

Texas Community Developers, LLC Presents:

82.91 acres

Residential Land Entitlement & Subdivision in Austin County, Texas



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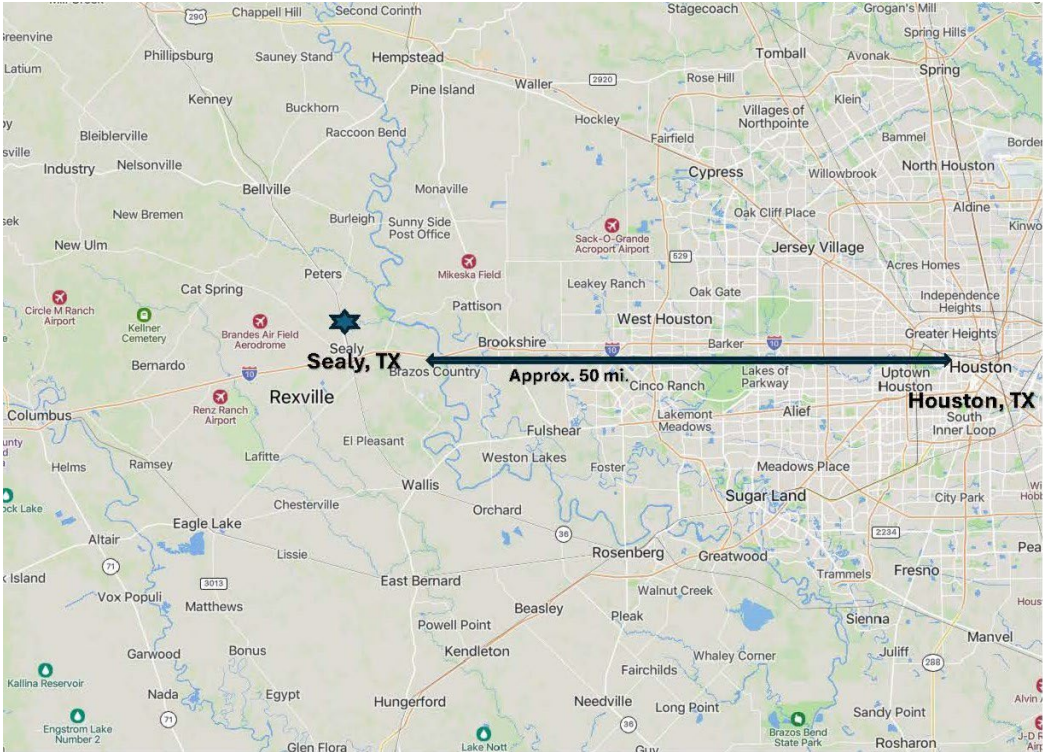
Development Overview

Sealy, TX & Demographics

Introduction

- Texas Community Developers, LLC is an 82.91 +/- acre Planned Unit Development project in the County of Austin, Texas. The site location is in an area experiencing growth and located in a prime location, easy access to major roads, and especially for those that look to escape the busy city life yet enjoy the peace and tranquility of rural living. The property's surrounding terrain is a definition of a rural atmosphere.
- The project design will include a subdivision map for approximately 330 entry-level home lots. The site is approximately 50 miles west of Houston, 120 miles southeast of Austin and 160 miles east of San Antonio. Sealy is within close proximity to neighboring communities. It is approximately 12 miles to Brookshire, approximately 14 miles to Bellville, approximately 22 miles to Katy, and approximately 24 miles to Fulshear.
- A prime property just a few short miles from not only city amenities, and major events, but having the opportunity to escape the city life for a serene countryside lifestyle.

The Opportunity Highlights



Investment Opportunity



Texas Community Developers, LLC is offering for sale interest in the referenced project. This 82.91 +/- acre property sits in a prime location in Austin County, Texas and is suited for Entry Level Dwelling units. The total amount of capital required is \$1,700,000 with a minimum investment of \$50,000 (which equals a 1.03% share for each \$50,000).

Our project objective is to obtain all necessary approvals from the county, during the escrow period, for Entry Level home sites. Upon receiving all required approvals, the property will be sold to a homebuilder, along with all approved entitlement documents. The estimated turnaround is approximately 24 months.

Investment Opportunity

Project Particulars

Project Particulars:

- Great location in Greater Houston Area
- Projected Term 22-24 Months
- 82+/- Acres in Greater Houston Area, Suited for Residential Lots
- Purchase Price \$3,700,000
- Approx. 330 Residential Lots for Entry Level Homes

Contact us to discuss this project and to receive an Investor Package if you are interested in this project.
The Investor Package contains:

- Project Summary
- Background Information on Project Mangers
- Project Pro Forma
- Operating Agreement

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The Opportunity Highlights

Summary



- Texas Community Developers, LLC presents an opportunity to acquire 330 entry-level home lots located in Austin County, 82 +/- acres. The land is surrounded by a rural atmosphere and offers a compelling homebuilding and lifestyle opportunity.
- This prime property is in an area that is experiencing growth and offers an amazing investment opportunity if you are looking to capitalize on the rapid growth expansion of the outer parts of the Houston area. This is also a viable solution for many home buyers because it is located within an acceptable commuting distance.
- This property offers easy access to both Interstate Highway 10 and State Highway 36.
- Rural living outside of the busy cities, approximately 50 miles east of Houston, approximately 120 miles northwest to Austin, and 160 miles southeast to San Antonio. All this and so much more within a reasonable commute to surrounding communities.
- The property is unimproved/raw with utilities near property boundary.

Surrounding Areas of Prime Rural Land – Sealy, TX



Investment Opportunity

Project Capital Budget



Projected Costs:

Escrow Deposits	\$	200,000
Acquisition Fee	\$	100,000
Feasibility	\$	60,000
Planning & Civil Engineering	\$	300,000
Studies, Tests & Reports	\$	255,000
Fees and Other Entitlement Costs	\$	180,000
Legal & Accounting	\$	60,000
Marketing	\$	175,000
Management/G&A	\$	180,000
Misc. / Contingency	\$	<u>190,000</u>
Total	\$	1,700,000

DEVELOPMENT OVERVIEW



Home Builders in Sealy, TX And Surrounding Area

Approximate Distance from Sealy, TX to Surrounding Communities:

- Belleville, TX – approx. 14 mi. NW
- Pattison, TX – approx. 15 mi. NE
- Brookshire, TX – approx. 18 mi. E
- Katy, TX – approx. 22 mi. E
- Fulshear, TX – approx. 24 mi. SE
- Beasley, TX – approx. 30 mi. S
- Waller, TX – approx. 25 mi. NE

Sealy, TX & Surrounding Area Home Builders 04-11-2025

Cane Crossing Estates – Sealy, TX By: K. Hovnanian Homes	\$396 - \$620k	1902 – 3284 Sq. Ft.	Sunterra Landmark Collection – Katy, TX By: Beazer Homes	\$366 - \$479k	1543 – 2837 Sq. Ft.
Westward Pointe – Sealy, TX By: D.R. Horton	\$272 - \$337k	1595 – 2257 Sq. Ft.	Cross Creek Ranch – Fulshear, TX By: Highland Homes	\$384 - \$510k	1582 – 2664 Sq. Ft.
La Segarra – Pattison, TX By: Smith Douglas Homes	\$245 - \$333k	1450 – 2397 Sq. Ft.	Cross Creek West 45' – Fulshear, TX By: Perry Homes	\$428 - \$521k	1910 – 2754 Sq. Ft.
Laurel Farms – Brookshire, TX By: Century Communities	\$265 – \$375k	1288 – 2439 Sq. Ft.	Fulshear Lakes 45's, Fulshear, TX By: Smith Douglas Homes	\$273 - \$370k	1501 – 2387 Sq. Ft.
Anniston Avante Collection – Katy, TX By : Village Builders	\$280 - \$376k	1572 – 2400 Sq. Ft.	Fulshear Lakes 50's, Fulshear, TX By: Smith Douglas Homes	\$292 - \$418k	1501 – 2387 Sq. Ft.
Elyson – Katy, TX By: Beazer Homes	\$348 - \$436k	1604 – 2286 Sq. Ft.	Jordan Ranch – Fulshear, TX By: Lennar	\$381 - \$507k	1600 – 2539 Sq. Ft.
Feeman Ranch – Katy, TX By: LGI Homes	\$263 - \$354k	1366 – 2175 Sq. Ft.	Tamarron – Fulshear, TX By: D.R. Horton	\$317 - \$535k	1409 – 2941 Sq. Ft.
Grange 45' Homesites – Katy, TX By: David Weekley Homes	\$430 – \$563k	1647 – 2614 Sq. Ft.	Emberly – Beasley, TX By: Davidson Homes LLC	\$280 - \$380k	1438 – 2542 Sq. Ft.
Jordan Ranch – Katy, TX By: Beazer Homes	\$355 - \$437k	1604 – 2286 Sq. Ft.	Emberly – Beasley, TX By: LGI Homes	\$287 – \$389k	1400 – 2339 Sq. Ft.
Marvida Preserve – Katy, TX By: KB Home	\$317- \$367k	1836 – 2876 Sq. Ft.	Emberly Classic Collection – Beasley, TX By: Lennar	\$280 - \$360k	1625 - 2377 Sq. Ft.
Sunterra – Katy, TX By: D.R. Horton	\$326 - \$400k	1692 – 2733 Sq. Ft.	Emberly Cottage Collection – Beasley, TX By: Lennar	\$250 - \$301k	1464 – 2066 Sq. Ft.
Sunterra – Katy, TX By: KB Home	\$271 - \$390k	1416 – 2471 Sq. Ft.	Oakwood Estates – Waller, TX By: Ashton Woods	\$270 - \$407k	1631 – 2744 Sq. Ft.
Sunterra – Katy, TX By: Davidson Homes	\$303 - \$383k	1438 – 2555 Sq. Ft.	Williams Landing – Waller, TX By: Starlight Homes	\$220 - \$299k	1206 – 2338 Sq. Ft.
Sunterra North – Katy, TX By: KB Home	\$240 - \$330k	1416 – 2538 Sq. Ft.			
Sunterra – Cottage Collection – Katy, TX By: Lennar	\$250 - \$328k	1464 – 2364 Sq. Ft.			

Sealy, TX

Austin County

From Houston- Approximately 50 miles east to Sealy.

From Austin - Approximately 120 miles southeast to Sealy.

From San Antonio – Approximately 160 miles northeast to Sealy.



City of Sealy, TX

Sealy appears to be a favorite in southeastern Texas, it also has access to and with the city's steady growth, it stands ready to welcome even more families and businesses looking for an escape from the hassles of big city. Sealy strives to assure those that live, work and play in the city, the highest quality of life as it protects it's economic well-being for both current and future generations. Sealy is continually investing in its future of progress while it also dedicated to continue to preserve its history of excellence.

About Sealy's prime location: https://www.ci.sealy.tx.us/welcome/about_sealy/location/index.php

For more information visit: <https://www.ci.sealy.tx.us/>

Texas State Historical Society: <https://www.tshaonline.org/handbook/entries/sealy-tx>

Sealy Main Street has become a certified Main Street District in Texas. This offers a place for people to relax, enjoy and of course have fun. While maintaining the historical look of the old buildings, there are restaurants, shops, including entertainment venues. There are also annual events bringing everyone together as a community. Additionally, either in or near Sealy, you can enjoy arts, culture and history, attractions and entertainment, festivals, plenty of restaurants, shopping, fitness and sports, and of course, the great outdoors.

For more information visit: <https://mainstreet.sealyedc.com/>

To Learn more about the history of Sealy, Texas, please visit: <https://mainstreet.sealyedc.com/historic/>

The City of Sealy is in close proximity to Interstate Highway 10, U.S. Highway 90 and State Highway 36. Major surrounding cities from Sealy include, downtown Houston approximately 50 miles west of Sealy, San Antonio approximately 160 miles east of San Antonio and approximately 120 southeast of Austin.

A look at Sealy, TX



Economic Development

Sealy, Austin County

- The City of Sealy is Austin County's largest incorporated municipality. It is located in southeastern Texas within the Houston-The Woodlands-Sugarland metropolitan area. Sealy is the economic hub and also, the largest beautiful city in Austin County. Austin County has experienced a substantial growth over the past decade.
- Sealy was recognized in the edition as one of the "Best Places for Manufacturing in the West Houston Region Southern Business & Development magazine's Fall 2016.

For more information please visit:

<https://sealyedc.com/sealy-selected-as-one-of-the-best-places-for-manufacturing-in-the-west-houston-region/>

- The City of Sealy Economic Development Department provides valuable resources putting you and your business in touch with the resources you may.

For more information please visit: <https://sealyedc.com>

- Visit Sealy Economic Development Corporation website for additional resources.

For more information please visit: <https://sealyedc.com/online-resources/>

- For additional demographic and county data, please visit: <https://datausa.io/profile/geo/austin-county-tx>

Economic Growth/Population

Sealy, Austin County

Population:

7,517

City of Sealy, TX Population 2025

Sealy is currently growing at a rate of 1.86% annually

31,677

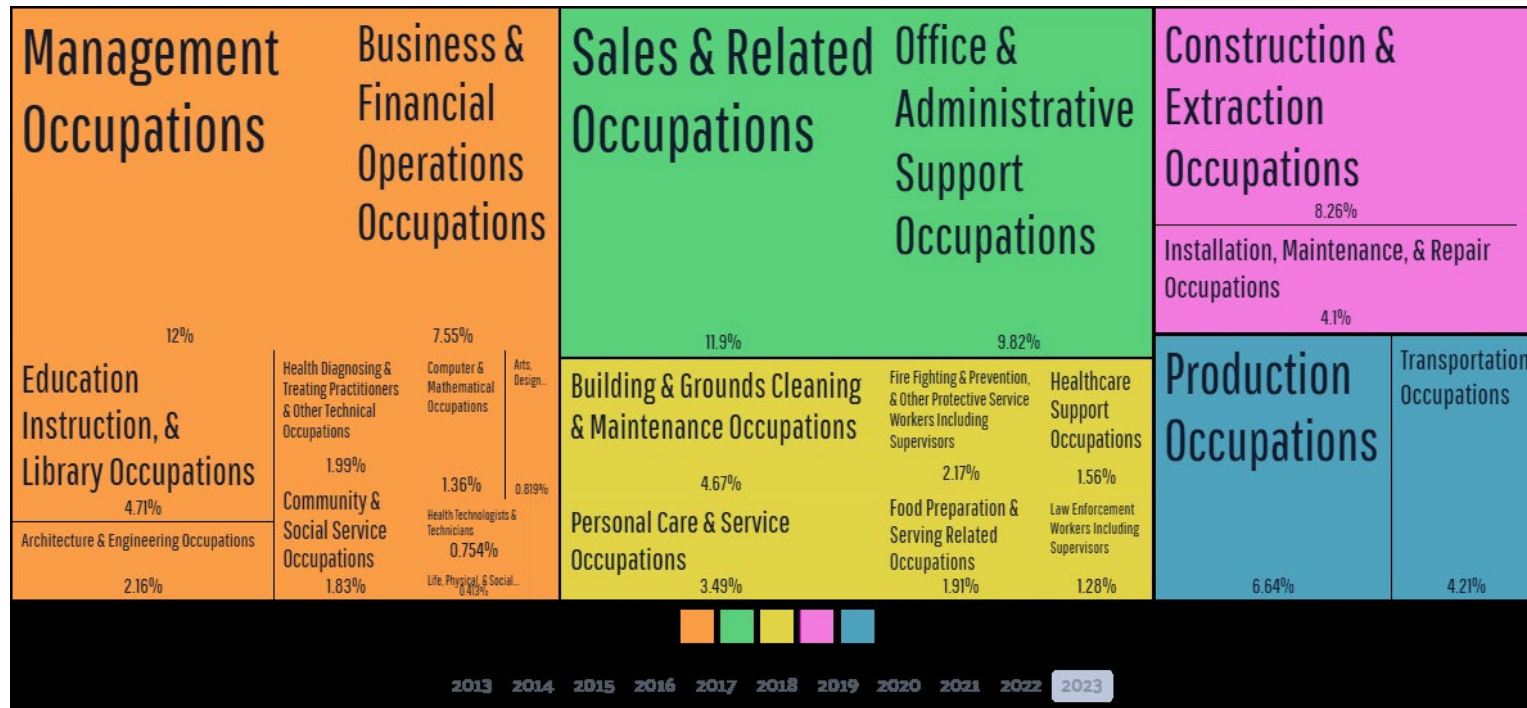
Austin County Population 2023

Source: <https://worldpopulationreview.com/us-cities/texas/sealy>

Major Employers:

1. Walmart Distribution Center
2. Sealy ISD
3. Walmart Store
4. Gulf States Toyota parts
5. International Paper
6. ACME Brick Company
7. Prasek's Hillje Smoke House
8. City of Sealy
9. Anchor/Baker Industries
10. Hailiang America Corp.

Workforce by Occupation:



Source: <https://datausa.io/profile/geo/austin-county-tx#economy>

Surrounding Areas



Downtown Houston, TX



Tesla's Gigafactory, Austin, TX



Downtown Austin, TX



Downtown, San Antonio, TX



Downtown Houston, TX

Resources



City of Sealy
415 Main Street
P.O. Box 517
Sealy, TX 77474
Phone: (979) 885-3511
<https://www.ci.sealy.tx.us/>
Open Monday - Thursday



Sealy Chamber of Commerce
390 Main Street
Sealy, TX 77474
Phone: (979) 885-3222
info@sealychamber.com
Open Mon – Thurs: 9 am – 4 pm
Friday: 9 am – Noon



For more information contact:

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