



August 18th 2026 Update



Riverfront Waco

A Brief History

- The City issued an RFP for its property in 2015 to select a master developer to activate the Brazos River waterfront
- City selected Catalyst in 2016 to enter detailed discussions
- City entered a public/private partnership and ground lease with Catalyst in late 2019 after schematic programming and design work had been approved and completed
- Catalyst began construction on its first phase in 2020
- City and Catalyst worked with Baylor to assemble additional property and have the Foster Pavilion start construction in 2022
- Catalyst began its second phase of construction in 2023



Riverfront Waco

The District:

- Riverfront is a multi-phase mixed-use sports and entertainment waterfront district that is unique in TX
- It expands downtown Waco to the Brazos River and connects the City to Baylor University

Phasing:

- Phase I-A (complete):
 - 266 residences
 - 7,000 sf amenity
 - Pool Courtyard
 - On & off-leash dog parks
 - 6,000 sf retail
- Phase I - B (complete):
 - 127 residences
 - 10,000 sf retail
 - Public Courtyard
- Phase II/III (design):
 - Restaurant, Office and/or amenity: 13,671 sf
 - Residences 117 du (or hotel rooms)
 - Private Courtyard



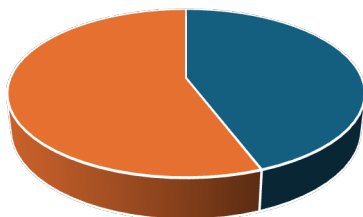
Community Statistics

Residential:

- We are currently 99% leased on our residential units
- We currently have 393 Residents, with the following demographic breakdown

Age

Under 21:	5.3%
21-30:	39.0%
31-40:	22.3%
41-50:	12.4%
51-60:	15.5%
61-70:	5.1%
Over 70:	0.6%



■ Under 30 ■ Over 30

Income

Under \$40k:	13.1%
\$40k to \$80K:	38.9%
\$80k to \$120k:	29.0%
Over \$120k:	19.0%

- The Riverfront Community is a diverse population varied by age group and enjoys a strong household income



Community Statistics

Retail:

- We are 40% leased on our retail spaces which includes Drybar (nationwide health and beauty) and CurryUp (Waco Asian cuisine)
 - Another 20% of these spaces are under letters of intent (breakfast and ice cream tenants)
 - We are in active discussion on the remaining space (health and fitness tenant, and a full-service restaurant)
- We are bringing new retailers to the Waco market while helping to further establish existing operators and brands



INITIAL PHASES

Urban Design:

- Catalyst: 6 buildings defining 10 street faces
- Total: 8 buildings defining 12 street faces
- Walkable and well-landscaped sidewalks
- Public and private open spaces
- Daytime and nighttime uses
- A new front door for the City's center / downtown

Building Design:

- Diversity and variety of architecture that builds in material and scale towards the river
- Quality interior spaces and amenities reflecting best-in-market experience





Mixed-Use Places



Amenities



Amenities

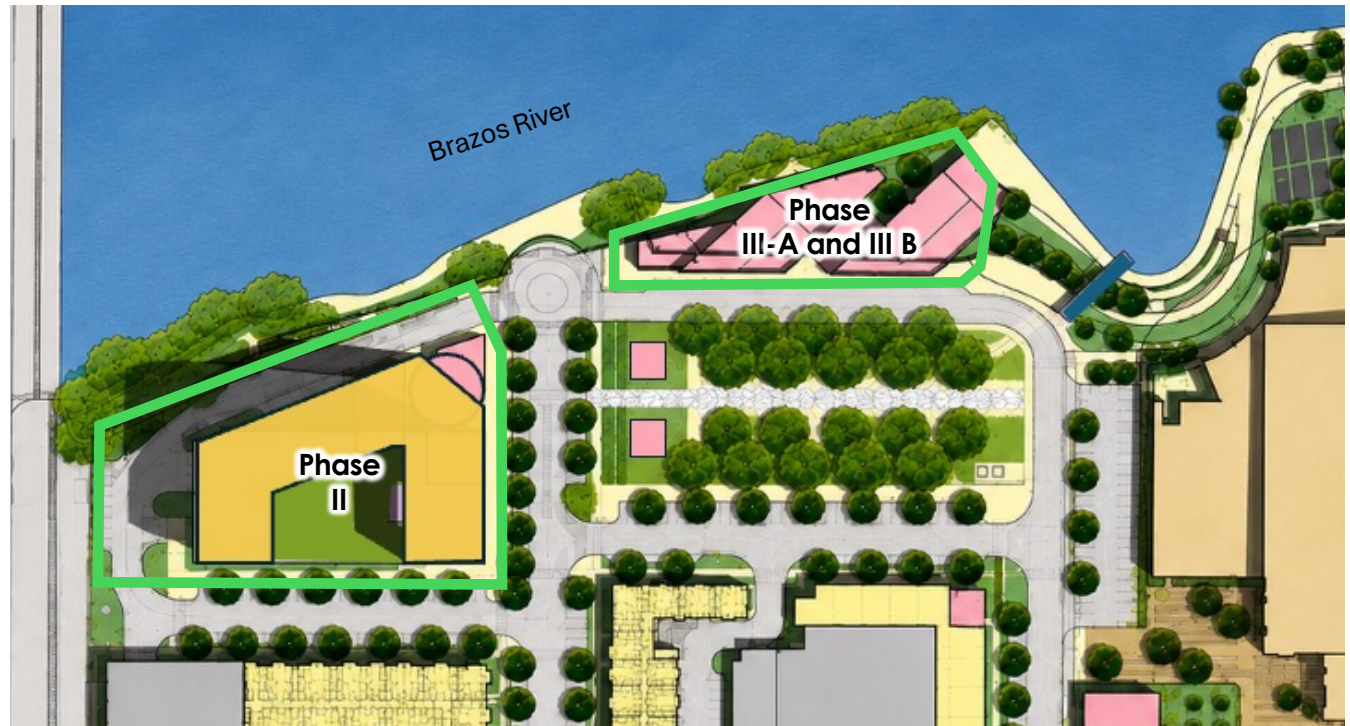


Residences



Residences

NEXT PHASES



Phase II site:

Originally identified as a hotel.

Discussions with City has identified need to expand the use options:

- Potential oversupply of hotel rooms
- Incentives a full-service operator will require,
- Ability to advance within schedule

As such, we are requesting the ability to add residential uses to this mixed-use program to mitigate these stated concerns

Phase III site:

We will continue to advance the riverfront restaurants

NEXT PHASES

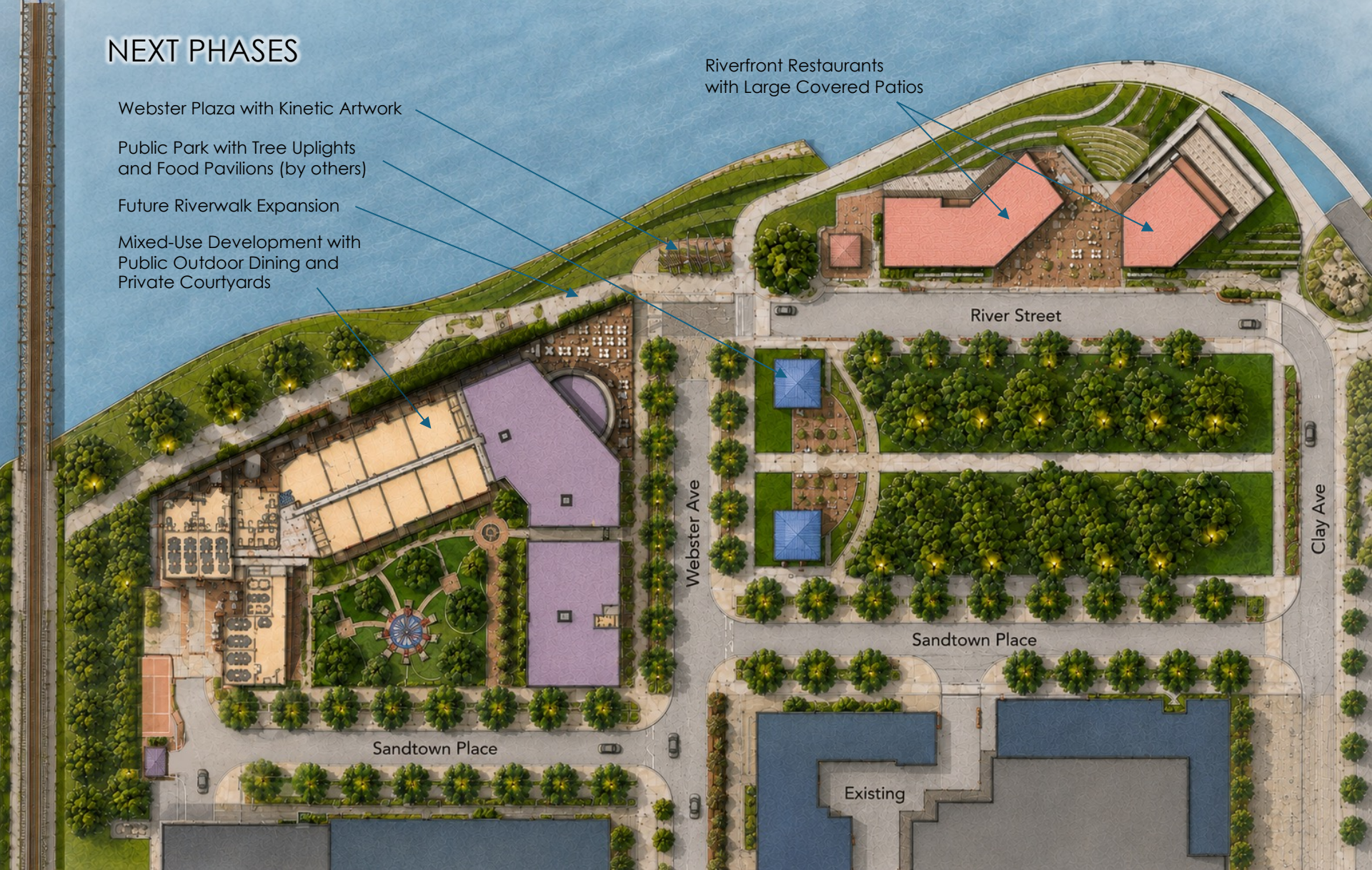
Webster Plaza with Kinetic Artwork

Public Park with Tree Uplights and Food Pavilions (by others)

Future Riverwalk Expansion

Mixed-Use Development with Public Outdoor Dining and Private Courtyards

Riverfront Restaurants with Large Covered Patios





The Riverfront District



Riverfront Restaurants

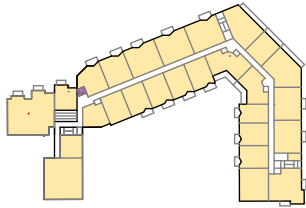
Mixed-Use Building



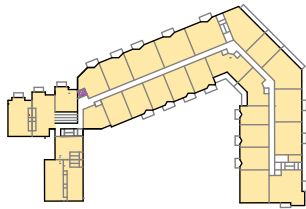
Mixed-Use Building Design Intent



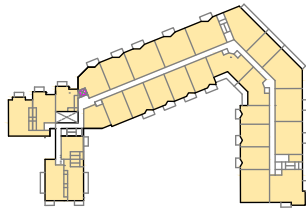
Mixed-Use Levels



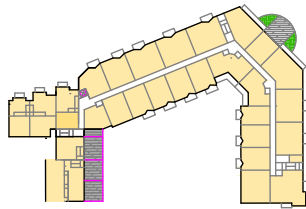
Level 5
Residential: 25,516 nsf
27 flats



Level 4
Residential: 25,665 nsf
23 flats



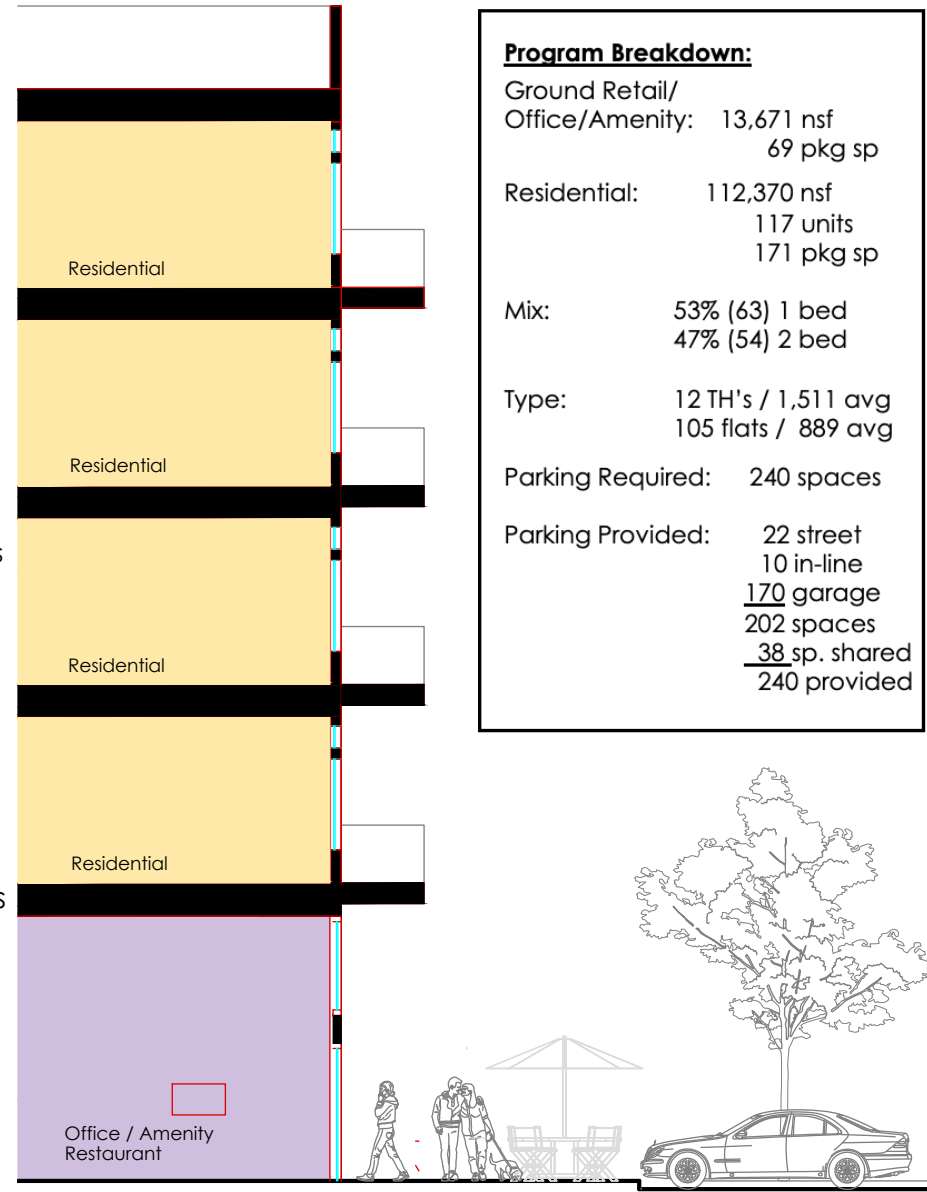
Level 3
Residential: 25,435 nsf
23 flats
6 townhomes



Level 2
Fitness Facility
Residential: 25,666 nsf
23 flats



Level 1
Off/Ret/Amenity: 13,671 nsf
Residential: 10,088 nsf
9 flats
6 townhomes





Daytime Presence



Evening Presence





Allows for Future Riverwalk Expansion



Status:

Ready to advance on design

Commencement of Construction:

January 31, 2028

Completion Deadline:

December 31, 2030

Status:

Ongoing interest; ready to advance agreements once City has completed Riverwalk construction

Commencement of Construction:

Later of: January 31, 2028
or 90 days following Riverwalk Completion

Completion Deadline:

2 years following Commencement of Construction