

1800+ Acre Land Buy Opportunity in Smithville

Austin, Texas

SMITHVILLE
T E X A S



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Risk of decreasing demand: Negative economic developments in the Johnson County or the US economy could impact the supply and demand dynamics of the real estate markets in the respective area.

Saturation of the market: Because of possible future increased construction activities and/or decreasing demand, saturation of the real estate market could occur, which could also negatively impact the Project's profitability.

Change in Circumstance: The success of the Project is highly dependent on the growing needs in Cleburne Sub-market and neighboring areas. The market demand could slow down, the surrounding development may not happen as anticipated, or at all.

Decrease in value risk : An investment in the Project is speculative and involves a high degree of risk. There is and can be no guarantee that any investor in this Project will realize a substantial return on its investment, or any return at all. However, even if market price dips below purchase price, investors still have a share in the land as a contingency.

Our land Acquisition Strategy

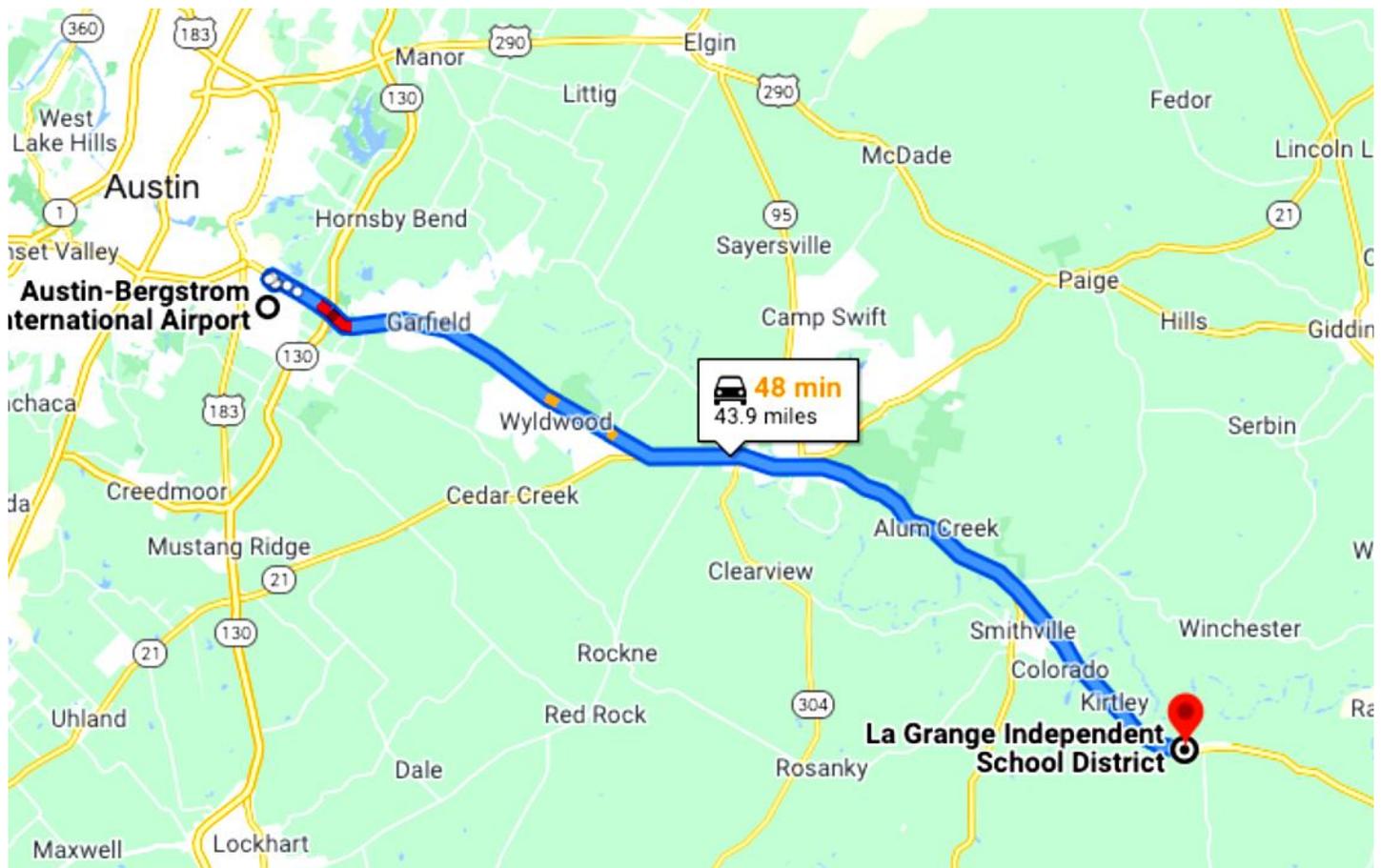
- Be an early mover in an area primed for quick growth.
- In that growth zone, identify large acreage of land under 15K per acre.
- Buy and hold for 3 to 5 years.

It is often very difficult to find such properties and at such a low price in this fast moving and highly competitive Texas Real Estate Market.

Smithville/Bastrop Primed for Growth

1. Located in Southeast of Austin with easy access to Hwy 71.
 - 10 minutes from Bastrop.
 - 45 minutes from Austin Airport.
 - 90 minutes from College Station.
 - 120 minutes from Houston.
2. Emerging growth Zone on the East/southeast corridor of Austin.
3. Moody's Financial Services upgraded the city's bond rating from As3 to As2 due to strong financial management and growth.
4. Standard and Poor's rated cityAA.
5. Flurry of Activity and approval for over 400+ new rooftops.
6. Development of 546 acre film studio is well underway in Bastrop and the expected time to open in 2023.

Smithville City location MAP



New Development around Smithville City

546-acre film studio expected to open in Bastrop in 2023

The studio would reportedly bring millions of dollars to the Bastrop area.



<https://www.kvue.com/article/money/economy/boomtown-2040/film-studio-bastrop-texas/269-07f23d93-65db-401a-a777-ba445ce3b68e>

Hollywood in Central Texas?

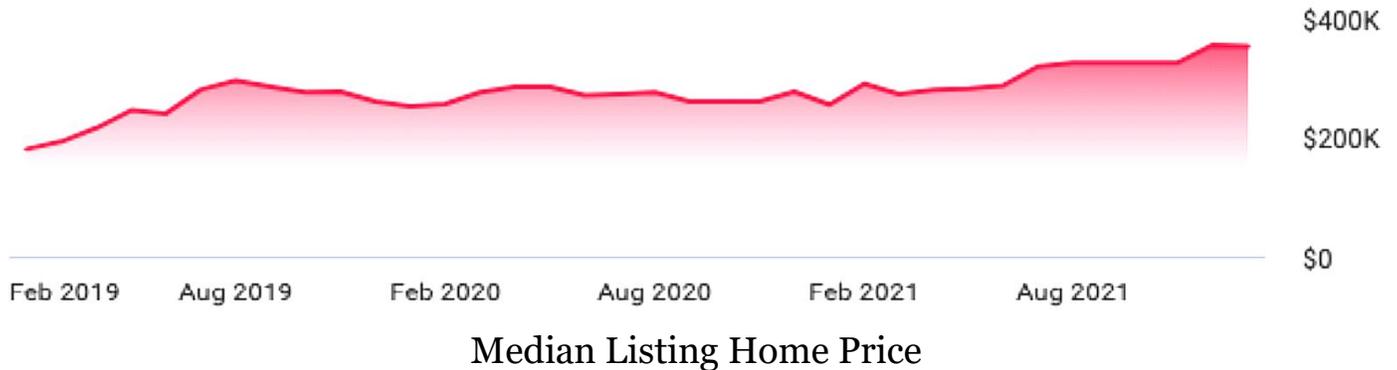
546-acre Bastrop 552 project could create moviemaking hub East of Austin.



<https://www.kxan.com/news/business/hollywood-in-central-texas-546-acre-bastrop-552-project-could-create-moviemaking-hub-east-of-austin/>

Smithville Home Value trends:

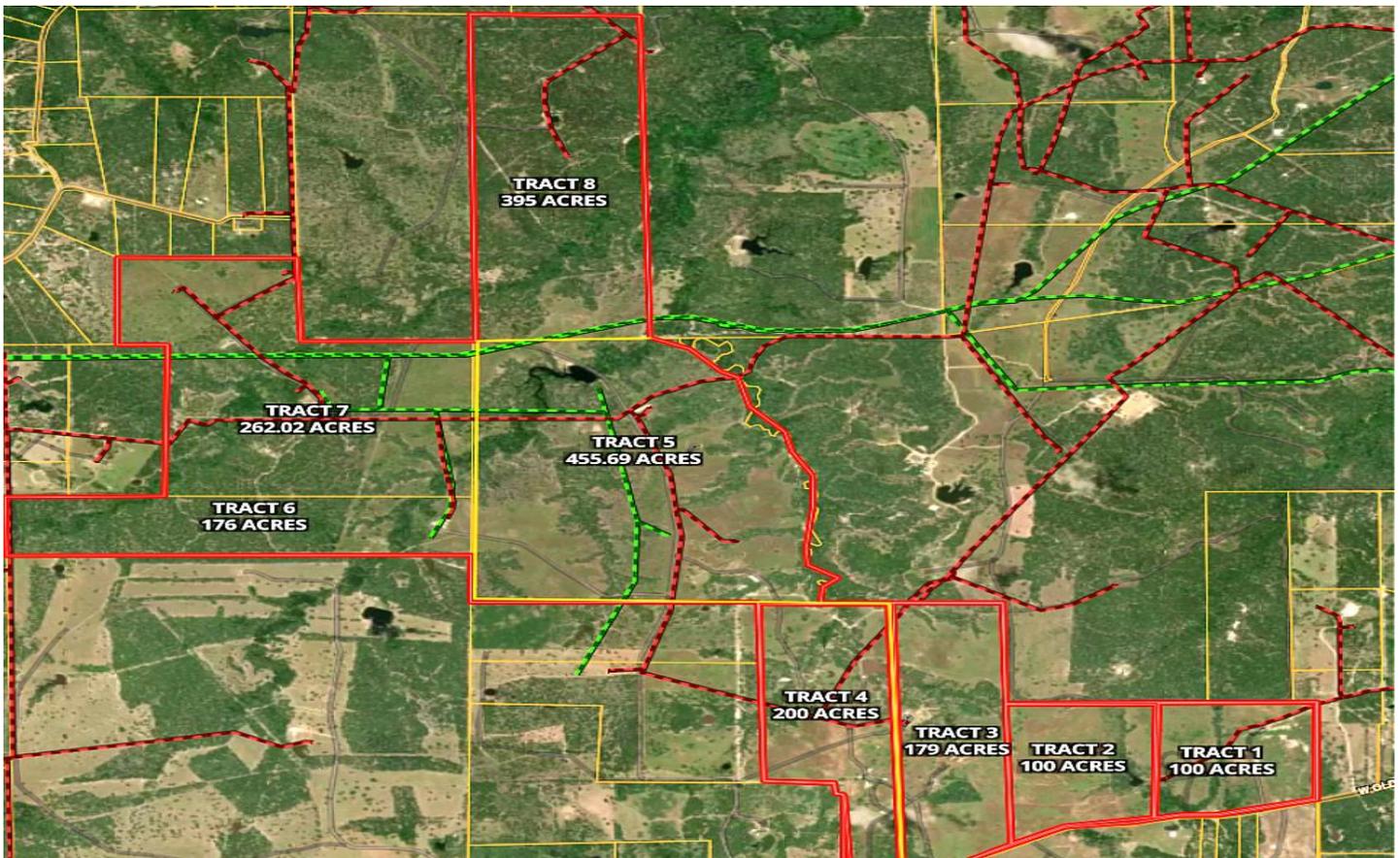
The median listing home price in Smithville, Texas was \$352.3K In December 2021, trending up 38.4% year-over-year. The median listing home price per square foot was \$211.



Land Acquisition Opportunity and Offering Details

Land Parcel Highlights:

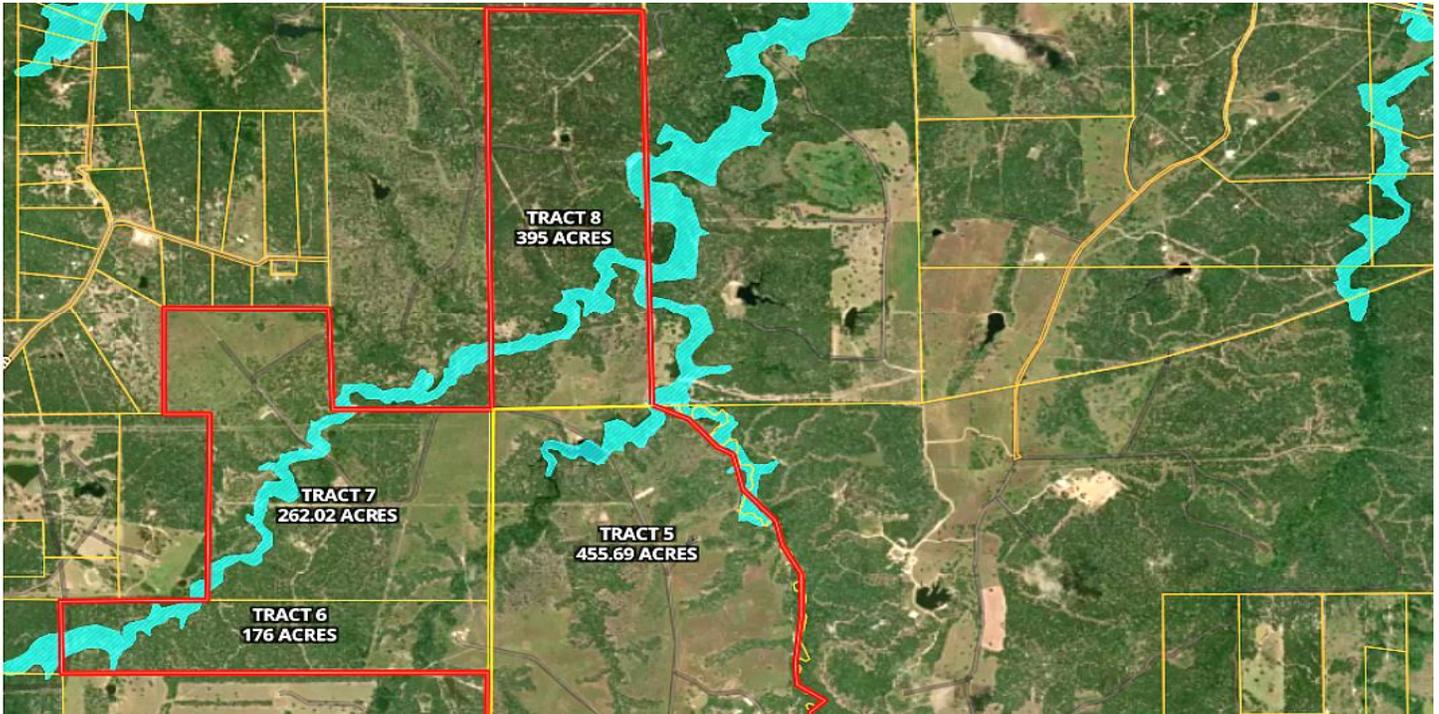
- 1800 Acres Approximately.
- 8 Parcels ranging from 100 acres to 456 acres.
- Flexible Ownership with Fee Simple.



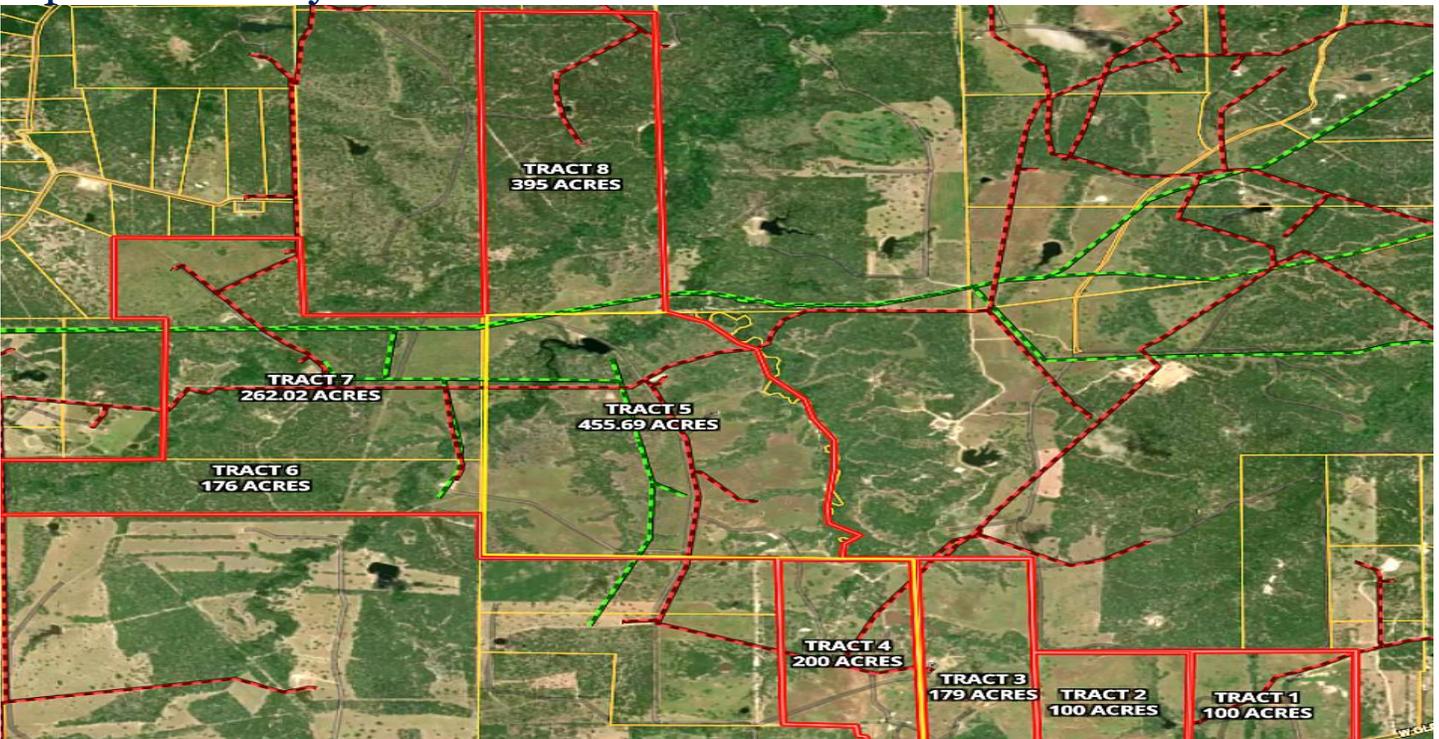
Price Analysis:

- Market Comps.
- Broker's Price Opinion.

Flood Plan: 3% Source – Mapright (FEMA)



Pipe Line Analysis:



Proposed EXIT Strategy:

- Acquire 1800+ Acres.
- Hold for 3 to 5 years; but be ready to exit for the right/best opportunity.

Offering Summary:

Offering Summary	
Hold Type	Fee Simple
Property Address	BARTONS CREEK RD, SMITHVILLE, TX, 78957
City and County	Smithville/WestPoint, Bastrop County
Acreage	Approx. 1800 Acres
Offering Price	24,300,000.00
Offering Price/Acre	13,500
Land SF	78408000
Price PSF	\$0.309

Other Obligations:

Property Manager Fee: \$10.5 per acre per year.

Responsabilités :

- Maintain Agricultural Exemption to keep the property taxes low and to Collect and pay property taxes.
- Collect and pay monthly mortgage payments.

