

DEVELOPMENT CHALLENGES FROM A LANDOWNER'S PERSPECTIVE: ESTABLISHED VS EMERGING MUNICIPALITIES

University of Texas Land Use Conference – April 20, 2023
Austin, Texas



1

PANEL:

John Land
Moreland Development

Justin Belmore
Meritage Homes of Texas, LLC, VP of Land Acquisition

Seth Mearig
BGE, VP of Land Development

Prabha Cinclair
Cinclair Law, PLLC

2

Emerging and Established Cities

Fastest growing real estate markets for 2021:



3

Characteristics of Emerging and Established Cities

Emerging:

- Growing Population
- Higher % of Available Land to Develop
- Increasing Building Permits

Established:

- Steady Population
- Lower % of Available Land to Develop

4

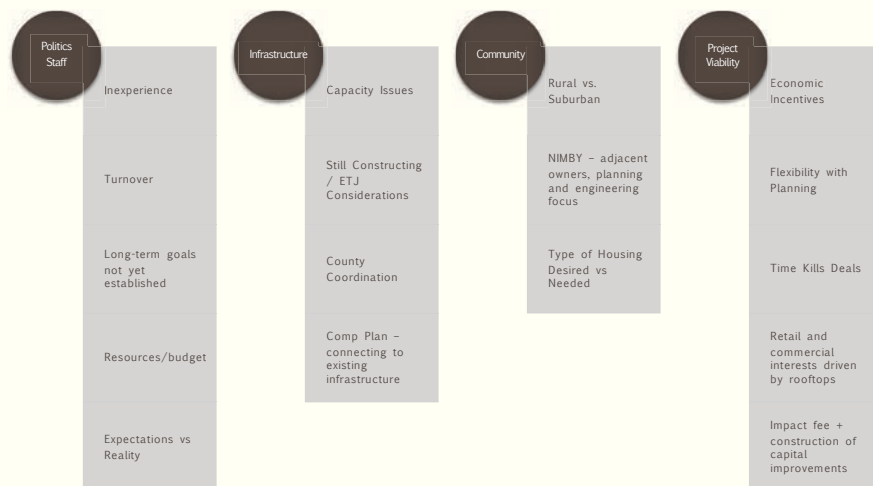
Challenges to Development in Emerging Cities

- ❑ Politics and Staff
- ❑ Infrastructure
- ❑ Community
- ❑ Project Viability



5

Emerging Cities



6

Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](https://utcle.org/elibrary)

Title search: Challenges of Development From a Landowner's Perspective: Established Municipalities Versus Growing Municipalities

Also available as part of the eCourse

[2023 Land Use eConference](#)

First appeared as part of the conference materials for the
27th Annual Land Use Conference session

"Challenges of Development From a Landowner's Perspective: Established Municipalities Versus Growing Municipalities"