



TREATY OAK DEVELOPERS



WHITETAIL
RANCH

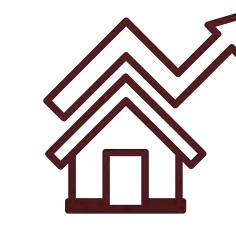
TREATY OAK DEVELOPERS

Treaty Oak Developers was founded with the goal of helping our investors, equity partners and other landowners thrive in today's highly competitive real estate development environment.

We focus on two types of single-family residential developments:



Land Entitlements: We acquire large tracts of raw land—typically 200+ acres—and secure entitlements, transforming them into shovel-ready projects for national homebuilders or developers.



Full Scale Development & Lot Sales: Instead of selling the entire tract, we develop the neighborhood infrastructure and sell finished lots to homebuilders or acreage lots to the public.

By leveraging our expertise in entitlement, development, and strategic partnerships, we provide investors with unique opportunities in high-growth residential markets.

TREATY OAK TEAM

We rely on three core values to drive success:
Integrity • Experience • Dedication



CHRIS WREN
CEO

Mr. Wren brings over 20 years of experience in single-family residential development, having served as President of LGI Land and EVP of LGI Homes, a Top 10 national home builder. He now leads Treaty Oak Developers, a platform he founded to scale capital raising and development efforts through a strategic, investor-focused approach.



CHRIS HOWARD
DIRECTOR OF
INVESTOR RELATIONS

Mr. Howard brings 14 years of banking experience, most recently closing syndicated loans up to \$400 million at Woodforest National Bank. At Treaty Oak Developers, he leads investor relations and supports acquisitions through marketing and investor materials.



BRETT HIENRICH
VP OF ACQUISITIONS

Mr. Heinrich specializes in real estate acquisitions, bringing expertise in banking, operations, and financial analysis. Since joining Treaty Oak in 2021, he has helped execute seven successful acquisitions, demonstrating his skill in managing complex transactions and driving growth-focused investment strategies.



WE PUT THE INVESTORS FIRST

20-30%

Target IRR

12%

Preferred Rate

50/50

Profit Share

INVESTOR RETURNS

We target an internal rate of return (IRR) between 20% and 30%, which significantly exceeds the returns typically associated with traditional investment vehicles.

INVESTOR INTEREST

Each of our offerings features a 12% preferred return, providing investors with strong downside protection.

PROFIT SHARE

Each offering has a 50/50 profit-sharing structure that ensures aligned interests and meaningful upside participation.



ENTITLE LAND

We entitle land to sell shovel ready project to developers and homebuilders

RAW LAND

Contract land and complete feasibility studies

PLANNING

Land planning and securing entitlements

CAPITAL

Raise capital and acquire land

MARKET

Take the project to market to developers, homebuilders or individuals



FULL SCALE DEVELOPMENT

We develop neighborhood infrastructure and sell lots to homebuilder and individuals

EXIT

Sell the whole tract or develop and exit the project

OUR PROCESS

HISTORY OF SUCCESS

PROJECT NAME	LOCATION	ACREAGE	# OF LOTS	START/SOLD-OUT
Whitetail Ranch	Evergreen, Texas	274	124	2025/----
Clear Creek Reserve	Waller, Texas	172	531	2024/----
Harvest Lakes	Cleveland, Texas	183	625	2022/2024
Peach Creek Forest	Waverly, Texas	216	809	2022/2024
Sage Ranch	Hempstead, Texas	133	513	2021/2024
Magnolia Forest	Magnolia, Texas	155	490	2021/2023
Lone Star Landing	Montgomery, Texas	165	600	2021/2021
Grace Landing	Conroe, Texas	100	400	2019/2021
Ranch Hill	Willis, Texas	169	710	2018/2021
Bunton Creek Reserve	Kyle, Texas	99	350	2017/2017
Spicewood Trails	Spicewood, Texas	317	243	2017/2021
Magnolia Reserve	Magnolia, Texas	169	225	2016/2021

HARVEST LAKES

This project was completed over a 25-month period and sold to Blue Lion Development in 2024, delivering an internal rate of return (IRR) of 20.14% and a return on investment (ROI) of 47.28%.



PEACH CREEK FOREST

This project was completed over a 27-month period and sold to Forestar Group in 2024, delivering an internal rate of return (IRR) of 28.45% and a return on investment (ROI) of 76.94%.



PAST PROJECTS

SAGE RANCH

This project was completed over a 30-month period and sold to Ellison Development in 2024, delivering an internal rate of return (IRR) of 25.60% and a return on investment (ROI) of 78.39%.



RANCH HILL

This project was completed over a 35-month period and sold to Inspire Communities in 2021, delivering an internal rate of return (IRR) of 21.08% and a return on investment (ROI) of 76.56%.





SPICEWOOD TRAILS

This project was completed over a 36-month period and lots were sold to the public in 2021, delivering an internal rate of return (IRR) of 29.58% and a return on investment (ROI) of 117.56%.



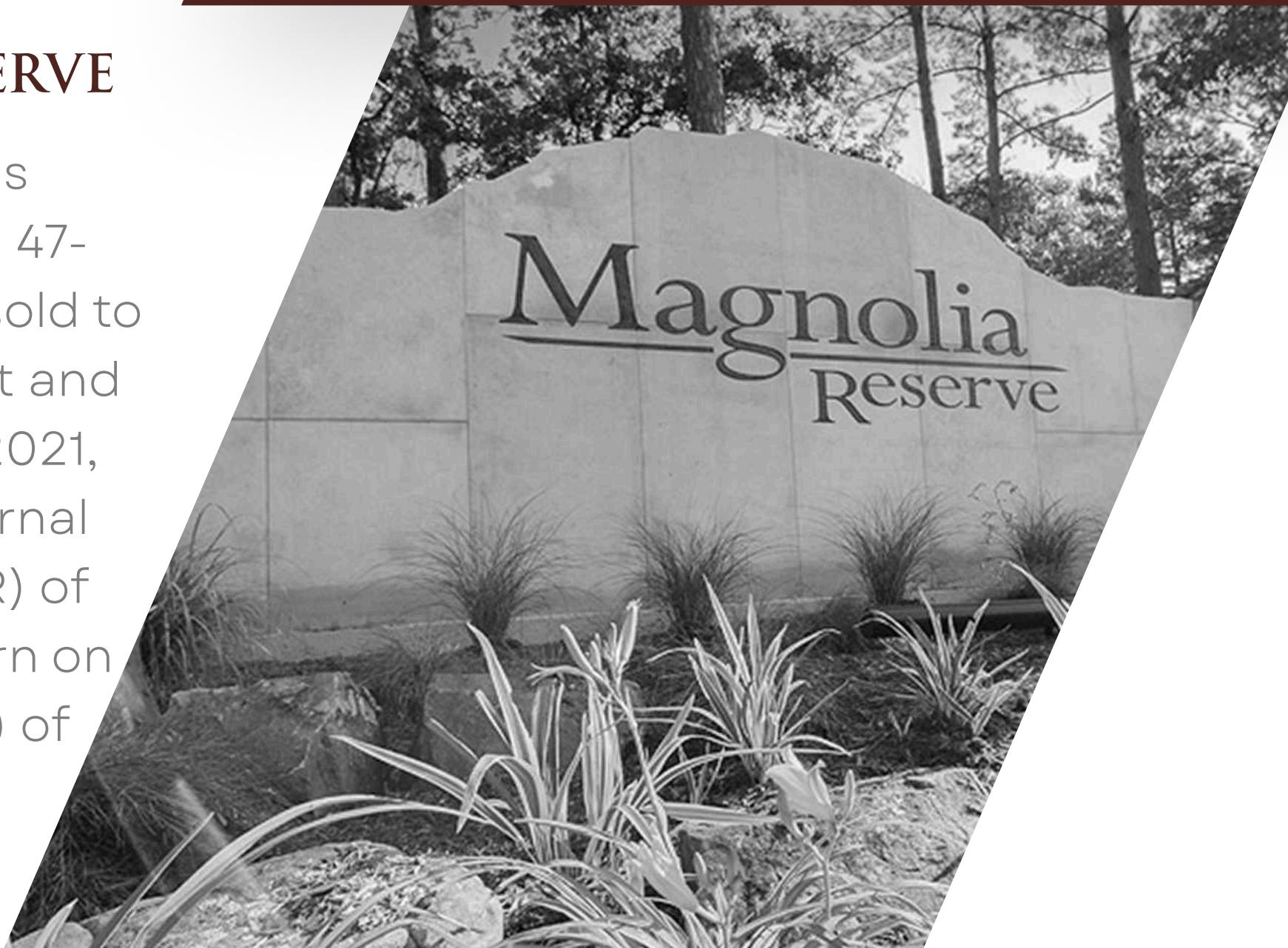
BUNTON CREEK RESERVE

This project was completed over a 8-month period and sold to Starlight Homes in 2017, delivering an internal rate of return (IRR) of 108.70% and a return on investment (ROI) of 58.66%.

PAST PROJECTS

MAGNOLIA RESERVE

This project was completed over a 47-month period and sold to Terrata, Gracepoint and Bethel Homes in 2021, delivering an internal rate of return (IRR) of 22.02% and a return on investment (ROI) of 102.34%.



MAGNOLIA FOREST

This project was completed over a 33-month period and sold to Lennar Homes in 2023, delivering an internal rate of return (IRR) of 20.34% and a return on investment (ROI) of 68.45%.

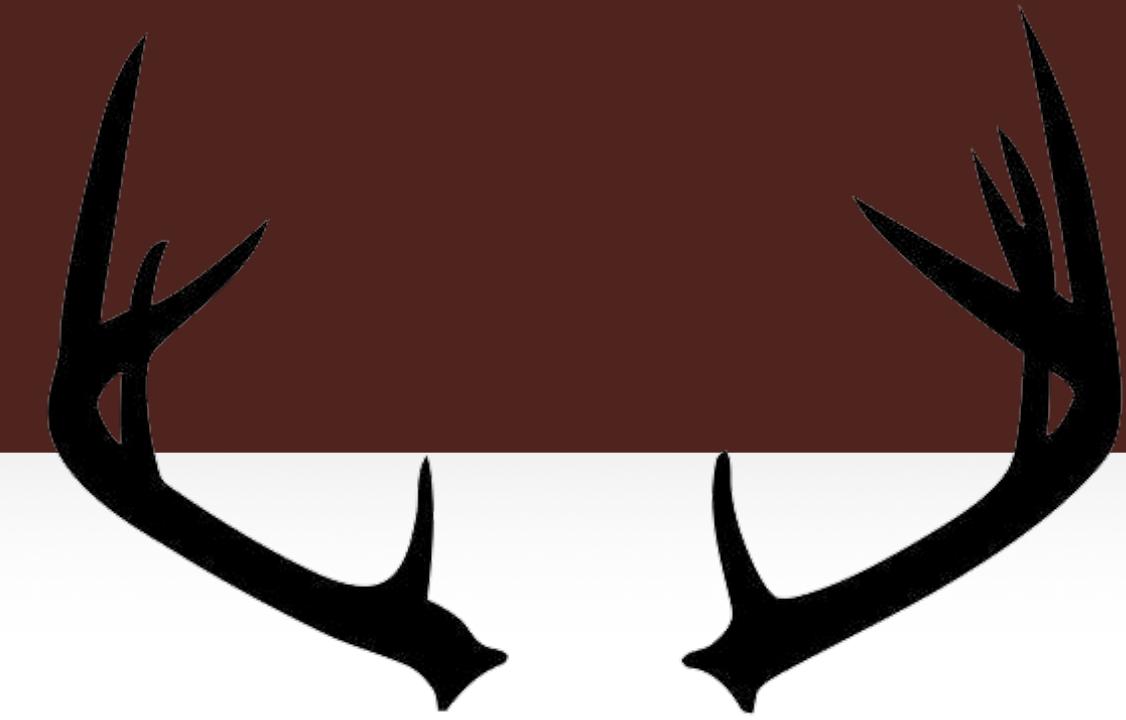




COMMUNITY AMENITIES

We design and build exceptional community amenities into our developments, creating spaces that enhance daily life and foster a true sense of belonging. Every feature is curated to meet the needs and lifestyle preferences of our residents—encouraging connection, comfort, and convenience.

Current
Offering



WHITE TAIL
RANCH

ENGLAND ADVISORY GROUP

This fund is being organized by England Advisory Group. England Advisory Group is owned 100% by J. Troy England.



TROY ENGLAND FOUNDER/CEO

Troy has over 30 years of experience in the financial industry, primarily banking. In 2020, Troy started a financial consulting business that focuses on helping clients find both traditional and non-traditional financial solutions to fit their needs. Prior to 2020, Troy was the President and CEO of Westbound Bank in Katy, Texas. He successfully rebuilt the bank after the financial crisis and negotiated the sale to Guaranty Bank and Trust for a significant premium to his shareholders. During his extensive banking career, he worked in all facets in banking including lending experience in numerous industries, both domestic and global companies. During his career, he led and trained many employees that are now successful in banking and other industries, which he considers his greatest accomplishment.

Troy started England Advisory Group in 2020 originally used to broker loans to banks and non-bank Lenders. In 2022, the company became active putting together funds for real estate and other industries (primarily medical device). In the past 12 months, he has helped fund \$10million in projects and currently has over \$35 million in deals that he is actively working including Clear Creek Reserve.

Troy earned a bachelor's degree in Marketing and Finance from Lamar University in Beaumont, Texas. Additionally, he completed additional accounting hours at University of Houston Downtown and completed a formal bank training program with Comerica Bank in Detroit Michigan. He has completed numerous continuing education courses in banking and other industries too.

Troy also has been active in various civic and community organizations. He is a devoted husband to his wife, Lisa. He is an avid golfer and enjoys outdoor activities in the coastal marshes of the gulf coast.

Investor Overview

Whitetail Ranch

Duration:
36 Months

Total Raise:
\$5,200,000

Preferred Rate:
12% to 15%

Profit Share:
50/50 - Net Profit

Estimated IRR:
26.08%

Estimated Equity Multiplier
2.32x



Summary:

The project is projected to span 36 months, with a total capital raise of \$5,200,000. The investment structure includes a 12% to 15% preferred return and a 50/50 profit split. The estimated internal rate of return is 26.08%. Total projected investor net profit of approximately \$5,222,778, which results in an equity multiplier of 2.32x.

Treaty Oak's exit strategy is to complete the development of community infrastructure and sell finished lots to individuals and local homebuilders in sections over the course of the project. Funds from sales will be used to cashflow development costs, pay down debt and interest. All profits will be distributed by the end of 2027.

Treaty Oak raised \$3,500,000 to acquire the property in December 2024. The project is now fully engineered, platted, and cleared. An additional \$1,700,000 has been secured to begin road construction and lot pre-sales.



Property Overview

Whitetail Ranch

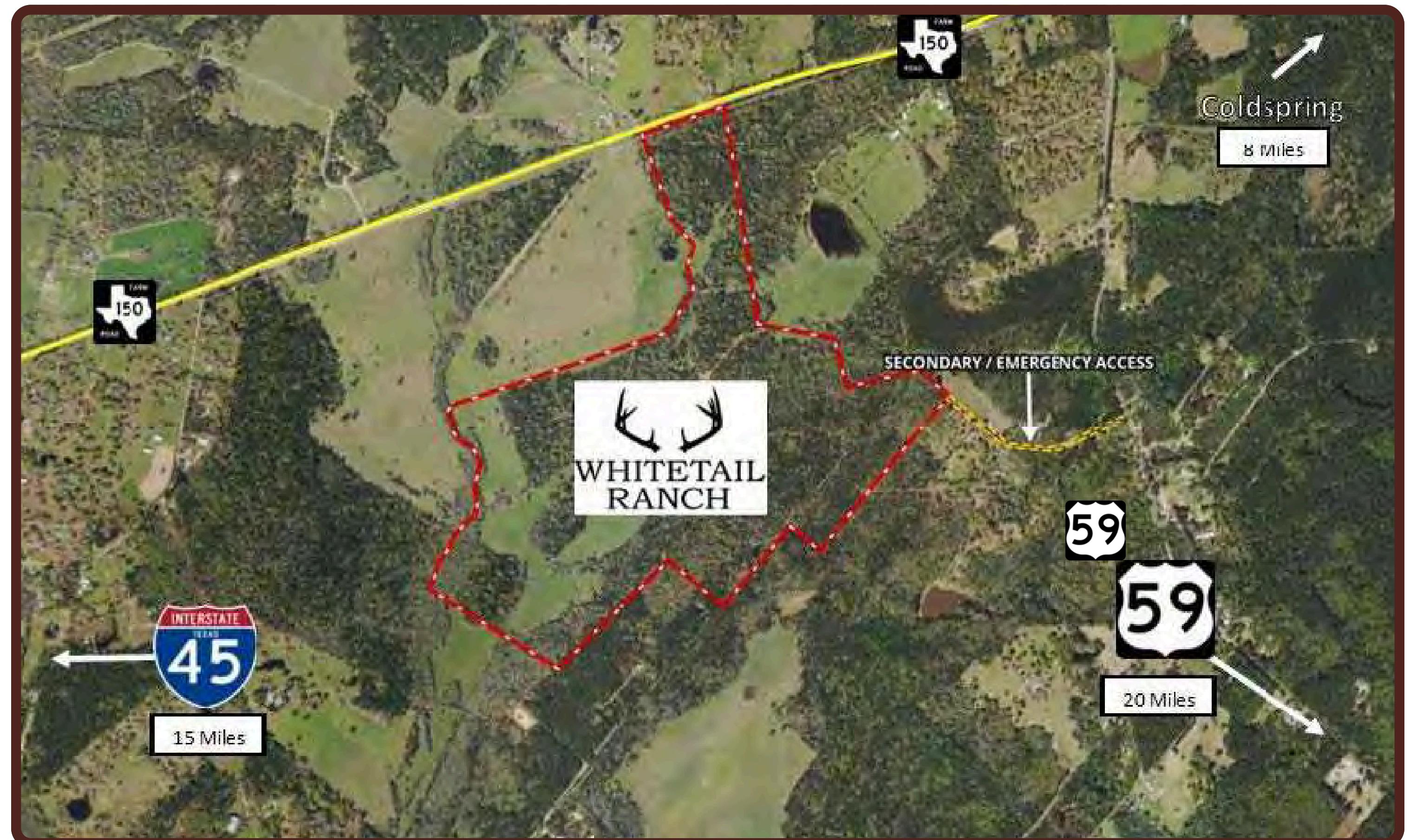
Whitetail Ranch is an exceptional 274-acre residential development located East of Willis in San Jacinto County. This thoughtfully designed community offers spacious 1.5-5.0 acre lots, each equipped with an individual well and septic system. Situated within the Coldspring-Oakhurst Consolidated Independent School District, Whitetail Ranch combines rural charm with practical amenities, all while boasting low taxes—making it an attractive choice for builders and homeowners looking to build custom homes.

SUMMARY

- Acres: +/- 274
- Lot Size: 1.5-5.0 acres
- Jurisdiction: San Jacinto County
- Google Earth File: [Click Here](#)
- Utilities:
 - Individual Well
 - Individual Septic
- LOW Taxes
- Coldspring-Oakhurst Consolidated ISD

HIGHLIGHTS

- 970' of frontage on SH 150
- 12 miles to I-45 in New Waverly, TX



Property Overview

Whitetail Ranch

<u>Property Information:</u>		<u>Utilities:</u>	
Size	274.261 Acres	Water / Sewer	Private Well / Septic
Appraisal District	Click Here	Electric:	SHECO
Tax Parcel #	40385 / 40449	Schools:	Coldspring-Oakhurst CISD
Jurisdiction	San Jacinto County		
Google Earth File:	Click Here		

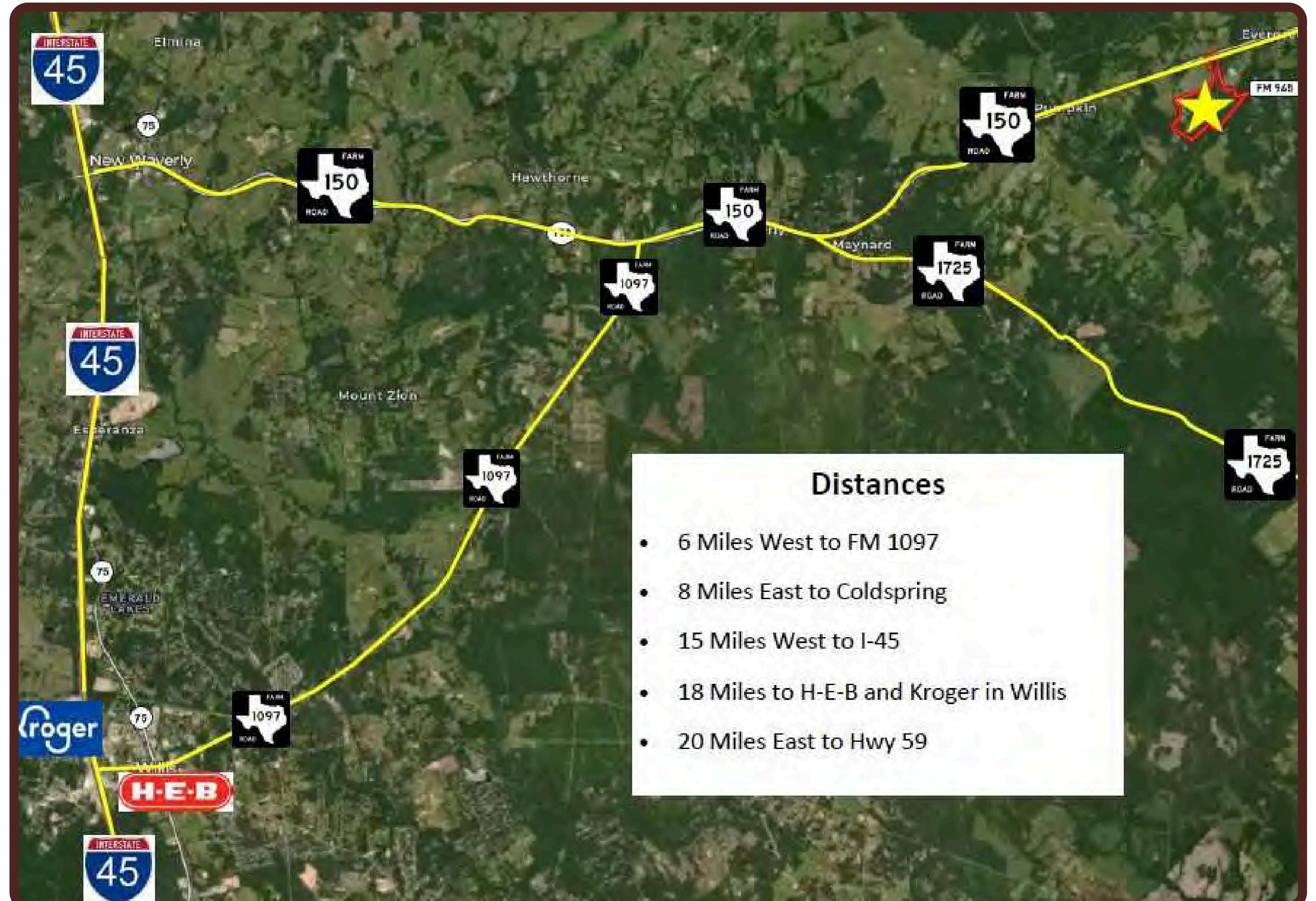
<u>Due Diligence Checklist</u>	In-Progress	Complete	Notes
Preliminary Plat		✓	Approved by San Jacinto County
Phase 1 Study		✓	Earth Engineering INC
Wetlands Study		✓	SMC Consulting
TX Dot Driveway Permit		✓	Approved by TX Dot
Hydrology Study		✓	Approved by San Jacinto County
Engineer Estimates		✓	Venturi Engineering
Electric Plan		✓	SHECO
Construction Drawings		✓	Venturi Engineering
Right-of-Way Clearing		✓	

<u>2024 Tax Rates:</u>		
ESD - Emergency Services		0.100000
GSJ - San Jacinto County		0.382020
RDB - Special Road and Bridge		0.03655
RLR - Lateral Road		0.089190
SCS - Coldspring-Oakhurst CISD		0.806700
Total:		1.414460



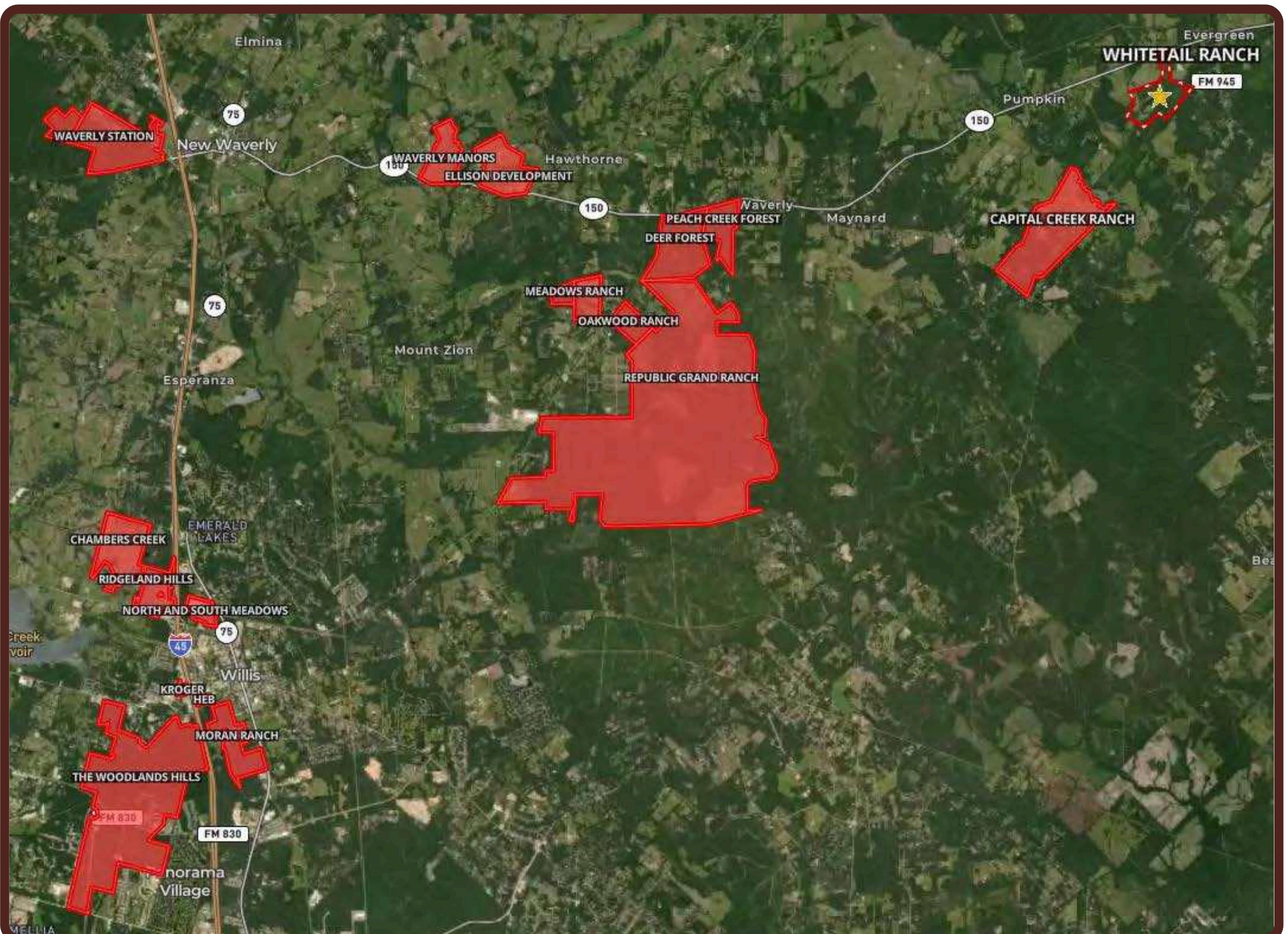
Aerial Map Whitetail Ranch

- 6 miles West to FM 1097
- 8 miles East to Coldspring, TX
- 15 miles West to I-45
- 18 miles H-E-B & Kroger in Willis, TX
- 20 miles East to Hwy 59

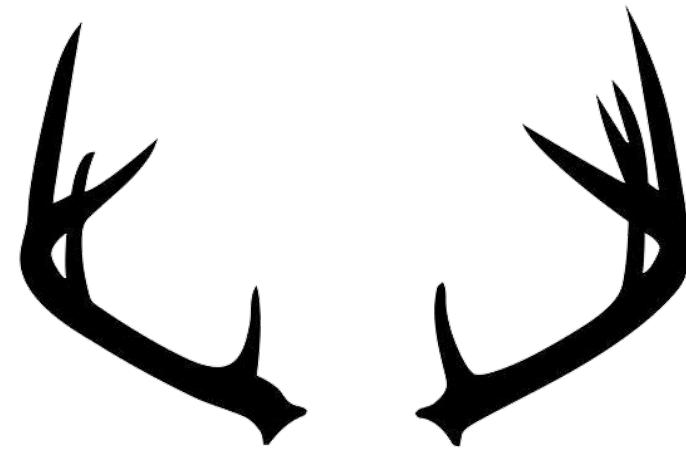


Nearby Developments Whitetail Ranch

- Whitetail Ranch - 124 - 1.5+ acre lots
- Capital Creek Ranch 450 - 1.5+ acre lots
- Peach Creek Forest: 655 - 50' lots
- Deer Forest: 200 - 1-acre lots; sold out
- Republic Grand Ranch: 2,500 - 1+ acre lots; 80% sold out
- Oakwood Ranch: 3/4-acre lots
- Waverly Manors: 1-acre lots
- Waverly Station: 1,600 - 50' & 60' lots
- Moran Ranch: 1,200 - 45', 50' & 60' lots
- The Woodlands Hills: 4,500 - 40'- 75' lots
- Chambers Creek: 3,000 - 40'-60' lots
- Ridgeland Hills: 600 - 40' lots



Land Plan



WHITETAIL RANCH

- Community Map



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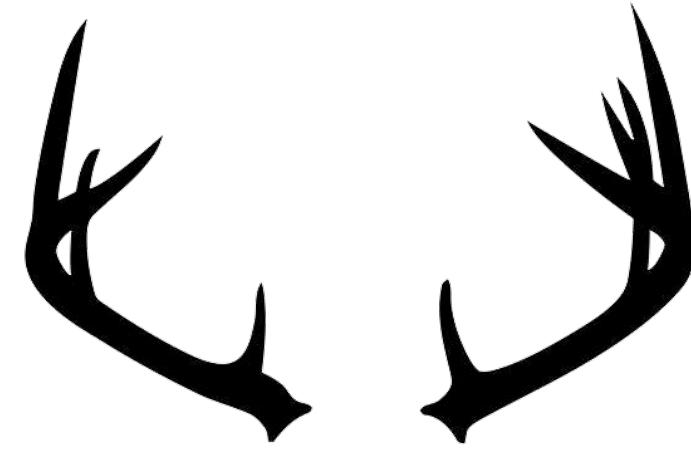
Gated Entrance Design



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Park Design



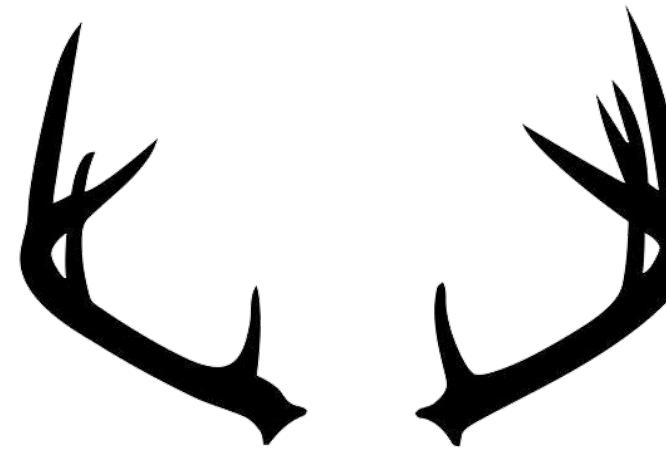
WHITETAIL RANCH



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Plat



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