



Shadow Creek Ranch



Project Description

Knudson assisted The City of Pearland in the creation of Tax Increment Reinvestment Zone Number Two and MUD creation in 1998. The Zone as originally designated contained 3,467 acres of vacant, undeveloped land generally bounded by Clear Creek on the north, State Highway 288 on the east, County Road 92 (the extension of Broadway west of S.H. 288) on the south, and FM 521 on the west. The Zone was subsequently expanded with the approval of the annexation of an additional 457+ acres and the 1st Amendment to the Project Plan and Reinvestment Zone Financing Plan. Knudson worked with Fort Bend County, Brazoria County, Alvin ISD, Pearland ISD, and the City of Pearland to develop a win-win strategy to develop participation agreements, approved land plans, and an approved Planned Unit Development in compliance with the Pearland zoning ordinance to start the development of this award-winning master planned community. Additionally, Knudson facilitated the successful outreach campaign for the creation of the Shadow Creek Ranch TIRZ. In less than 10 years, this effort resulted in a new master planned community that has created over \$2 billion in new real estate property values and new sales tax revenues for the City of Pearland.

Client:

Collins Brothers, then City of Pearland

Complete 2005

Services:

Public Engagement / Agency
Coordination / Economic Development /
Subdivision Platting

Principal In Charge:

Patti Joiner

Project Reference

City of Pearland.

Tom Reid,
Mayor

281.652.1600

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