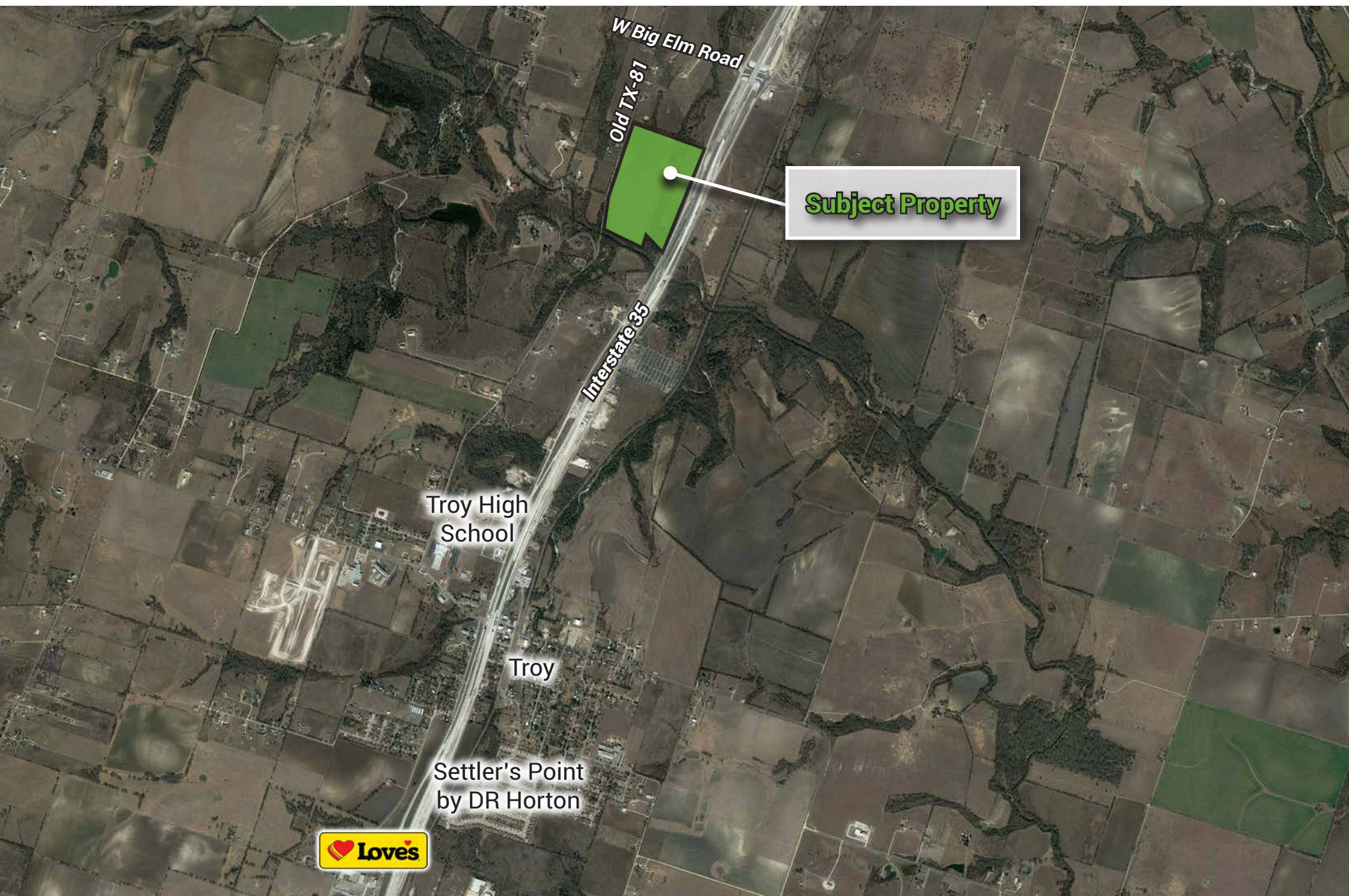




Subject Property

W Big Elm Road

Old TX-87

Interstate 35

Troy High
School

Troy

Settler's Point
by DR Horton



OFFERING SUMMARY

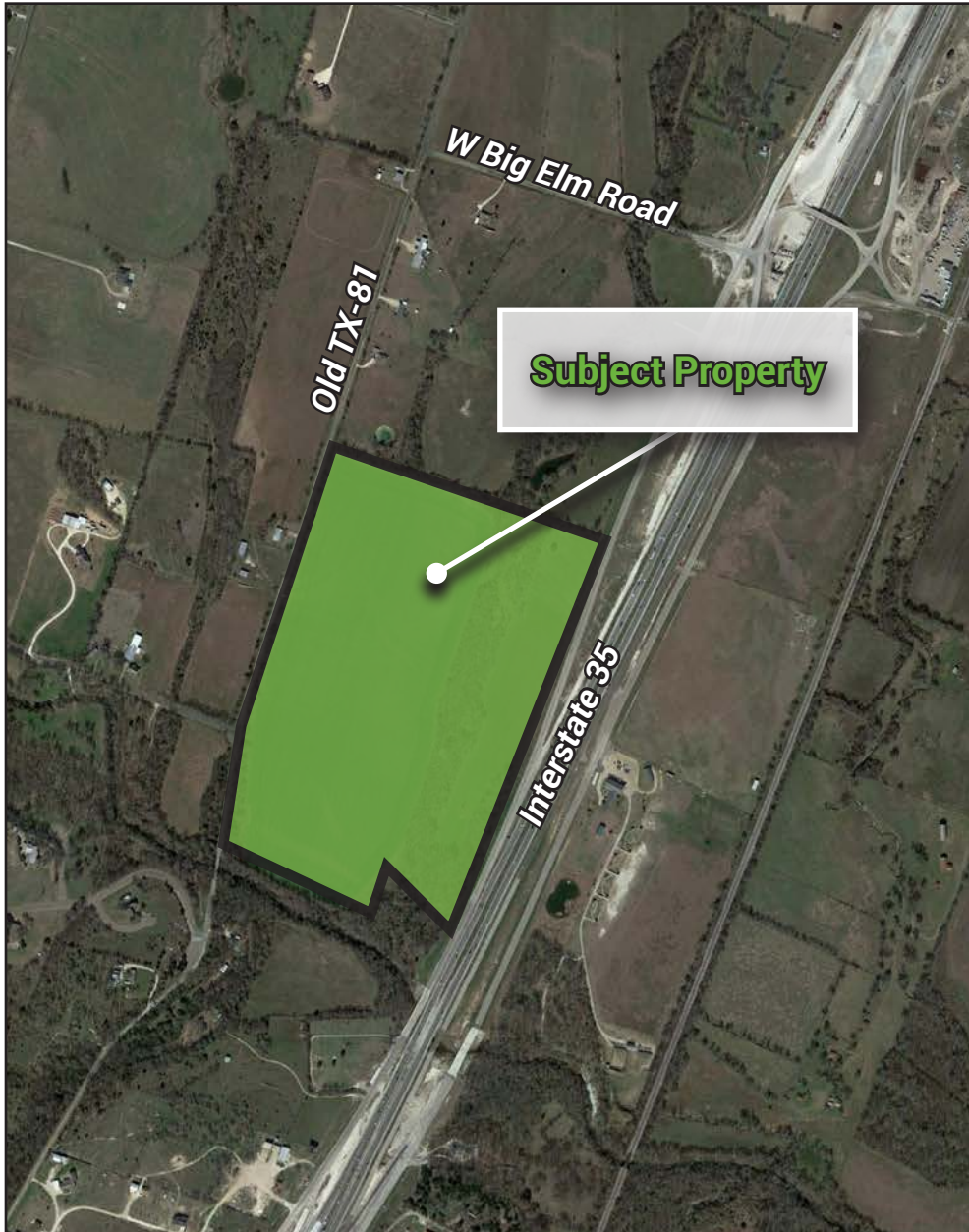
Asking Price \$950,000.00

Price/AC \$12,450.00/AC

Property Highlights

- Over 2,300' of frontage along I-35
- Great visibility from I-35
- Less than eight miles north of Temple
- ~60,000 VPD on I-35
- Located at an I-35 off ramp
- Ag exempt large acreage tract suitable for hay production & cattle





PROPERTY INFORMATION

Size 76.3 AC

Legal Description A0385BC T Hughes, 56, Acres 30.696,
A0385BC T Hughes, 56, Acres 45.616

ID Number 368929, 127004

Access I-35 Access Road

Frontage ~2,300' of frontage along
west side of I-35

Zoning General Business and Agricultural

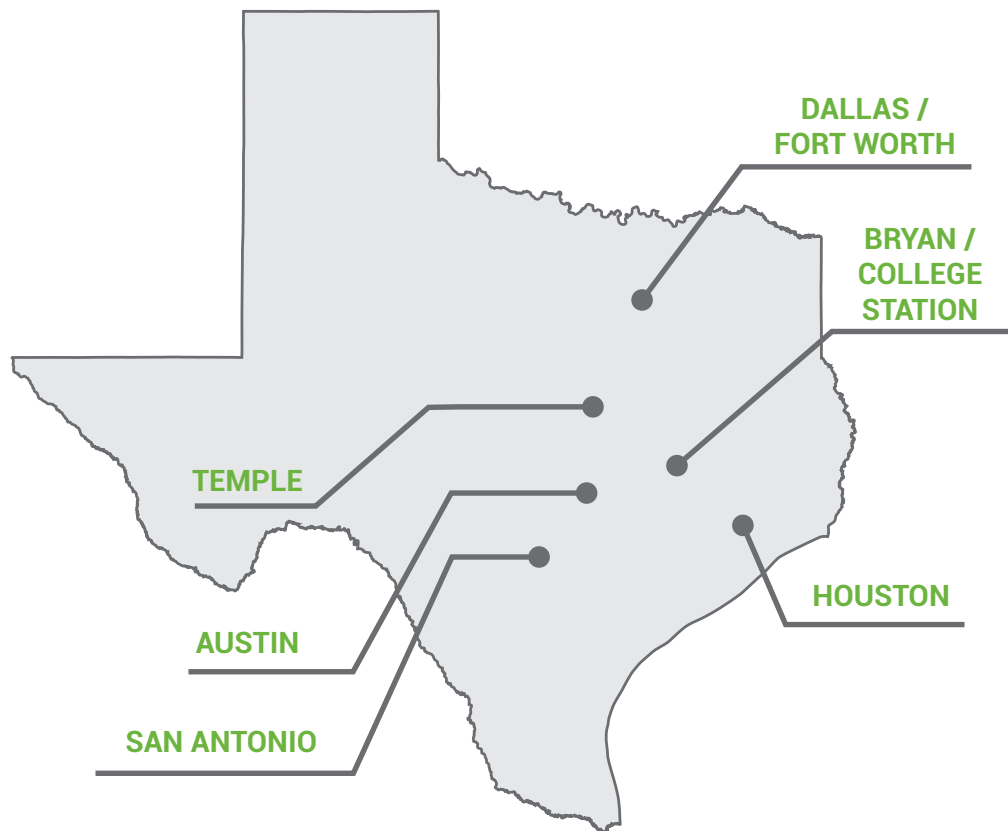
Utilities Electric in area
Water in area

Flood Plain A portion of the property is in the
flood zone/floodway

Traffic Counts I-35: ~60,000 VPD

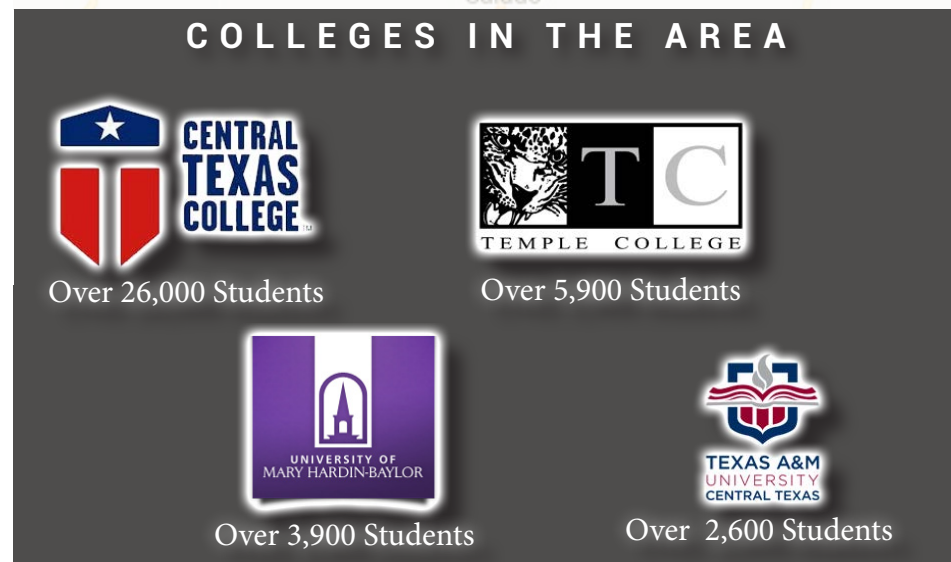
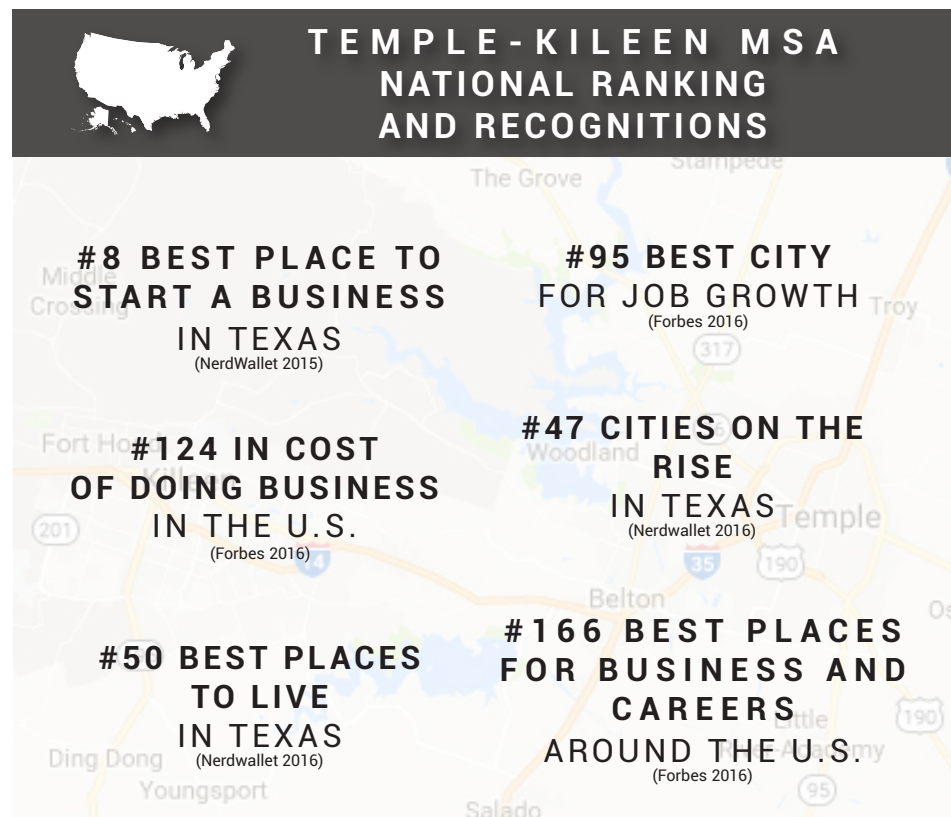
Flood Plain Map





Temple is located off Interstate 35 within the Texas Triangle. The Temple-Killeen MSA is home to over 430,000 people. The MSA ranks high in the nation for salary and job growth, with future job growth predicted to be over 38% in the next ten years. The MSA is home to several major company headquarters, including Wilsonart Americas and McLane.

Temple is located in the beautiful "Hill and Lake" country of Texas, approximately 65 miles north of the capital city of Austin, and 35 miles southwest of Waco. The region is home to University of Mary Hardin-Baylor, a private, Christian institution with over 3,900 students and 56 undergraduate programs.



BAYLOR SCOTT & WHITE TEMPLE

Baylor Scott & White has been a leader in offering innovative, patient-centered care for individuals and families from across the country and the world for over 120 years.

Baylor Scott & White Medical Center – Temple's rich history in the community began in 1897, when Dr. Arthur C. Scott & Dr. Raleigh R. White formalized their partnership. Over the years, the name of the hospital changed from Temple Sanitarium to what it is known as today, Baylor Scott & White Medical Center – Temple (2018). The hospital has been located in its current location on “The Hill” since 1963.

Baylor Scott & White Medical Center – Temple remains committed to putting patients and the community first by providing award-winning health and wellness services on our main hospital campus and through our network of area pharmacy, specialty clinics, and outpatient centers.



CENTRAL TEXAS VETERANS HOSPITAL

The Central Texas Veterans Health Care System (CTVHCS) is a Joint Commission accredited, complexity level 1-A facility serving Veterans in 39 counties in Central Texas. The facilities offer care and support to veterans across the state by providing two state-of-the-art medical centers, five community based outpatient clinics, community living centers, and so much more.

The main CTVHCS campus at the Olin E. Teague Veterans' Medical Center in Temple is only 25 miles from the U.S. Army post at Fort Hood, Texas. The mission at the VA is to care for those who shall have borne the battle by serving and honoring the men and women who are America's Veterans.



REGIONAL TRAFFIC GENERATORS

TEXAS A&M UNIVERSITY-CENTRAL

Texas A&M University–Central Texas is a public university in Killeen, Texas. It is one of the newest members of The Texas A&M University System. Founded in 1999 as a branch of Tarleton State University, it became an independent member of the Texas A&M University System in September 2009. Texas A&M University–Central Texas is an upper division college, meaning its students must complete their freshman and sophomore-level coursework at a two-year college or other institution of higher education. Texas A&M University–Central Texas primarily serves non-traditional students: The average age of the student body is 34, 40% of students are affiliated with the US military, and most students attend part-time. Texas A&M University–Central Texas's students are known as the Warriors, and the school colors are navy blue, maroon, and silver. The university has a main campus, an extension building in north Killeen, and a site location on the United States Army post at Fort Hood.

BELTON LAKE

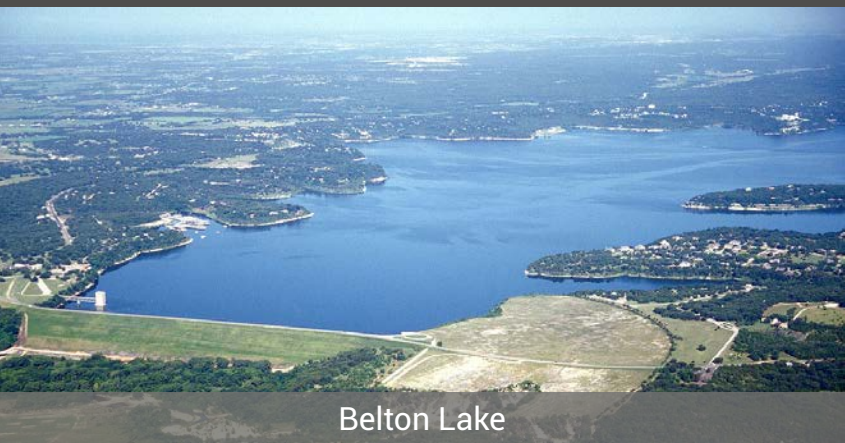
Belton Lake (Belton Reservoir) and Belton Dam are on the Leon River, part of the Brazos River basin, three miles north of Belton in northwestern Bell County (at 31°07' N, 97°28' W). The project is owned by the United States government and operated by the United States Army Corps of Engineers, Fort Worth District. Construction began in July 1949; the main structure was completed in April 1954, and deliberate impoundment began on March 8, 1954. In 1966 the reservoir had a capacity of 210,600 acre-feet and a surface area of 7,400 acres at the top of the conservation storage space (elevation 569 feet above mean sea level). The reservoir provided 887,000 acre-feet of flood-control storage capacity. The drainage area above the dam was 3,560 square miles. The United States government leased for fifty years all facilities to the Bell County Water Control and Improvement District in January 1956. This district supplies Fort Hood, Killeen, and other areas with water. An additional 113,700 acre-feet of conservation storage space was sold to the Brazos River Authority for \$1,602,822 plus operational costs. The authority retained the right to purchase additional storage capacity from the federal government if the conservation storage capacity is enlarged.

STILLHOUSE HOLLOW LAKE

Stillhouse Hollow Lake (Reservoir) and Stillhouse Hollow Dam (formerly Lampasas Dam) are on the Lampasas River in the Brazos River Basin five miles southwest of Belton in southwestern Bell County (at 31°01' N, 97°32' W). The project is owned by the United States Army Corps of Engineers, Fort Worth District. The Brazos River Authority purchased the conservation storage space. Construction on the dam was begun in 1962 and completed in 1968. The reservoir has a capacity of 235,700 acre-feet and a surface area of 6,430 acres at the conservation storage space elevation. The capacity at the top of the flood control storage space at the spillway crest elevation of 666 feet above mean sea level is 630,400 acre-feet, and the surface area is 11,830 acres. The drainage area above the dam is 1,318 square miles.



Texas A&M University-Central



Belton Lake



Stillhouse Hollow Lake



I-35
OVER 60,000
VEHICLES PER DAY
(TxDOT AADT 2017)



TOTAL POPULATION OF
OVER 6,800
WITHIN FIVE MILE RADIUS
(ESRI 2018)



TOTAL HOUSEHOLDS
OVER 2,400
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HH INCOME
OVER \$77,500
WITHIN ONE MILE RADIUS
(ESRI 2018)



TOTAL EMPLOYEES
OVER 2,600
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HOME VALUE
OVER \$199,000
WITHIN ONE MILE RADIUS
(ESRI 2018)

	1 Mile	3 Mile	5 Mile
2018 Total Population	239	3,494	6,833
2023 Total Population	269	3,887	7,492
2018-2023 Annual Growth Rate	2.39%	2.15%	1.86%
2018 Households	109	1,261	2,474
2023 Households	123	1,399	2,706
2018 Average Home Value	\$199,038	\$198,647	\$190,637
2023 Average Home Value	\$264,045	\$268,612	\$251,947
2018 Average HH Income	\$77,543	\$76,143	\$75,051
2023 Average HH Income	\$87,451	\$86,032	\$85,806

Disclaimer

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker) solely for the use of prospective purchasers of 76 AC along the west side of I-35, Troy, Texas 76579 (Property). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties.

You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client, and;
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - » that the owner will accept a price less than the written asking price;
 - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - » any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the Buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Assumed Business Name

532457

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Sales Agent/Associate's Name

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Buyer / Tenant / Seller / Landlord Initials

Date

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