



# County Square Development Status Update

City Council Work Session

August 24, 2026

# Background

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|                  |                                                                                      |
|------------------|--------------------------------------------------------------------------------------|
| <b>Q1 2020</b>   | Haynie-Sirrine Planned Development amended to facilitate County Square redevelopment |
| <b>Q2 2020</b>   | Demolition started on former County administration buildings                         |
| <b>Q3 2023</b>   | New County administration building complete                                          |
| <b>Q3-4 2023</b> | Initial tenants announced, including Whole Foods, Williams Sonoma and Pottery Barn   |
| <b>Q1 2026</b>   | Internal roadway and utility work complete                                           |

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# Final Development Plan Overview

## Construction

- Phase I: **10 mixed-use buildings** and **3 parking decks**
  - Schematic designs for 8 buildings have been approved or conditionally approved
  - 3 buildings will be redesigned due to new tenants and design considerations
- Financing in process as design, permits, leasing and pricing are being finalized

## Leasing

- **200K SF of retail leased**
  - 120K SF of retail at-lease or active LOI status (36 tenants)
  - 70K SF of office at-lease or active LOI status (2 tenants)





# Infrastructure and Platting

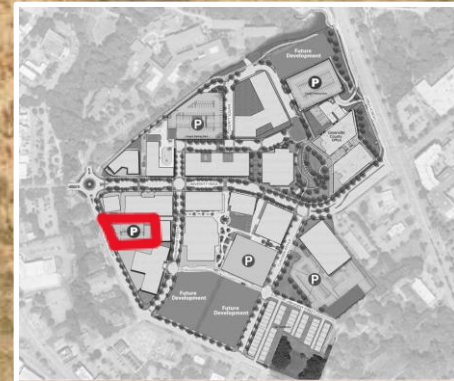
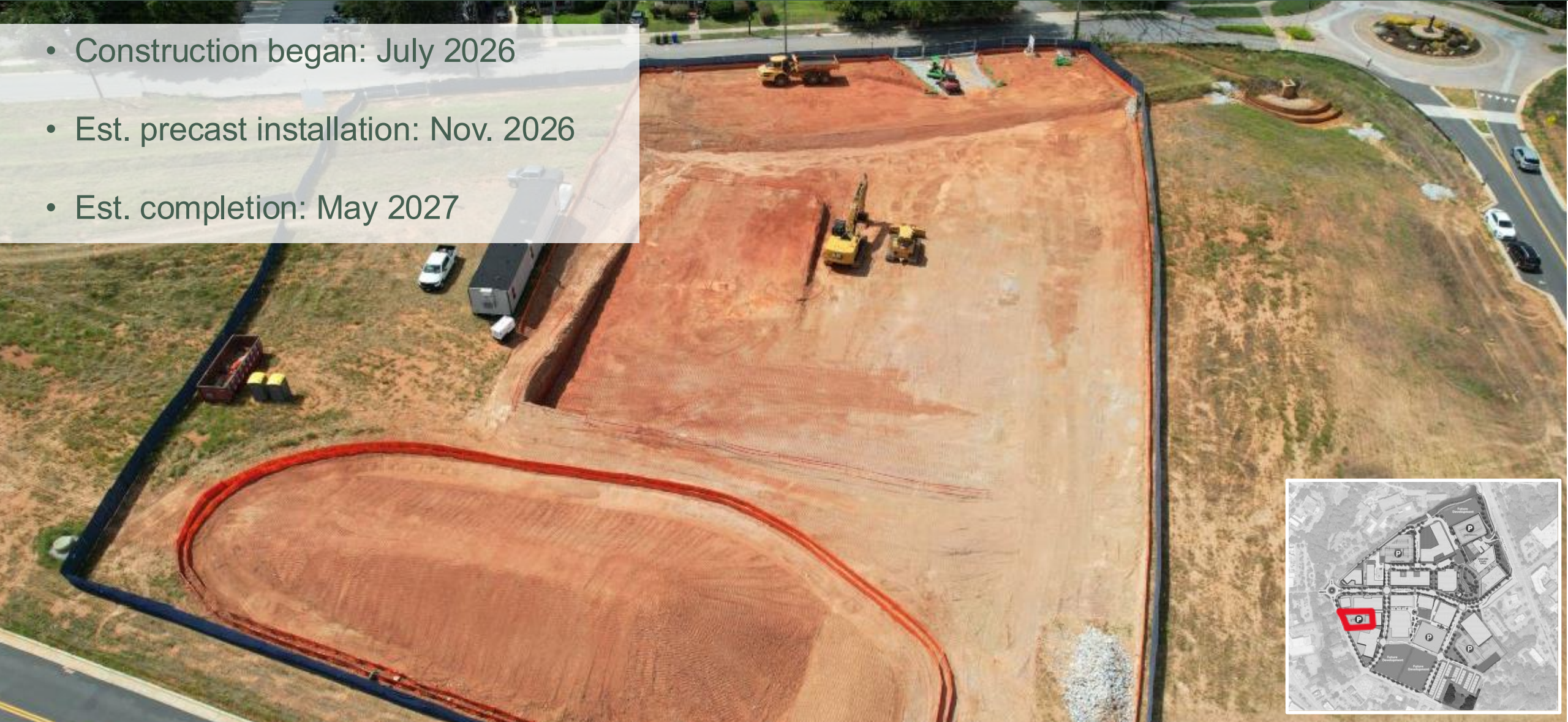
- Internal roads and utilities completed (March 2026)
- Final plat recorded (May 2026)





# City Parking Garage

- Construction began: July 2026
- Est. precast installation: Nov. 2026
- Est. completion: May 2027





# Solaire Townhomes

- Two phases to be built by Copper Builders
- 16 of 21 in Phase I have pre-sold
- Framing to begin in August 2026
- Est. Phase I occupancy: Q2 2027





# FDP Approvals: MF1 *(approved)*

- 7 total stories
- Ground floor: Retail
- Upper floors: Multifamily





# FDP Approvals: MF2 *(conditionally approved)*

- 6 total stories
- Ground floor: Retail
- Upper floors: Multifamily





# FDP Approvals: R1 *(conditionally approved)*

- 1-story Grocer
- Split-level parking structure





# FDP Approvals: R3 *(conditionally approved)*

- 3 total stories
- 1<sup>st</sup> & 2<sup>nd</sup> floor: Retail
- 3<sup>rd</sup> floor: Office or Retail

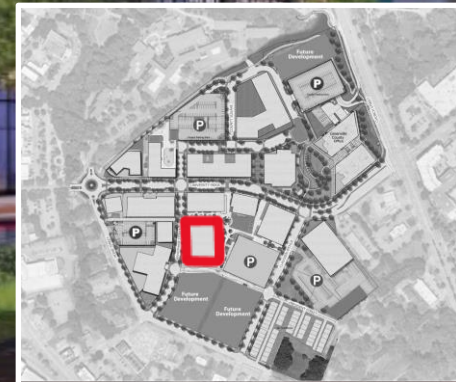


View from University Ridge



# FDP Approvals: R4 (*approved*)

- 2 total stories
- 1<sup>st</sup> floor: Retail
- 2<sup>nd</sup> floor: Office or Retail





# FDP Approvals: R5 *(conditionally approved)*

- 2 total stories
- Restaurant/entertainment use





# FDP Approvals: R6 *(conditionally approved)*

- 2 total stories
- Restaurant use





# Current Interest

- Active LOI for 155-key hotel
- Active LOI for condominium project
- Active LOI for build-to-suit office building
- If the above contracts are executed, users will be announced this fall







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