

Section 2 – Project Plan Improvements

TIRZ #2 will provide support for catalytic infrastructure that will facilitate the redevelopment of the River Mill area. Principals with Reata Real Estate have acquired the former River Mill site as well as the Milltown Historic District properties. In total, these partnerships control about 35 acres within TIRZ #2. The majority of projected TIRZ #2 growth and redevelopment will occur on the former River Mill site

Figure 3: Preliminary Master Plan for the River Mill Development



Source: Reata Real Estate

Table 2: Preliminary River Mill Master Plan by Land Use

Land Use	Description
Hotel	140 rooms
Retail/Restaurant	31,740 SF
Office	26,618 SF
Event Space	26,917 SF
Multi Family	250 UNITS
Open Community Space	7 acres

Source: Reata Real Estate

Public infrastructure investment related to the River Mills site is required to successfully redevelop the TIRZ #2 area. Additional infrastructure and enhancement projects are included in the project plan if the resources are available. In addition, other projects might be added to the list as future development projects and related opportunities present themselves.