

WELCOME RANCH OF AUSTIN COUNTY

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WELCOME RANCH OF AUSTIN COUNTY

EXECUTIVE SUMMARY

Coldwell Banker Commercial Southwest Partners is proud to represent the Welcome Ranch, a 24 acre property in northwest Austin County.

Priced at the 2008 tax appraisal of \$224,400 (\$9,350 per acre) and available owner second loan of 35% of list price make this the best small acreage offering in Austin County.

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HIGHLIGHTS

- (1) Beautiful and perfectly positioned pond, tree lined property, rolling vistas, 1.4 miles off of TX 109 and only 5.6 miles from Brenham services and accessibility for your weekend or full-time retreat, ranch or equestrian facility.
- (2) Priced at 100% of 2008 County tax appraisal with current “ag exemption”.
- (3) 35% owner second loan available with a \$821.55 monthly P&I !
- (4) Anchored by an almost 1 acre existing pond that appears to be spring fed located near the center of the property (at an elevation of approximately 275’), you can build your dream home with an outstanding pond view framed on all sides by your own tree lines and vista horizons.
- (5) The Round Top-Carmine Independent School District ranks #2 of 85 school districts in the Houston-College Station-Austin corridor.
- (6) With an estimated 30’ elevation change from 266’ at the northeast corner to about 295’ across the eastern edge, it affords a comfortable topography for children, horses and seniors.
- (7) Located 1.4 miles off of TX 109 affording extraordinary privacy and quiet (current density of 19.4 persons per square mile is less than 50% the density of Austin County) combined with excellent access.

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- (8) Close proximity (5.6 miles from the US 290 and Texas 36 interchange) to urban level shopping, entertainment, healthcare and dining opportunities.
- (9) Extraordinary regional access: 34 miles from Columbus (I 10 eastbound), 35 miles from Sealy (I 10 westbound), 49 miles from College Station, 69 miles from Wharton and 71 miles from Conroe (I 45).
- (10) Easy commute from Austin and Houston areas: 62 miles from northwest Houston at the US 290 and Beltway interchange, 65 miles from Bastrop, 79 miles from Bush Intercontinental, 80 miles from Sugar Land, 89 miles from Austin and from Bergstrom International, 99 miles from Pearland and 99 miles from Round Rock!
- (11) Appropriate deed restrictions protect your investment and your neighborhood.
- (12) At 1, 3 and 5-mile radiuses, about 6% to 9% higher average household income than affluent Austin County and 28% to 31% higher than Brenham!
- (13) In the most dynamic and fiscally sound CBSA in the country, the Houston-Sugar Land- Baytown CBSA (“Houston CBSA”).
- (14) Austin County benefits from a \$700,000,000+ estimated 2009 economy growing at a 6% annual rate through 2013, more than 37% faster than Brenham and only 0.4 points (6% compared to

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6.4%) lower than the entire Houston CBSA.

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.

6% BUYER BROKER COMMISSION

6% 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 6% buyer broker commission.

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

NOTE BUYER BROKER COMMISSIONS ARE PAID AS PROCEEDS ARE RECEIVED AND CLEARED. If the owner provides owner financing to your client, then the buyer broker commissions are paid as sale proceeds are received and cleared in an escrow account. For

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example, if the property is sold for \$224,400 and the owner provides 35% owner financing, the sale proceeds received at close will be \$145,860 ($\$224,400 * 65\%$). Your commission at close will be \$8,751.60 ($\$145,860 * 6\%$). Your commissions in the future will be paid at 6% of net proceeds after each payment is received and cleared through an escrow account.

FINANCING ALTERNATIVES

A 35% owner second loan and pricing at 2008 tax appraised value combine to make this offering the best alternative for a small acreage ranch property in Austin County.

Depending on qualifications, terms and other factors:

- (1) **Owner second loan of 35% of list price.** If sold at list price, the owner offers a second loan of \$74,613 with an \$821.55 principal & interest payment. The loan is at 12% interest, 20 year amortization and a 5-year balloon of \$68,453.20.
- (2) **100% financing.** May be achieved through a combination of a traditional first and the owner second loans.

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- (3) **Owner first.** Depending on pricing and terms, the owner will consider providing a first loan.

PROPERTY

The Welcome Ranch provides you and your family an ideal setting for your weekend or full-time retreat, ranch or equestrian facility.

- (1) **Pond.** A one-acre pond with an estimated 750'+ estimated shoreline, the pond is ready to be refined and expanded as appropriate to meet your waterfront expectations.
- (2) **Elevation.** With an estimated 30' elevation change from 266' at the northeast corner to about 295' across the eastern edge, it affords a comfortable topography for children, horses and seniors.
- (3) **Private location.** Located 1.4 miles off of TX 109, the Welcome Ranch affords you and your family extraordinary privacy and quiet. The road frontage benefits from a natural tree line spanning the entire property line (other than the drive way) affording additional privacy.
- (4) **Possible home sites.** There are at least three excellent home sites to build your dream home with an outstanding pond view framed on all sides by your own tree lines and vista horizons.
- (5) **Restrictions.** Appropriate restrictions have been put in place to protect you and your neighborhood. To maintain the residential

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intimacy of Emshoff Road, no commercial agricultural uses are permitted including a livestock operation, feed lot, chicken farm or auction facility.

- (6) **Limited use of modular or mobile homes.** Recognizing that you may need to utilize a modular home or mobile home on an interim or long-term basis, they are permitted. However, a trailer park is specifically prohibited and no more than 2 mobile homes are allowed.
- (7) **Minerals.** No minerals convey.
- (8) **Zoning.** No zoning.

LOCATION

Unsurpassed combination of access, proximity, commutability and privacy make the Welcome Ranch a compelling opportunity.

- (1) **Less than 6 miles from urban level services.** Only 5.6 miles from the US 290 and Texas 36 interchange, you and your family have access to urban level shopping, entertainment, healthcare and dining opportunities including: Wal-Mart, Home Depot, Lowes, HEB, Chili's, Applebee's, full service hospital and a host of other services, shopping and dining alternatives.

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- (2) **Austin area access.** 34 mi. to Columbus (I 10 eastbound from San Antonio), 65 mi. to Bastrop, 88 mi from Austin Bergstrom International, 89 mi. to Austin and 99 mi. to Round Rock!
- (3) **Houston-College Station area access.** 35 mi. to Sealy (I 10 westbound from Houston), 49 mi. to College Station, 62 mi. to northwest Houston US 290 and the Beltway), 69 mi. to Wharton, 71 mi. to Conroe (I 45) and 99 mi. to Pearland.
- (4) **Low density.** Austin County's population density is 41.2 persons per square mile.

SCHOOL DISTRICT COMPARISONS

The Bellville 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.

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- (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.

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).

Bellville ISD equal to or above all but one School System in the Defined Analysis Area

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

Great Schools Overview

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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.

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).

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.

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MICRO MARKET DEMOGRAPHICS & ECONOMETRICS

- (1) **Stable local economy.** The Austin County economy is estimated at \$700M+ in 2009 and projected to grow 6% per year to exceed \$900M in 2014.
- (2) **Population growth.** 2009 estimated population for Austin County is 27,547. Through 2013, Austin County's population is projected to grow by 1.9% per year a higher growth rate than all other contiguous rural counties.
- (3) **Low density.** At a 1-mile radius, 2009 density is 19 people per square mile and at a 3-mile radius, it is 24 people per square mile. For Austin County, it is 41 people per square mile. This compares extremely favorably to Harris County (Houston area) with 2008 estimated density of 2,219 people per square mile and to Travis County (Austin area) with 926 people per square mile.
- (4) **High and growing average household income.** Austin County's 2009 average household income is \$59,866 projected to grow 2.3% per year, a higher annual growth rate than the greater Houston CBSA.
- (5) **Average household incomes of at least \$100K.** At a 3 mile-radius, 16% of all households have household incomes of \$100K or greater in 2009, 90% higher than the average for Austin County.

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- (6) Annual growth of household incomes of at least \$150K.** At a 3 mile-radius, 5.8% of all households have household incomes of \$150K or greater in 2009, 150% higher than the average for Austin County.
- (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 Austin County.

GRAPHIC ANALYSIS

All analysis is based on defined and published sources.

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

848 underlying Nielson Claritas reports available upon request.

14 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

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- (5) Maps, driving distances & driving times
- (6) School district comparisons
- (7) Micro market* demographic & econometric (D&E) analysis summary table
- (8) Micro market* D&E analysis
- (9) City of Brenham workplace & employment (WP&E) analysis
- (10) Austin County WP&E analysis
- (11) Adjacent Counties** D&E analysis summary table
- (12) Adjacent Counties** D&E analysis
- (13) CBSA & Counties*** D&E analysis
- (14) Downloadable PDF sets, available Claritas reports and web links

* “Micro market”: 1-mile, 3-mile & 5-mile radiuses, City of Brenham (closest city to property), 78944 zip code & Austin County.

** “Adjacent Counties”: Austin, Colorado, Fayette, Ft. Bend, Waller, Wharton & Washington.

*** “CBSA Counties” are the Counties in the Houston-Sugar Land-Baytown Core Based Statistical Area (“Houston CBSA”). The Houston CBSA includes: Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, San Jacinto and Waller Counties.

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LINKS

- (1) Professional listing:

<http://edg199914.local.cbcworldwide.com/cbclistings/4614281.html>

- (2) Lands of America listing:

www.landsofamerica.com/listing/371300

- (3) Dedicated website: <http://property.loopnet.com/15856087>

- (4) Consumer listing: <http://www.txls.com/detail.asp?PropID=52224>

- (5) LoopNet listing: <http://listing.loopnet.com/15856087>

- (6) PDF flyer with HTML links:

<http://invision3cold.reapplications.com/public/viewFlyer.aspx?ID=e80860e4-ff0f-4c17-ba27-fa146a862dff>

- (7) Google Map link:

http://maps.google.com/maps?f=d&source=s_d&saddr=30.077339,-96.417131&daddr=Emshoff+Rd&geocode=%3BFVPwygEdmcpA-g&hl=en&mra=dme&mrcr=0&mrsp=0&sz=14&sll=30.074813,-96.413441&sspn=0.036098,0.076904&ie=UTF8&z=14

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TAXES

2008 reported taxes on the entire property are \$0. The property is agricultural exempt. No taxes were reported due and payable in 2007 or 2006.

We estimated 2009 taxes of \$1,250 as a place holder.

Consult your tax advisor regarding your expected taxes.

DIRECTIONS

From Texas Highway 36 and Texas Highway 109 (just south of Brenham) it is 4.3 mi. and about 6 min.

- (1) Head southwest on FM 109 Road for 3.1 miles.
- (2) Turn left (southeast) at Shirttail Road for 0.6 miles. It dead ends into Randle Hill Road.
- (3) Turn right (southwest) on Randle Hill Road for about 0.2 miles. Randle Hill becomes Emshoff and makes a 90 degree turn to your left.
- (4) Continue on Emshoff Road for 0.3 miles. As you approach the next 90 degree turn, continue forward
- (5) The property is straight ahead with a CBC sign.

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