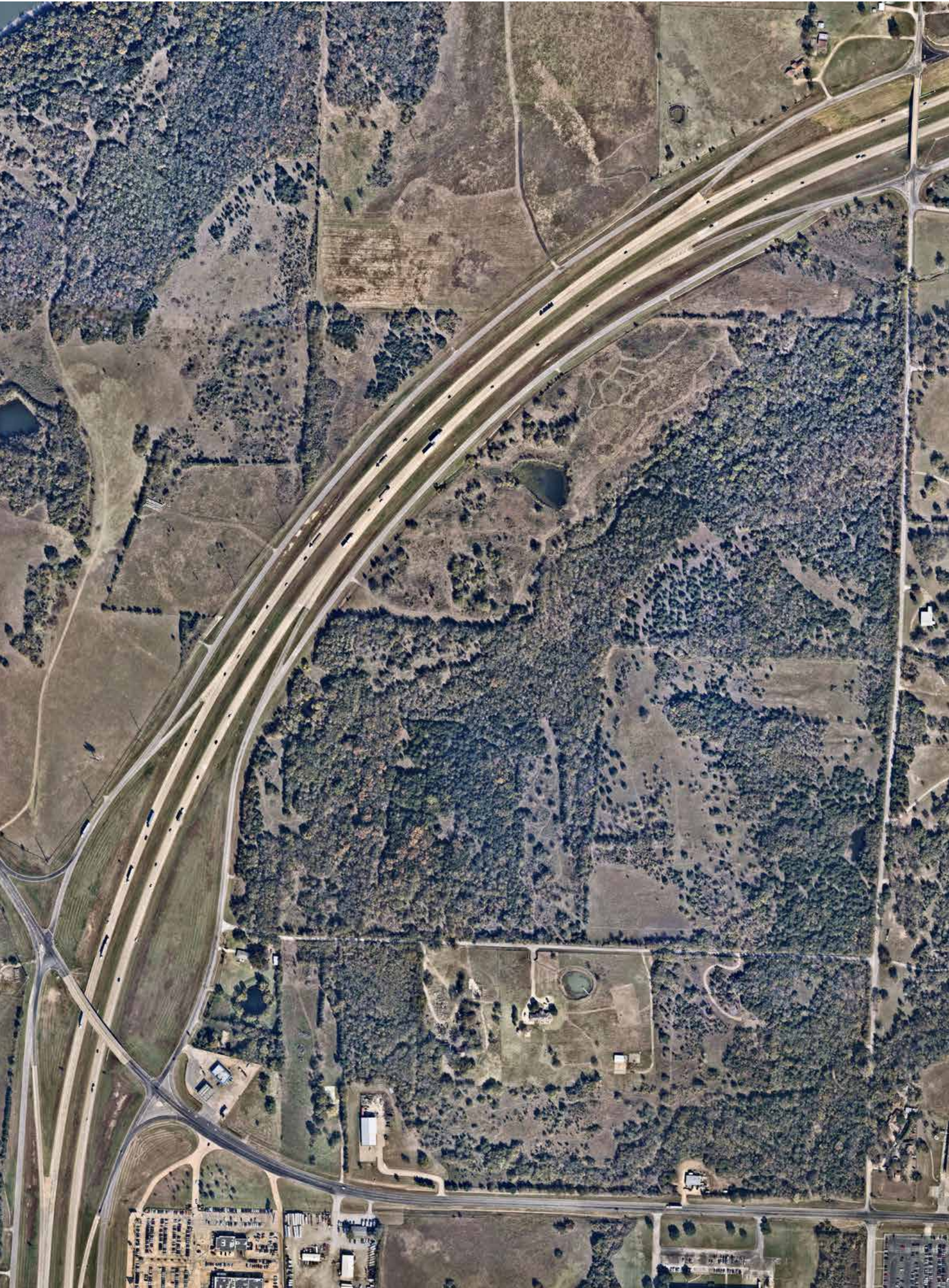




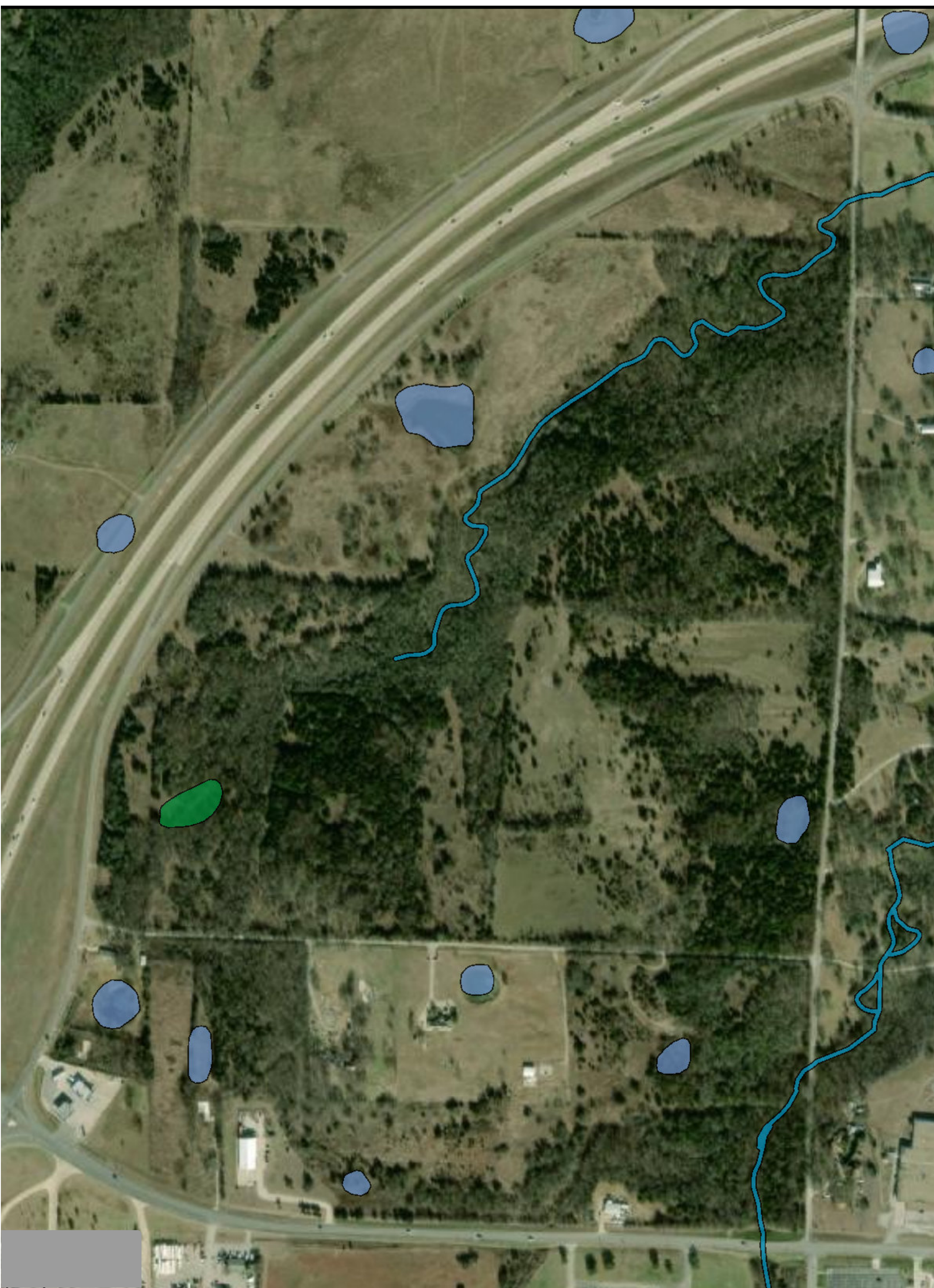
# TEXOMA GATEWAY

INITIAL CONCEPT  
FEBRUARY 2021

# EXISTING CONDITIONS



GCT - ALTERNATE INTERSECTION LOCATIONS



POTENTIAL WETLANDS LOCATIONS

# CONCEPT PLAN



# LANDUSE PLAN



| LEGEND      |                                          |
|-------------|------------------------------------------|
| <div></div> | RETAIL / COMMERCIAL<br>+/- 28.3 ACRES    |
| <div></div> | HOTEL - 3 SITES<br>+/- 11.5 ACRES        |
| <div></div> | FLEX / OFFICE<br>+/- 7.5 ACRES           |
| <div></div> | INDUSTRIAL<br>+/- 69.3 ACRES             |
| <div></div> | MULTI-FAMILY<br>+/- 15.5 ACRES (1 PHASE) |
| <div></div> | DETENTION<br>+/- 12.2 ACRES              |
| <div></div> | ESMT / DRAINAGE/ BUFFER<br>+/-9.7        |

CURRENT SITE SIZE: +/- 154 ACRES