

MESQUITE VALLEY FARMS OF LAMPASAS

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MESQUITE VALLEY FARMS OF LAMPASAS

EXECUTIVE SUMMARY

Coldwell Banker Commercial Southwest Partners and Bear Real Estate Services are proud to represent the Mesquite Valley Farms of Lampasas. Priced at \$520,000, a \$45,000 reduction, we believe it is one of the best \$500K range offerings in the upper Texas Hill Country for a move-in ready home and ranch!

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HIGHLIGHTS

- (1) The Mesquite Valley Farms provide you and your family an ideal setting for your weekend or full-time retreat, ranch or equestrian facility. With a beautiful, move-in ready home perfectly positioned to maximize vista views from covered porches spanning the front and back of the home, and over 40 acres with ready-to-use improvements, all you have to do is move in to enjoy!
- (2) Perfectly positioned to maximize vista views at 1,400+ elevations providing unobstructed views in all directions.
- (3) 3,300 SF of excellent condition barns equestrian ready with 3 stalls, indoor wash rack and a ¾-bath.
- (4) Top quality property improvements include asphalt roads, pipe fencing and a custom gate.
- (5) Extremely private with a density of 7 people per square mile within a 5-mile radius.
- (6) 12 miles from Lampasas offering services, dining, healthcare and retail normally found in much larger communities.
- (7) Outstanding regional access: 39 mi. to Killeen, 43 mi. to Marble Falls, 62 mi. to Georgetown, 64 mi. to Temple, 77 mi. to Austin and 97 mi. to Waco and Fredericksburg.
- (8) Within a 5-mile radius, very high income community with a 2009 avg. household income (“HHI”) of \$77,961!

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- (9) Outstanding Lampasas County economy estimated at \$560M+ in 2009 with a 7.2% annual growth rate ranks # 1 or # 2 in most key wealth and growth indicators compared to all adjacent rural & urban counties.

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

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

The Mesquite Valley Farms provide you and your family an ideal setting for your weekend or full-time retreat, ranch or equestrian facility. With

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a beautiful, move-in ready home perfectly positioned to maximize vista views from covered porches spanning the front and back of the home, and over 40 acres with ready-to-use improvements, all you have to do is move in to enjoy!

- (1) **Home.** The home is a hill-country inspired ranch with covered porches spanning the entire front and back. Each room maximizes the vista views with extensive windows.
The back patio and back yard area provide a safe and secure setting for children of all ages to enjoy the farm and the stunning views. The home is 4-years young and in excellent condition.
It offers 1,622 SF in a 3/2 configuration. It features hardwood floors and spacious rooms anchored by a 322 SF kitchen/family room encompassing almost 20% of the home.
- (2) **Barn # 1.** This larger barn is 1,500 SF and is designed as a traditional support/shop area. It features a cement floor and has two overhead roll-up doors, one on each end of the building. It has a ¾-bath. It is in excellent condition.
- (3) **Barn # 2.** This barn is attached to Barn # 1 and is designed as the Equestrian Center. It is 1,200 SF with three professional quality horse stalls with mats. Each stall has a private run. The attention to equestrian detail is confirmed by an inside horse wash bay. The barn has a cement floor and is in excellent condition.

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- (4) **Barn # 3.** This is a traditional livestock barn with 600 SF. It is in very good condition.
- (5) **Asphalt drives and roads.** The driveway from the front gate to the home and the roads to the barns are asphalt.
- (6) **Fencing.** Pipe fencing and a custom gate frames the property entrance. The property is fenced and cross-fenced to support equestrian operations. It can easily support other agricultural, farm and ranching uses.
- (7) **Elevation.** The property enjoys a relatively stable topography anchored by a 1,400-1,410' elevation traversing the property from west to east. This elevation provides breathtaking vista views.
- (8) **Seasonal creek.** The property benefits from a seasonal creek meandering across the southwest corner of the property providing a natural water feature enhancing the property's value.
- (9) **Very private with extremely low density.** Within a 5-mile radius, the population density is 7 people per square mile about 24% of Lampasas County's density (30 per square mile). Lampasas County's density is about 13.5% the density of McLennan County (Waco area) and about 3.2% of Travis County (Austin area).
- (10) **Minerals.** No minerals convey.
- (11) **Zoning.** No zoning.

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LOCATION

- (1) **10 miles from Lampasas on FM 580.** About 12 minutes west of Lampasas. 0.2 miles north of FM 580. FM 580 is the major westbound highway from Lampasas and becomes Nix Road and West North Avenue in Lampasas.
- (2) **13 miles from Lampasas on US 190/TX 183.** About 15 minutes west/northwest of Lampasas off of US 190/TX 183. US 190/TX 183 is the major northwest highway from Lampasas and becomes North Key Avenue in Lampasas.
- (3) **Lampasas healthcare.** Lampasas healthcare infrastructure is anchored by Rollins Brook Community Hospital and a Seton Healthcare Center. These facilities provide Lampasas with access to healthcare normally found in urban settings.
- (4) **Lampasas dining, shopping and lodging.** Lampasas has 12 restaurants including fast food from Sonic and Pizza Hutt as well as high end service. It has 10 lodging alternatives including a new Holiday Inn Express and bed & breakfast alternative. It has over 3 dozen retail shops including art galleries, vineyards and traditional venues.
- (5) **Temple-Waco area access.** 31 mi. to Copperas Cove, 39 mi. to Killeen, 64 mi. to Temple and 97 mi. to Waco.

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- (6) **Austin-Central Hill County area access.** 30 mi. to Goldwaithe, 35 mi. to Burnet, 43 mi. to Marble Falls, 62 mi. to Georgetown, 77 mi. to Austin and 97 mi. to Fredericksburg.
- (7) **Airport access.** 85 mi. to Austin Bergstrom International (AUS), 108 mi. to Waco Regional (ACT) and 122 mi. to San Antonio International (SAI).
- (8) **Highway access.** 3 mi. to US 190, 56 mi. to I 35, 107 mi to I 20 and 117 mi. to I 10.

MICRO MARKET DEMOGRAPHICS & ECONOMETRICS

- (1) **Vibrant local economy.** The Lampasas County economy is estimated at \$560M+ in 2009 and projected to grow 7.2% per year to exceed \$700M in 2013. Lampasas County's growth rate ranks # 2 compared to the 6 adjacent urban & rural Counties.
- (2) **Population growth.** 2009 estimated population for Lampasas County is 21,494. Through 2013, Lampasas County's population is projected to grow by 2.3% per year. Lampasas County's growth rate ranks # 2 compared to the 6 adjacent Counties.
- (3) **High and growing average household income.** At a 5-mile radius, the 2009 average household income is \$77,961, 24% higher than Lampasas County. At an average of \$62,953, Lampasas

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County's average rank # 1 compared to the 6 adjacent urban & rural Counties.

- (4) **Average household incomes of at least \$100K.** At a 5 mile-radius, 20% of all households have household incomes of \$100K or greater in 2009, over 100% higher than the average for Lampasas County. Lampasas County's % rank # 2 compared to the 6 adjacent urban & rural Counties.
- (5) **Average household incomes of at least \$250K.** At a 5 mile-radius, 1 in 40 (2.5%) of all households have household incomes of \$250K or greater in 2009, over 300% higher than the average for Lampasas County. Lampasas County's % ties for # 1 compared to the 6 adjacent urban & rural Counties.
- (6) **Growth in high average household incomes in the 76550 zip code.** The zip code has staggering projected growth in % of households with high annual incomes. From 2009 to 2013, the annual % increase in households with at least \$100K incomes is projected at 43% per year, with at least \$150K, it is 76% per year and with at least \$250K, it is 31% per year.
- (7) **Annual growth of household incomes of at least \$250K.** At a 3 mile-radius, 2.0% of all households have household incomes of \$250K or greater in 2009, 254% higher than the average for Lampasas County.

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GRAPHIC ANALYSIS

All analysis is based on defined and published sources.

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

844 underlying Nielson Claritas reports available upon request.

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) Density studies
- (6) Maps, driving distances & driving times
- (7) Micro market* demographic & econometric (D&E) analysis
summary table
- (8) Micro market* D&E analysis
- (9) Micro market workplace & employment (WP&E) analysis
summary table
- (10) Micro market WP&E analysis
- (11) Adjacent non-urban Counties** D&E analysis summary table
- (12) Adjacent non-urban Counties** D&E analysis

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- (13) Adjacent non-urban Counties** WP&E analysis summary table
- (14) Adjacent non-urban Counties** WP&E analysis
- (15) Downloadable PDF sets, available Claritas reports and web links
- (16) PDF flyer with HTML links

* “Micro market”: 1-mile, 3-mile & 5-mile radiuses, City of Lampasas, 78944 zip code & Lampasas County.

** “Adjacent non-urban Counties”: Burnet, Coryell, Hamilton, Mills, San Saba and Lampasas. Bell County was excluded from comparative County analysis as it has 2009 estimated population of 270,321 representing 63% of the population of the combined 7 County area contiguous to and including Lampasas County.

LINKS

- (1) Professional listing:
<http://www.cbcworldwide.com/cbclistings/4619555.html>
- (2) Lands of America listing:
www.landsofamerica.com/listing/374992
- (3) Dedicated website: <http://property.loopnet.com/16132931>
- (4) Consumer listing: <http://www.txls.com/detail.asp?PropID=52303>
- (5) LoopNet listing: <http://listing.loopnet.com/16132931>

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- (6) PDF flyer with HTML links:

<http://invision3cold.reapplications.com/public/viewFlyer.aspx?ID=952dbfa8-1b57-4830-a6da-38829926406e>

- (7) Google street view link for FM 580 at CR 1225:

http://maps.google.com/maps?f=d&source=s_d&saddr=lampasas,+tx&daddr=Highway+51&geocode=%3BFeif2gEd3Mkj-g&hl=en&mra=ls&sll=31.083224,-98.207731&sspn=0.035724,0.076904&ie=UTF8&ll=31.096693,-98.315942&spn=0.002012,0.009613&z=17&layer=c&cbll=31.09758,-98.318928&panoid=Y1ervfEaQmjRb_knKSRCiw&cbp=11,43.285415652316615,,0,6.004464285714295

TAXES

2008 reported taxes on the entire property are \$5,329.64. The property is agricultural exempt. We increased 2008 by 10% to estimate 2009 property taxes on the entire property at \$5,862.60.

Consult your tax advisor regarding your expected taxes.

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DIRECTIONS

From Lampasas at FM 580 Road (westbound) it is 9.0 mi. and about 15 min.

- (1) Head west on FM 580 Road (South Key Avenue, US Highway 183/990/281) for 8.8 miles.
- (2) Turn right on CR 1225 (Old CR 51) for 0.2 miles.
- (3) The property is on your right with a custom “Mesquite Valley Farms” metal gate at the entrance.

From Lampasas at South Key Avenue (US 183/290/191) it is 12.7 mi. and about 15 min.

- (1) Head north on South Key Avenue (US Highway 183/290/191) and continue on US 183/190 for 10 mi.
- (2) Turn left on CR 1225 (Old CR 51) for 2.7 miles.
- (3) The property is on your left with a custom “Mesquite Valley Farms” metal gate at the entrance.
- (4) If you reach the FM 580 intersection, you have gone 0.2 miles too far.

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