

WOODS CROSSING

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WOODS CROSSING

EXECUTIVE SUMMARY

Coldwell Banker Commercial Southwest Partners (“CBC”) Ranch & Country Properties Division is proud represent the Woods Crossing. This stunning 283.83 acre property has multiple water features, rolling topography, towering ancient oaks all in a serene and picturesque setting at \$1,580,000.

Woods Crossing features a 75% complete 2,400 SF rustic-design ranch home with patio area and pool, a brand new barn, and two additional barns.

Benefitting from easy access, it is 27 miles from Bastrop, 60 miles from Austin, 92 miles from College Station, 97 miles from Katy and 110 miles from the San Antonio International Airport.

The Owner estimates hay production can yield an average of \$40,000 per year in income.

If you have been searching for a 250+ acre property with a new home, multiple barns, privacy but easy access in a scenic and tranquil environment in the \$1.5 million price range, your search is over.

CONTACT INFORMATION

Call 979.421.9996 to contact any member of the listing team to set up an appointment, request additional information or answer any questions.

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HIGHLIGHTS

- (1) Best combination of price, views, water features, terrain, ecosystem, convenience, area demographics, area econometrics and regional access on the market in eastern Texas Hill Country!
- (2) At a list price of \$1,580,000, the net price per acre for 283.83 acres is less than \$5,600 per acre.
- (3) The property has two distinct entrances and almost $\frac{3}{4}$ -mile of frontage on Reiss Road.
- (4) Fayette County is between the Houston Core Based Statistical Area (“CBSA”) and the Austin CBSA. Forbes Magazine ranked Houston #1 and Austin #6 in best places to live and work in 2008.
- (5) Great regional proximity: 27 mi. to Bastrop, 60 mi. to Austin, 92 mi. to College Station, 97 mi. to Katy and 107 mi. to San Antonio.
- (6) Stable Fayette County economy estimated at \$575M+ in 2008 projected to grow 5.2% annually reaching \$750M in 5 years.
- (7) Sample 7 tract site plan demonstrates potential reduce or eliminate your capital cost or to maximize your total return.
- (8) Owner estimates hay production can yield an average of \$40,000 per year in income.

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PROPERTY

The Woods Crossing provides exceptionally private and pristine home sites juxtaposed against private lakes, two creeks, rolling topography and majestic post oak trees located in the flora and fauna of a diverse, natural ecosystem. The ecosystem supports an array of wildlife providing fishing, hunting, bird watching, nature photography and other outdoor enthusiast and family activities.

The property offers a relaxed commute, superior regional access to Austin, San Antonio, College Station and Houston.

Located on Reiss Road off of Texas Highway 154, the property has two distinct entrances. Significantly enhancing the property value, it has approximately 3,925' of frontage on Reiss Road (almost $\frac{3}{4}$ of a mile)!

The acreage is split between improved hay production and partially to heavily wooded terrain providing excellent opportunities for hunting white tail deer, dove and quail.

Topography

Rolling topography provides a range of elevations, home sites and additional improvement opportunities. Elevations range from 260' to 333'.

We identified 6 additional home sites with elevations at 300', 310', 320' and 330' that maximize privacy, views, water features in a breath-taking ecosystem.

A 300' ridge line traverses the property providing potential homes sites with 360 degree perspectives.

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Water Features

Woods Crossing has spring fed Lake Lena and Keri Lake, it features Buckner's Creek meandering across the eastern section of the property and Prairie Creek along the southern section.

Both lakes are stocked with catfish, bass and/or blue gill.

Home

The home is a 2,400 SF rustic-design home specifically designed to be a guest house.

The home has 2 bedrooms, 2½ baths including a cabana half bath accessible from the pool area. The home is based on a metal structure, features a metal seam roof, 8' porches anchored by sandstone pavers and framed by rough hewn porch posts from the property that extend the living space by approximately 832 SF.

The home is complemented by a custom designed pool installed in 2006 and approximately 768 SF of decking.

The home features a large family room with a wood burning stove. The kitchen is anchored by a large hand tiled cooking island. The preparation area has a stainless steel counter and stainless steel sink.

Barns

Woods Crossing is supported by three barns offering over 5,000 SF of flexible space to meet a broad array of agricultural needs.

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The new barn is next to the house. It has 2,460 SF with 20' roll-up doors provides ample storage and flexibility to support an array of uses. The barn's usefulness is enhanced by a covered area extending the length of the front. With three garage style doors plus additional storage, it can supported multi-tasking as a garage, storage area, work room and shop.

The second barn is approximately 2,560 SF and is in very good condition. It currently is used to support the horse breeding operation. The third barn offers approximately 770 SF and is in good condition.

Mobile Home

The sale also includes a 1985 mobile home with 1,248 SF that was used as a temporary home during initial construction. The mobile home has minimal value.

Farm and Ranch Operation

Woods Crossing currently produces coastal hay and operates as a horse breeding facility. The owner estimates managed hay production can yield an average of \$40,000 per year in income.

Additional income could be easily be generated by a hunting lease and/or for a separate cattle operation.

No Minerals or Commercial Water Rights Convey

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LOCATION

- (1) Located 1.5 miles east of Texas Highway 159 on Reiss Road affording easy access but extraordinary privacy.
- (2) Austin-San Antonio area driving times & distances:
 - (a) 16 miles to La Grange
 - (b) 27 miles to Bastrop
 - (c) 60 miles to Austin (I 35)
 - (d) 75 miles to San Marcos
 - (e) 107 miles to San Antonio
- (3) Houston-College Station area driving times & distances:
 - (a) 42 miles to Sealy (I 10)
 - (b) 55 miles to Brenham
 - (c) 92 miles to College Station
 - (d) 111 miles to west Houston (I 10 & Beltway)
 - (e) 112 miles to northwest Houston (Beltway at US 290 W)
- (4) Excellent access to commercial air service:
 - (a) 51 miles to Austin Bergstrom International
 - (b) 139 miles to Houston Bush Intercontinental

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DEMOGRAPHICS & ECONOMETRICS

- (1) Fayette County's population density is about 2.5% of Travis County (Austin area) and only 1.1% of Harris County (Houston area)
- (2) Fayette County's 2008 economy is estimated at \$575,000,000+ and projected to grow 5.2% per year reaching \$750,000,000 within 5 years
- (3) At a 3-mile radius ("Immediate Area"), the Immediate Area is substantially more affluent than Fayette County (which is very affluent compared to adjacent Counties) based on:
 - (a) 21% higher average household ("HH") income
 - (b) 2.3 times higher %HH with at least \$100K in annual income
 - (c) 2.8 times higher % HH with at least \$150K in annual income
 - (e) 2.4 times higher % HH with at least \$250K in annual Income
- (4) The Immediate Area's population annual growth rate is projected at 4+ times the growth rate of Fayette County from 2008 to 2013
- (5) The Immediate Area's annual growth in consumer spending is projected 71% higher than Fayette County from 2008 to 2013
- (6) Compared to all 8 adjacent Counties (including 2 urban Counties within the Austin CBSA), Fayette County is # 1 in average consumer spending (a key indicator in access to disposable income)

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- (7) Compared to all 8 adjacent Counties in projected growth from 2008 to 2013, Fayette County is # 1 in several key wealth annual growth indicators:
 - (a) Growth in % families with at least \$150,000 in annual income
 - (b) Growth in consumer spending
 - (c) Growth in average household income

- (8) Compared to all 8 adjacent Counties in 2008, Fayette County's employment base is well positioned to thrive in a slower economy as it is:
 - (a) # 1 in % of employees in infrastructure jobs (transportation, communications and utilities)
 - (b) Tied for # 1 in % of private employers to total employers
 - (c) Tied for next to last in % of employees in construction jobs

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SAMPLE SITE PLAN

To demonstrate potential opportunities to divide Woods Crossing into smaller tracts to reduce or eliminate your capital cost or to maximize your total return, we prepared a sample site plan. The plan offers 7 tracts, each designed to maximize views, water features and privacy.

Tracts average 40 acres, with a minimum of 23 acres and a maximum 53 acres.

Tract #1-31 acres: Anchored by a private lake, Lake Lena and offers multiple 320'+ elevation home sites.

Tract #2-53 acres: Largest tract and features the peak elevation at over 330' and benefits from the most Reiss Road frontage.

Tract # 3-42 acres: Multiple home sites running along a ridge at 300' elevations and is bordered on the east by Buckner's Creek tributary.

Tract # 4-23 acres: Private road of east border, multiple home sites along a ridge at 300' elevations bordered on the west by Buckner's Creek tributary.

Tract # 5-47 acres: Features Prairie Creek meandering across the property and multiple 300'+ elevations for home sites.

Tract # 6-45 acres: Features Prairie Creek meandering across the property, 300' and 310' elevations and Keri Lake.

Tract # 7-39 acres: Features Prairie Creek along its southern border, Buckner's Creek tributary meandering across the property and 300' elevations for home sites.

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TAXES

2008 reported taxes are \$2,695.95. We increased 2008 taxes by 10% to estimate 2009 at \$2,965.55. One parcel is homestead exempt and the other is agricultural exempt. Consult your tax advisor regarding your expected taxes.

GRAPHIC ANALYSIS

PDF sets of graphics, analysis and data available from our site, most professional sites and on request:

- (1) Narrative detail
- (2) Highlights
- (3) Satellites, topographics and plats
- (4) Site plan
- (5) Maps, driving distances & driving times
- (6) Greater market* demographic & econometric (D&E) analysis summary table
- (7) Greater market* D&E analysis
- (8) City of La Grange workplace & employment (WP&E) analysis
- (9) Fayette County WP&E analysis
- (10) Adjacent Counties** D&E analysis summary table
- (11) Adjacent Counties D&E analysis
- (12) Adjacent Counties WP&E analysis summary table
- (13) Adjacent Counties WP&E analysis
- (14) Downloadable PDF sets, available Claritas reports and web links

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* “Greater market”: 1-mile, 3-mile & 5-mile radiuses, City of La Grange, 78963 zip code & Fayette County.

** “Adjacent Counties”: Lee, Washington, Austin, Colorado, Lavaca, Gonzales, Caldwell & Bastrop.

480 Claritas reports utilized in this analysis available upon written request.

LINKS

- (1) Professional listing with PDF sets of graphics and analysis:

<http://edg199914.local.cbworldwide.com/cbclistings/4614280.html>

- (2) Lands of America listing:

http://www.landsofamerica.com/america/index.cfm?detail=&inv_id=295839

- (3) Dedicated website:

<http://www.loopnet.com/xNet/mainsite/Flash/Profile.aspx?LID=16015053>

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- (4) Consumer listing:

<http://www.txls.com/detail.asp?PropID=50893>

- (5) HTML flyer:

<http://invision3cold.reapplications.com/public/viewFlyer.aspx?ID=5850f211-f072-4c06-bb1f-5f3069ff79c5>

DIRECTIONS FROM AUSTIN

From Bergstrom International, it is 50.8 miles and 73 minutes.

- (1) Head southeast on TX-71 for 25.5 miles
- (2) Approaching West Point, turn left (north) at TX-543 go 0.6 miles
- (3) Turn right (south) at 154/Farm-To-Market Rd 154 for 4.1 miles
- (4) Turn left (east) on Reiss Road go 1.7 miles
- (5) The property is on your right (south)

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