

KISSING TREE®
SAN MARCOS ★ TEXAS



**ALL ROADS
LEAD TO
KISSING TREE.**



EXPLORE KISSING TREE.

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WELCOME HOME.

When we chose this historical ground that is now Kissing Tree, we knew it was the place to create a vibrant active adult community with a Texas attitude.

Situated in the Texas Hill Country halfway between Austin and San Antonio, Kissing Tree offers 1,300 acres of views, brews, and barbecues.

Our incredible collection of indoor and outdoor amenities is designed to keep you as active as you want to be. There's an 18-hole semi-private golf course, a 9-hole short game course, and 18 miles of planned hiking and biking trails. There's a two-story fitness center, an indoor junior-Olympic lap pool, an outdoor resort-style pool and hot tub, plus pickleball and bocce ball courts. Hundred-year-old live oak trees welcome you home. And like-minded neighbors who provide a genuine sense of community and connection.

The homes at Kissing Tree are designed for the ways you live and entertain. An inviting variety of architectural styles, floor plans, and design finishes allows you to build a home that reflects your individual tastes, while collectively creating an interesting and dynamic streetscape. Upon completion of our gated community, there will be an estimated 3,200 homes.

There's so much here, but even more waiting outside your backdoor. As a bustling college town with ample options for live music, restaurants, and festivals, San Marcos is the perfect backdrop for pursuing passions or setting out on new adventures.

Ready to write your next chapter? Come for a visit and see how exciting life can be at Kissing Tree.

At Kissing Tree, we're building something special, and it's getting better every day. As you explore the amenities and get to know some of our amazing residents, you'll see why we say There's No Place Like Kissing Tree!

We can't wait to meet you.

Best,



Brad Chelton
Texas President, Brookfield Residential

WE WEREN'T BORN HERE.

BUT WE GOT HERE AS SOON AS WE COULD.



When we say all roads lead to Kissing Tree, it's not because it's got a great location, tucked halfway between Austin and San Antonio in the heart of the Texas Hill Country. Or because it's a great place to walk, run, hike, bike, and paddle. It's because folks come here from all over to have the time of their lives.

And it doesn't really matter how you get here, as long as you're ready for good times once you've arrived.

HEY, DAY TRIPPER!

Why settle for a slice of Hill Country living when you could have the whole pie? Think craft beer, live music, and high adventures in Austin. Go two-stepping down the road at Gruene Hall, or antiquing in the German towns of Boerne and Fredericksburg. Find captivating history and refreshing margaritas just to the south in San Antonio. Or drive a little further down for some Gulf Coast beach time in Port Aransas or South Padre Island.

"This is one of the best investments and decisions I've ever made; one can be as active or as sedate as they choose. The neighbors are delightful, and it's close to San Antonio and Austin!"

Marla, Kissing Tree Resident



3 HOURS TO DALLAS
2 HOURS TO HOUSTON
2 HOURS TO CORPUS CHRISTI
45 MINUTES TO SAN ANTONIO
30 MINUTES TO AUSTIN

GREETINGS FROM BEAUTIFUL SAN MARCOS, TEXAS

WISH YOU WERE HERE!



San Marcos is a historic small town with big city conveniences, and you don't have to look hard to find something that tickles your fancy. Cruise winding backcountry roads on two or four wheels. Sip a beer at legendary live music spots like Gruene Hall or Cheatham Street Warehouse. Discover deals at the designer shops at the largest outlet shopping center in the nation. Cheer Bobcat football on Saturdays. Our bustling restaurants, bars, hospitals, and coffee shops serve a population of around 65,000.

San Marcos in the Hill Country, and nature abounds. Locally, there are 1200+ acres of parkland, with cool rivers and springs to float and fish, clear lakes for boating, and amazing scenery and wildlife.

If you do get a travel bug, major airports in San Antonio and Austin are just 30 miles away. But don't be surprised if you get homesick for resort-style living while you're gone!



75 MILES OF
SAN MARCOS RIVER



14 MUSEUMS
& GALLERIES



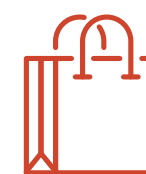
5 BREWERIES
& WINERIES



12 BBQ
RESTAURANTS



7 HISTORIC
DISTRICTS



2 MAJOR
OUTLET MALLS

"We love San Marcos, and Kissing Tree is just a plus to go with it. We love being in a college town!"

Jim & Elizabeth, Kissing Tree Residents

WHY SAN MARCOS?

- 1 COLLEGE TOWN COOL**
It's home to Texas State University, the fourth largest university in the state
- 2 OUTDOOR ADVENTURES ABOUND**
Put the "active" in active adult with rivers to roam and sensational scenic views
- 3 THE SQUARE**
Get the best of small-town downtown charm with good restaurants and shopping
- 4 WARM CLIMATE**
Trade your snow boots for swimsuits and get ready for outdoor adventures all year long (with the occasional snow day!)
- 5 H-E-B**
With great prices and more, Texas' flagship grocery store chain is part of the community



MIX IT UP!

The Mix is Kissing Tree's 20-acre amenity campus where the community comes together. Plan your day to a "tee" or make it up as you go at this all-encompassing lifestyle hub. You never know what fun you'll stumble upon at this Texas-sized party destination.



INDEPENDENCE HALL

Meet up with friends to grab a coffee or cocktail and at our gorgeous social building.

BIERGARTEN

The good life is always brewin' at the Biergarten! Stop by for a pint or two and enjoy live music with your neighbors.

STUMP CAFÉ

This bistro-style café is the perfect place to fuel up with sips and snacks after 18 holes or anytime.

FITNESS CENTER

Push yourself with yoga, weights, cardio, dance classes—or laps in our indoor junior-Olympic pool.

RESORT-STYLE POOL

Sunbathe, cannonball, or sit back with a good book. Relax in the hot tub or reserve a Party Cabana.

INDOOR POOL

The junior-Olympic sized pool is perfect for getting laps in while enjoying Hill Country views through large rolling glass doors.

SAM'S CAFÉ

Meet your neighbors for snacks and sandwiches or borrow a book from our resident lending library.

PICKLEBALL

Pick up a paddle and become a "pickler" at one of our 8 regulation-sized pickleball courts.

BOCCE BALL

You'll be throwing balls like a pro after a few practice rounds on our 6 bocce ball courts.

HIKE & BIKE TRAILS

Walk, run, hike, or bike as you enjoy the scenery on Hill Country nature trails.



"We have made more friends in the last year at Kissing Tree than we've made in a lifetime. Everyone seems to want to get to know each other, and Kissing Tree has given us the amenities to be able to do that."

Kathy, Kissing Tree Resident



SAFE & SOUND AT KISSING TREE

With Kissing Tree's guard shack controlling all entry and exit from the neighborhood and a 24-hour security patrol throughout the property, residents can rest easy knowing their property is secure even when they're out of town. Read more at KissingTree.com/Safe-and-Sound-at-Kissing-Tree.

"I've lived in gated communities for the last 15 years, and I like the fact that this gated community has onsite security guards. I travel a bit in my RV, and all I have to do is tell them I'm going to be gone and they keep an eye on the place for me."

Marla, Kissing Tree Resident



Discover our beautiful 18-hole semi-private golf course—the centerpiece of Kissing Tree’s green landscape. Residents and guests enjoy the lush rolling hills and Hill Country views on this Audubon-rated course.

This versatile course plays to a par of 72 and offers a wide range of tees from 4,955 to 6,522 yards—all professionally managed by Troon. Hit a few buckets of balls or blow off some steam and keep your long game strong at the driving range. Off the course, shop at a fully-stocked pro shop or grab a drink at Independence Hall, or enjoy a tasty bite from The Stump, our bistro café. Find out more and book tee times at [KissingTreeGolfClub.com](https://www.kissingtreegolfclub.com).



“We initially chose to move to Kissing Tree for the golf. We never dreamed we would be in such a fun and active community. We love our neighbors and new friends here. We are living the dream. Life is good!”

Kris & Larry, Kissing Tree Residents

EVERYTHING YOU’VE BEEN LOOKING FORE.



Course designer Gary Stephenson has collaborated with masters of the game like Byron Nelson and Phil Mickelson.



The golf course was designed with Kissing Tree’s Hill Country landscape, flora, and fauna in mind.



After your game, grab beers and brats at The Stump, our bistro café tucked right next to the Pro Shop.



Short on time? No problem! Get in a quick round on our 9-hole short game course.



YOU BELONG HERE!



At Kissing Tree, there's always some get-together in the making, whether it's live music at the Mix, a 20-mile bike ride, a ravioli class at our on-site demonstration kitchen, or an impromptu driveway happy hour. Many of these activities and adventures are hosted through our Kissing Tree Tribes. The Champs, Foodies, Voyagers, and Creators are groups that bring us together and help everyone get to know each other. And you don't have to limit yourself to one tribe. You can go to wine tasting with the Foodies and then play pickleball with the Champs—it's all good. All the tribes welcome everyone.

Choose your tribe or take a short quiz at CampKissingTree.com.



CHAMPS

From the golf course to the swimming pool, we're happiest when we're active. Champs celebrate health and wellbeing—with some friendly competition thrown in. From yoga and cycling to blackjack and dance-offs, the Champs are getting stronger and living longer.



VOYAGERS

Voyagers live to explore, whether that's exploring new places or exploring new ideas. We long to be out—out of the house, out of the city, maybe even out of the country. Whether it's a day trip to San Antonio or a trek to Portofino, we're always looking for new ways to expand our horizons and learn new things.



FOODIES

Whether we're baking croissants, trying new restaurants, or sampling whiskeys, Foodies love all things related to food, beverages, and good company. We can't wait to find amazing ingredients, try new cooking techniques, and gather friends and family around an abundant table.



CREATORS

Whether we're makers or aficionados, we actively support arts, music, and culture. From painting and writing to welding and carpentry, we're always working on our craft and enjoy the company of our fellow tinkerers.



"Kissing Tree is not just about a home. It's about neighbors caring for one another, community, and living active together."

Martha & John, Kissing Tree Residents

BUILDING YOUR DREAM HOME SHOULD FEEL LIKE

FALLING IN LOVE.

You should be wowed. Expect big, bright windows with amazing views. Wide, open living areas. Gorgeous entryways. Flexible guest rooms. Wide back porches and outdoor livability. Our homes are designed specifically for the ways that Kissing Tree residents live.

From that first meeting to the champagne toast when you move in, you'll feel the chemistry that turns into a long-term love. And we'll be here with you throughout the entire experience.

YOUR HOME, YOUR WAY.

At Kissing Tree, we know you want what you want. And our expert design team is here to help you get it. Whether you have an established aesthetic or you prefer a little more guidance, our team works with you every step of the way to make sure each decision and detail reflects what makes you YOU. Whether you're excited about an all-white color palette, a tricked-out garage, extra storage space, or an outdoor kitchen, we can help you bring your vision to life with a range of options and finishes.



STYLE COMES STANDARD.

Cookie cutter? No thanks. With a range of exteriors to choose from, you never have to worry about having the same house as the one next door.



TRADITIONAL



MODERN PRAIRIE



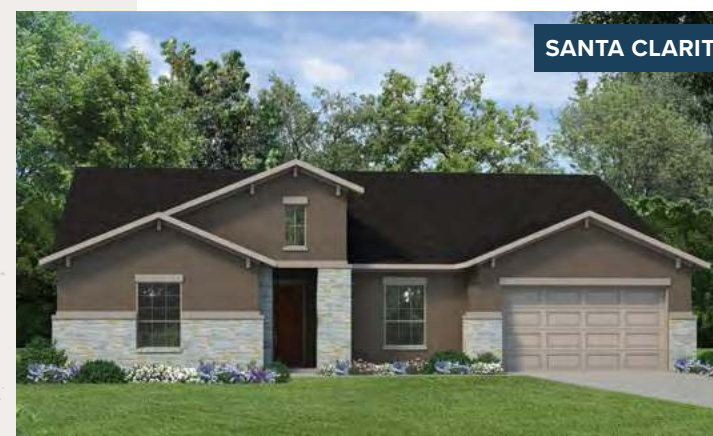
MODERN FARMHOUSE



SANTA BARBARA



TEXAS HILL COUNTRY



SANTA CLARITA

1

BUILDER & DEVELOPER:
BROOKFIELD RESIDENTIAL

1,300

ACRES

3

HOMESTYLES: TRADITIONAL,
COTTAGES & VILLAS

3,200

HOMES AT BUILD OUT

6

ARCHITECTURALLY
DISTINCT EXTERIORS

1,000+

OPTIONS IN THE
DESIGN CENTER

See the latest neighborhood map
at [KissingTree.com/Site-Plan](https://www.kisstree.com/site-plan)

"We loved going into the Design Center. We went in a few days early before our appointment and set out tile and carpet and colors and tried to create our scenarios. We had a good sense of what the options were, and the model homes served as a good guide."

The Moores, Kissing Tree Residents



TRADITIONAL HOMES

GO BIG AND GO HOME

Design the home of your dreams with several beautiful floor plans. Go with the home site of your choice throughout any of our Hill Country neighborhoods.

Bedrooms: 2 – 4

Stories: 1 – 2

Baths: 2 – 3

Sq. Ft.: 1,400 – 3,500

Garage: 1 – 3

“Our home is the right size for two people who have been in larger homes, and it has the full three-car garage. And we wanted the extension in the garage for storage as well as a golf cart. We have a great entry area, a living area with a big dining area and kitchen, and a third bedroom which is a good den!”

The Moores, Kissing Tree Residents



THE COTTAGES

DOWNSIZING MEANS UPGRADING

The Cottages offer a range of smaller, freestanding floor plans. And all include full lawn maintenance, so you can spend your free time on the good stuff.

Bedrooms: 2 – 3

Stories: 1

Baths: 1 – 2.5

Sq. Ft.: 1,300 – 1,900

Garage: 1 – 2

IT’S EASY BEING GREEN

Because lawn care is included with both The Villas and the Cottages, these homes are the perfect choice for folks who travel frequently or have several homes they visit throughout the year.



THE VILLAS

BE IN THE MIX OF IT ALL

Designed for your forever stay-cation. These smaller, shared-wall homes offer low maintenance living and the closest proximity to The Mix, our sprawling amenity campus.

Bedrooms: 1 – 3

Stories: 1 – 2

Baths: 1.5 – 2.5

Sq. Ft.: 1,000 – 1,700

Garage: 1 – 2

“I lived in a condo in Austin before this, and I knew I didn’t want the responsibility of a house. This was exactly what I was looking for.”

Linda, Kissing Tree Resident at The Villas

CREATING COMMUNITY

IS AT THE HEART OF OUR BUSINESS.

Brookfield Residential is a leading North American new homebuilder and land developer with one goal in mind—to create the best places to call home. And Central Texas is our heart and soul.

We build vibrant communities that are thoughtfully designed to provide comfort, inclusiveness, and a unique sense of place. When you choose a home in a Brookfield Residential community, you're getting more than four walls and a roof. You become part of a neighborhood that will shape your life for years to come.



1954 FOUNDED IN ONTARIO

2004 CAME TO AUSTIN

19 BROOKFIELD COMMUNITIES
AND COUNTING

5 MASTER-PLANNED COMMUNITIES
DEVELOPED BY BROOKFIELD
RESIDENTIAL IN CENTRAL TEXAS

5TH LARGEST REAL-ESTATE
DEVELOPER IN NORTH AMERICA

"I love Brookfield. They build good homes. I'm really amazed at the selection of product. But I have to give a shoutout to the people—they're very advisory. That's the very best kind of sales practice. You don't feel like you're being sold; you're treated as friends and with respect, and that's really important."

Zarina, 3x Brookfield Residential Customer

Read her story at

KissingTree.com/A-Customer-for-Life.



Brookfield
Residential | **B_{TX}**

WHAT IN THE SAM HOUSTON KIND OF NAME IS

KISSING TREE?

This Kissing Tree is actually kind of a Texas legend. It's 1857, and a war hero named Sam Houston is running for governor. He's made his way to the newly settled town of San Marcos, where the whole community has gathered to hear him speak. Sam Houston stands under the shade of an enormous live oak; behind him a Texas flag, handmade by the women of San Marcos.

To Sam Houston, that flag was a special kind of hospitality—one that should be celebrated. So the general thanked each of these kind ladies with a kiss on the cheek. Back then, this had a touch of impropriety and gave people something to talk about. They remembered it so well that the majestic live oak came to be known as the Kissing Tree.

We named our community after the welcoming spirit that inspired this legend. And, as it so happens, we think Kissing Tree is still something to talk about.

Got any more questions? We've got answers! Find a bunch at KissingTree.com/Frequently-Asked-Questions.