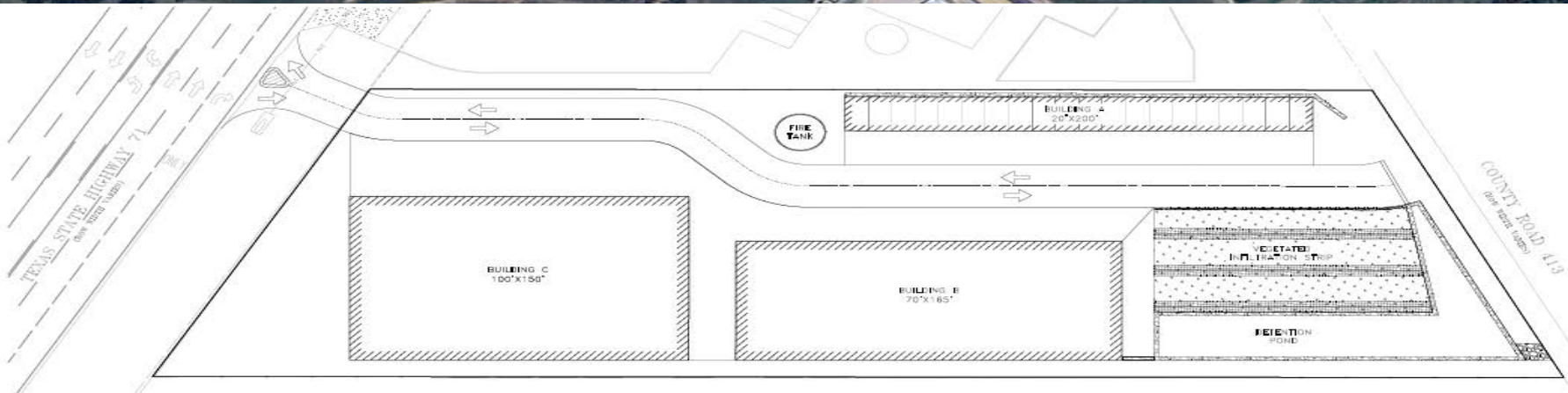


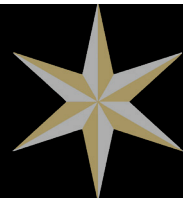
9910 E. SH 71 - SPICEWOOD, TX

2-AC DEVELOPMENT SITE W/PERMITS

"Price Reduced, Now: \$825,000.00"



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Capella Commercial, LLC

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9910 E. SH 71 - SPICEWOOD, TX

2-AC DEVELOPMENT SITE W/PERMITS

PROPERTY DESCRIPTION & SUMMARY:

For Sale - "Shovel Ready" Permitted 2-Acre Development Site on Hwy 71 West Bound @ C.R 413 in Spicewood, TX, just minutes west of Bee Cave, TX, and the Pedernales River Bridge. The Site comes with complete Engineered Site Development Plans for LCRA (HLWO) Storm-water Run-off and Water Quality Filtration Strips w/Stone Wall Detention Pond and Fire Code Approved Driveway thru the site from Hwy 71 to C.R. 413 and Approved LCRA Development Permit as well as TxDOT Approved Hwy 71 Driveway Cut Plans and Permit. In 2019, the site was Filled and Graded Level from Hwy 71 to CR 413 to increase visibility of improvements. Place holder buildings for Self-Storage are drawn into the Site Plan, however a developer can develop any type of buildings or uses on this site, using the in-place approved site plan. There is a significant need for Self-Storage in this area, due to nearly 14,000+ new Housing Units, currently in development across 9 new residential subdivisions. A mile and a half east of the site, at Hwy 71 & Paleface Ranch Rd. - Thomas Ranch (2,200 acres) with 3,500 new Housing Units, is well underway and will offer homes, ranging from apartments to family homes up to luxury water-front estates, a Golf Course and Marina on Lake Travis. And between the site and Thomas Ranch, Canyon West with 950 Homes has been fully entitled and permitted, ready for development. 8 Miles to the west at Hwy 71 and US 281 intersection, new residential subdivisions are already in development, bringing over 9,000 new housing units to those 4-corners. The only traditional self-storage facility, within an 8 mile radius of this site, is 500 yards to the west - "Spicewood Super Storage" that has been leased up 100% with a waiting list for years and above \$2.00 PSF/Mo. Avg. Rents. *Curran J. Van Eman - owner/seller is Licensed RE Broker TREC#: 405920. Seller Pays Buyer Agent 3%

LOCATION: 9910 E. SH 71, Spicewood, TX 78669 @ C.R. 413

LEGAL: ABS A0477 JAMES H. JOHNSON, TRACT (H&K PROPERTIES), 2.0 ACRES

SITE: 2.0 Acres (87,120 SF) Level topography with 2 Entrances

FRONTAGE: 195 FT - Hwy 71 & 188 FT - C.R. 413

ZONING: None, LCRA WQ Permit Only

WATER: Well or Rainwater Collection

WASTEWATER: Septic *If sewer is needed

ELECTRIC: PEC - 3-Phase or more - Application Approved

IMPROVEMENTS:

- Filled, Graded and Leveled Site - Hwy 71 to CR 413
- Current Survey with Topography
- Full LCRA Engineered Site Development Plan Set
- Approved LCRA Site Development Plan with PERMIT
- TxDOT Approved and Permitted Engineered Driveway Cut
- Permanent Driveway Culverts Installed at Entrances
- Full Perimeter Pipe Tube Fencing and Gates

2024 POPULATION:

5 MILES: 5,337 **10 MILES:** 26,369

2024 AVG HOUSEHOLD INCOME:

5 MILES: \$118,210 **10 MILES:** \$122,169

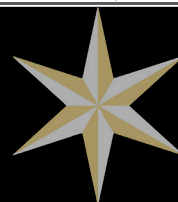
AREA TRAFFIC VPD: 13,000 ++ E. SH 71 @ C.R. 413

Hwy 71 West thru Spicewood is known as the "Gateway To The Texas Hill Country" and one the most scenic drives in the surrounding Austin area and a rapid growth corridor.

HWY 71 IMPROVEMENTS: TxDOT Has just completed major improvements to Hwy 71 W. between the Pedernales River Bridge and Spicewood @ Spur 121, including widening the Highway, adding paved shoulders, improved drainage and a Center Turn Lane, as well as dedicated "De-Cell" lanes at major cross streets, including C.R. 413., and complete repaving. A future Signal Light is planned for SH 71 @ CR 413

PRICE: 825,000.00

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LCRA APPROVED SITE DEVELOPMENT PLAN | TxDOT PERMITTED SH 71 DRIVEWAY CUT

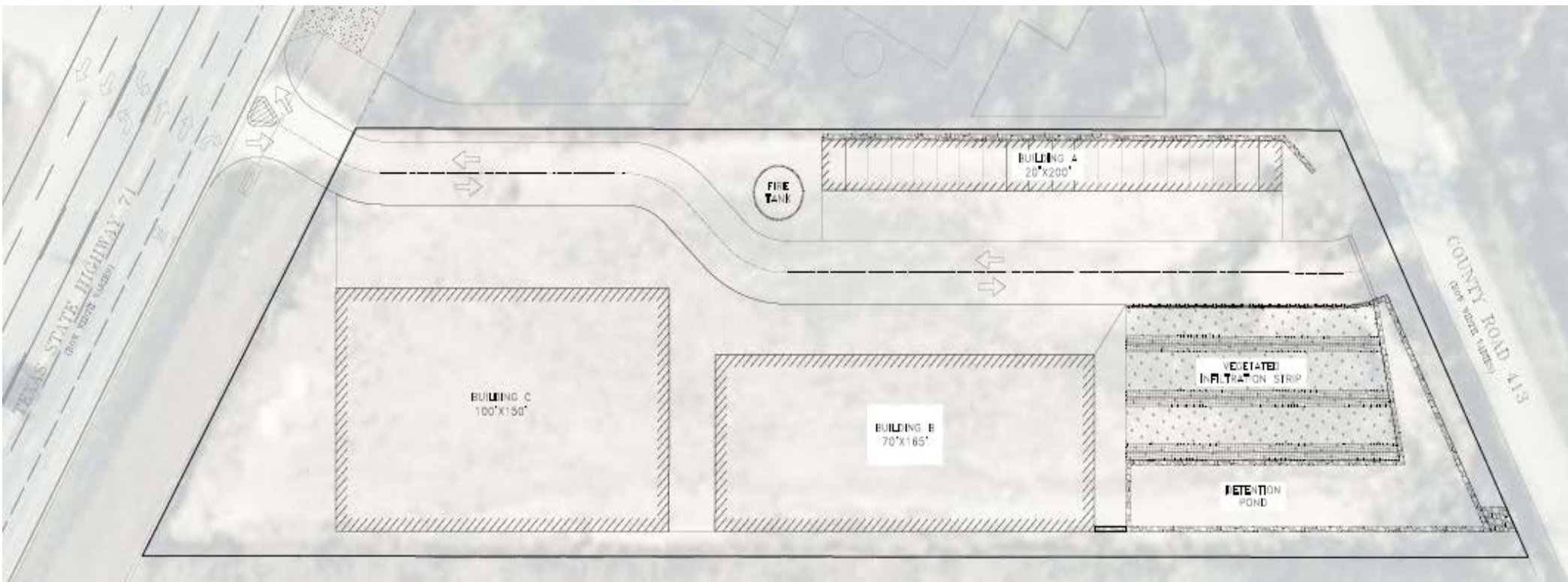


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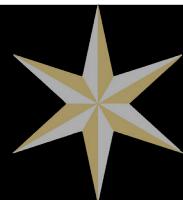
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2-AC DEVELOPMENT SITE W/PERMITS

LCRA-APPROVED SITE DEVELOPMENT PLAN AERIAL



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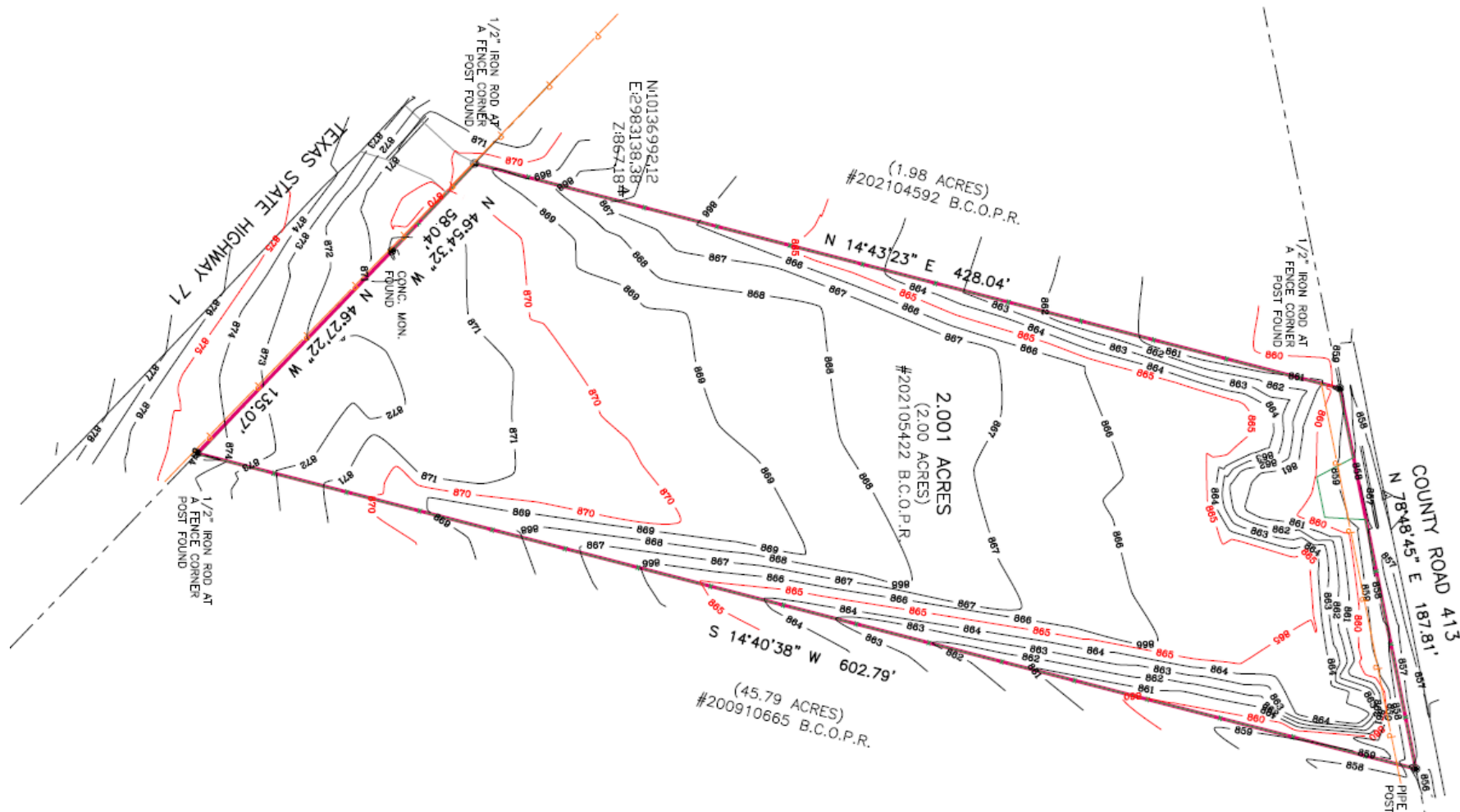
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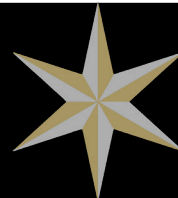
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2-AC DEVELOPMENT SITE W/PERMITS

TOPO SURVEY



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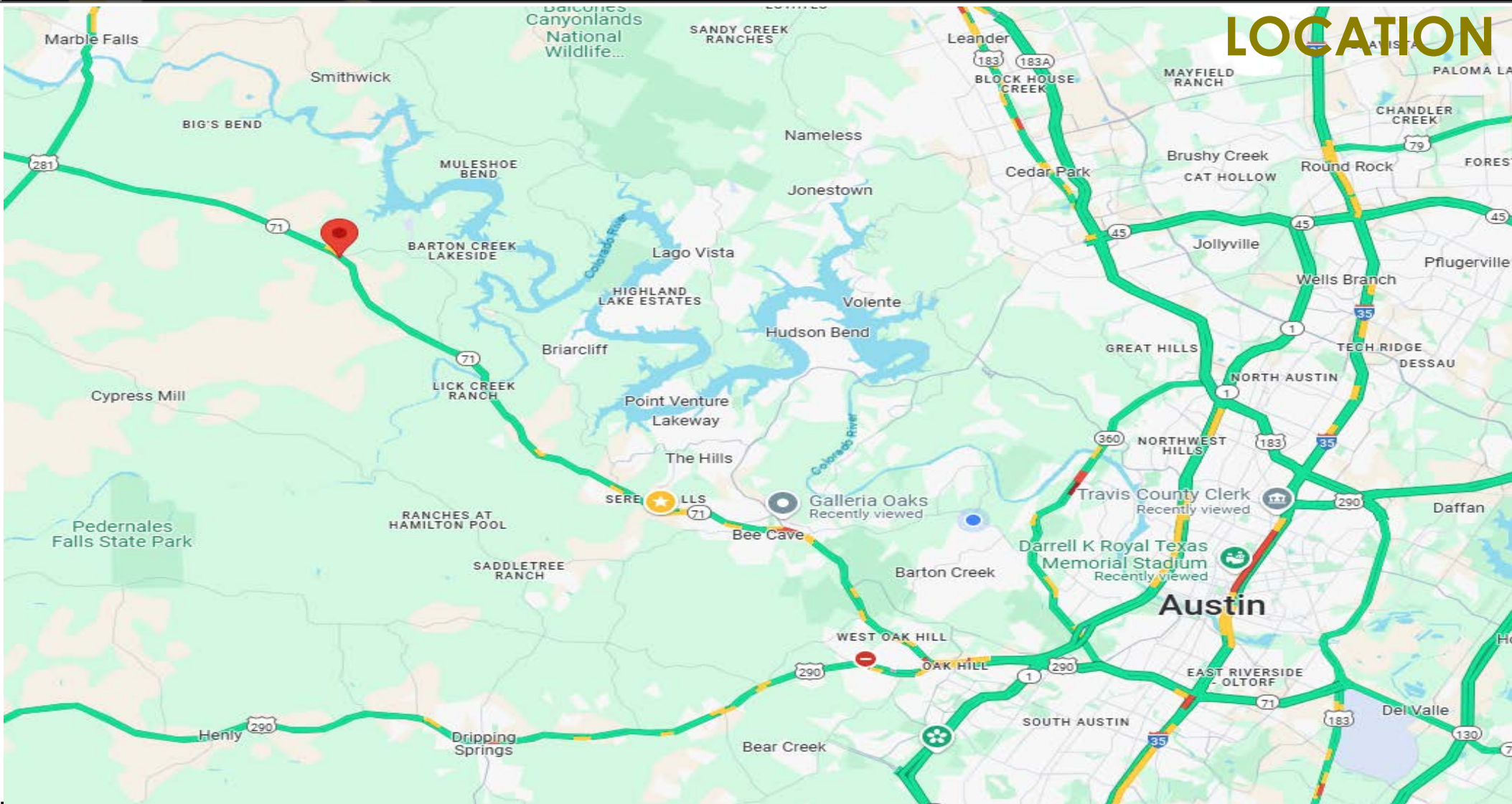


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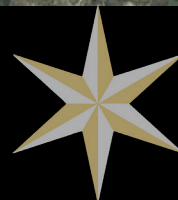
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9910 E. SH 71 - SPICEWOOD, TX

2-AC DEVELOPMENT SITE W/PERMITS

DEMAND | POPULATION | HOUSING DRIVERS

Demand Drivers/Competition:

Main Drivers for self-storage include Population and Housing growth as well as small business owners and tradesmen like electricians, plumbers, contractors, etc. that require space for inventory and equipment and "Empty-Nesters" down-sizing to smaller homes or rental units that are seeking space for storage of excess belongings. The Spicewood area is rapidly growing from populations moving west out of the Austin/Round Rock and Lakeway/Bee Cave areas, seeking more open space and/or smaller housing units and more affordable housing costs.

The only self-storage in close proximity to the "Spicewood-71 Storage" site, is "Spicewood Super Storage", located a few hundred yards west of the site, which has been full for many years. They just completed construction of a small 2-floor/20,000 SF climate-controlled building, on their last remaining site area up on the frontage of 71, and I believe those spaces are almost completely leased/sold out. This project offers mostly Boat & RV storage units, non-climate self-storage units, as well as a small quantity of climate-controlled self-storage units. Rates range from \$1.50 PSF to over \$2.50 PSF, with averages around \$2.00 + PSF.

Housing/Population Drivers:

Within a 5–10-mile radius of my site at Hwy 71 & CR 413 in Spicewood, TX., there are over 14,000 new homes under construction and planned, with over 1/3rd of those, within 1 mile of the site. Currently there are 10,700 existing Households, within a 10-mile radius of Hwy 71 & CR 413. Population growth rates over the next 5-years are projected to be 3-4%+ Annually, while the current population within a 10-mile radius, exceeds 26,400 residents. Current Average Household Incomes within a 10-mile radius are close to \$125,000.00, with Median Home Values exceeding \$499,000.00.

New Housing Development - 14,000+ Housing Units: are underway within a 7-8 Mile Radius of "Spicewood-71 Storage" site

New Housing Development SH Hwy 71 – 4,500 + Housing Units (within 2 miles east of the site):

- **Thomas Ranch (2,200-acres – 3,500 Homes)** (new) development is well underway, with initial deliveries in Q-3/Q-4 2025. TR Main Entrance is just a few miles east of my Spicewood-71 Storage Site, near Hwy 71 & Paleface Ranch Rd. Thomas Ranch is a 2,200-acre Master Planned community that will deliver over 3,500 New Residential Units, including luxury single-family homes, family homes, town-homes, multi-family apartments, senior living, and additional affordable housing and employee housing. TR will also feature an 18 Hole PGA Golf Course, Hotel & Resort w/Spa, Marina on Lake Travis and a downtown district with over 465,000 SF of Commercial, Restaurant, Retail, and Entertainment space at the corner of Hwy 71 & Paleface Ranch Rd. The project has started, and multi-family units are under construction as well as a Phase 1 Single Family Home section of 450 units.

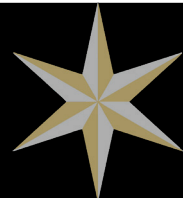
- **Canyon West (463-acres – 950 Homes)** is a new subdivision development site 1.5 miles east of Spicewood-71 Storage, that is currently offered for sale. The site has been Platted for 950 Lots and fully entitled, formed a MUD District to supply water & wastewater services to the site, with an LCRA permit to supply 650-acre feet of raw water and a TCEQ Approved Permit for on-site wastewater treatment plant.

- **Rees Landing Estates (Gated 1-Acre Lot Subdivision) – 42 Homes:** – 1.5 miles down CR 413 & 404 - Is being developed by David Weekly Homes and are selling homes on 1 acre lots for \$650,000 - \$1,300,000

4 Corners of SH Hwy 71 & US Hwy 281 - 9,800 ++ New Housing Units (8 minutes west of the site):

- **Thunder Rock (1,100 acres) - 2,966 SF & MF Housing Units** - (NW Corner 281/71)
- **Gregg Ranch (240 acres) - 1,840 SF & MF Housing Units** - (SW Corner 281/71) - w/Phase II under construction
- **The Trails @ Thousand Oaks (518 acres) - 245 SF Homes** (SW Corner 281/71)
- **Roper Ranch – 3,500 SF Homes** (NE Corner 281/71)
- **Legacy Crossing (546 acres) – 1,343 SF & MF Housing Units** (SE Corner 281/71) - under construction
- **Travis Club On Lake Travis – 500 Luxury Homes with Golf Course & Marina** (East Off of Hwy 71 & R.O. Drive)

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DISCLAIMER

Curin J. Van Eman (Broker) and (Owner) of the subject property, presents this Offering Memorandum regarding the sale of 2-Acre Development Site on Hwy 71 W. @ C.R. 413 in Spicewood, Tx. Disclosure: Curin J. Van Eman (Broker)-TREC# 405920, through its sole ownership of the Entity - Spicewood-71 Storage, LLC, is the sole owner of the subject property offered for sale.

This Offering Memorandum has been prepared by the Broker/Owner for use by a limited number of parties and does not necessarily purport to provide an accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Brokers and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Brokers and Owner, and therefore are subject to variation. No representation is made by Brokers or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Brokers and Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has not been a change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective Purchaser.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Neither the Offering Memorandum, nor any offer or inquiry made by any entity reviewing the Offering Memorandum, nor any negotiations or discussions among Owner, Brokers or any such entity, shall be deemed to create a binding contract between Owner and such entity. If Owner accepts an offer made by any such entity, it is expected that a written contract for the purchase of the Property will be negotiated between the parties. All legal rights and obligations between such entity, on the one hand, and Owner, on the other hand, will come into existence only when such a purchase contract is fully executed, delivered and approved by owner and its legal counsel, and any conditions to Owner's obligations there under have been satisfied or waived, and the legal rights and obligations of the parties shall at that time be only those which are set forth in the purchase contract and other documents specifically referred to in the purchase contract.

This Offering Memorandum and the contents, except information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you obtained an agreement of confidentiality) without the prior written authorization of Owner, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or Brokers.

If you have no interest in the Property at this time, please return the Offering Memorandum forthwith.

