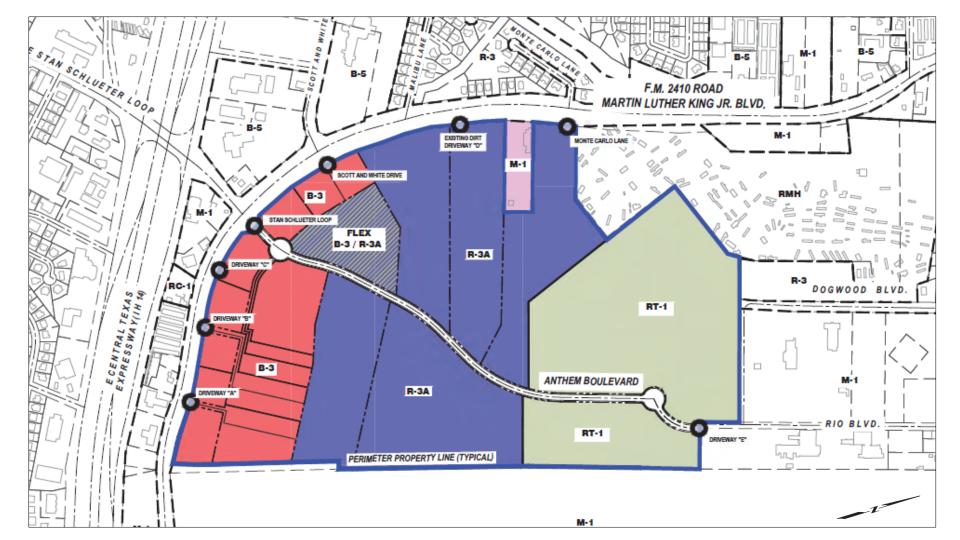
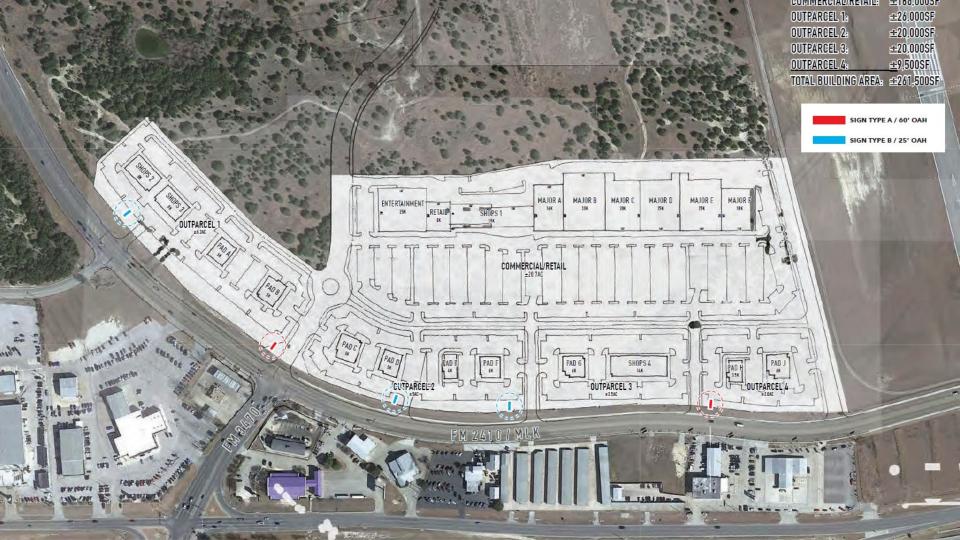


## ANTHEM PARK UPDATE

# 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.

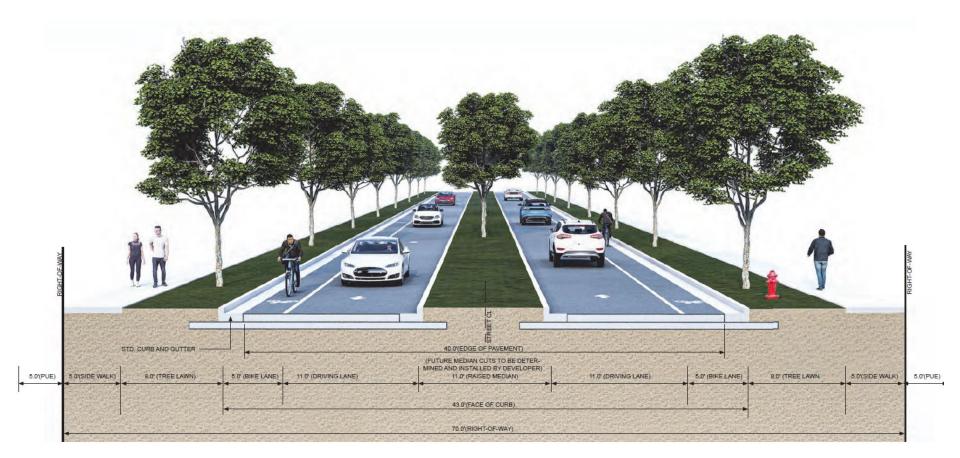




## TIRZ Reimbursement Agreement

- 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

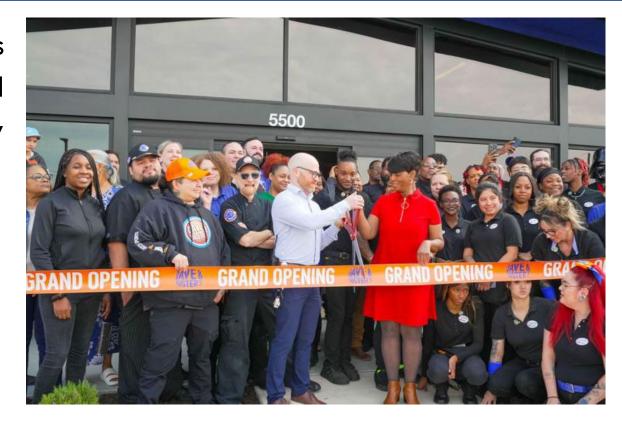


## **Economic Impact**

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.

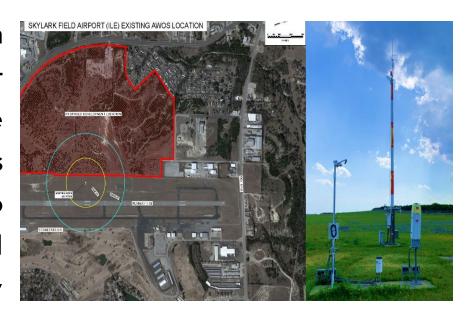
### Dave & Buster's

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



### Automated Weather Observing System (AWOS)

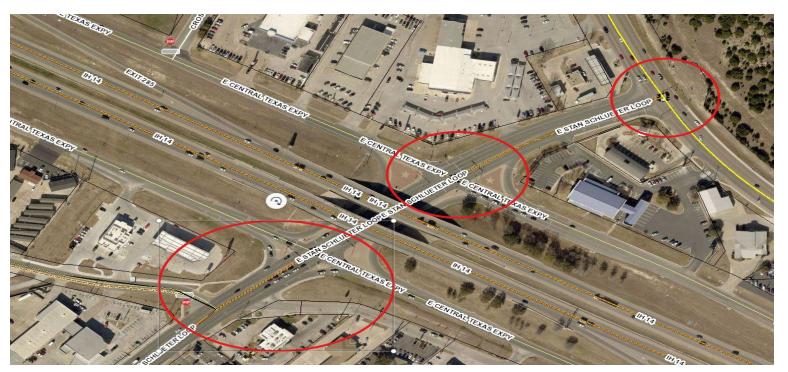
□ In association with Anthem Park, the AWOS located at Skylark Field needed to be relocated. The project is currently awaiting FAA to coordinate construction and site observations when they are available.



- 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.

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.

- 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.



Intersections Currently Being Studied