

39.19 ACRE FAYETTE COUNTY RANCH

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EXECUTIVE SUMMARY

Coldwell Banker Commercial Southwest Partners is proud to represent 39.19 acres in Fayette County offered at an exceptional price of \$5,895 per acre or \$231,000.

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HIGHLIGHTS

- (1) Priced at \$5,895 per acre for 39.19 private acres with distant views featuring sandy soil pastures, a small pond and a cluster of mature live oaks.
- (2) Fayette County is in the middle of the Austin CBSA on its western border and the Houston CBSA on its eastern border. Forbes magazine just ranked Houston #1 and Austin #6 as best places to live and work in 2008.
- (3) Excellent regional access: 41 mi. to Bastrop, 57 mi. to College Station, 74 mi. to Austin, 85 mi. to Katy and 133 mi. to San Antonio.
- (4) The Progressive Farmer ranked Fayette County as # 7 in its 2009 annual poll of the absolute best US rural counties to live in.
- (5) The Round Top-Carmine Independent School District ranked # 2 of 85 school districts in the Houston-College Station-Austin corridor.
- (6) Outstanding Fayette County economy outpacing contiguous rural and urban counties in many demographic and econometric key indicators.

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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.

3% BUYER BROKER COMMISSION

3% buyer broker commission is payable on any accepted offer on this property.

A buyer broker **MUST** be disclosed with the buyer's first communication with CBC for the buyer broker to be eligible for the 3% buyer broker commission.

A buyer broker does **NOT** have to accompany their buyer to any showings of the property.

PROPERTY

This offering is an excellent value at \$5,895 per acre compared to other available Fayette County small acreage tracts. Located .46 miles off of quiet Waldeck Road you'll experience incredible long distance valley views in a private country setting. This property features sandy soil pastures, a small pond and a cluster of mature live oaks.

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- (1) **Elevation.** Elevation ranges from approximately 395' to 434' providing a rolling terrain.
- (2) **Private location.** The property is accessed from Waldeck Road by a drive way of about 2,450 feet.
- (3) **Adjacent acreage available.** If you need more land, up to 93.86 adjacent acreage is available.
- (4) **Minerals.** No minerals convey.
- (5) **Zoning and restrictions.** No zoning or significant deed restrictions.

LOCATION

Fayette County benefits from proximity to Houston, Austin and College Station.

Fayette County is in the middle of the Austin CBSA on its western border and the Houston CBSA on its eastern border. Forbes magazine just ranked Houston #1 and Austin #6 as best places to live and work in 2008.

- (1) **Austin-San Antonio area access.** 41 mi. to Bastrop; 74 mi. to Austin and 133 mi. to San Antonio.
- (2) **Houston-College Station area access.** 25 mi. to Brenham; 57 mi. to College Station; and 85 mi. to Katy.

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- (3) **Low density.** Fayette County's population density is about 2.5% of Travis County (Austin area) and only 1.1% of Harris County (Houston area).
- (4) **Adjacent County comparison.** In comparison to all adjacent Counties, Fayette County has the highest annual % growth in average household income and in households with at least \$150K annual income and highest 2008 average per capita consumer spending.
- (5) **Fayette County ranked #7 of all American rural counties.** The Progressive Farmer ranked Fayette County as # 7 in its 2009 annual poll of the absolute best US rural counties to live in.
- (6) **Excellent proximity to major highways.** Less than 7 mi. to US 290, 31 mi. to I 10, 66 mi. to I 35 in Austin and 83 mi. to US 290 and the Beltway in Houston.
- (7) **Excellent access to airports.** 55 mi. to Easterwood in College Station, and 74 mi. to Austin Bergstrom International 105 mi. to Houston Bush Intercontinental, 110 mi. to Houston Hobby International and 136 to San Antonio International.

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SCHOOL DISTRICT COMPARISONS

The Round Top-Carmine Independent School District ranks # 2 of 85 school districts in the Houston-College Station-Austin corridor.

School district comparisons are becoming more difficult. We utilize www.GreatSchools.net as a base line tool for broad comparative analysis of school districts across geographic areas.

Analysis Boundaries

For this analysis, we defined the market area as:

- (1) **Eastern boundary.** Greater Houston area school systems.
- (2) **Northern boundary.** Greater Bryan-College Station area school systems.
- (3) **Western boundary.** Greater Austin area school systems.
- (4) **Southern boundary.** Roughly school systems following I 10 west of Houston and then following US 71 toward Austin.

This geographic area includes 85 public and private school systems.

Rankings and Data Sources

GreatSchools.net ranks school districts on a scale of 1 to 10 with 10 being the highest score.

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GreatSchools.net utilizes public school test scores for most states Departments of Education. School contact information and teacher/student statistics are obtained from both the state Department of Education and the National Center for Education Statistics (NCES).

Round Top-Carmine ISD equal to or above all but one School System in the Defined Analysis Area

The Round Top-Carmine Independent School District scored equal to or above all but one school systems with a score of 9 of 10. Three other school districts (Bellville, Wallis and Friendswood) scored a 9 and the Mumford Independent School District.

Great Schools Overview

GreatSchools.net profiles more than 90,000 public elementary, middle and high schools in the United States. Charter schools, magnet schools, year-round schools, and some continuation and alternative schools are included as well.

In addition, GreatSchools.net includes basic information on more than 30,000 private schools. This information is limited because private schools are not required to give tests or report results.

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teacher/student statistics are obtained from both the state Department of Education and the National Center for Education Statistics (NCES).

GreatSchools.net receives generous support from leading foundations that share their goal of empowering parents to support their children's education, including the Bill and Melinda Gates Foundation, The Broad Foundation, The Hewlett Foundation and The Robinson Foundation. GreatSchools.net also generates revenue from advertising and content licensing programs. For more information see www.GreatSchools.net.

MICRO MARKET DEMOGRAPHICS & ECONOMETRICS

- (1) **Stable local economy.** The Fayette County economy is estimated at \$620M+ in 2009 and projected to grow 5.2% per year to exceed \$750M in 2014.
- (2) **Population growth.** 2009 estimated population for Fayette County is 23,056. Through 2013, Fayette County's population is projected to grow by 0.8% per year.
- (3) **Low density.** At a 3-mile radius, 2009 density is 7 people per square mile. For Fayette County, it is 24 people per square mile. This compares extremely favorably to Harris County (Houston area) with 2008 estimated density of 2,219 people per square mile

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and to Travis County (Austin area) with 926 people per square mile.

- (4) **High and growing average household income.** Fayette County's 2009 average household income is \$59,244 projected to grow 3% per year to reach \$66,110 in 2014. In the 78946 zip code, it is \$63,516.
- (5) **Average household incomes of at least \$100K.** 9.3% of all households in Fayette County have household incomes of \$100K or greater in 2009. From 2009 to 2013, annual growth in these households is projected at 30.9% increase per year. At a 5-mile radius, 12.4% have incomes of at least \$100K with growth through 2013 estimated at 24.1% per year.
- (6) **Annual growth of household incomes of at least \$150K and \$250K.** The projected annual percentage growth in Fayette County through 2013 is 39.7% with household incomes of \$150K and higher and 34.1% at \$250K and higher.

GRAPHIC ANALYSIS

All analysis is based on defined and published sources.

All graphics and PDF sets available on the web and upon request.

720 underlying Nielson Claritas reports available upon request.

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

- (1) Narrative detail
- (2) Pictures
- (3) Highlights
- (4) Plats, topographics & satellites
- (5) School district comparisons
- (6) Density studies
- (7) Maps, driving distances & driving times
- (8) Micro market* demographic & econometric (D&E) analysis
summary table
- (9) Micro market* D&E analysis
- (10) Micro market* workplace & employment (WP&E) analysis
summary table
- (11) Micro market* WP&E analysis
- (12) Adjacent Counties** D&E analysis summary table
- (13) Adjacent Counties** D&E analysis
- (14) Adjacent Counties** WP&E analysis summary table
- (15) Adjacent Counties** WP&E analysis
- (16) Downloadable PDF sets, available Claritas reports and web links

* “Micro market”: 1-mile, 3-mile & 5-mile radiuses, City of Giddings, 77474 zip code & Fayette County.

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

LINKS

- (1) Professional listing:

<http://edg199914.local.cbcworldwide.com/cbclistings/4619551.html>

- (2) Lands of America listing:

www.landsofamerica.com/listing/368798

- (3) Dedicated website: <http://property.loopnet.com/16120803>

- (4) Consumer listing: <http://www.txls.com/detail.asp?PropID=52157>

- (5) LoopNet listing: <http://listing.loopnet.com/16120803>

- (6) PDF flyer with HTML links:

<http://invision3cold.reapplications.com/public/viewFlyer.aspx?ID=6d725d6b-d2ea-4caf-8e33-b9e21895518b>

- (7) Google Map link:

http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=2040+FM+2935+Road,+77833&sll=30.187314,-96.395974&sspn=0.008235,0.009806&ie=UTF8&ll=30.187963,-96.394923&spn=0.008235,0.009806&z=16&iwloc=addr

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TAXES

2008 reported taxes on the entire property are \$10,775.89. We increased 2008 by 10% to estimate 2009 property taxes on the entire property at \$11,853.48.

We estimated 2009 taxes of \$3,491.06 for the property based on prorating the 2009 total costs based on the number of acres in this offering $[(39.19 \text{ acres} / 133.05 = 29.45\%), (29.45\% * \$11,853.48 = \$3,491.06)]$.

Consult your tax advisor regarding your expected taxes.

DIRECTIONS

From Ledbetter at US 290 it is 6.6 mi. and about 10 min.

- (1) Head southwest on FM 1291 for 4.5 mi.
- (2) Turn left (east) on Lange Road for 0.7 mi.
- (3) Turn right (south) on Waldeck Road for 1.4 mi.
- (4) Property is on your left with a CBC sign.

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