

## **New Land, New Milestones – June 2025 Update from Elevated Development**

### **Dear Friends, Partners, and Collaborators,**

As we approach mid-year, Elevated Development continues to advance across our portfolio in Texas. From horizontal construction nearing completion in McGregor to engineering and planning progress in Magnolia, Tomball, and Needville, we remain focused on thoughtful execution and scalable growth.

Here's a summary of current activity:

#### **Adaline Crossing & Haun Property – McGregor, TX**

Adaline Crossing is in the final stages of sitework, with initial lot deliveries scheduled for this month. Final signage, landscaping, and utility items are being coordinated. Our team is also preparing for planning and zoning meetings related to broader infrastructure efforts.

At the Haun Property, we are under contract for 108 acres adjacent to Adaline Crossing. The site is being evaluated for a phased residential community and accompanying commercial pads. We continue working with local authorities and builder partners on zoning and utility capacity.

#### **Stella Lane – Tomball, TX**

All lots are under contract with Brightland Homes. Engineering is substantially complete, and permits are expected shortly. Our team is finalizing sitework logistics and confirming timelines with local agencies and lending partners.

#### **Rudel Road – Tomball, TX**

Rudel Road's commercial buildings are in progress, with utility coordination and shell build-outs underway. Design adjustments and permitting are ongoing for planned tenants, including a daycare and financial office. Our current focus is on ensuring timely completion for tenant occupancy.

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

This Build-to-Rent residential community includes approximately 140 detached lots. Engineering and permitting are advancing toward an expected construction start later this year. Our team is also addressing fire access compliance and infrastructure sequencing in collaboration with county officials and utility providers.

## Padon Road – Needville, TX

Planning and design are underway for this 375+ lot residential community in Needville, TX. We are currently evaluating lot delivery strategies, builder engagement, and development phasing in coordination with local engineers and municipal contacts.

## Grand Pines – Magnolia, TX

Grand Pines is a community designed for flexible, lower-cost housing formats, including tiny and manufactured homes. The site plan emphasizes high-quality infrastructure, open space, and responsible density. Entitlements and layout refinement are ongoing.

## Strategic Partnerships

Our progress is supported by ongoing collaboration with:

- Lending partners: Builders Capital, Simmons Bank, First Continental
- Builder partners: Brightland Homes, Stonefield, Stylecraft
- Municipal teams: McGregor, Tomball, Magnolia, Needville

## Behind the Scenes

In parallel with site progress, we're strengthening our internal systems and outreach:

- Investor communications and reporting enhancements
- Operational cost tracking upgrades
- Expanded social media and project visibility
- Continued structuring for GP alignment across projects

## A Note of Thanks

We appreciate the continued support of our partners, builders, and municipalities. Your trust enables us to create well-planned, high-quality communities where they're needed most.

## Let's Connect

If you'd like more information on any of the projects mentioned above, or are interested in learning how to participate, we welcome your questions and conversations.

Jason Hassenstab

 [jason@elevateddevelopment.co](mailto:jason@elevateddevelopment.co)

 (402) 639-4325

Karsten Johannessen

 karsten@elevateddevelopment.co

 (832) 454-1634

Let's connect and keep building.

- The Elevated Development Team

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