



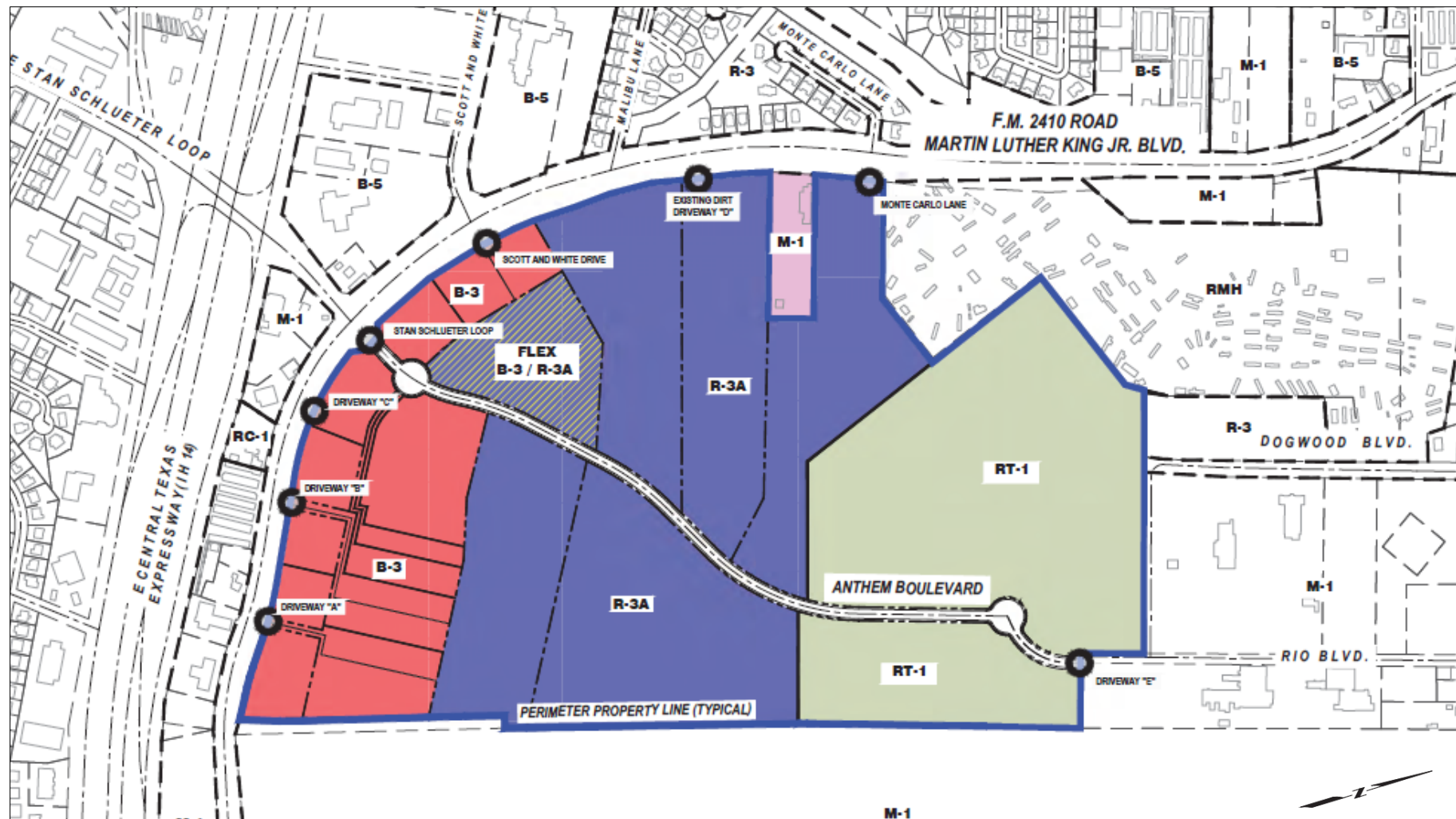
ANTHEM PARK UPDATE

DS-25-053

November 18, 2025

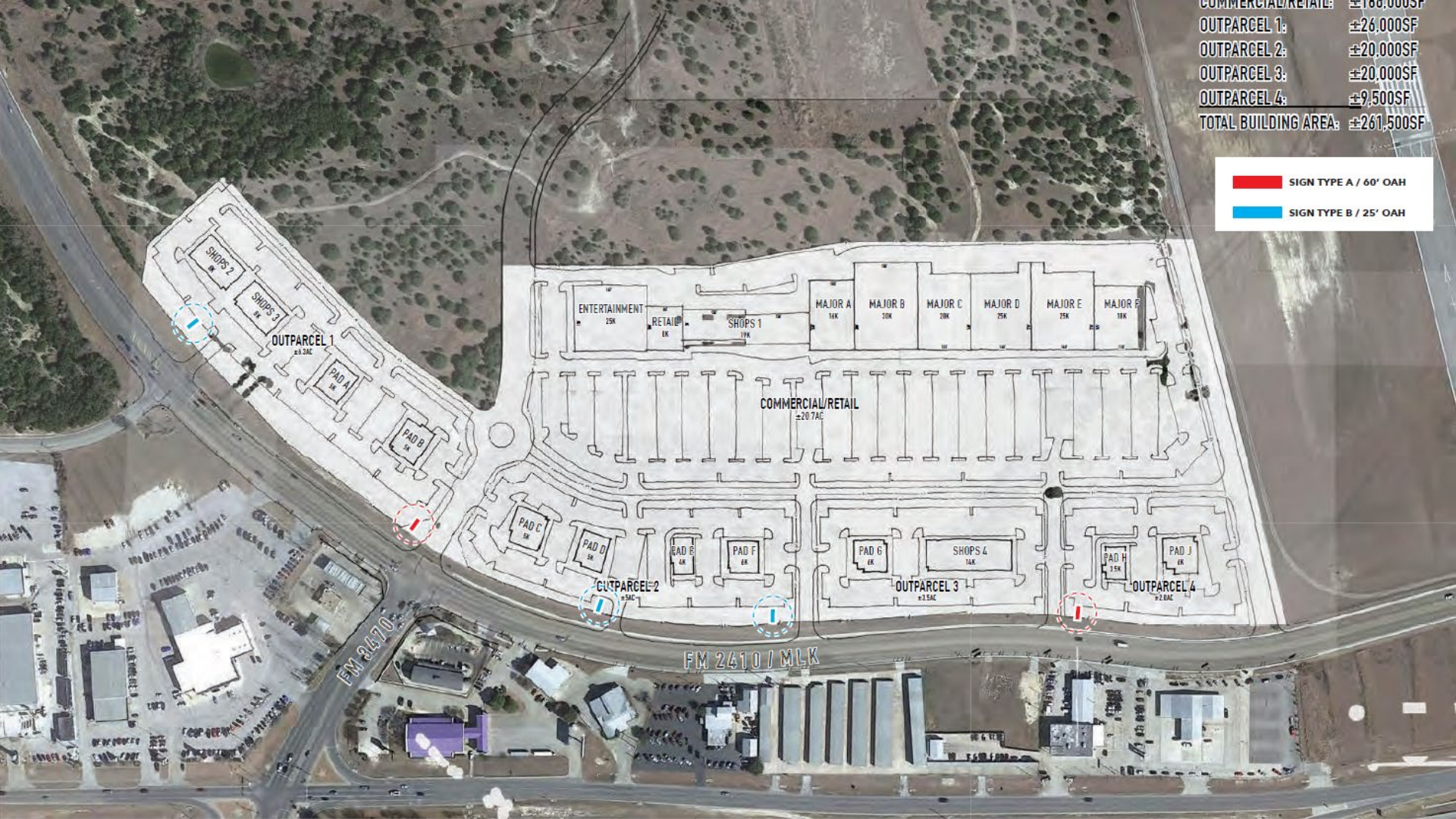
Background

- In March 2023, City Council approved a 203 acre Planned Unit Development (PUD) for the Anthem Park via Ordinance No. 23-019.
- At full build-out, this mixed-use development will include approximately 38 acres of commercial/retail, 90 acres (1,720 units) of multi-family, 60 acres (630 units) of build-to-rent residential, and 9 acres of office/flex.
- The development also contemplates a spine road to be known as Anthem Boulevard.



COMMERCIAL/RETAIL: ±168,000SF
 OUTPARCEL 1: ±26,000SF
 OUTPARCEL 2: ±20,000SF
 OUTPARCEL 3: ±20,000SF
 OUTPARCEL 4: ±9,500SF
 TOTAL BUILDING AREA: ±261,500SF

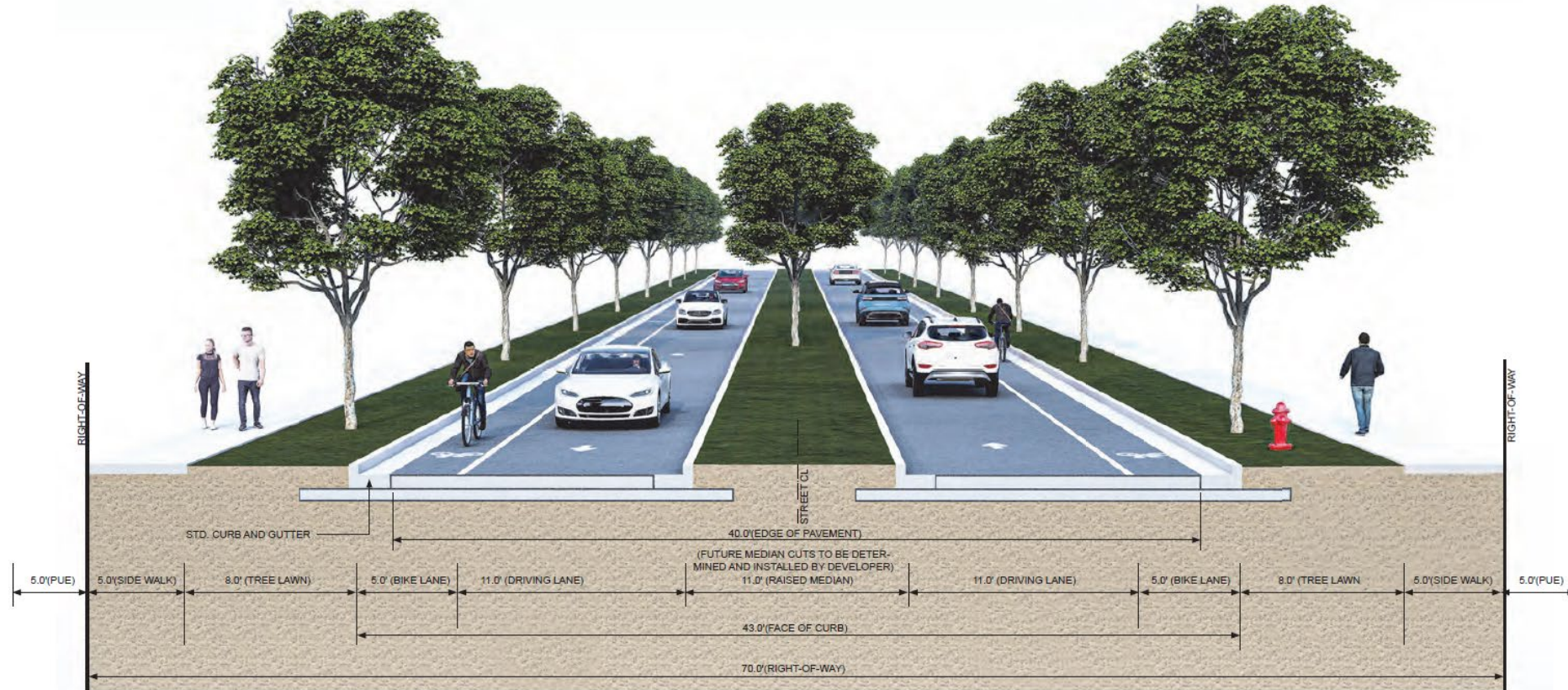
 SIGN TYPE A / 60' OAH
 SIGN TYPE B / 25' OAH



TIRZ Reimbursement Agreement

- Also in April 2023, the City Council approved a TIRZ reimbursement agreement with CSW Killeen, L.P. via Resolution No. 23-072.
- This agreement will provide for reimbursements to the developer for costs associated with public infrastructure in an amount not to exceed \$12,741,099.

Anthem Boulevard



Economic Impact



- The projected property value of the project at full build-out is \$534 million, and the projected property & sales tax revenue is approximately \$7 million/year at full build-out.

Dave & Buster's

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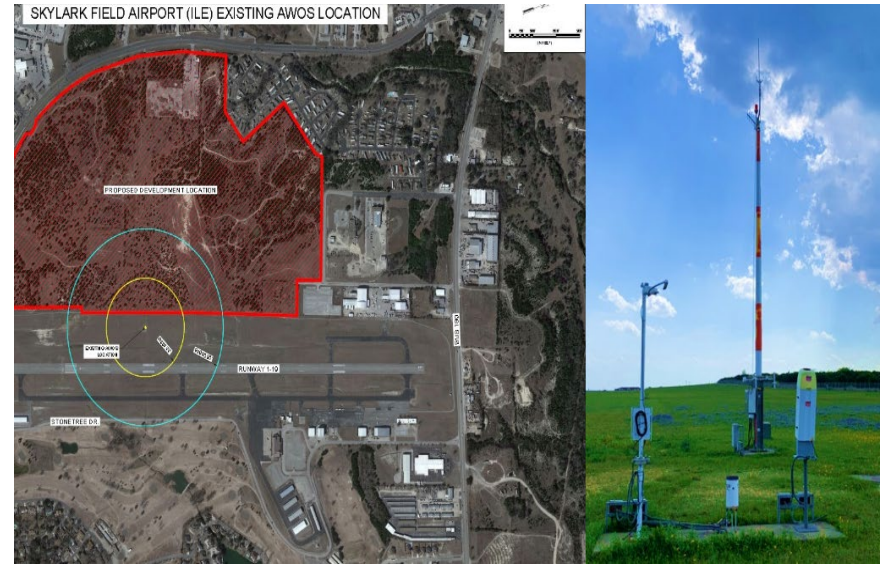
- Dave & Buster's held their grand opening in May 2025.



Automated Weather Observing System (AWOS)

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- In association with Anthem Park, the AWOS located at Skylark Field needed to be relocated. The project is currently awaiting FAA to coordinate construction and site observations when they are available.



TXDOT Coordination

- Anthem Park falls between and takes access to TXDOT Roadways W. FM 2410, East Veterans Memorial Blvd (Bus 190), East Stan Schluter Loop (SR 3470)
- A Traffic Impact Analysis was required by TXDOT and included analysis of existing intersections along the roadways.
- The TIA determined that offsite improvements were needed as a result of the added traffic.

TXDOT Coordination

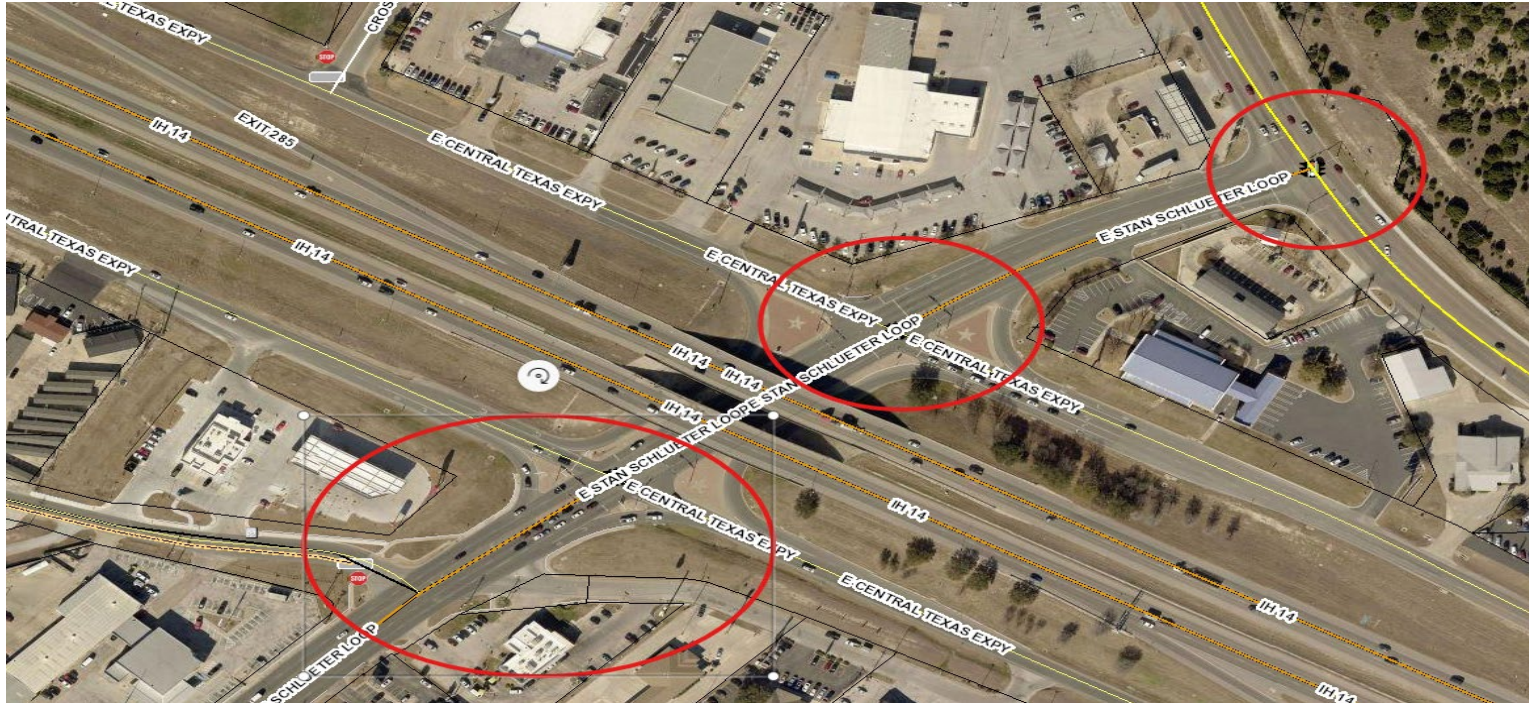
- The study showed that improvements were needed at several intersections that included I-14 at Stan Schlueter, I-14 and Rosewood intersections, Scott & White Drive at MLK, Rio Boulevard and East Veterans, and all proposed driveways for the development.

TXDOT Coordination

- To help address and plan for the improvements, city staff have been assisting the developer with coordination with TXDOT and specifically address the intersections with Stan Schlueter.
- Staff has contracted with StructurePoint consultants to study Stan Schlueter and develop proposals for a future state funded project.

TXDOT Coordination

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Intersections Currently Being Studied