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93 Acres

Hempstead, TX



93 Acres, 356 50-Foot Lots



Description:

Sage Ranch is a new, single-family development in the path of growth in Waller County! Outside any city's ETJ and within Hempstead ISD, this 93-acre site is designed to include 356 homesites, park, walking trail, water plant, and sewer plant. Located 9 miles south of Hwy 290 and 16 miles north of I-10 with a future major thoroughfare planned along the southern edge of the development. All lots meet Waller County's minimum lot width of 50-feet wide.

Property Information	Waller County
Size	93 Acres
Jurisdiction	Waller County
Electric	San Bernard Electric Co-op
Schools	Hempstead ISD
Google Earth File	www.treatyoakdev.com/sage
Total Number of Lots	356

2022 Tax Rates:

ESD - Waller Harris ESD 200	0.097426
GWA - Waller County	0.522593
RFM - Waller CO FM	0.025852
SHD - Hempstead ISD	1.136700
MUD No. 44	1.110000
Total	2.892571



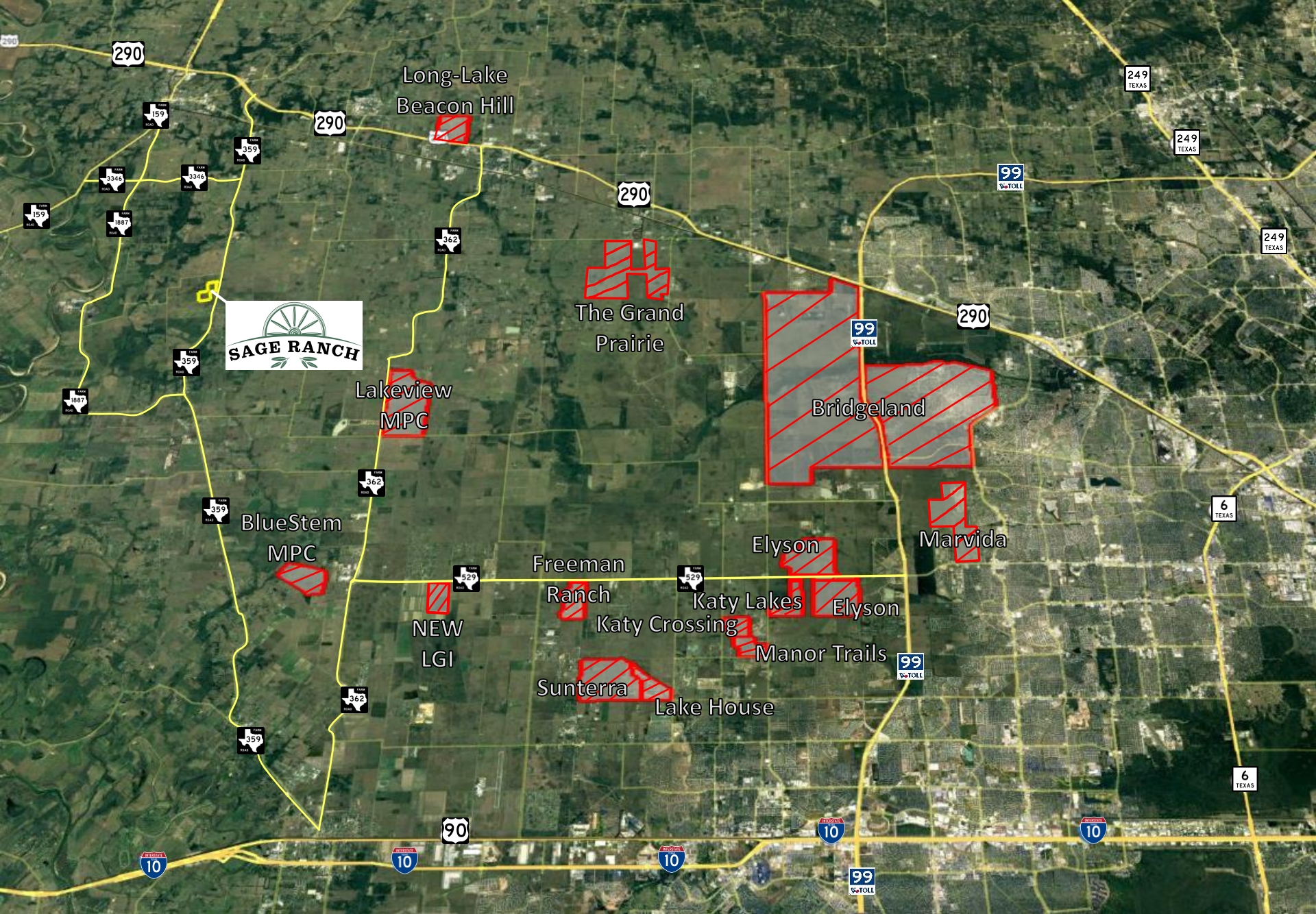
93 Acres, 356 SF 50-Foot Lots

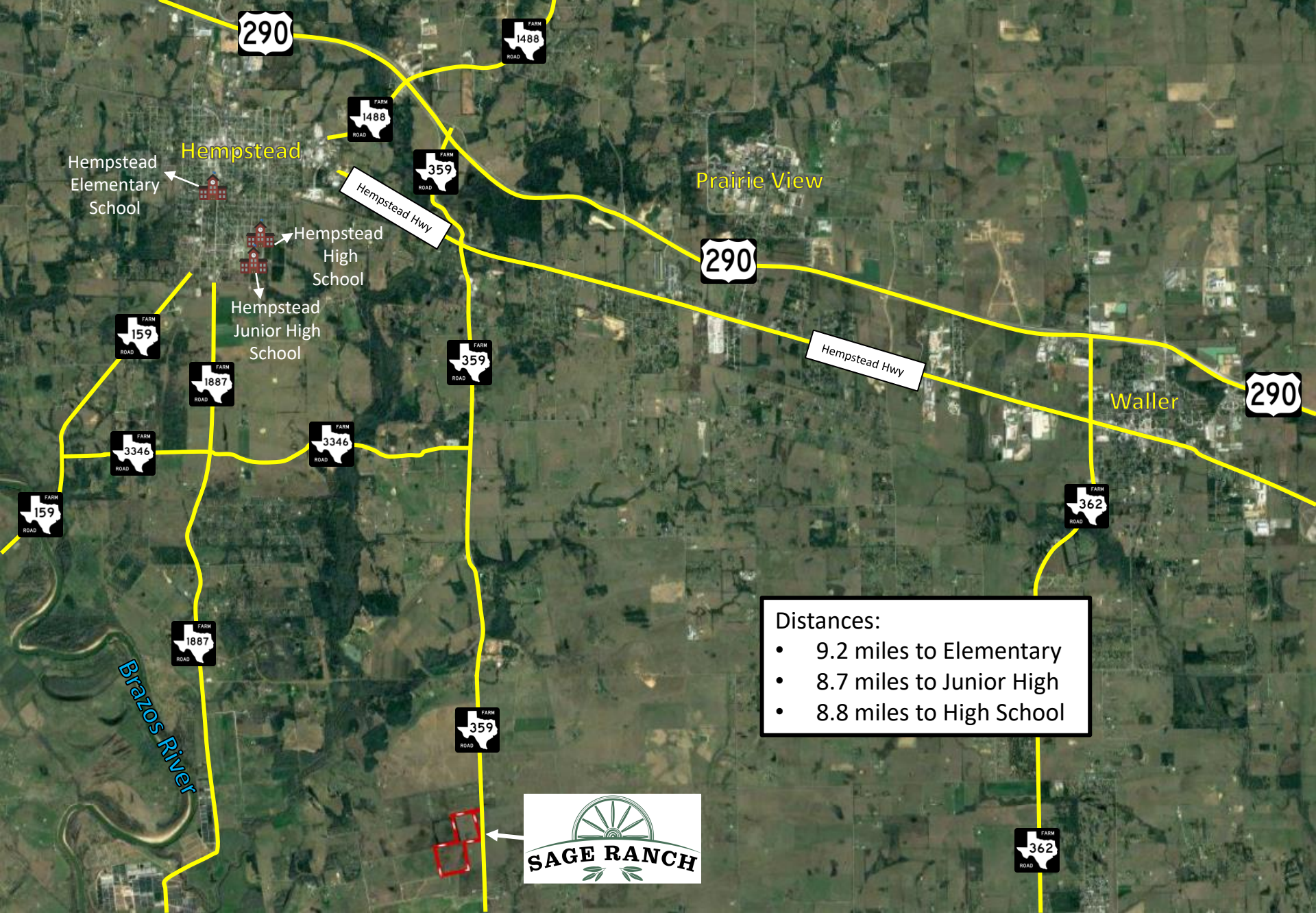
Study / Permit	In Progress	Complete	Notes
Phase 1		X	Completed by Earth Engineering, Inc.
Wetlands Study		X	Completed by SMC Consulting, Inc.
Geotechnical Study		X	Completed by Terracon Consultants, Inc.
Drainage Study		X	Completed and approved by Waller County.
Traffic Study		X	Completed by s+v+traffic.
TxDOT Driveway Permits		X	Approved by TxDOT.
MUD Market Study		X	Completed by Zonda Advisory.
MUD Reimbursement Model		X	Completed by The GMS Group. Estimated reimbursement total of \$13,006,500. Model assumes \$300,000 ASP on 356 homesites.
Engineer Cost Estimate		X	Completed by Elevation Land Solutions.
General Plan		X	General Plan has been approved by Waller County Commissioner's Court with an approved variance for 50-foot-wide ROWs.
Discharge Permit		X	Discharge permit completed with TCEQ. Permit No. WQ0016081001.
MUD Creation		X	Waller County MUD No. 44 has been approved by TCEQ. Created with Rob Seale, Attorney at ABHR.



- 9 miles South of Hwy 290 in Hempstead
- 16 miles North of I-10 in Brookshire
- 8 miles from Walmart
- 8 miles from Brookshire Brothers
- 14 miles from Buc-ee's

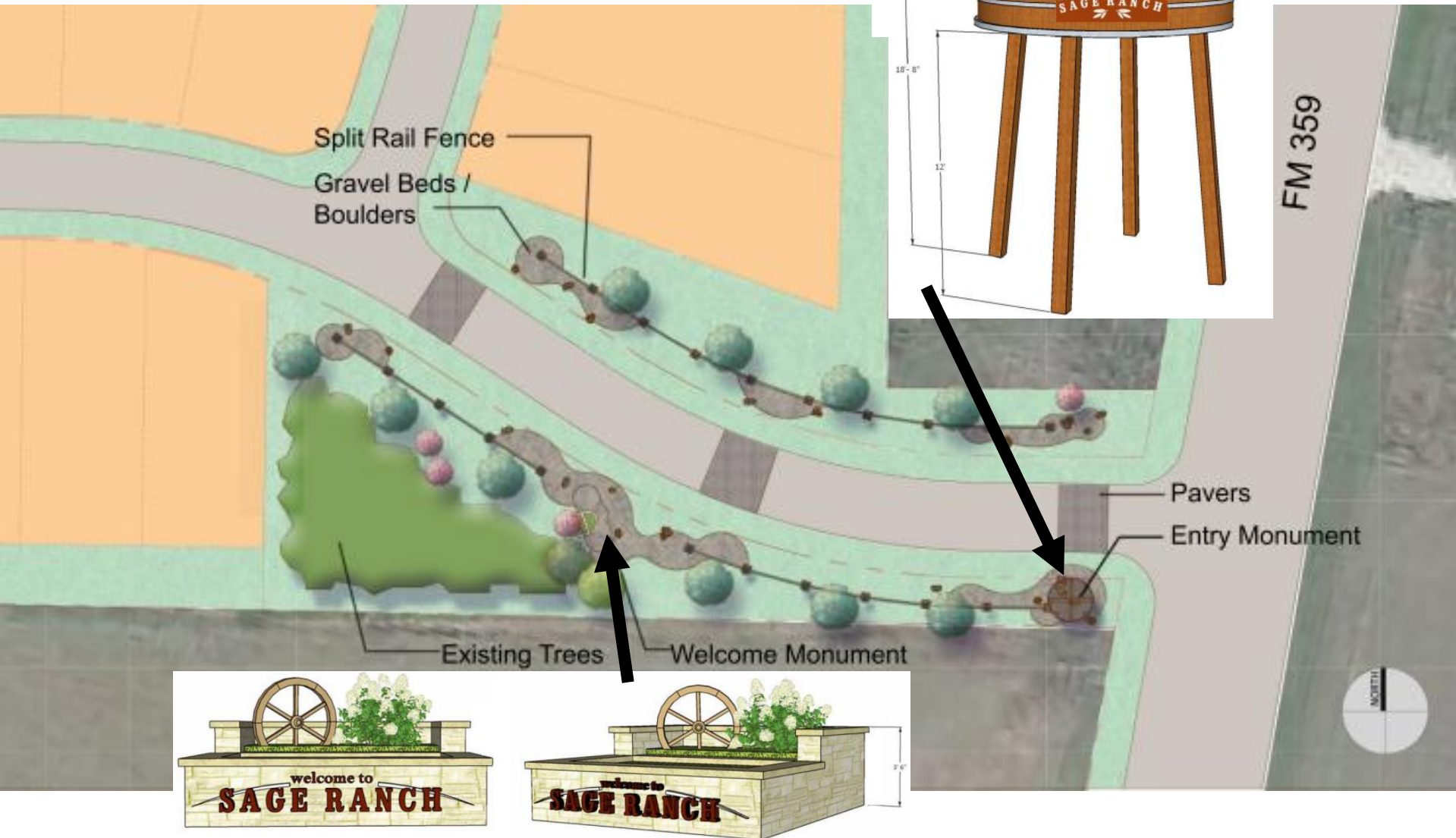


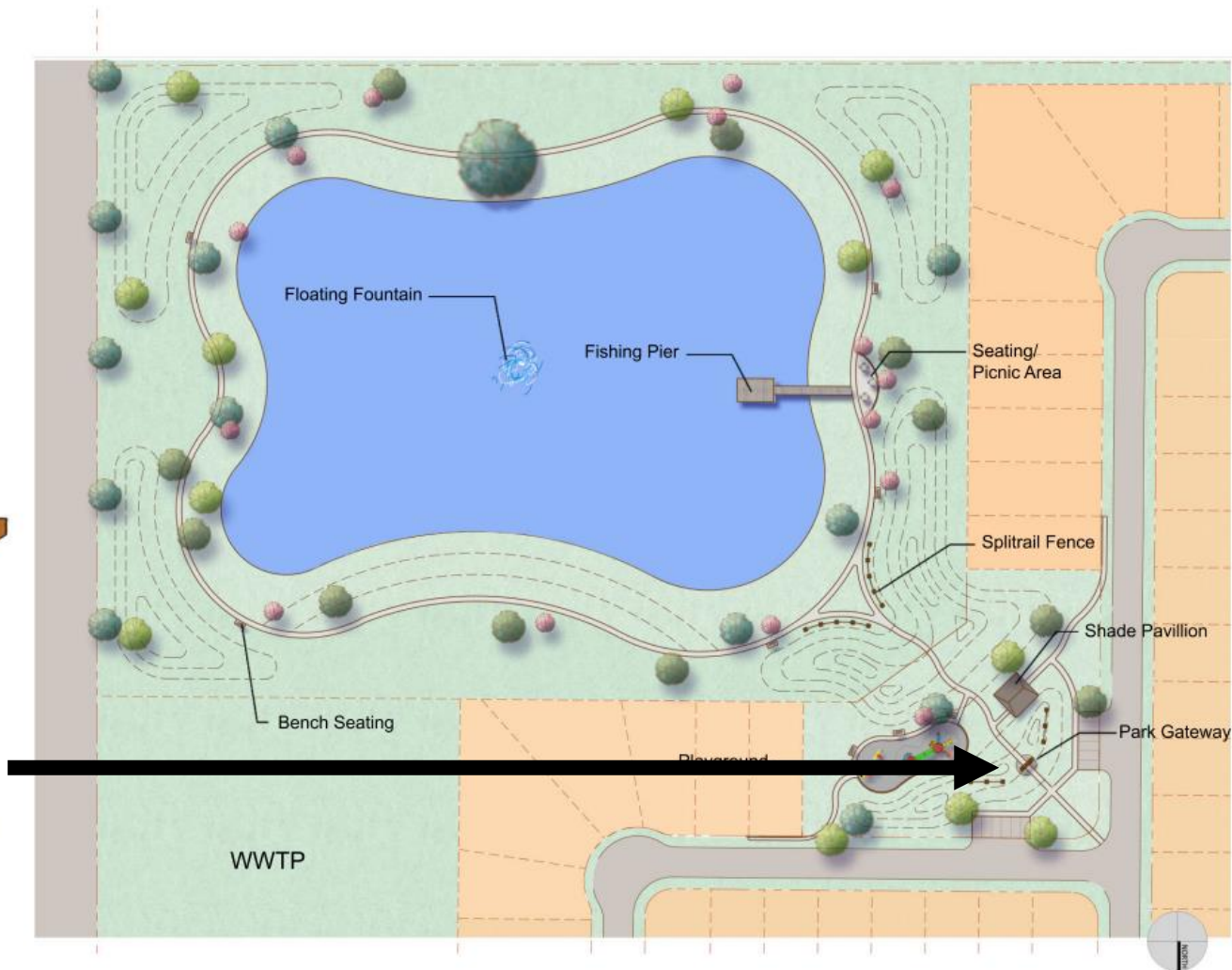
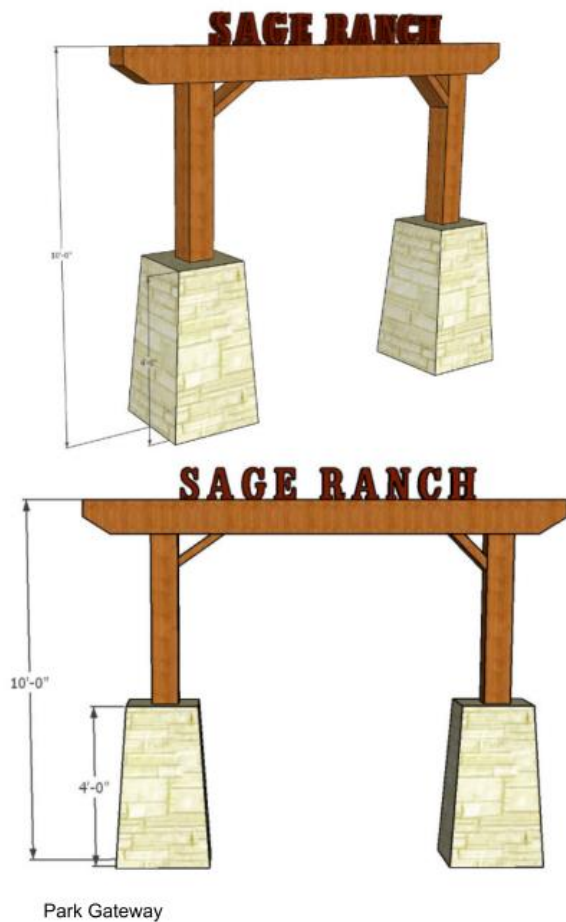




Distances:

- 9.2 miles to Elementary
- 8.7 miles to Junior High
- 8.8 miles to High School







HEMPSTEAD TRACT - SAGE RANCH
Projected Reimbursement - Treaty Oak Developers
September 9, 2022

Tract Assessed Value (at Buildout)	\$106,800,000 (a)
Implied Principal Amount of Bonds	\$14,950,000 (b)
Total Estimated Developer Reimbursement	\$13,006,500 (c)
Implied District Debt Service Tax Rate (at Buildout)	\$0.98 (d)
Assumed O&M Tax Rate (at Buildout)	\$0.20 (e)
Projected District Tax Rate (at Buildout)	\$1.18 (f)

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- (a) Per information provided by Treaty Oak Developers. Assumes the buildout of 356 lots at an ASP of \$300,000.
- (b) Assumes an acceptable District direct debt ratio of approximately 14.0%.
- (c) Assumes a 13% factor for bond cost of issuance and capitalized interest.
- (d) Represents the projected debt service tax rate necessary to amortize the District's debt given the projected buildout value. Assumes bonds sold with a 5.0% interest rate and structured with an average 27-year principal amortization period.
- (e) Assumes the District would need approximately \$0.20 at buildout for purposes of operations and maintenance of the water, sewer and drainage system and funding general administrative expenses of the District.
- (f) Reflects the District's buildout tax rate. The District's total tax rate at inception may be higher (i.e., \$1.25).