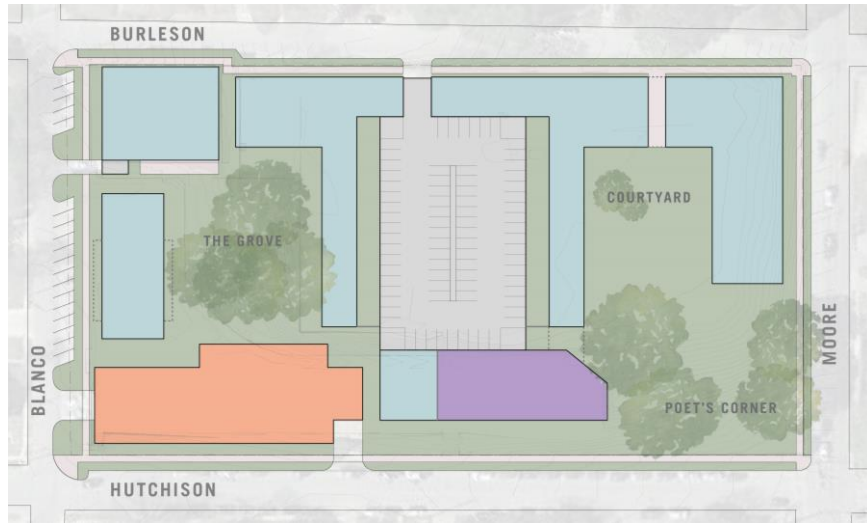




Welcome to  
**Lindsey Hill**  
Village Life in the Heart of San Marcos

(learn more at [www.lindseyhilltx.com](http://www.lindseyhilltx.com))



Lindsey Hill is a **residential mixed-use community** located in the heart of San Marcos. It connects to and complements surrounding downtown and in-town neighborhoods.

Lindsey Hill includes apartment homes, condominiums, a small amount of retail, and a park.

A **walkable neighborhood**, Lindsey Hill offers its residents an environmentally friendly, non-car dependent lifestyle. By physical design and function, Lindsey Hill is intended to be a graceful and peaceful space that invites residents, neighbors, guests, and the public to interact with one another in building community.





Lindsey Hill is designed with the needs of the permanent population of San Marcos in mind.

An inter-generational community, it allows older residents the opportunity to simplify, downsize, and age-in-place, while at the same time offering millennials and other young professionals the walkable, non-car dependent, environmentally responsible, and community-building lifestyle they so much covet.

At Poet's Corner park and along the wide, treed and landscaped sidewalks that surround the property, Lindsey Hill provides gathering space for both planned and spontaneous social interaction among residents, their neighbors, and the community at large.

Who Benefits from Lindsey Hill? Everyone.

Front-line neighbors, who enjoy dramatic enhancement of the residential character of their immediate neighborhood by the addition of high-end apartment homes and condominiums

Extended neighbors, who enjoy stabilization of their neighborhoods by proximity to a graceful transition zone dedicated primarily to high-end residential use

Nearby property owners who historically may have leased their residential properties to students, but who now—because of rising property values triggered by the Lindsey Hill project—have compelling new economic opportunities to sell those same properties to people seeking to make their permanent homes out of those properties

Downtown merchants, who acquire new permanent, year-round customers (not just students) for their goods and services

Environmentalists, who celebrate and encourage growth and development that does not require sprawl, disturbance of previously undeveloped areas, or generation of new impervious areas

Art galleries and art organizations, who depend on close proximity to and frequency of patronage by people who appreciate and support the arts

The community at large, through the creation of a very significant new tax ratable and the creation of Poet's Corner, a park and community gathering space available to the public

Faculty members at Texas State University, less than 40% of whom currently live in San Marcos because of the absence of attractive, flexible living opportunities in close proximity to campus

Economic development officials, who now have a unique competitive asset to present to 21st Century, "new economy" employers who want to locate where their employees most want to be: walkable, connected, environmentally responsible, high quality of life communities

City staff and elected officials, who seek to avoid costly and inefficient expansion of municipal services (police, fire, and utilities and roads) into far-flung areas of the City

The City as a whole, who can realize the stated goals of the City's Master Plan: Vision San Marcos to achieve high-quality, intelligent, economically efficient growth without sprawl

All of San Marcos, who can enjoy the distinction, prestige, and bragging rights that come from showing the Central Texas corridor how high quality small city life and economic growth can be managed simultaneously, and who, in the process, can create meaningful career and employment opportunities for the residents of San Marcos now and in the future



## Why all that matters.

The Central Texas corridor—stretching from Austin to San Antonio—is growing rapidly. The region is of special interest to “new economy” employers—companies that offer high quality, high wage and salary jobs that address the needs of the future. San Marcos and the GSMP actively compete for the attention of those companies.

New economy employers fully understand the dynamics of the modern job world. In this generation, employees choose lifestyle first. Quality of life— both “where and how I live” --is critically important to the millennial generation. As a result, employers follow employees.

Lindsey Hill provides a **competitive advantage** to San Marcos as it competes against its IH-35 corridor neighbors for new economy business.

Lindsey Hill allows San Marcos to promote an authentic, small city lifestyle, that allows for a walkable, long commute-free, environmentally responsible, and community-connected lifestyle.

No other city in the Central Texas corridor—including our distinguished big city neighbors to the north and south— has that to offer.

## Neighborhood Stability and Enhancement.

Lindsey Hill sits in the middle of three neighborhoods: Downtown to the east, Texas State to the north, and the Heritage neighborhoods to the north and west. Each will benefit from Lindsey Hill.

Downtown will benefit from the addition of new, permanent population who will patronize and support the stores, restaurants, professional services providers, and other businesses that populate downtown.

Texas State will benefit from the creation of a new housing opportunity for its faculty—most of whom currently do not live in San Marcos because of the absence of convenient, modern, flexible housing options. This is especially important as Texas State competes to bring in new faculty for its rapidly growing engineering department, which is housed in a brand new engineering center now being built a few blocks away from Lindsey Hill.

The Heritage neighborhoods will benefit from the creation of community gathering space and small retail that will enhance the lifestyles of Heritage neighborhood residents. The Heritage neighborhoods also will benefit from the “uplift” that comes from a high quality and respectful anchoring development. Smaller, older properties that are spread throughout the Heritage neighborhoods—especially those to the north of Lindsey Hill—will become candidates for renovation and sale to permanent residents. Disruptive and destabilizing student housing will be supplanted by loved and cared for residences of various types, complementing the balance of the neighborhood. We refer to this as the “King William District” effect, the change that took a district of mixed property condition in San Antonio and turned it into one of that city’s most sought-after neighborhoods.

# Meeting the Needs and Priorities of San Marcos

The citizens of San Marcos went through a deep and extended process to identify the needs and priorities of the City. That process, which involved many, many hours of community meetings, workshops, and staff hours, is expressed in the City's Comprehensive Plan: *Vision San Marcos: A River Runs Through Us* (2014).

Lindsey Hill is a "check off the boxes" response to *Vision San Marcos*. Among other things, it allows the City of San Marcos to achieve the following goals:

- ☑ an expanded range of housing and lifestyle choices
- ☑ encouragement of walking, biking, and use of public transportation (i.e., putting people at the center of their daily activities, and not forcing them into their cars)
- ☑ a gentler environmental footprint (through elimination of sprawl and traffic)
- ☑ concentration of development in already developed areas with existing infrastructure
- ☑ avoidance of municipal financial burdens associated with development in far flung areas (roads; utilities; police and fire support)
- ☑ re-energization of downtown and new support for downtown merchants
- ☑ community connectedness (physical and social)
- ☑ a substantial new tax ratable
- ☑ strengthening of existing neighborhoods through new, permanent residents who will become invested in those areas and eventually look for home ownership opportunities
- ☑ graceful transition among three distinct neighborhoods (heritage, downtown, and university)
- ☑ free public park space (provided at no expense to the taxpayers)
- ☑ because jobs follow people, Lindsey Hill enhances San Marcos as a place for new economy employers.



## Our goal.

Our goal is to serve the community well. That's been our priority since the outset. We succeed when we bring lasting value to San Marcos. It would be our privilege to have the opportunity to to do so.

For more information, and to understand the influences that have shaped Lindsey Hill, please meet us at:

[www.lindseyhilltx.com](http://www.lindseyhilltx.com)

We look forward to working with you!

David Lerman and Mark Berins  
Guadalupe RE LLC