



Carl Alsabrook
City Manager
Ph: 972-524-4824
Email: carl.alsabrook@roysecity.com

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Carl L. Alsabrook, City Manager

(972) 524-4824

calsabrook@roysecity.com

Jim Hardin

Jim-hardin@sbcglobal.net

Royse City, Texas - Royse City will be the site of a mixed-use master plan community that will feature recreation, retail, office, health care, housing and school on approximately 170 acres in the northeast part of the city.

Plans for The Meadows at Royse City were revealed after meetings of the city council Tuesday night and the city's Community Development Corporation board of directors Wednesday morning.

Gaurav Biswas, one of three leading principals of The Meadows of Royse City LLC based in Addison, expressed excitement with plans to develop The Meadows in "this very friendly community."

He stressed that The Meadows will be much more than another mixed-use real estate development.

"It will be a thriving mini-metropolis within Royse City and drive growth of business and commerce, along with creating local jobs and attracting superior skills into the community," said Biswas, president and chief executive officer of Fruit Capital LLC.

"We envision The Meadows to put Royse City on the regional map for growth, entertainment and business. The development will act as a catalyst to further improve the historic town center and surrounding businesses."



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Biswas said he and the other leading principals -- Thomas Williams and Sandra Ingalls -- will work closely with Royse City officials "to make this an outstanding development that we can all be proud of."

Royse City City Manager Carl Alsabrook stated, "This is huge for Royse City. This development will bring services and opportunities that we currently don't have , but need. It is extremely exciting due to the unique design of the development. There is currently nothing in the area quite like it. It is truly a community within a community."

The development will be built off Farm to Market 2642, just north of Interstate 30. The Verandah subdivision is adjacent to the planned site for The Meadows.

The residential development will include garden apartments, duplexes, fourplexes, senior housing and loft apartments within the town center.

Commercial development will include office space for professionals, real estate, medical services, banking and numerous other businesses.

Biswas said The Meadows will have a specific focus on health care services, including medical offices and ambulatory surgical centers.

A proposed intermediate school site will be located in the development. Biswas said the Royse City Independent School District is in the process of contracting with The Meadows for the 12-acre school site.

The conceptual master plan also includes a 30-acre, state-of-the-art, regional water and adventure park that Biswas said "will form a key anchor for commercial development in Royse City and create a fantastic entertainment venue for the community and the region."



Carl Alsbrook
City Manager
Ph: 972-524-4824
Email: carl.alsbrook@roysecity.com

The master plan also has vast open stretches for outdoor recreational activities, including development of landscaped parks, amphitheater, play areas, jogging trail and various outdoor restaurants and bistros.

Biswas said The Meadows will work with Royse City, Hunt County and surrounding developers to construct a regional walking, biking and horse riding trail within and through the community.

The village center of the development will include a pedestrian-friendly retail and commercial zone that will feature restaurants, clubs and retail shops.

Biswas said residents of The Meadows will be able to walk to the village center, which will be integrated for easy access from the various developments within the master planned community..

As the development builds out, Biswas added, The Meadows will sponsor a community art walk on the village center sidewalks to enhance the cultural opportunities in Royse City.

The development will also include amenities like an amphitheater to host open-air bands and shows as part of the community park.

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