

DEVELOPMENT PROPERTY

Austin/San Antonio
Texas Corridor

GUADALUPE COUNTY

515 acres in prime growth corridor

The property is 515 acres of land located approximately 12 miles southeast of downtown San Marcos in Guadalupe County, Texas. The property lies between Austin and San Antonio, in one of central Texas' fastest growing areas - in the corridor between SH 123 and TX-130 Toll. It is certain to appreciate in value as Austin, San Antonio, and the towns between them continue their impressive growth.

The acreage consists of two tracts [303.6 acres & 211.7 acres] divided by Bylerpool Road. Each tract is bounded by paved roadway frontage on two sides. Water lines (Crystal Clear Water Supply Corporation) and power lines (Guadalupe Valley Electric Co-Op) run alongside each tract. There is no wastewater treatment

service. However, the property is well-positioned to benefit from nearby York Valley MUD's ability to issue tax-exempt bonds to fund or reimburse wastewater and other infrastructure improvements.

The land is currently operated as a dry-land farm, which affords consistent lease revenue and qualifies it for an agriculture-based property tax exemption. Property taxes (based upon agriculture use) are less than \$1,500 per year, and will continue in this range so long as the farm is operated or leased for agriculture use.



DESCRIPTIVE INFORMATION

TOTAL ACREAGE: 515.3 Acres

LOCATION: 12 miles southeast of downtown San Marcos, Texas. Located in Guadalupe County, the property is just outside the city limits and ETJ and therefore not subject to zoning restrictions. Within the San Marcos ISD.

ACCESS:

Tract 1 – Frontage on FM 1339 (3,200 ft) and CR 242 / Bylerpool Rd (4,380 ft)

Tract 2 – Frontage on CR 243 / Allison Rd (2,985 ft) and CR 242 / Bylerpool Rd (3,565 ft)

EASEMENTS: ROW easement for electric transmission line (Guadalupe Valley Electric Co-op). Other underground utilities and electric service line easements exist that have no impact on the operation of the farm.

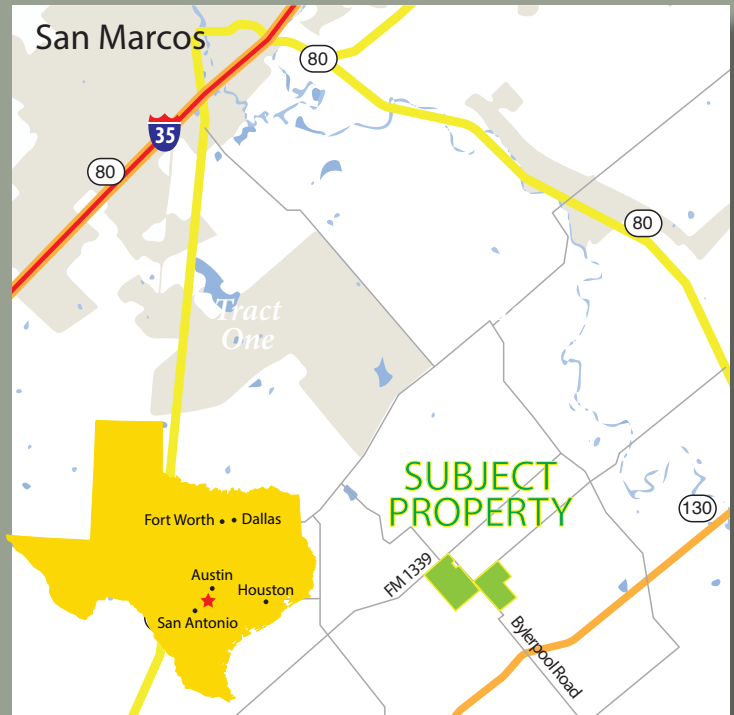
UTILITIES:

Potable Water: Crystal Clear Water Supply Corporation

Electricity: Guadalupe Valley Electric Co-op

Gas: Propane

COMMENTS: The property is subject to the U.S. Dept. of Agriculture (USDA) farm program and produces revenue annually. Property taxes are minimal due to eligibility for the “1-d-1 (Open Space) Agricultural Use” tax exemption.



FINANCIAL INFORMATION

SALES PRICE: \$2,731,000.00

PRICE PER ACRE: \$5,300.00

TAXES (2014): \$1,414.06

NOTICE: Prospective purchasers are urged to conduct such independent investigations through consultation with legal counsel, accountants, investment advisors, or otherwise as necessary to evaluate and form conclusions regarding the information contained herein. While the data and descriptions have been provided by sources deemed reliable, they are subject to errors and omissions, and their accuracy is not guaranteed. Neither Legacy Ag Group, LLC nor Owner make any express or implied representation or warranty as to the correctness of such data or descriptions.

The offering is subject to prior sale, change of price, and other changes in terms or conditions. Seller, at its sole discretion and without prior notice, may withdraw this property from sale in whole or in part.



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