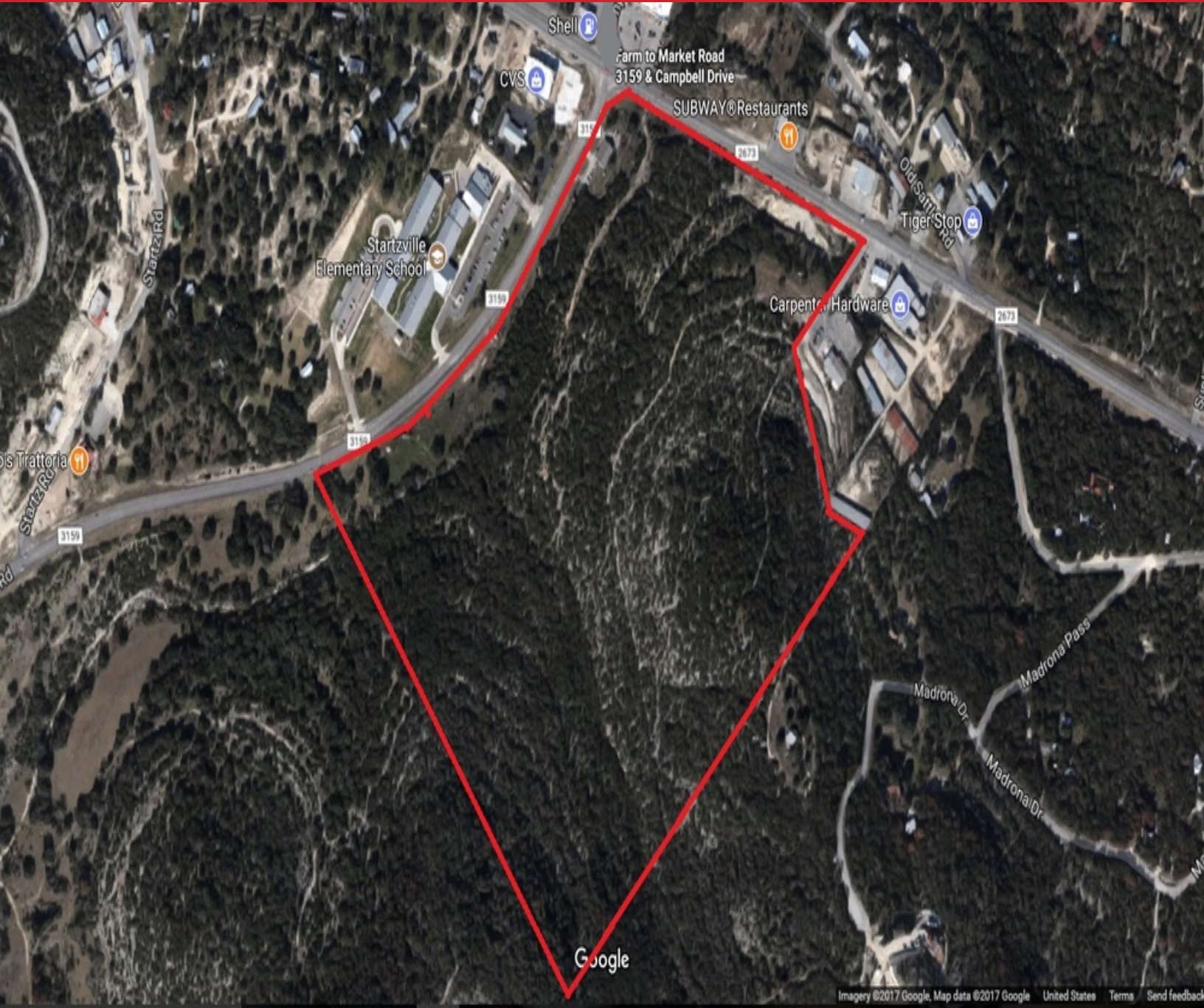


66 +/- ACRES IN CANYON LAKE, TEXAS

FM 2673 & FM 3159, CANYON LAKE, TX 78133



LAND FOR SALE

For More Information:

MICHAEL LYNCH, MCR

Broker Associate & Development
O: 210.817.3033 | C: 407.595.6636
mlynch@davisequity.com

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
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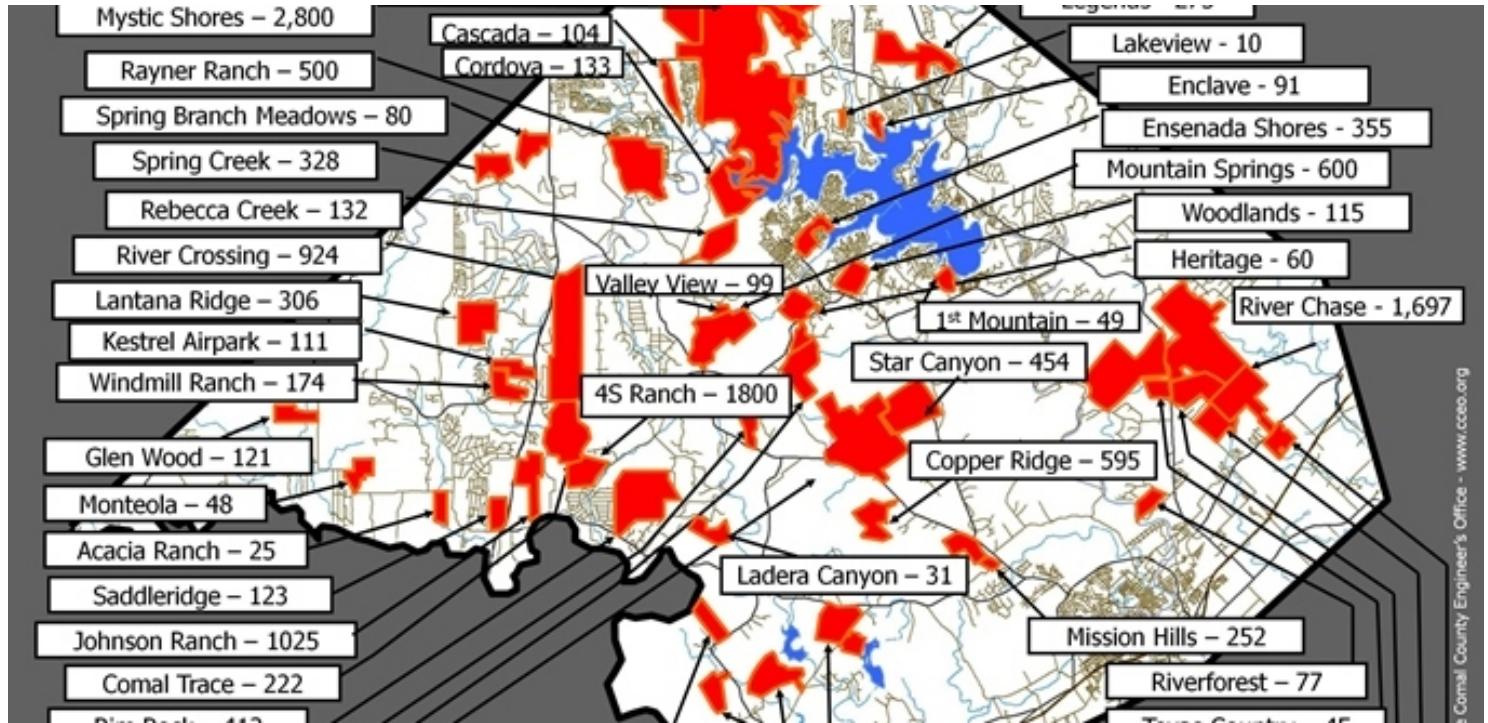
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Executive Summary



OFFERING SUMMARY

Sale Price: \$4,050,001

Lot Size: 66.0 Acres

Price / SF: \$1.41

PROPERTY OVERVIEW

66 acres available as a whole or to be subdivided. Lighted intersection that serves as an entry to Canyon Lake. Area receives between 1.7 to 2 million visitors annually to participate in water activities. Located on the dense side of Canyon Lake, with development still in progress. Map above shows many of the subdivisions developed in the last 12 years with number of lots. Area development is growing rapidly.

PROPERTY HIGHLIGHTS

- 66 +/- Acres
- Excellent development property

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Executive Summary

78133, Canyon Lake, Texas 2
 78133, Canyon Lake, Texas
 Rings: 1, 5, 10 mile radii

Prepared by Esri
 Latitude: 29.84073
 Longitude: -98.26565

	1 mile	5 miles	10 miles
Population			
2000 Population	690	10,131	26,290
2010 Population	799	11,601	39,032
2018 Population	903	15,061	51,885
2023 Population	1,080	17,780	63,059
2000-2010 Annual Rate	1.48%	1.36%	4.03%
2010-2018 Annual Rate	1.49%	3.21%	3.51%
2018-2023 Annual Rate	3.64%	3.38%	3.98%
2018 Male Population	50.4%	50.4%	49.6%
2018 Female Population	49.6%	49.6%	50.4%
2018 Median Age	54.5	52.0	49.6

In the identified area, the current year population is 51,885. In 2010, the Census count in the area was 39,032. The rate of change since 2010 was 3.51% annually. The five-year projection for the population in the area is 63,059 representing a change of 3.98% annually from 2018 to 2023. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 54.5, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	90.9%	89.5%	89.2%
2018 Black Alone	1.3%	1.0%	1.7%
2018 American Indian/Alaska Native Alone	0.6%	0.9%	0.7%
2018 Asian Alone	0.9%	0.9%	1.1%
2018 Pacific Islander Alone	0.2%	0.1%	0.1%
2018 Other Race	3.2%	4.7%	4.2%
2018 Two or More Races	2.9%	3.0%	3.0%
2018 Hispanic Origin (Any Race)	16.8%	18.2%	19.8%

Persons of Hispanic origin represent 19.8% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.6 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	298	4,240	10,188
2010 Households	363	4,989	15,335
2018 Total Households	409	6,456	20,272
2023 Total Households	489	7,607	24,499
2000-2010 Annual Rate	1.99%	1.64%	4.17%
2010-2018 Annual Rate	1.46%	3.17%	3.44%
2018-2023 Annual Rate	3.64%	3.34%	3.86%
2018 Average Household Size	2.21	2.33	2.55

The household count in this area has changed from 15,335 in 2010 to 20,272 in the current year, a change of 3.44% annually. The five-year projection of households is 24,499, a change of 3.86% annually from the current year total. Average household size is currently 2.55, compared to 2.54 in the year 2010. The number of families in the current year is 15,302 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

78133, Canyon Lake, Texas 2
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	1 mile	5 miles	10 miles
Median Household Income			
2018 Median Household Income	\$57,967	\$63,446	\$81,797
2023 Median Household Income	\$69,309	\$75,807	\$90,107
2018-2023 Annual Rate	3.64%	3.62%	1.95%
Average Household Income			
2018 Average Household Income	\$82,720	\$92,124	\$113,936
2023 Average Household Income	\$98,830	\$108,427	\$126,295
2018-2023 Annual Rate	3.62%	3.31%	2.08%
Per Capita Income			
2018 Per Capita Income	\$35,561	\$39,119	\$45,007
2023 Per Capita Income	\$42,279	\$45,872	\$49,699
2018-2023 Annual Rate	3.52%	3.24%	2.00%

Current median household income is \$81,797 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$90,107 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$113,936 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$126,295 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$45,007 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$49,699 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	326	5,366	12,227
2000 Owner Occupied Housing Units	249	3,536	8,853
2000 Renter Occupied Housing Units	49	704	1,334
2000 Vacant Housing Units	28	1,126	2,040
2010 Total Housing Units	425	6,740	18,603
2010 Owner Occupied Housing Units	307	4,088	13,292
2010 Renter Occupied Housing Units	56	901	2,043
2010 Vacant Housing Units	62	1,751	3,268
2018 Total Housing Units	517	8,505	23,943
2018 Owner Occupied Housing Units	340	5,192	17,477
2018 Renter Occupied Housing Units	69	1,264	2,795
2018 Vacant Housing Units	108	2,049	3,671
2023 Total Housing Units	609	9,726	28,330
2023 Owner Occupied Housing Units	415	6,259	21,497
2023 Renter Occupied Housing Units	74	1,348	3,002
2023 Vacant Housing Units	120	2,119	3,831

Currently, 73.0% of the 23,943 housing units in the area are owner occupied; 11.7%, renter occupied; and 15.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 18,603 housing units in the area - 71.5% owner occupied, 11.0% renter occupied, and 17.6% vacant. The annual rate of change in housing units since 2010 is 11.87%. Median home value in the area is \$313,580, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.83% annually to \$360,559.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Traffic Count Profile

78133, Canyon Lake, Texas 2
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Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 29.84073
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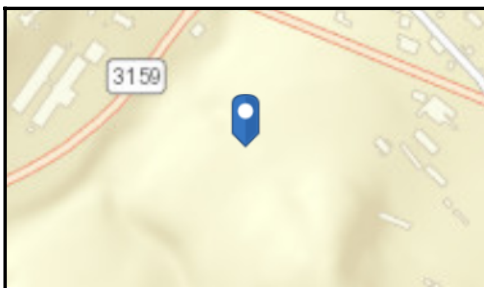
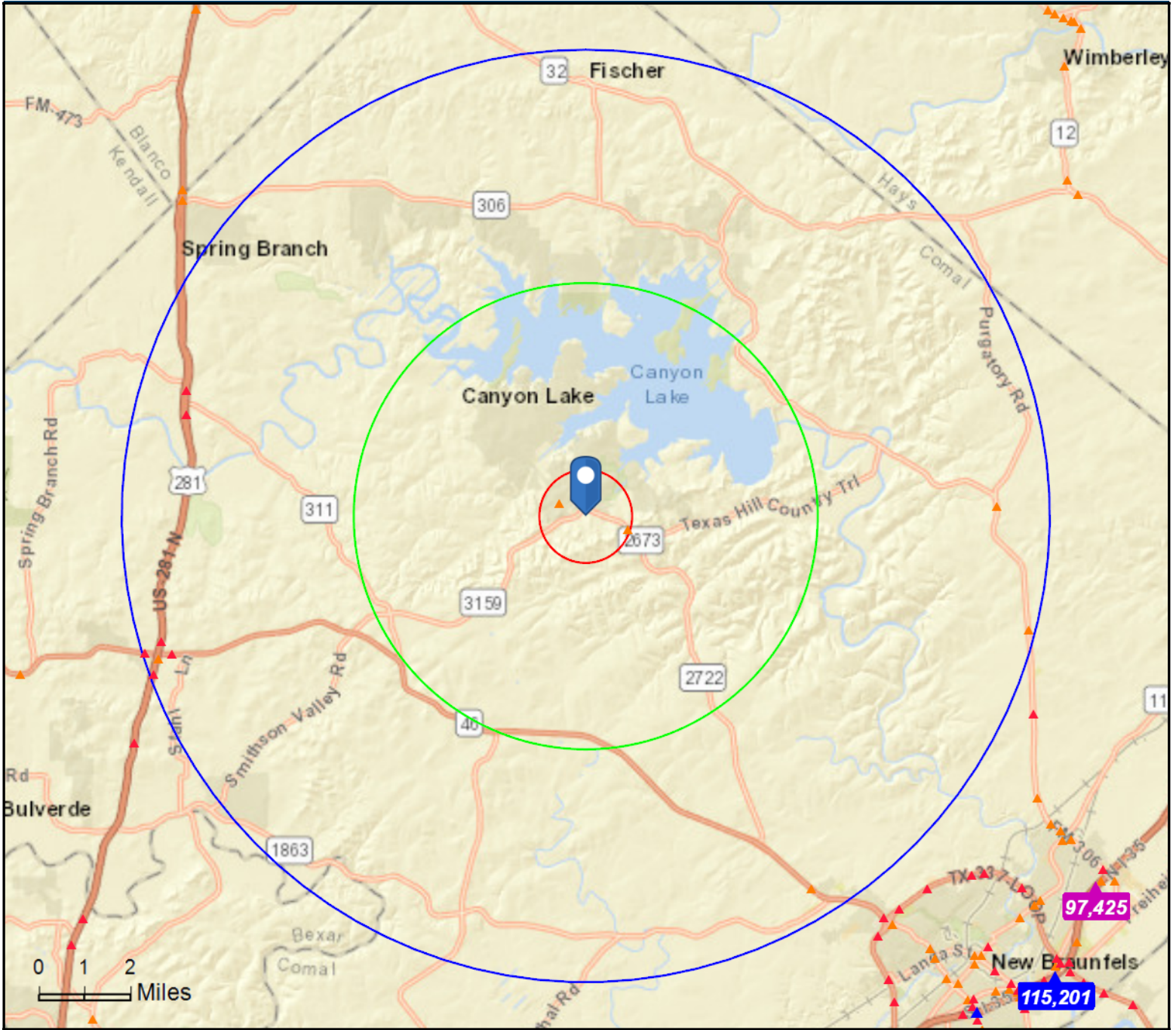
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.30	Campbell Dr	Dietert Ln (0.03 miles SW)	2000	1,690
0.48	Startz Rd	FM 2673 (0.1 miles NW)	2010	3,770
0.56	Canyon Bend Dr	Eastview Dr (0.18000001 miles N)	2010	2,080
0.64	FM 2673	Scenic Hills Dr (0.06 miles NW)	2013	9,906
0.67	Cranes Mill Rd	Ledgeview Dr (0.06 miles NE)	2013	5,860
0.71	Scenic Hills Dr	FM 2673 (0.05 miles NE)	2000	220
0.74	Gallagher Dr	Riedel Ln (0.15000001 miles SW)	2010	750
0.84	Old Cranes Mill Rd	Scenic Hills Dr (0.02 miles NW)	2000	220
0.95	FM 2673	Mountain Oaks Dr (0.13 miles SE)	2013	9,236
1.03	Charter Oak Dr	Mountain Oaks (0.04 miles S)	2010	1,360
1.41	Old Cranes Mill Rd	FM 2673 (0.02 miles NE)	2000	80
1.56	FM 2673	FM 2722 (0.19 miles SW)	2013	7,994
1.57	FM 2722	Rieber Rd (0.08 miles SE)	2013	4,721
2.03	Cranes Mill Rd	FM 2673 (0.09 miles SE)	2013	7,913
2.13	Island Vw	FM 2673 (0.05 miles SE)	2010	3,090
2.30	Oblate Dr	Cranes Mill Rd (0.11 miles SW)	2010	3,730
2.32	Cranes Mill Rd	Overhill St (0.01 miles SE)	2000	2,000
2.38	Canyon Springs Dr	Lake Park Loop (0.03 miles N)	2010	1,360
2.40	Amanda Dr	Mary Ann Dr (0.13 miles SW)	2010	360
2.50	Cranes Mill Rd	Pegg Ranch (0.02 miles NW)	2013	2,515
2.99	S Cranes Mill Rd	Key Rd (0.18000001 miles N)	2010	290
3.03	Cranes Mill Park Rd	Rambling Dr (0.02 miles S)	2002	2,500
3.24	Bear Creek Trl	Loeffler Ln (0.06 miles W)	2000	40
3.39	Triple Peak Dr	FM 2673 (0.09 miles S)	2010	800
3.47	Skyline Dr	FM 2673 (0.07 miles E)	2000	200
3.77	Trail Pass	Valley Haven (0.03 miles NW)	2000	210
4.65	Jacobs Creek Park Rd	Old Hancock Rd (0.05 miles E)	2010	310
4.66	N Park Rd	FM 306 (0.08 miles NE)	2010	930
4.88	S Access Rd	South Acc (0.01 miles S)	2010	4,220
4.91	Real Ln	Bravo Rd (0.02 miles NW)	2000	40

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2018 to 1963. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2018 Kalibrate Technologies (Q2 2018).

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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q2 2018).

December 03, 2018

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DAVIS

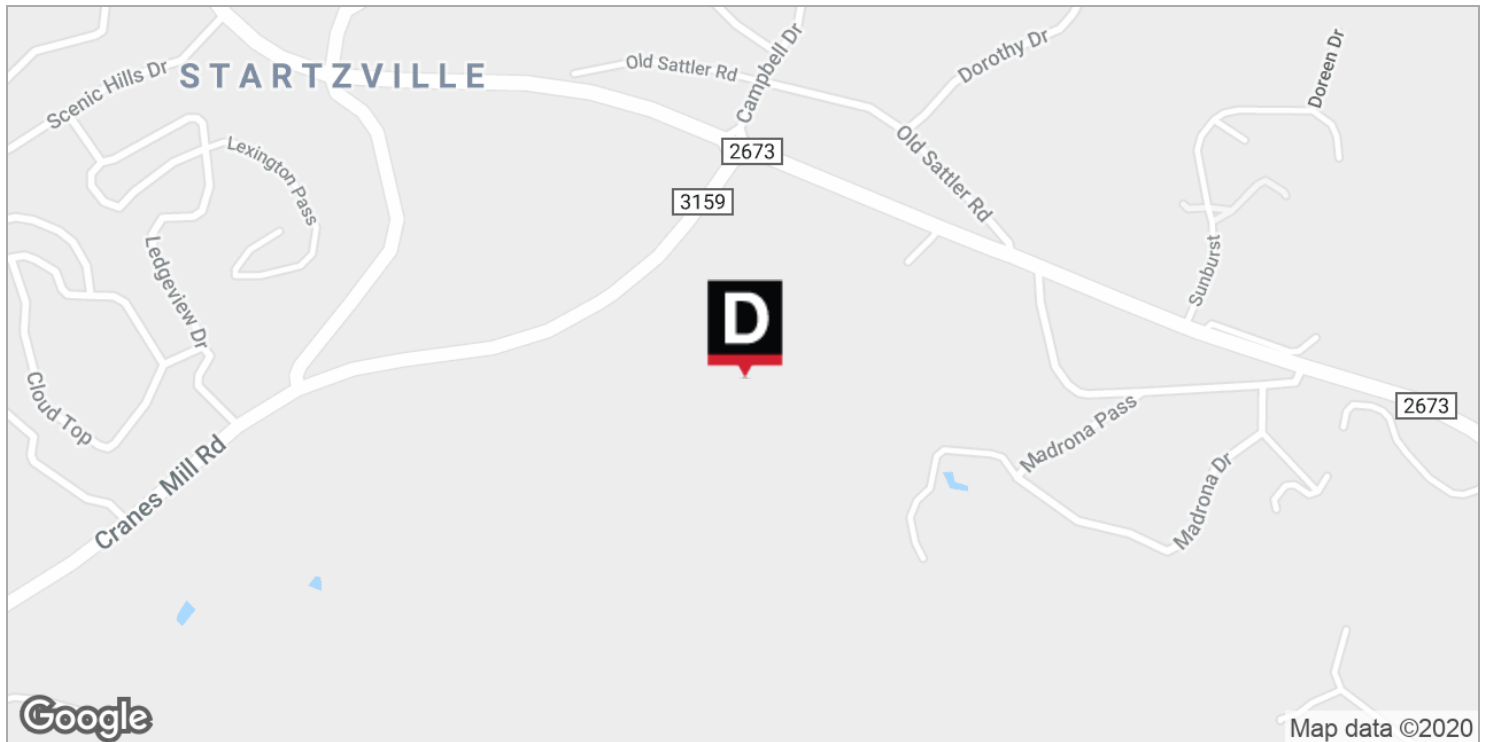
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Location Maps



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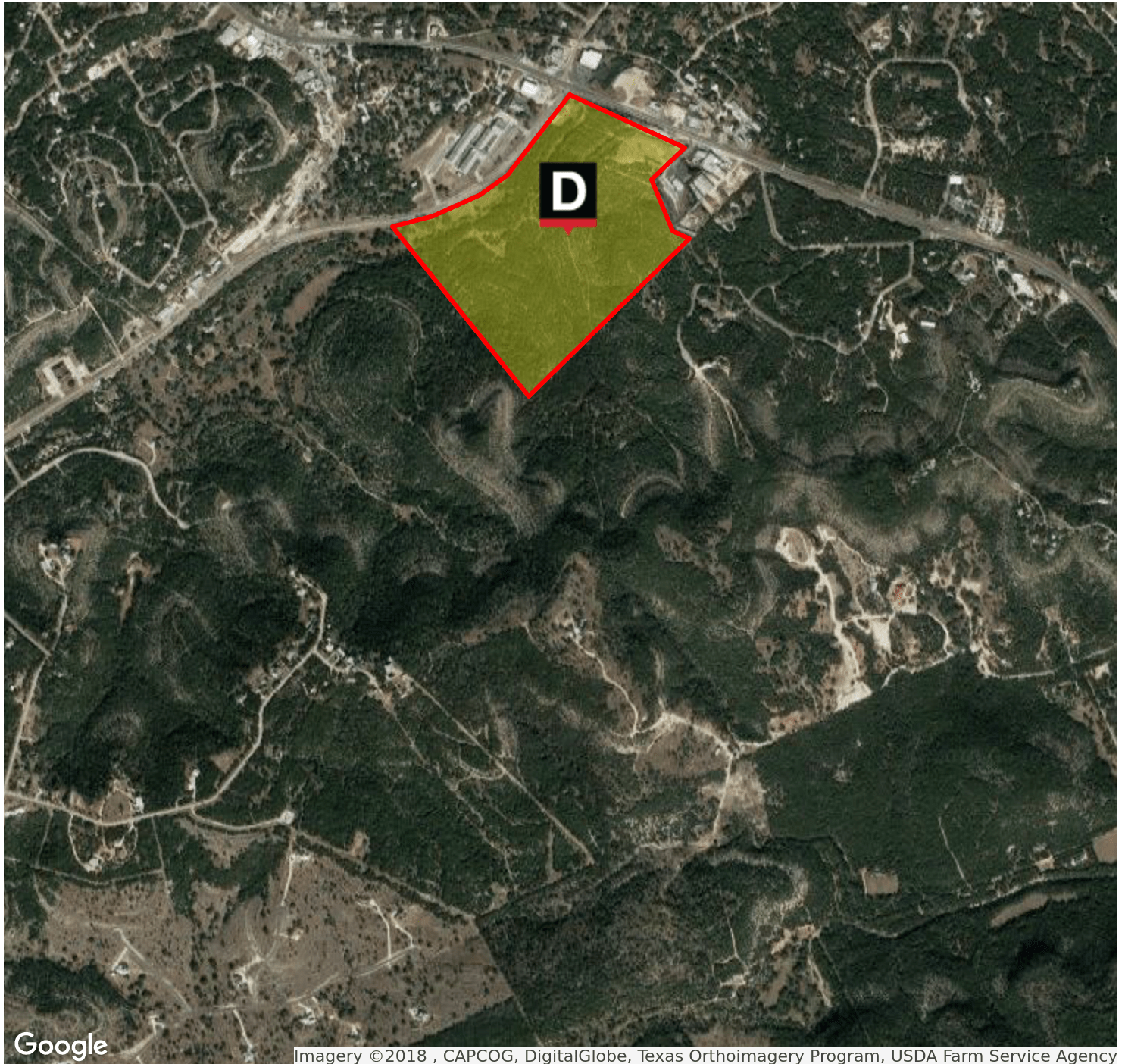
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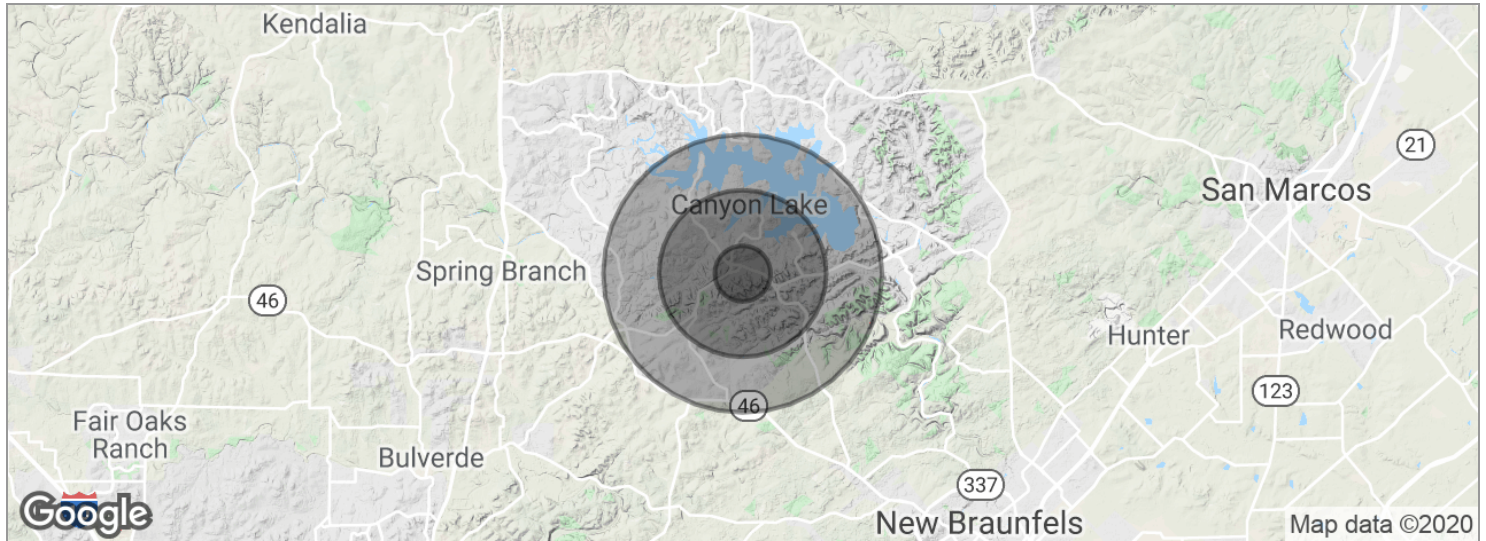
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Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	910	10,103	14,648
Median age	54.0	52.3	51.7
Median age (Male)	54.0	51.7	51.2
Median age (Female)	54.0	52.9	52.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	407	4,323	6,217
# of persons per HH	2.24	2.34	2.35
Average HH income	\$84,587	\$93,050	\$90,080
Average house value		\$193,398	\$279,359

* Demographic data derived from 2010 US Census

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Davis Equity Realty

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	(956)969-8648 Phone
Dale L Davis	0216551	daled@davisequity.com	(956)969-8648
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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IABS 1-0 Date