

Nearby development activity update – April 15, 2022

The following update was provided to the NA board at its most recent meeting regarding the progress of various nearby development projects:

- Majestic/Hickman (MH) has begun grading work on their light industrial park across from Brewer High School. The first building to be constructed will be the 1,000,000 square foot warehouse shown as Building 2 on the attached preliminary site plan.
- Western Trade Drive will be completed from the Walmart on White Settlement Rd to Silver Creek Rd as shown on the site plan and will be completed late second quarter of 2023. As part of this work, the 4-lanes-with-median portion of Silver Creek Rd. will be extended to just past the new intersection of Silver Creek and Western Trade. (other streets and building locations on this preliminary plan have changed and are not the current planned configuration particularly as it relates to the Brewer HS access)
- The next building to be constructed will be the Building 1 location however there are no immediate plans to commence that work until a tenant is identified for it.
- Majestic is exploring the possibility of some retail located at the north and south corners of Silver Creek Rd and I820 but have no firm plans in that regard at this point pending further market demand analysis.
- MH has not begun any planning for their phase 2 parcel on the north side of Verna Trail at Silver Creek and there will not likely be further activity there in the near future. MH did however acquire the former Booth Ranch property which consists of 13 acres between their phase 2 parcel and Silver Creek Materials. They have stated they have no plans to rezone that area and are considering various uses such as a meeting space or other but do not anticipate any type of commercial use.

Regarding the Hyde Ranch property which borders the Tejas Trails homes on Paint Pony Trl, a meeting with the Stream Realty/Hyde team who will be developing that property has been set for Tuesday April 26th at 6 p.m. at the children's wing of Solid Rock Church at which time they will present their initial thoughts on that project and solicit our feedback. It will be important that any interested residents attend this important meeting. Please send your rsvp to this email address if you plan to attend. We will be serving barbecue and soft drinks to all who attend.

Your Tejas Trails Board ,
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