



February 26, 2016

A Huge Boomer Community Is Coming to San Marcos

Right by the outlet mall

Both the *Austin Business Journal* and the *Austin-American Statesman* seem very excited to report that an age-restricted, master-planned development broke ground in San Marcos today.

Christened "The Kissing Tree" (long story that involves Gov. Sam Houston, apparently a big player in his day), the Brookfield Residential Properties development will include up to 3,200 homes on 1,322 acres west of the popular San Marcos Premium Outlets, reports *ABJ*.

The *Statesman* reports that homes in \$1 billion development will require at least one buyer be at least 55 years old, no residents under age 18 will be allowed, and homes will cost between \$250,000 and \$500,000. According to Brookfield spokespeople, the development will include hiking trails, a biergarten, a community kitchen and bar, tennis courts, an 18-hole golf course, and an 18-hole putting course, it adds.

The Kissing Tree, which will be located near the intersection Hunter and Centerpoint roads, is one of the largest developments rapidly growing San Marcos has seen, according to *ABJ*. Brookfield expects to complete model homes by the end of the year, and the whole project should take 10 years to complete, the *Statesman* reports.

ABJ notes that the development will be the first age-restricted community for both San Marcos and for Brookfield Properties. Brookfield is currently developing Easton Park in Austin, which has proven **controversial** due to a lawsuit over water fees waived by the city for the low-income project.

- [Brookfield Residential plants 'Kissing Tree' community for seniors in San Marcos \[ABJ\]](#)
- [Developer plans 3,200-home project for Baby Boomers in San Marcos \[AAS\]](#)