Project Information and Frequently Asked Questions
Pegasus Planning and Development

Pegasus provides economic development consulting to public and private sector clients.

- Economic Development
- Strategic Planning
- Market Analysis
- Higher Education Strategy
- Downtown Revitalization
- Entrepreneurship
- Business Accelerators
- Economic Impact Analysis
- Community Engagement
- Land Development

Select Clients include:

- Austin, Texas
- Bryan, Texas
- San Marcos, Texas
- Palacios, Texas
- Cibolo, Texas
- Buda, Texas
- Schertz, Texas
- Jarrell, Texas
- Rockwall, Texas
- Meridian, Idaho
- Boise, Idaho
- State of Mississippi
- Gulfport, Mississippi
- State of Louisiana
- Pensacola, Florida
- Emporia, Kansas
- State of Vermont
- Puyallup, Washington
- Stillwater, Oklahoma
- Fort Smith, Arkansas
- Helena, Arkansas
- Arkadelphia, Arkansas

Sean Garretson, AICP
President
Developer

Jillian Anderson
Project Manager
Brewery Owner
HISTORY - Mary Burleson House

- At the heart of this 24-acre community is the historic home of one of Central Texas’ most famous pioneering women, **Mary Christian Burleson (MCB)**
- “Frontier to the Future Experience Center” is a concept the Foundation is hoping to achieve – providing education and gathering space for the Elgin Community.
- 1-acre homestead and structure donated to MCB Foundation
OPEN SPACE PLAN
THE FARM

- 3-4-acre certified organic farm
- Resident Farmer (+ 5 FT staff/volunteers)
- Aquaponics (year-round greens)
- Weekly produce pick-up
- Goats (weed eaters, milk, cheese, meat)
- Chickens (egg layers)
What food will I get with my Membership?

Year Round (aquaponics):
- Lettuce Heads
- Tomatoes
- Select Herbs (Basil, Cilantro, Oregano, Sage)
- *Tilapia*: unprepared, fresh-caught

Seasonal:
- Winter: Roots, tubers (Garlic, potatoes, sweet potatoes, etc)
- Winter-Spring: Berries, rosemary, citrus (lemon, lime, orange)
- Summer: Melons, citrus, plums
- Fall: Pumpkin, squash, etc
Elgin Agrarian’s Principles

- Preserve the Mary Christian Burleson home and collaborate with MCB Foundation on activities among the 24 acres
- Design and Build with Nature
- Create an affordable community that has practical amenities and transportation alternatives
- Create a 3-5 acre working farm to be to provide coop members fresh produce
- Create efficient housing for 80 households
- Provide economic impact in Elgin
- Connectivity

EACO embraces Elgin’s history through education, healthy living and “back-to-the-roots” culture.
HOUSING – *Cottage Homes and Self-reliance*

**Small & Smart Design**
- 650 – 1400 SF
- Built-ins throughout
- Houses sited with nature
- Private front yards

**Affordable**
- 10 lbs food/week
- 20-40% less than Central Austin
- ¾ mile walking/biking to Downtown
- CARTS (Austin-Elgin)
- Save with on-site Daycare in The Commons
- Save on Dog Boarding with Dog Park
- Prices between $105,000-150,000

**Green**
- High green-building standards
- Rainwater Collection
- Wastewater Re-use
- Solar
Clustered Housing Concept

- Clustered Housing
- More dedicated open space and parkland
- Smaller lot sizes
- Smaller setbacks
- More Environmental protection
- More mixed-use
**Model Community**
Agritopia (Gilbert, AZ)

<table>
<thead>
<tr>
<th>Total Area</th>
<th>160 acres</th>
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</thead>
<tbody>
<tr>
<td>Farm Size &amp;</td>
<td>16 acres</td>
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<tr>
<td>Features</td>
<td>Row crops, fruit trees, sheep, and chickens</td>
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<tr>
<td>Homes</td>
<td>452 single family</td>
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<tr>
<td></td>
<td>117 assisted living facility</td>
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<tr>
<td>CSA Fee</td>
<td>$100 + HOA Fee</td>
</tr>
<tr>
<td>Other Amenities</td>
<td>Wednesday market, coffee house, community square</td>
</tr>
</tbody>
</table>

“By encouraging sharing, making homes more maintenance free, having easy pedestrian access to most of a resident’s needs, and making an adaptable community, our lives can be simplified giving us more time to enjoy friends and family,” explain the residents.
www.ElginAgrarian.com

A unique agriculture-based community in Texas

Sean Garretson & Jillian Anderson