



LIGHTPATH
COMPANY



LIVE
WITH
PURPOSE



Lily Springs
Seguin, TX

WHO WE ARE



- ✧ Built on a foundation of Christian values
- ✧ Established in 2024
- ✧ Specialize in workforce housing
- ✧ Leadership development and organizational process are a priority
- ✧ Over 20 years of experience including 22,000 units developed
- ✧ Resident of the Seguin area

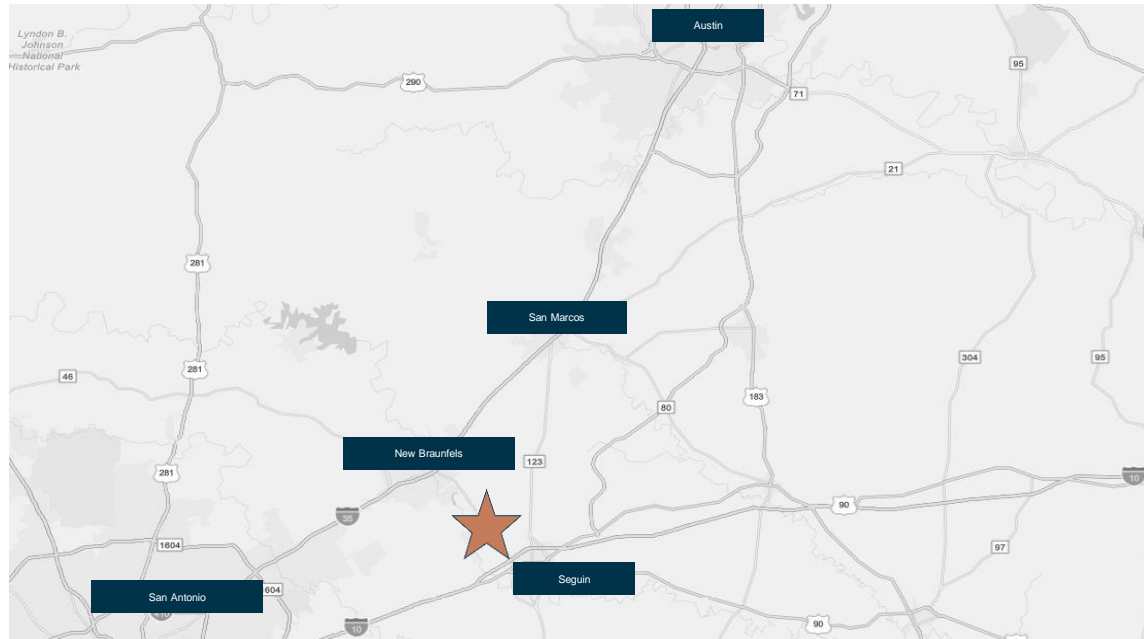
THE PROMISE

Lightpath is a differentiator through our values-driven philosophy. By valuing every interaction at every level, we create thriving places for people to **live with purpose**. We are committed to creating positive impact on the lives of every person we interact with, whether they are a resident, team member, partner, or investor. When people work with Lightpath, they can see Christ's influence in how we operate. Through authentic relationships and commitment to a central purpose, Lightpath breathes a sense of security, belonging, and significance into every community we build and manage.

John Kirk
Founder

PROJECT OVERVIEW

- 282 unit, 3-story garden multifamily project located at State Highway 46 and Cordova Road
- Closing on the land and the construction loan (with building permits) will occur in December 2025



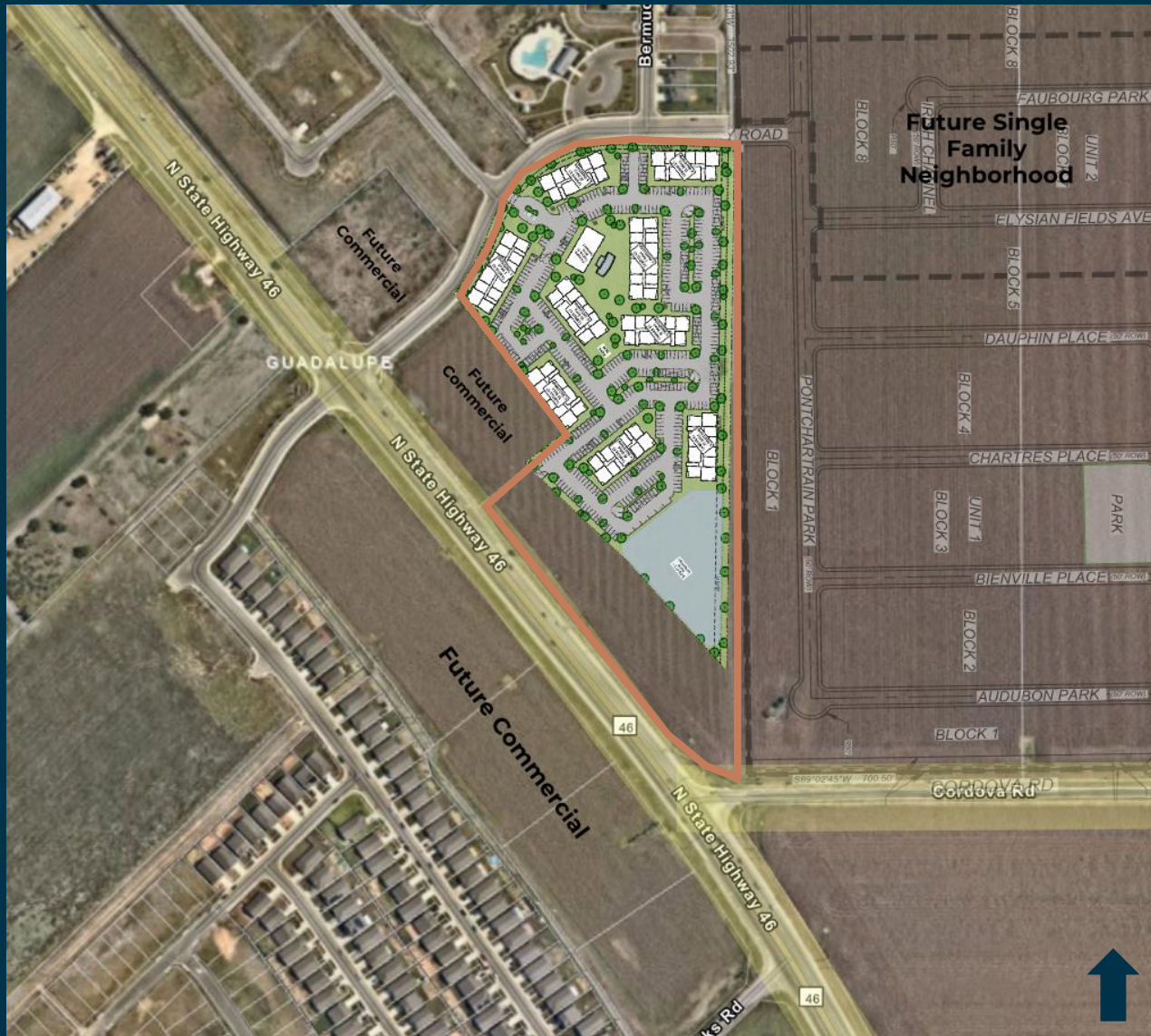
LILY SPRINGS

Location	Site	Product Type	Unit Count	Average Unit Size
State Hwy 46 / Cordova Rd. in Seguin, TX	15.34 acres	3-Story Garden	282 Units	897 SF

CONCEPT RENDERINGS



LILY SPRINGS OVERVIEW



SITE PLAN



DESIGN & AMENITY PACKAGE



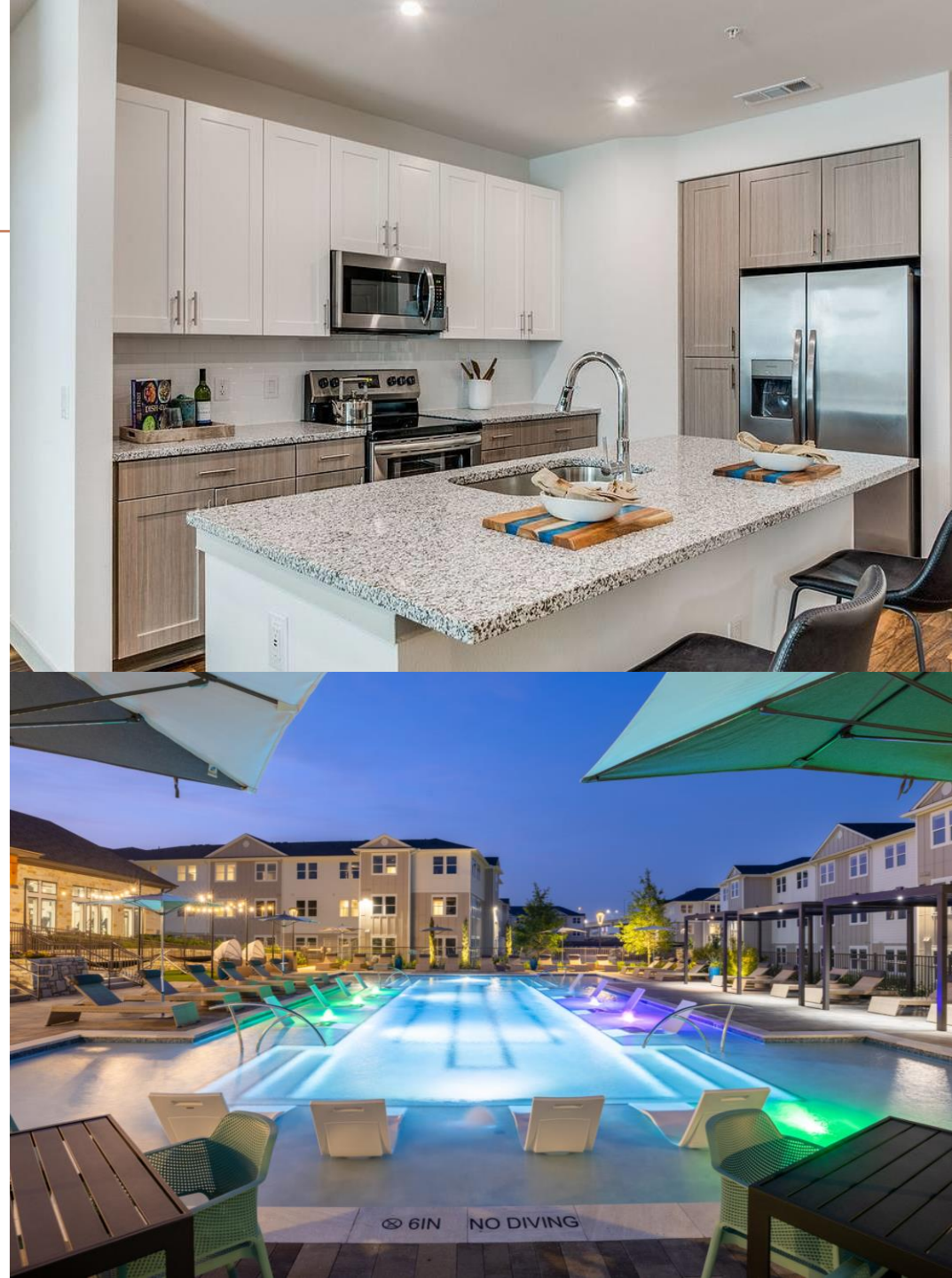
Unit Finishes

- ✧ Kitchen Islands in All Units with Undermount Sinks
- ✧ Luxury Vinyl Plank Flooring Throughout
- ✧ Chrome Plumbing Fixtures
- ✧ In-home Washers & Dryers
- ✧ Stainless Steel Appliances
- ✧ Side by Side Refrigerators
- ✧ Granite Countertops
- ✧ Two-Tone Cabinets
- ✧ 9 Foot Ceilings

Community Amenities

- ✧ Resort-Style Pool with Lounge Furniture
- ✧ Electric Vehicle Charging Stations
- ✧ Courtyard with Grilling Stations
- ✧ Dog Park with Washing Station
- ✧ Fitness Center
- ✧ Clubhouse
- ✧ Coffee Bar
- ✧ Carports

Photos are examples of like-kind product





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