

Current Projects Under Negotiation

Project Name & Location	Capital Investment	Description	Issue(s)
Redevelopment - Northgate			
Mixed use/ new urbanism project 1 st , Boyett, & Church Ave	\$15-25 million	Redevelopment of block; Mixed use retail/office/residential	Joint Venture limited partnership (many owners); land acq. & consolidation
Mixed use/ new urbanism project	\$15+ million	Retail/office/residential project	Land acquisition from City; parking
Mixed use/ new urbanism project Entire block of Church/ College Main / Cross	\$10-\$14 million	Redevelopment of entire block; Mixed use retail/office/residential	Land acquisition of church property; Closure of Lodge St.
Mixed use & possible hotel Church Ave and University Drive	\$20-\$60 million	Mixed use	Land acquisition; current owner wants to hold for 12 months; existing tenants
Hotel/ Conference Center / University Square redevelopment	\$45 million	Hotel / conference center/ mixed use retail, restaurant & office; possible residential	Land acquisition
GameDay Centers Church / Wellborn / 1 st streets	\$20-\$40 million	Redevelopment of entire block or 3/4 block; for sale condos & retail / restaurant	Land acq. & consolidation
Retail/Residential project on Church Ave. adjacent to parking garage	\$3-5 million	Multistory retail and residential building with direct access into parking garage	Connection into garage, partnership between owners
EZ Mart University & Boyett	Unknown	Tie to potential development of surface parking lot	Sale of property; existing tenant
Redevelopment - Retail	Capital Investment	Description	Issues
Culpepper Plaza Shopping Center Redevelopment; Texas / Harvey / Dominik	\$12 million	Redevelopment of retail; Partial demolition and/or new façade	Southbound access on Texas Ave due to future median/ no signal; signalization denied to date
University Drive & Texas	\$10 million	Retail Redevelopment; full demolition	Land consolidation
Post Oak Mall Redevelopment	Unknown	Redevelopment	Solidifying Tenant Base and reinventing the mall
Post Oak Square Shopping Center Redevelopment Harvey Rd.	\$8 million	Redevelopment of retail	Access to Harvey through mall property; Signalization denied
Former K-Mart/Tractor Supply	\$5 million	Redevelopment	Infrastructure; landscaping; façade

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Texas Avenue Crossing Project Name	Complete Capital Investment, S.F. & Payroll	Additional dumpsters Description	Dumpster locations Issue
Retail & mixed use			
FM 2818 & Wellborn	Unk	Residential & retail	Wants incentives but staff recommends against; parkland dedication; Underground electric/rebates; assistance w/TXDOT; greenways
Mixed use/new urbanism development - University Drive University RFQ project	\$120 million	Large mixed use village concept to include residential, retail, office, condos, admin office, parking garage etc.	Joint project w/University; infrastructure
Retail, restaurant, and office development (NW Corner of Hwy 6 & Greens Prairie)	\$40 + million	Large retail center & restaurant w/ limited office	Infrastructure
Walmart			Technical assistance
Southgate		Redevelopment project. Requesting decel lane on Wellborn & signal on G. Bush	Infrastructure
Totals	\$323-399 million		