

Misty Farms Overview

Seller	Maxwell Farms Partners, LP
Acreage	99.08 acres
Target Lot Yield	567 total lots
Listing Price	\$20,000 per lot (\$11,340,000)
Location	9.8 miles from San Marcos / 7.4 miles from Kyle / 11.2 miles from Lockhart / 28.7 miles from Austin
Jurisdiction	San Marcos ETJ / Caldwell County
Utilities	County Line SUD water & wastewater. Lift station needed. NSSA drafted & pending seller signature. Bluebonnet Electric with 3 phase along Farmers Rd.
Road Frontage & Access	2322.58' on Misty Ln & 1856.33' on Farmers Rd
FEMA Floodplain	No portion of the site is in the FEMA floodplain
School District	Lockhart ISD
Entitlements	Development agreement in process with Caldwell County. Seller is working with Southwest Engineers & the City of San Marcos to secure preliminary plat approval .

Misty Farms

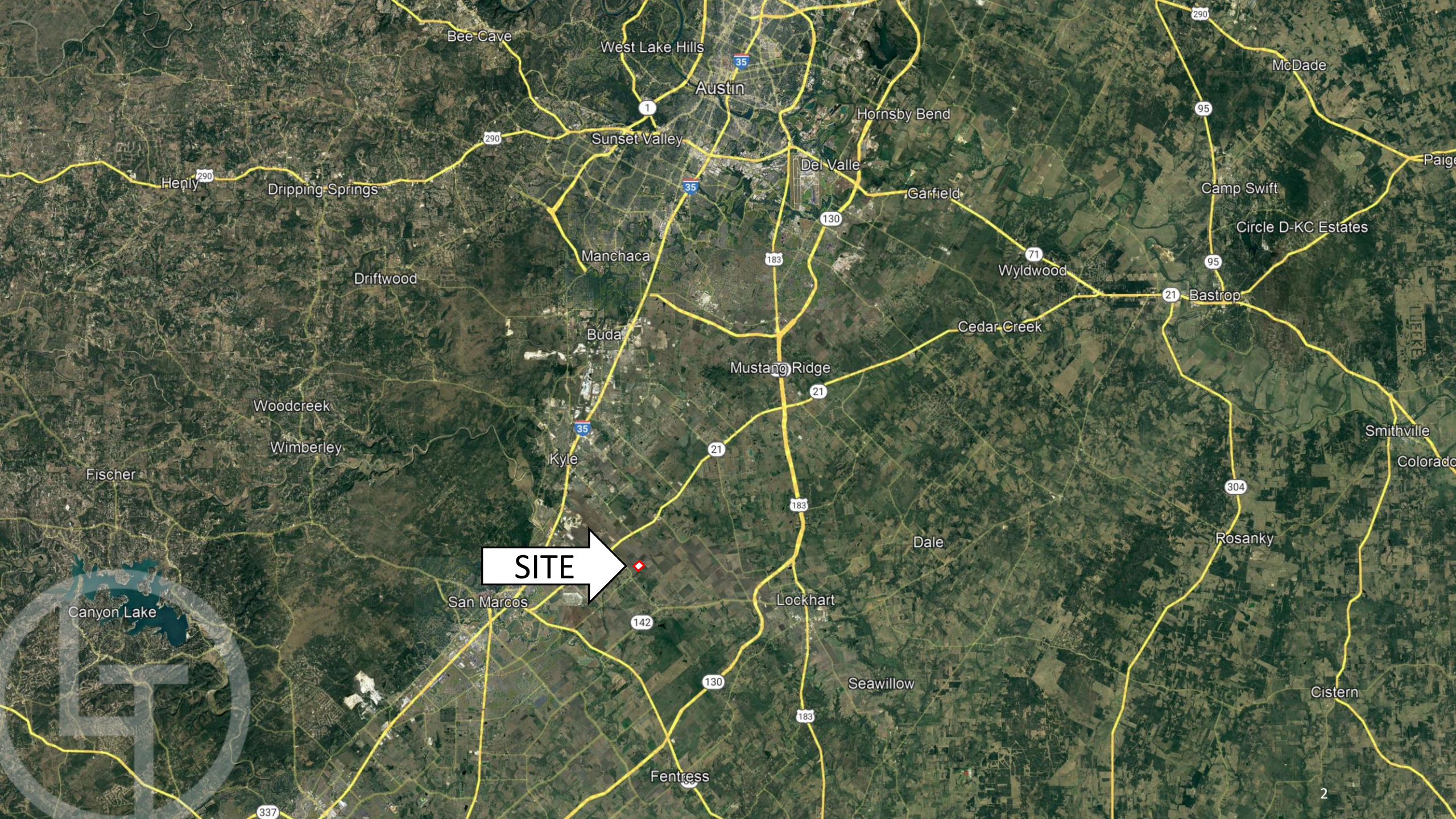
4211 Misty Ln
Maxwell, TX 78656

Kip Kronenberg

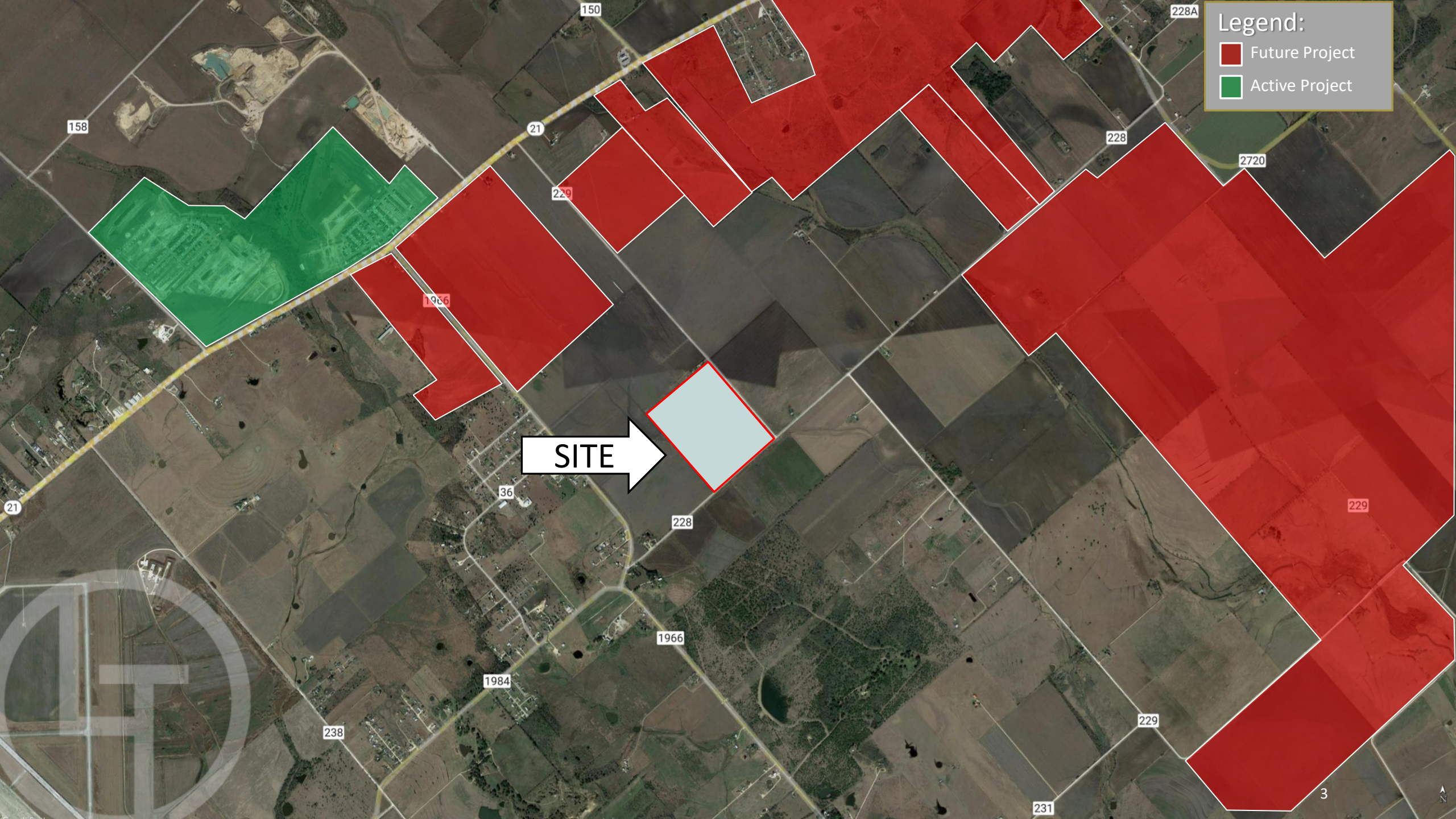
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SITE →

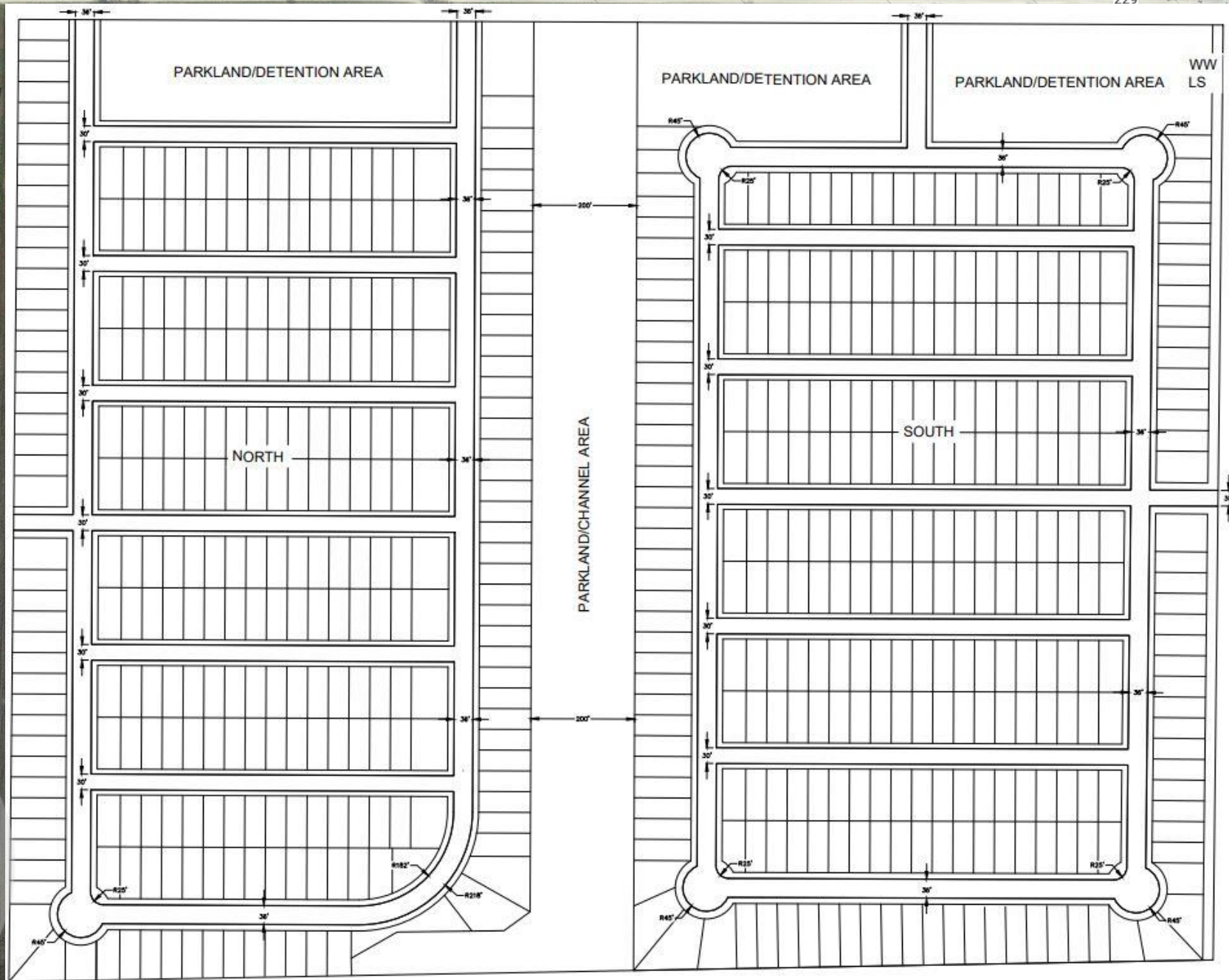


Legend:

- Future Project
- Active Project

SITE

Misty Ln



229

Lot Count:
40': 495 lots
45': 72 lots
Total: 567 lots

Farmers Rd

228

