

# Treaty Oak Developers



1135 Grand Central Parkway Ste 250  
Conroe, Texas 77304  
[www.TreatyOakDev.com](http://www.TreatyOakDev.com)

Chris Wren  
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# Highlights



Address:  
28583 FM 1736 Hempstead, TX 77445

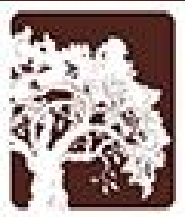
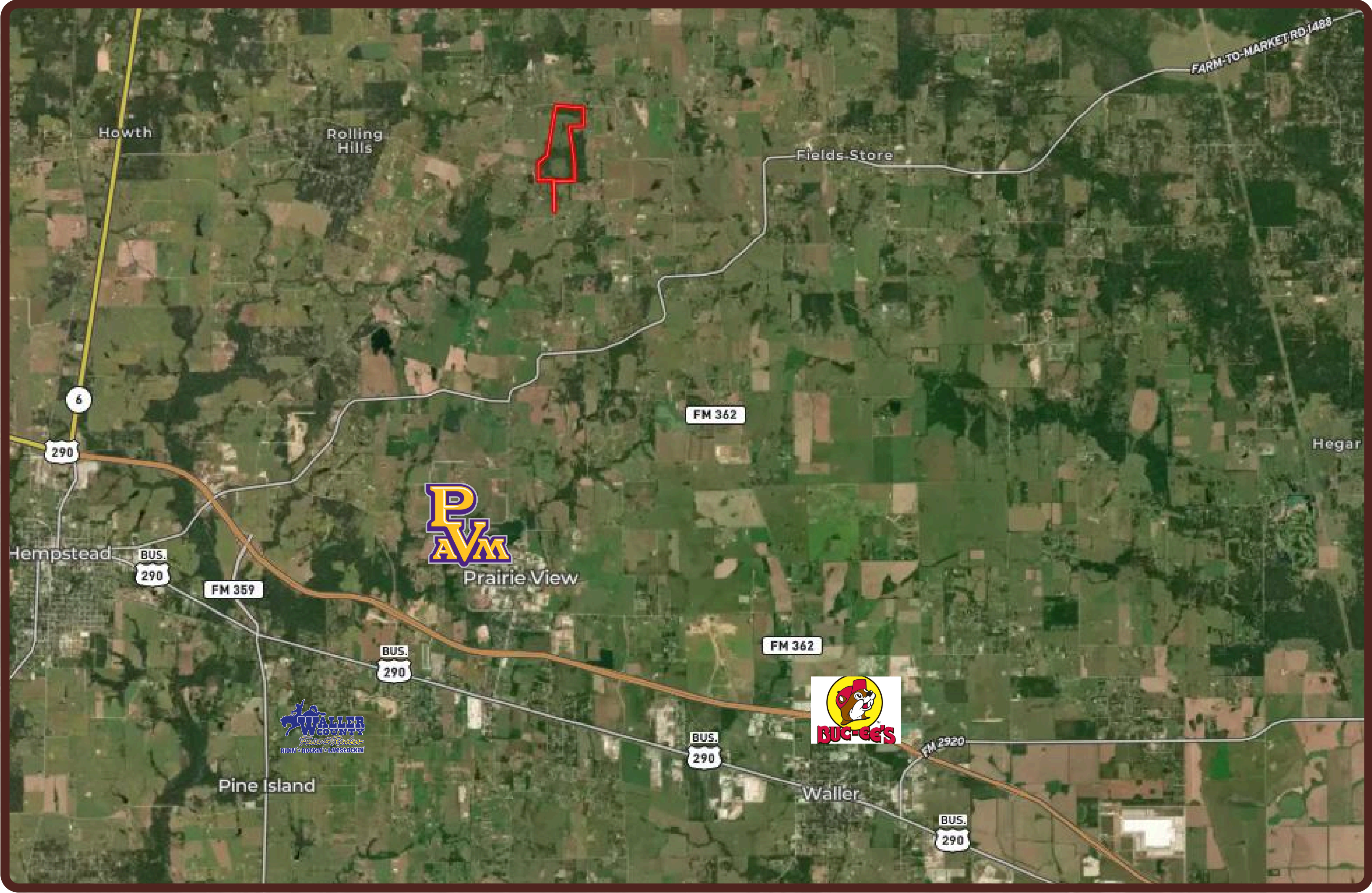
Acres: 172.832

Jurisdiction: Waller County

Google Earth File: [Click Here](#)

- Utilities:
- Water/Sewer: TCEQ MUD Creation
  - Electric: San Bernard Electric Co-op

School District: Waller ISD



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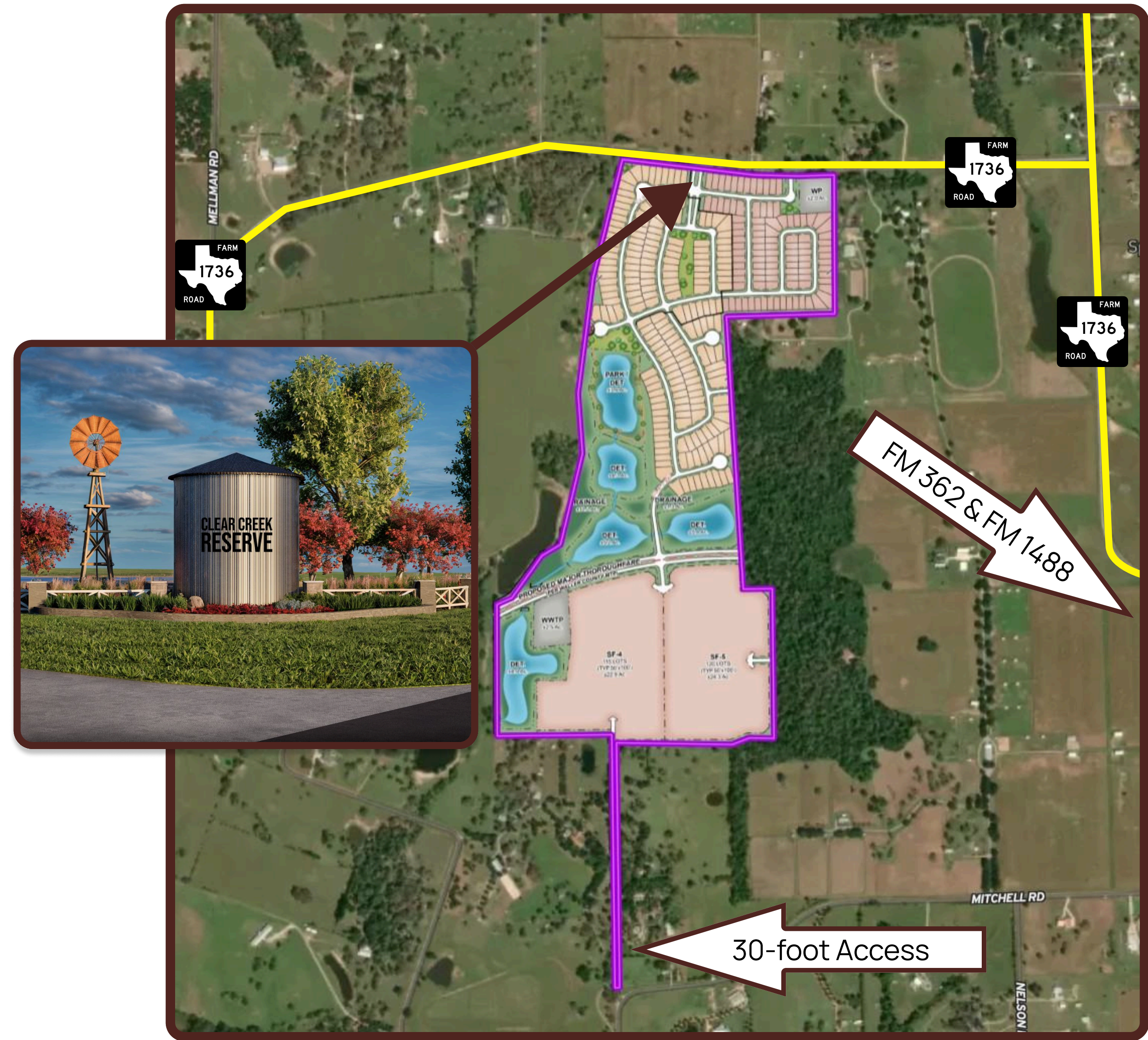
# Site Overview



Welcome to Clear Creek Reserve, a prime 172-acre property in Hempstead, TX. Boasting over 1,600 feet of frontage on FM 1736 and conveniently located just 3 miles from FM 362 and FM 1488, this tract offers great accessibility. With minimal floodplain and gentle topography, it is ripe for an efficient development, featuring 531 lots. Situated just 9 miles north of Hempstead and 15 miles west of Magnolia, Clear Creek Reserve offers the feeling of rural living combined with the convenience of nearby towns. Discover the potential of this unique property today!

## HIGHLIGHTS:

- 1,600'+ of frontage on FM 1736
- 3 Miles to FM 362 & FM 1488
- 531 Lots
  - 40's - 337 Lots (50'x100')
  - 50's - 194 Lots (50'x120')



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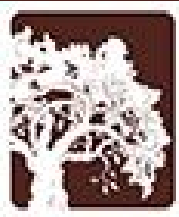




**CLEAR CREEK RESERVE**  
**Projected Reimbursement - Treaty Oak Developers**  
*April 23, 2025*

<b>Projected Assessed Valuation (at Buildout)</b>	<b>\$172,575,000 (a)</b>
<b>Implied Principal Amount of Bonds</b>	<b>\$23,300,000 (b)</b>
<b>Total Estimated Developer Reimbursement</b>	<b>\$20,271,000 (c)</b>

- (a) Per information provided by Treaty Oak Developers. Assumes the buildout of 531 lots at an ASP of \$325,000.
- (b) Assumes an acceptable debt ratio of 13.5% at buildout of the project.
- (c) Assumes a 13% factor for bond cost of issuance and capitalized interest.



# Due Diligence Checklist

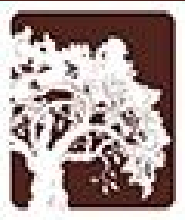
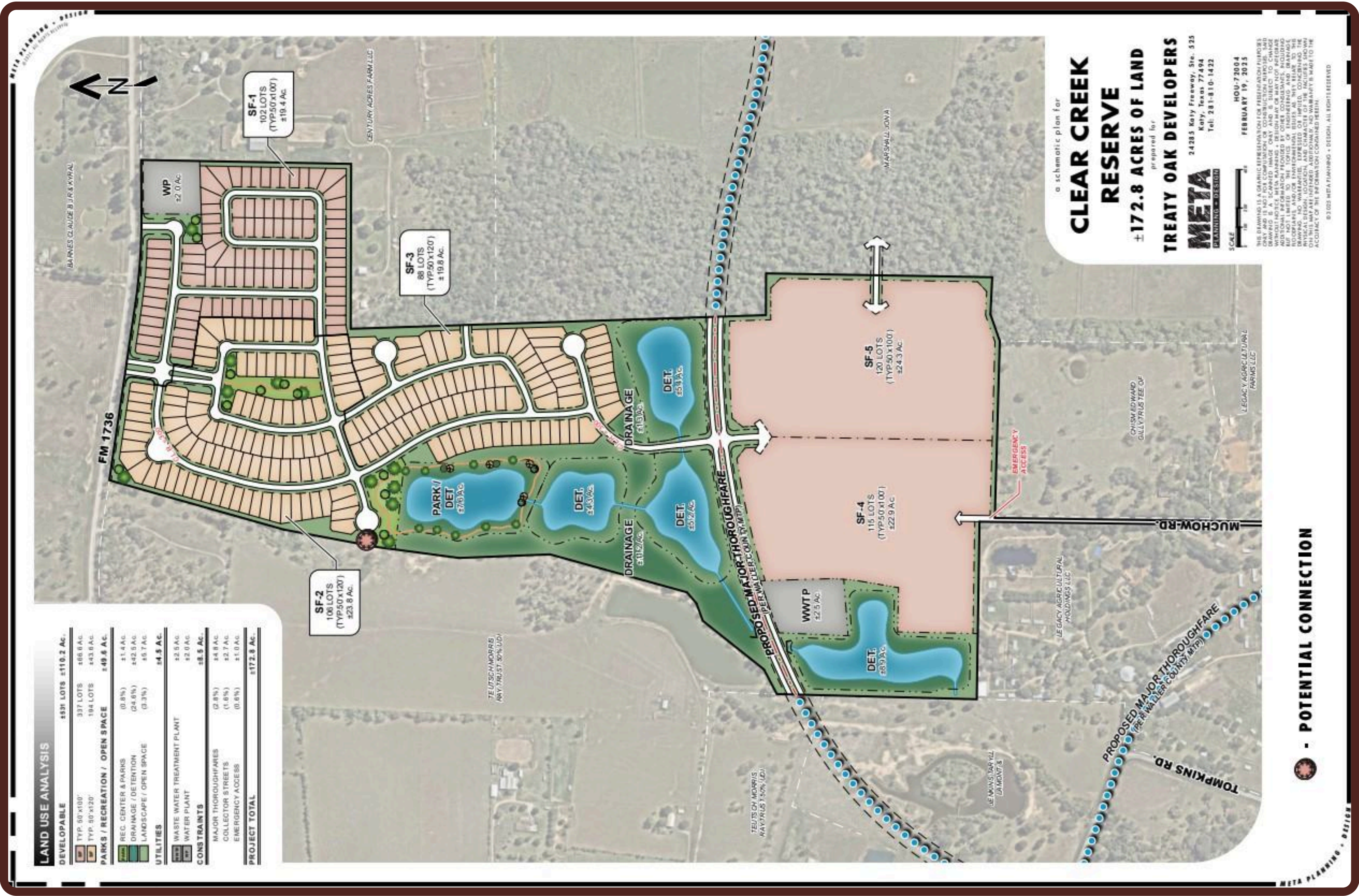


<u>Study / Permit</u>	<u>In Progress</u>	<u>Complete</u>	<u>Notes</u>
General Plan Approval		X	Approved by Waller County
Phase 1		X	Earth Engineering, Inc.
Wetlands Study		X	Desktop Review & Delineation—SMC Consulting
Traffic Study		X	SV Traffic
Drainage Study		X	5engineering
MUD Market Study		X	Zonda
Boundary Survey		X	Precision Surveying
Land Plan		X	META Planning + Design
Discharge Permit	X		WaterEngineers, Inc.
TCEQ MUD Creation	X		LJA Engineering / ABHR
TxDOT Permitting	X		LJA Engineering
EOPCs		X	LJA Engineering
CCN De-annexation	X		De-annexation agreement submitted to TCEQ.
Water Well Permit	X		LJA





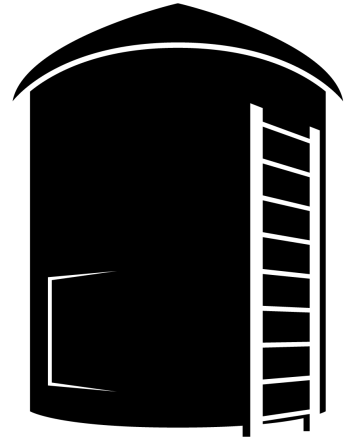
Land Plan



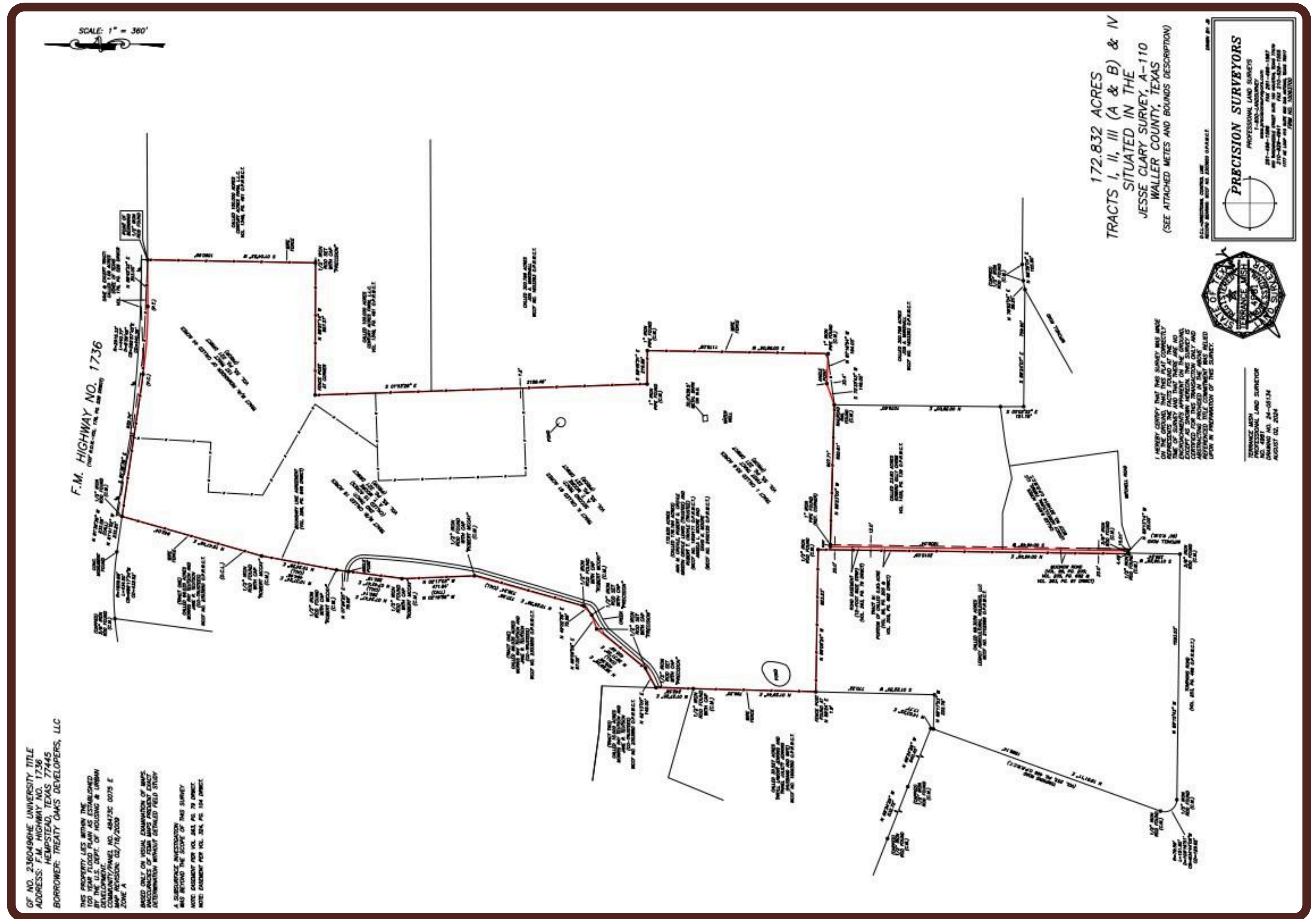
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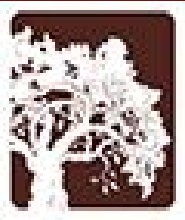
# CLEAR CREEK RESERVE



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# Entrance Design



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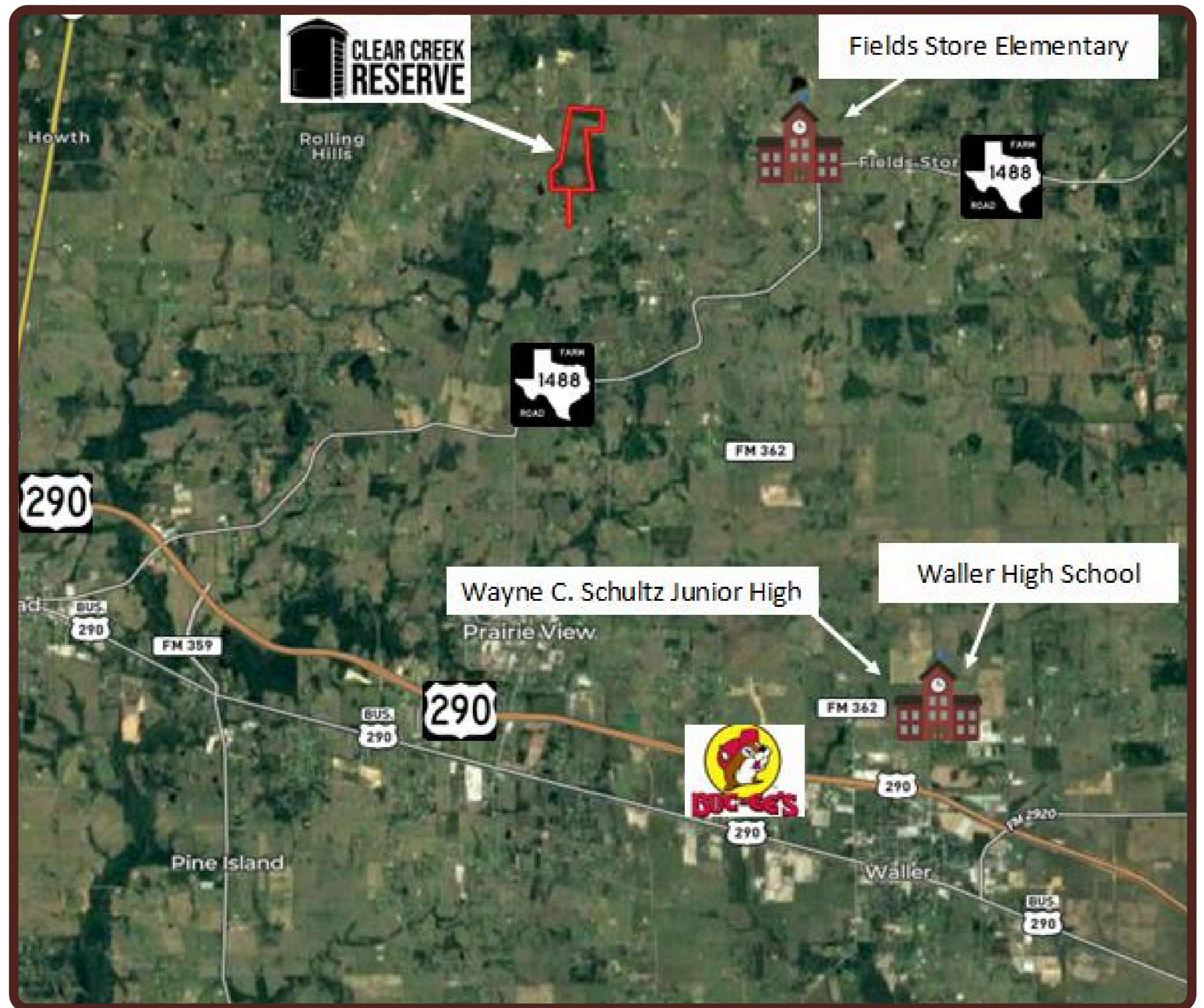
# Surrounding Aerial



- 3 miles to FM 362 & FM 1488
- 8 miles to Prairie View A&M
- 9 miles to Hempstead
- 10 miles to Buc-ee's on Hwy 290
- 15 miles to Magnolia

## Waller ISD:

- 4 miles to Fields Store Elementary
- 10 miles to Wayne C. Schultz Junior High School
- 10 miles to Waller High School

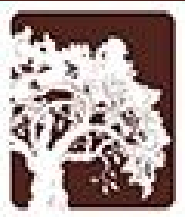
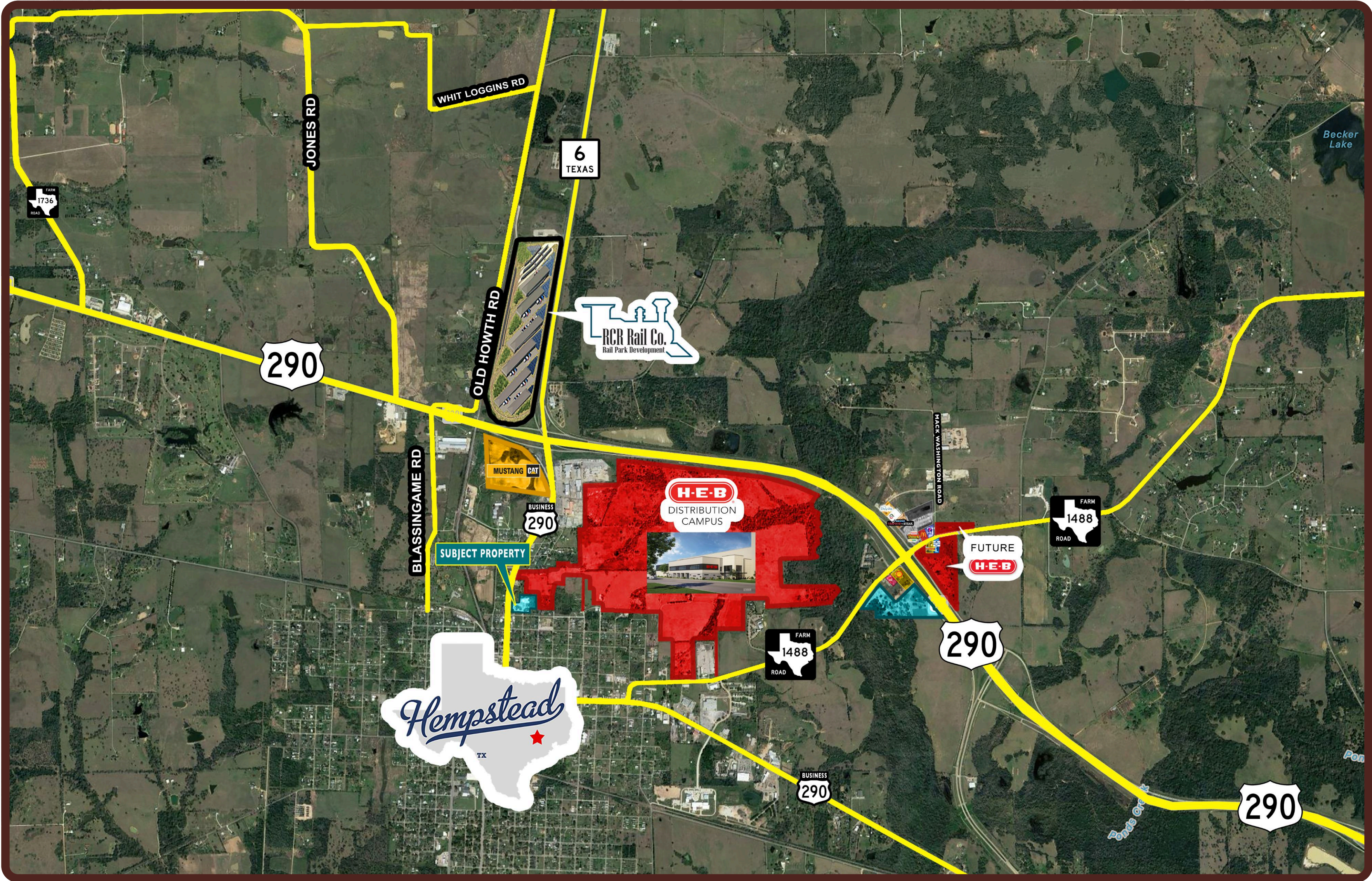


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Hempstead, TX

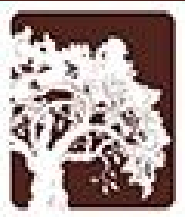
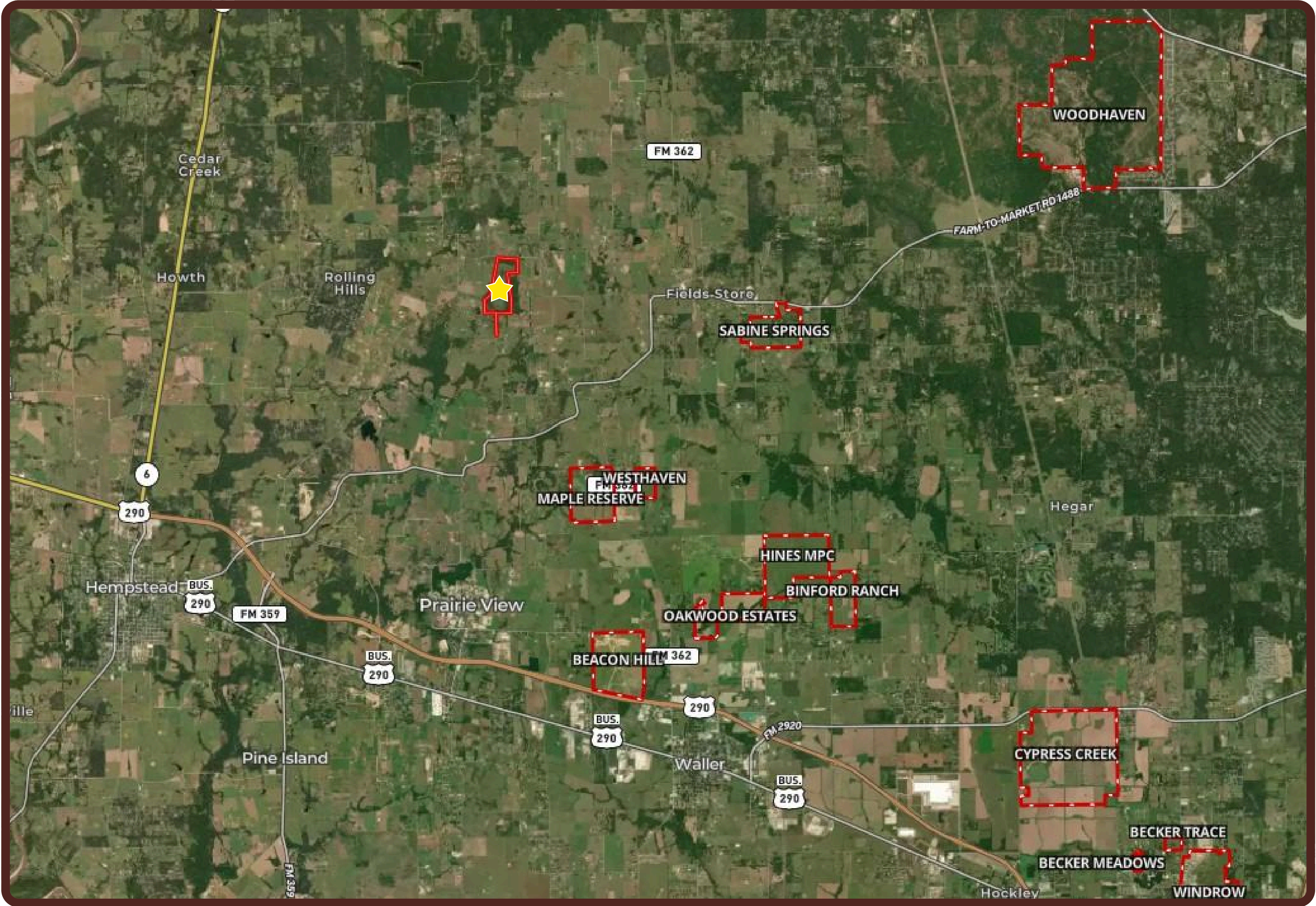


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# Nearby Developments



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