 to 120 units on 7.5 acres

Gardner Capital, serving as a Developer/Owner, would engage an award winning design team to develop a comprehensive set of architectural standards and design guidelines for the planned development to insure design and quality across all housing types meet and exceed the Missouri City standards.

Gardner Capital would leverage finance expertise, development experience and industry relationships to design, finance and build a sustainable mixed housing community with appealing architectural elements, high quality building standards and a sustainable economic model. The result will be an award worthy development that furthers the Christian Bible Church's goals of using the property to create a development that has a transformative affect on the community at-large.



Gardner Capital

Company Overview

Gardner Capital is a privately owned family of companies focused on addressing the need for housing through ownership, development, construction and management of residential communities as well as investment .

Gardner Capital has over 20 years of experience in the housing industry using mixed finance to develop housing. Started by Mark Gardner as real estate development company specializing in the development of apartment communities in Missouri exclusively, Gardner Capital has grown to operate in 12 states.

- Privately held group of affiliated companies that specialize in housing
- Founded in 1993, currently operating in 12 states
- Developer and long term ("*build-and-hold*") owner of housing communities
- Award-winning projects with development and investment in more than **55** communities
- More than **\$500M** of private equity in housing thru development, investment and sponsorship
- More than **\$300M** of state housing and historic credits thru investment and syndication, in the past 5 years
- Substantial financial capacity with more than **\$30M** in current assets
- Placed **\$50M** in equity invested in renewable energy in 2014



FARMINGTON HILLS
Winder, GA

ASPEN TRAILS
St. Peters, MO



FOURTH STREET LOFTS
St. Joseph, MO

CENTURY TOWERS
St. Joseph, MO



BELLA VISTA
Alton, TX

RIVERSTONE APTS
Corpus Christi, TX

Gardner Capital

Long Term
Ownership and
Maintenance

Long Term Ownership and Maintenance – A Proven Track Record

What is GARDNER’s oldest multifamily property and when was it originally developed? Who owns it now?

Our oldest GARDNER development is **Villas at Forest Park** located in Nixa, MO. Built almost 20 years ago in 1997, Gardner continues to own and manage the 40-unit senior living development within our growing portfolio of GARDNER properties.

Villas at Forest Park was built as an “anchor” rental housing within a single-family home subdivision that was developed and sold-out more than 15 years ago.

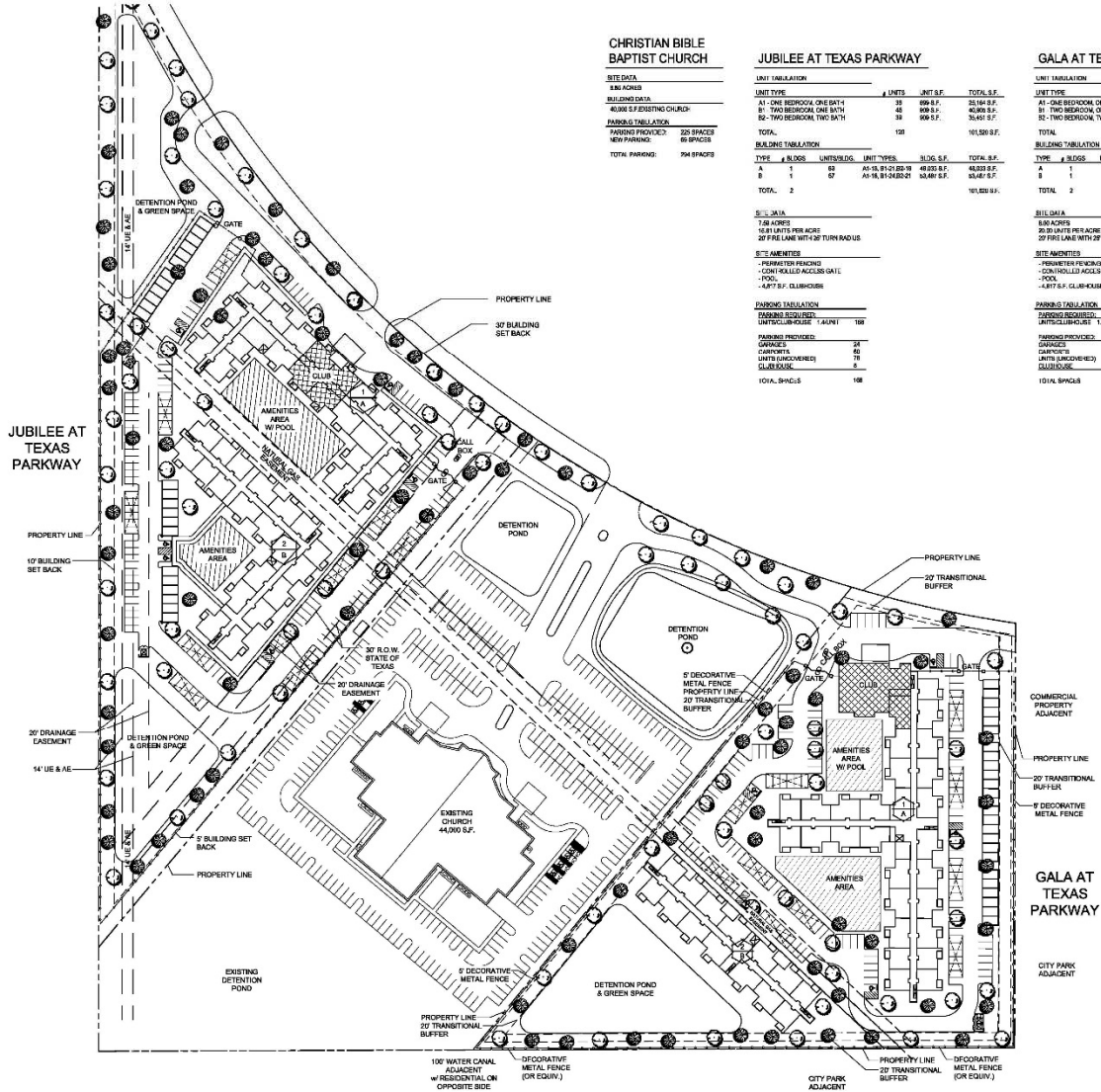
GARDNER is a *build-and-hold* company and established long-term community partner with almost 25 years of award-winning development experience. By example, **Villas at Forest Park** remains a central foundation for a thriving local residential neighborhood and clearly reflects GARDNER’s recognized reputation, within the industry and with our global investors, for implementation of the *strictest residency requirements* and *quality property management* standards necessary to sustain long-term community success.



Planned Development District

A Mixed Use Development

Revised
Master Plan



CHRISTIAN BIBLE BAPTIST CHURCH

SITE DATA
1.86 ACRES
BUILDING DATA
40,000 S.F. EXISTING CHURCH
PARKING TABULATION
225 SPACES
NEW PARKING
TOTAL PARKING: 794 SPACES

JUBILEE AT TEXAS PARKWAY

UNIT TABULATION

| UNIT TYPE | # UNITS | UNIT S.F. | TOTAL S.F. |
|---------------------------|------------|-----------|---------------------|
| A1 - ONE BEDROOM ONE BATH | 35 | 899 S.F. | 31,365 S.F. |
| B1 - TWO BEDROOM ONE BATH | 40 | 999 S.F. | 40,000 S.F. |
| B2 - TWO BEDROOM TWO BATH | 35 | 999 S.F. | 34,965 S.F. |
| TOTAL | 110 | | 106,330 S.F. |

BUILDING TABULATION

| TYPE | # BLDGS | UNITS/BLDG | UNIT TYPES | BLDG. S.F. | TOTAL S.F. |
|--------------|----------|------------|---------------------|---------------------|-------------|
| A | 1 | 35 | A1-18, B1-12, B2-5 | 40,000 S.F. | 40,000 S.F. |
| B | 1 | 67 | A1-18, B1-24, B2-25 | 66,330 S.F. | 66,330 S.F. |
| TOTAL | 2 | | | 106,330 S.F. | |

- SITE DATA**
7.68 ACRES
10.0 UNITS PER ACRE
20' FIRE LANE WITH 30' TURN RADIUS
- SITE AMENITIES**
- FRONTIER FENCING
- CONTROLLED ACCESS GATE
- POOL
- 4,877 S.F. CLUBHOUSE
- PARKING TABULATION**
- | PARKING PROVIDED | UNITS/BLDG | UNITS/BLDG | UNITS/BLDG | UNITS/BLDG | UNITS/BLDG |
|---------------------|------------|------------|------------|------------|------------|
| GRASSES | 24 | | | | |
| CARPETS | 40 | | | | |
| UNITS (HANDICAPPED) | 78 | | | | |
| CLUBHOUSE | 8 | | | | |
| TOTAL SPACES | 148 | | | | |

GALA AT TEXAS PARKWAY

UNIT TABULATION

| UNIT TYPE | # UNITS | UNIT S.F. | TOTAL S.F. |
|---------------------------|------------|-----------|---------------------|
| A1 - ONE BEDROOM ONE BATH | 35 | 899 S.F. | 31,365 S.F. |
| B1 - TWO BEDROOM ONE BATH | 40 | 999 S.F. | 40,000 S.F. |
| B2 - TWO BEDROOM TWO BATH | 42 | 999 S.F. | 41,958 S.F. |
| TOTAL | 117 | | 113,323 S.F. |

BUILDING TABULATION

| TYPE | # BLDGS | UNITS/BLDG | UNIT TYPES | BLDG. S.F. | TOTAL S.F. |
|--------------|----------|------------|---------------------|--------------------|-------------|
| A | 1 | 35 | A1-18, B1-12, B2-5 | 40,000 S.F. | 40,000 S.F. |
| B | 1 | 36 | A1-12, B1-23, B2-12 | 30,264 S.F. | 30,264 S.F. |
| TOTAL | 2 | | | 70,264 S.F. | |

- SITE DATA**
8.00 ACRES
20.0 UNITS PER ACRE
20' FIRE LANE WITH 20' TURN RADIUS
- SITE AMENITIES**
- FRONTIER FENCING
- CONTROLLED ACCESS GATE
- POOL
- 4,877 S.F. CLUBHOUSE
- PARKING TABULATION**
- | PARKING PROVIDED | UNITS/BLDG | UNITS/BLDG | UNITS/BLDG | UNITS/BLDG | UNITS/BLDG |
|---------------------|------------|------------|------------|------------|------------|
| GRASSES | 24 | | | | |
| CARPETS | 40 | | | | |
| UNITS (HANDICAPPED) | 79 | | | | |
| CLUBHOUSE | 8 | | | | |
| TOTAL SPACES | 148 | | | | |



GENERAL SITE INFORMATION

- SITE DATA**
23.45 ACRES
27' FIRE LANE WITH 20' TURN RADIUS
- PARKING SPACES**
PARKING SPACE
- HANDICAP SPACE**
5'0" x 10'0"
5'0" x 10'0"
- VAN HANDICAP SPACE**
5'0" x 10'0"
5'0" x 10'0"
- BUILDING KEY**
- BUILDING NUMBER
- BUILDING TYPE

Cross architects
CROSS ARCHITECTS
1285 W. 15TH. ST., SUITE 128
PLANO, TEXAS 75075
PH: 972.398.8644
FAX: 972.312.8866
brumsey@crossarchitects.com

PLANNED DEVELOPMENT DISTRICT FOR CHRISTIAN BIBLE BAPTIST CHURCH
3202 & 3222 TEXAS PARKWAY
(E.M. 2254)

BLOCK 1
CITY OF MISSOURI CITY, TEXAS

01 SITE PLAN
1" = 60'

DRAWN: A.F. DATE: 10/9/16 PROJECT NO.: SCHW

Planned Development District

A Mixed Use Development

**Revised
Master Plan and
Adjacent Uses**



01 SITE PLAN
NTS

Cross ARCHITECTS
 CROSS ARCHITECTS
 1255 W. 5TH ST., SUITE 128
 PLANO, TEXAS 75075
 PH: 972.398.6644
 FAX: 972.312.8666
 brumsey@crossarchitects.com

| | | |
|--|------------------|----------------------|
| PLANNED DEVELOPMENT DISTRICT FOR CHRISTIAN BIBLE BAPTIST CHURCH | | |
| 3202 & 3222 TEXAS PARKWAY (F.M. 2234) | | |
| BLOCK 1 | | |
| CITY OF MISSOURI CITY, TEXAS | | |
| DRAWN A.F. | DATE 10/19/16 | PROJECT NO. 5047W |

Christian Bible Baptist Church

A Worship Center

[Development Overview](#)

Development Name: Christian Bible Baptist Church

Proposed Land Use: Church (Existing)

Development Size: 9.0 Acres
40,000 Square Feet

Exterior Finish: Masonry
Stone and Stucco

Construction Type: Wood Framed
Surface Parking

Proposed Ownership Structure:
Christian Bible Baptist Church

Total Development Cost: \$8.5MM



Gala at Texas Parkway

A Gated Senior Living Residential Community

Development Overview

- Development Name:** Gala at Texas Parkway
- Proposed Land Use:** Senior Living (Age-Restricted, 55+)
- Development Size:** 6.0 Acres
80 to 120 Units
1 and 2 bedroom units
Midrise Apartment Building
- Exterior Finish:** Masonry
Stone, Brick and Stucco
- Construction Type:** Wood Framed
Surface Parking
- Proposed Ownership Structure:**
Managing Partner – Gardner Capital and/or Affiliate
- Total Development Cost:** \$16MM to \$18MM



Gala at Texas Parkway

A Gated Senior Living Residential Community

Development Program

PROPERTY AMENITIES

Gated Communities
Community Rooms
Media Centers
Fitness Centers
Libraries
Business Centers
Resort Style Pool
Outdoor Living Areas
Community Gardens
Pavilions with BBQ Grills

UNIT FEATURES

1 and 2 Bedrooms
9ft Ceilings
Premium Counter Tops
Wood Plank Flooring
Walk-in Closets
Pantries
Roll-In Showers
Energy Efficient Appliances
Energy Efficient Lighting
Garages and/or Carports

RESIDENT SERVICES

Character Building Programs
Financial Planning Courses
Health and Nutrition Courses
Continuing Education Courses
Exercise and Fitness Classes
Arts, Crafts and Activities



Gala at Texas Parkway

A Gated Senior Living Residential Community

Sample Design Language
And Exterior Finish



INNOVATIVE and EXCEPTIONAL

Building Design & Amenities:

“Scaled” Community-Friendly Buildings

High Quality Building Materials

100% Masonry: Stone, Brick & Stucco

Metal Roofing & Timber Accents

Covered Patios & Balconies

Energy Efficient Light Fixtures

Enhanced Landscape & Buffering Plans

Gala at Texas Parkway

A Gated Senior Living Residential Community

Unit Layouts
1 Bed 1 Bath
700 SF



Gala at Texas Parkway

A Gated Senior Living Residential Community

Unit Layouts
2 Bed 1 Bath
900 SF



Gala at Texas Parkway

A Gated Senior Living Residential Community

Unit Layouts
2 Bed 2 Bath
900 SF



Jubilee at Texas Parkway

An Age-Restricted Residential Community

Development Overview

- Development Name:** Jubilee at Texas Parkway
- Proposed Land Use:** Senior Living (Age-Restricted, 55+)
- Development Size:** 7.5 Acres
80 to 120 Units
1 and 2 bedroom units
Midrise Apartment Building
- Exterior Finish:** Masonry
Stone, Brick and Stucco
- Construction Type:** Wood Framed
Surface Parking
- Proposed Ownership Structure:**
Managing Partner – Gardner Capital and/or Affiliate
- Total Development Cost:** \$16MM to \$18MM



Jubilee at Texas Parkway

An Age-Restricted Residential Community

Development Program

PROPERTY AMENITIES

Gated Communities

Community Rooms

Media Centers

Fitness Centers

Libraries

Business Centers

Resort Style Pool

Outdoor Living Areas

Community Gardens

Pavilions with BBQ Grills

UNIT FEATURES

1 and 2 Bedrooms

9ft Ceilings

Premium Counter Tops

Wood Plank Flooring

Walk-in Closets

Pantries

Roll-In Showers

Energy Efficient Appliances

Energy Efficient Lighting

Garages and/or Carports

RESIDENT SERVICES

Character Building Programs

Financial Planning Courses

Health and Nutrition Courses

Continuing Education Courses

Exercise and Fitness Classes

Arts, Crafts and Activities



Jubilee at Texas Parkway

An Age-Restricted Residential Community

Sample Design Language
And Exterior Finish



INNOVATIVE and EXCEPTIONAL

Building Design & Amenities:

“Scaled” Community-Friendly Buildings

High Quality Building Materials

100% Masonry: Stone, Brick & Stucco

Metal Roofing & Timber Accents

Covered Patios & Balconies

Energy Efficient Light Fixtures

Enhanced Landscape & Buffering Plans

Jubilee at Texas Parkway

An Age-Restricted Residential Community

Unit Layouts
1 Bed 1 Bath
700 SF



Jubilee at Texas Parkway

An Age-Restricted Residential Community

Unit Layouts
2 Bed 1 Bath
900 SF



Jubilee at Texas Parkway

An Age-Restricted Residential Community

Unit Layouts
2 Bed 2 Bath
900 SF



What Are the Other Benefits for Missouri City?

Economic Impact

Multifamily Housing...

- Key component of smart and sustainable growth.
- Contributes to a broad and multi-faceted local economy.
- Allows employees to live in the communities where they work.
- Major consideration and decision factor for expanding businesses.

Economic Benefits (Direct and Indirect)...

The multifamily residential components will have a total development budget of **\$38M** approx. and contribute **\$28M** or more to the local economy during construction.

Based on projections provided by the National Association of Home Builders, additional benefits during construction will include approx. **\$5.28M in taxes** and other revenue to local government as well as supporting more than **386 jobs**.

According to projections provided by the NAHB, annual economic benefits following construction will include approx. **\$6.24M in spending** on local goods and services in addition to **\$1.21M in taxes** and other revenue to local government. The development will create and/or support approx. **105 jobs**. **The development will pay property taxes on land currently exempt from property taxes.**

The development will benefit the local economy through property management, operations and resident spending. Studies sponsored by the National Multi Housing Council and the National Apartment Association have shown that residents will spend a significant portion of their income on housing, food, and transportation. **70 percent of the dollars spent on goods and services will go into the local economy.**

