

## **Breaking Ground, Building Momentum – July 2025 Update from Elevated Development**

### **Friends, Partners, and Fellow Builders,**

We're halfway through the year, and Elevated Development is pushing forward on all fronts. Whether it's pouring concrete, closing lots, or finalizing engineering in new markets, we're staying true to our mission: to build communities with purpose, precision, and long-term value.

Here's where we stand today—and where we're headed next.

#### **Adaline Crossing – McGregor, TX**

The finish line is in sight. Adaline Crossing is wrapping up horizontal work with first lot deliveries scheduled this month. Monument signage, landscaping, and final utility work are underway. As the site comes together on the ground, we're also preparing for key planning and zoning conversations to lay the groundwork for future phases.

#### **Rudel Road – Tomball, TX**

We're going vertical. Utility coordination and shell build-outs are in motion across our two commercial buildings. Design tweaks are being finalized for tenants like a daycare and financial services office. The first foundation is scheduled to pour on July 21, marking a major milestone in bringing this project to life.

Special shoutout to Kachel Construction for their outstanding work on site—they've been instrumental in keeping this project on schedule and to spec.

#### **Wilderness Trail – Magnolia, TX**

Build-to-Rent, built for speed. Wilderness Trail is a 140-lot BTR community, now in the final engineering phase. A second entrance has been incorporated to meet fire code compliance, and our earthwork team is dialing in site balance and drainage capacity. With approvals tracking closely, we're targeting a construction start later this year—and actively engaging with future buyers.

#### **Padon Road – Needville, TX**

Needville is growing, and so are we. This 375+ lot community is currently in planning and design, with a focus on smart phasing and builder alignment. We're working closely with local engineers and officials to shape a neighborhood that delivers value from day one—and flexibility over the long term.

## Grand Pines – Magnolia, TX

Big vision, smaller footprint. Grand Pines is our response to the growing demand for high-quality, lower-cost housing formats like tiny homes and manufactured product. With a focus on thoughtful infrastructure and open space, we're designing for community, not just density. Entitlements and layout revisions are ongoing.

## Partnerships That Power Progress

None of this happens without strong partners. We're proud to continue working alongside:

- Lenders: Builders Capital, Simmons Bank, First Continental
- Builders: Brightland Homes, Stonefield Homes, Stylecraft
- Cities & Counties: McGregor, Tomball, Magnolia, Needville

## Inside Elevated

What you don't always see behind the site photos and lot deliveries is the constant work happening behind the scenes—where process meets progress. As we scale, our internal systems are evolving to match the ambition of our projects.

We're rolling out smarter investor reporting tools that give our partners clearer, faster insight into performance. Our cost and schedule tracking is now more real-time, helping us adapt and stay accountable as projects move forward. We're also building a stronger voice for Elevated—with expanded media efforts, more community visibility, and a brand-new website currently in the works to better showcase our projects and team.

We've also launched a weekly article series called Land Development 101—designed to educate, inform, and spark conversation around the fundamentals of our industry. From entitlements and utilities to phasing and finance, we're sharing insights that make the complex feel approachable.

And speaking of visibility—Jason recently joined the Real Estate Pros podcast to share our perspective on land development, Build-to-Rent strategy, and what it takes to scale with intention.

 Listen or watch here: <https://www.youtube.com/watch?v=L2AatDbpm8c>

Above all, we're continuing to align GP strategy across the entire portfolio—ensuring we grow not just faster, but smarter, together.

### **Thank You for Being Part of the Journey**

We don't just build neighborhoods—we build trust. Whether you're an investor, lender, engineer, builder, or just someone cheering us on, thank you for your continued support. You're helping us raise the bar for what land development can be in Texas.

### **Let's Talk**

Interested in a project? Want to learn more? We're always up for a conversation.

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Let's connect—and keep building.

– The Elevated Development Team

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