



Richters Ranch Subdivision

1105 Deep Shadows, Horseshoe Bay, Texas 78657

OFFERING MEMORANDUM

partners

PARTNERS
+ 512 580 6025
901 S MoPac Expy, Bldg 1, Ste 550
Austin, Texas USA 78746
PARTNERSREALESTATE.COM

HOUSTON

+ 713 629 0500
1360 Post Oak Blvd, Suite 1900
Houston, TX 77056

AUSTIN

+1 512 580 6025
901 South MoPac Expressway
Building 1, Suite 550
Austin, TX 78746

SAN ANTONIO

+1 210 446 3655
1020 NE Loop 410, Suite 810
San Antonio, TX 78209

DALLAS

+1 214 550 2990
1717 McKinney Ave, Suite 1480
Dallas, TX 75202

PARTNERS CONTACT:



Aaron Gill
ASSOCIATE

tel 512.743.1488
aaron.gill@partnersrealestate.com



Todd Mahler
VICE PRESIDENT

tel 512.605.7494
todd.mahler@partnersrealestate.com

OFFERING SUMMARY

Partners is pleased to offer 123 premium residential lots ranging from 0.25-0.5 acres residing in Horseshoe Bay Heights. Many of these lots provide gorgeous view of the Texas Hill Country and Lake LBJ. The community is located across the street from Horseshoe Bay Resort, 12 minutes from Marble Falls, and one hour from Austin. The picture-perfect Texas Hill Country scenery inspires you to unwind in modern rooms, suites and villas. Taste creative local cuisine at local restaurants, play a round on three championship golf courses and enjoy fun family activities from boating to tennis. Indulge with a day at the resort spa or host an intimate celebration in one of our scenic outdoor venues. Here at the Texas Hill Country retreat on the lake, you'll find a lifestyle that's well deserved.



PROPERTY OVERVIEW



Contact Broker

PRICING



53 AC

TOTAL SUBDIVISION



123

TOTAL LOTS



0.25 - 0.5 AC

LOT SIZES



Paper Lots

ALL CITY UTILITIES



Marble Falls

SUBMARKET



1.75%

TAX RATE



Resort

ACROSS FROM SITE



INVESTMENT HIGHLIGHTS

■ RICHTER'S RANCH SUBDIVISION

54 acre hilltop subdivision comprised of 123 lots ranging from 0.25-0.5 acres.

■ ALL UTILITIES AVAILABLE

Beginning November 2023 the site will feature city electric, water, and wastewater.

■ NEXT TO THE LAKE

Horseshoe Bay is located on the shores of Lake LBJ, a large and beautiful lake that spans around 21 miles in length. The lake offers various water-based activities, including boating, fishing, swimming, and watersports. Its clear waters and serene ambiance make it an ideal spot for relaxation and recreation.

■ ACCESS TO NEARBY AMENITIES

Horseshoe Bay is home to the Horseshoe Bay Resort, a prominent vacation destination that offers luxurious accommodations, amenities, and recreational facilities. The resort features multiple swimming pools, spa services, fine dining options, tennis courts, and more. It caters to both leisure travelers and those seeking a high-end getaway experience.

■ OUTDOOR ENTHUSIASTS HAVEN

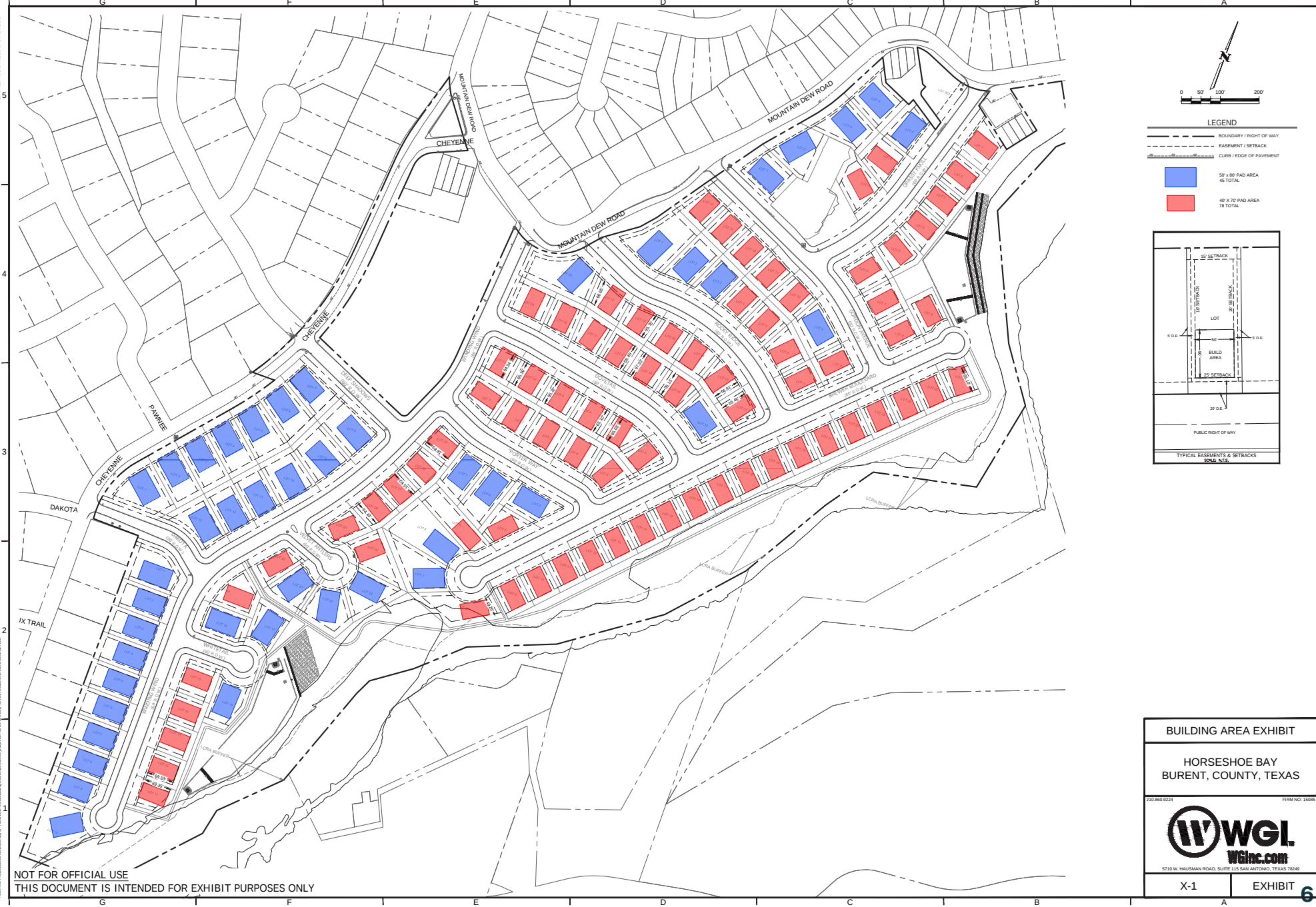
Apart from golf and water activities, Horseshoe Bay and its surrounding area offer numerous opportunities for outdoor recreation. The nearby Texas Hill Country features rolling hills, pristine natural areas, and state parks. Visitors and residents can enjoy hiking, biking, birdwatching, and exploring the scenic landscapes.

■ GOLFER'S PARADISE

Horseshoe Bay is renowned for its golf courses, attracting golf enthusiasts from around the region. The city boasts several championship-level golf courses, including the Horseshoe Bay Resort's Slick Rock Golf Course, Ram Rock Golf Course, and Apple Rock Golf Course. These courses are known for their scenic beauty and challenging layouts.

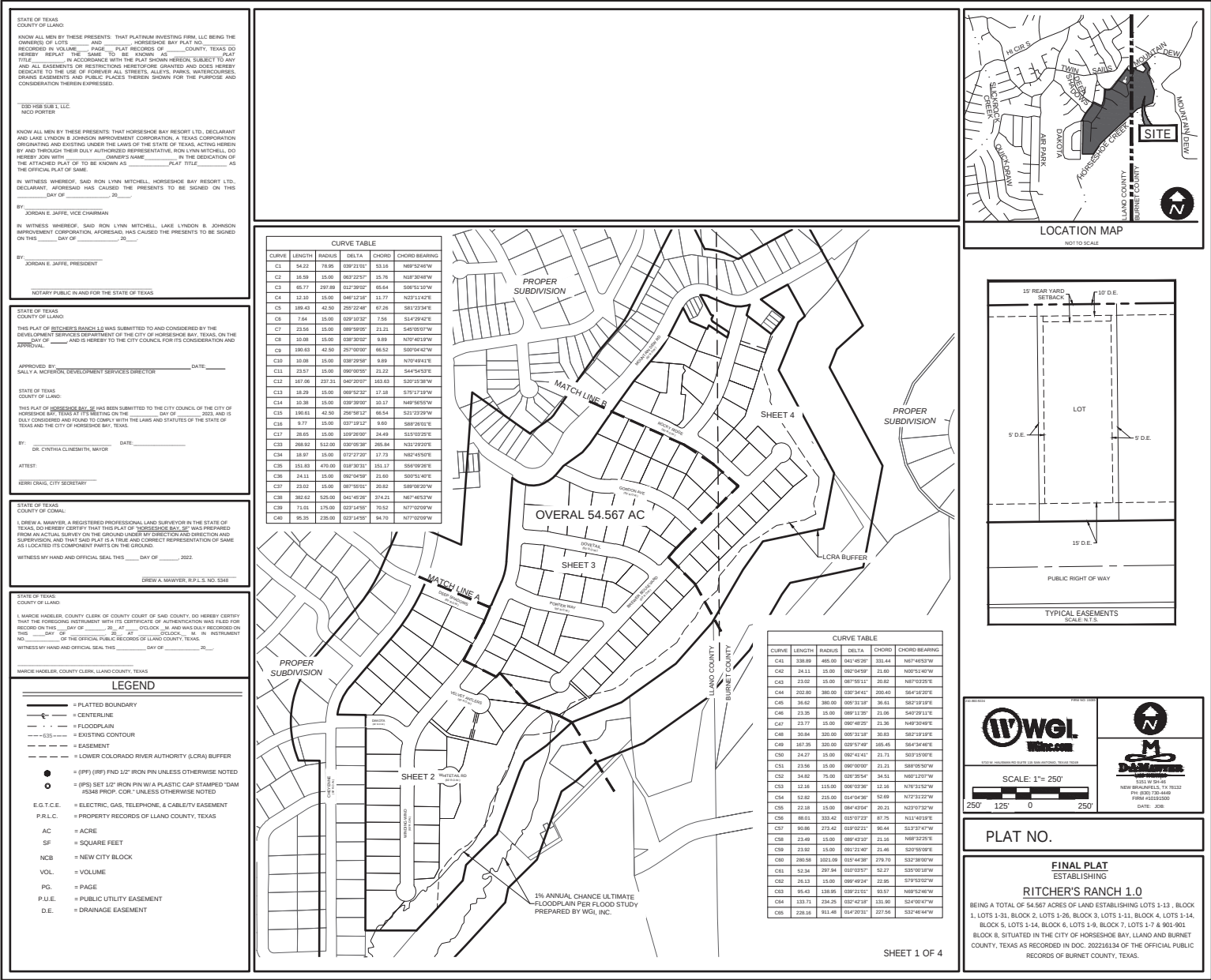


RICHTERS RANCH SUBDIVISION



NOT FOR OFFICIAL USE
THIS DOCUMENT IS INTENDED FOR EXHIBIT PURPOSES ONLY

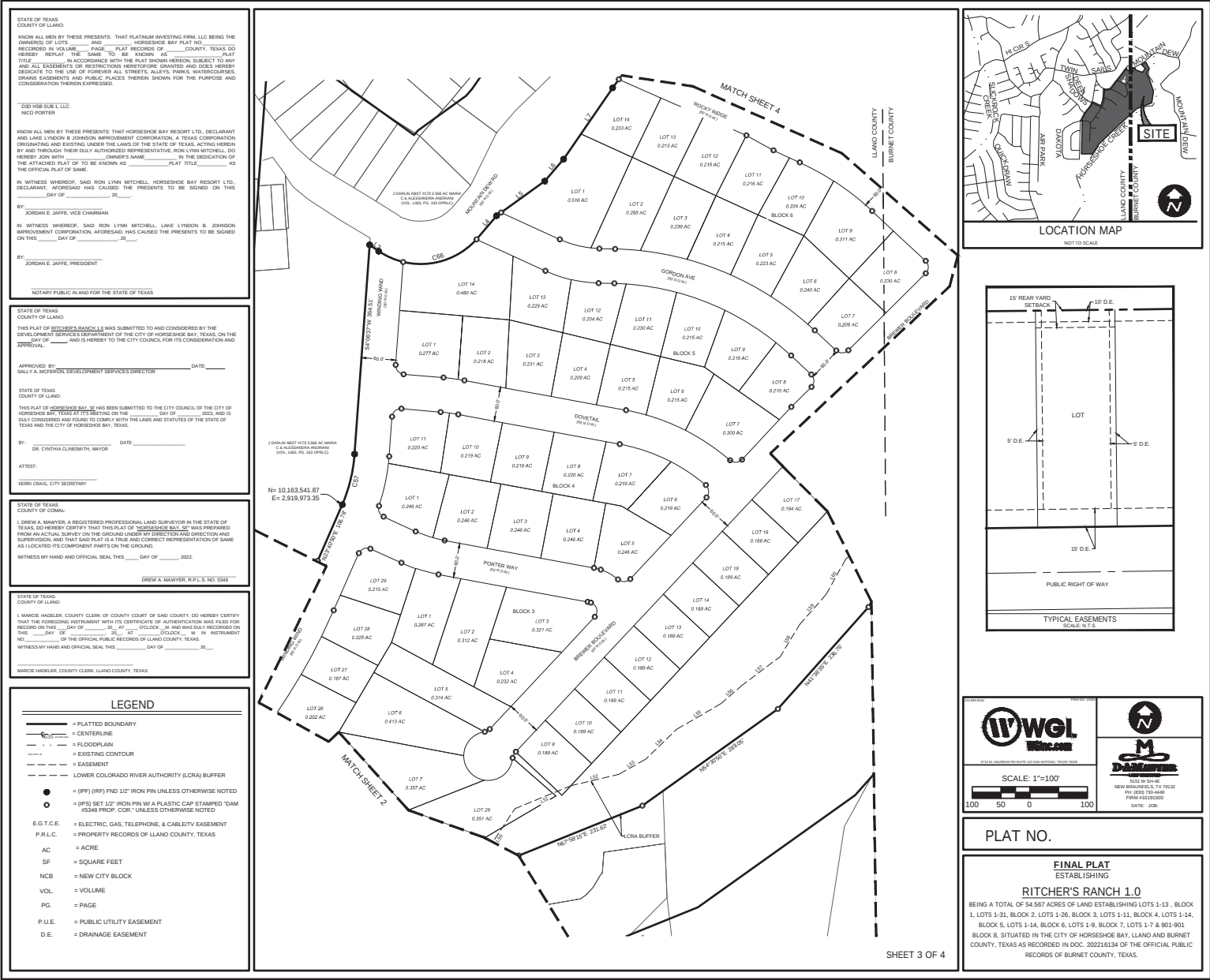
RICHTERS RANCH PLAT

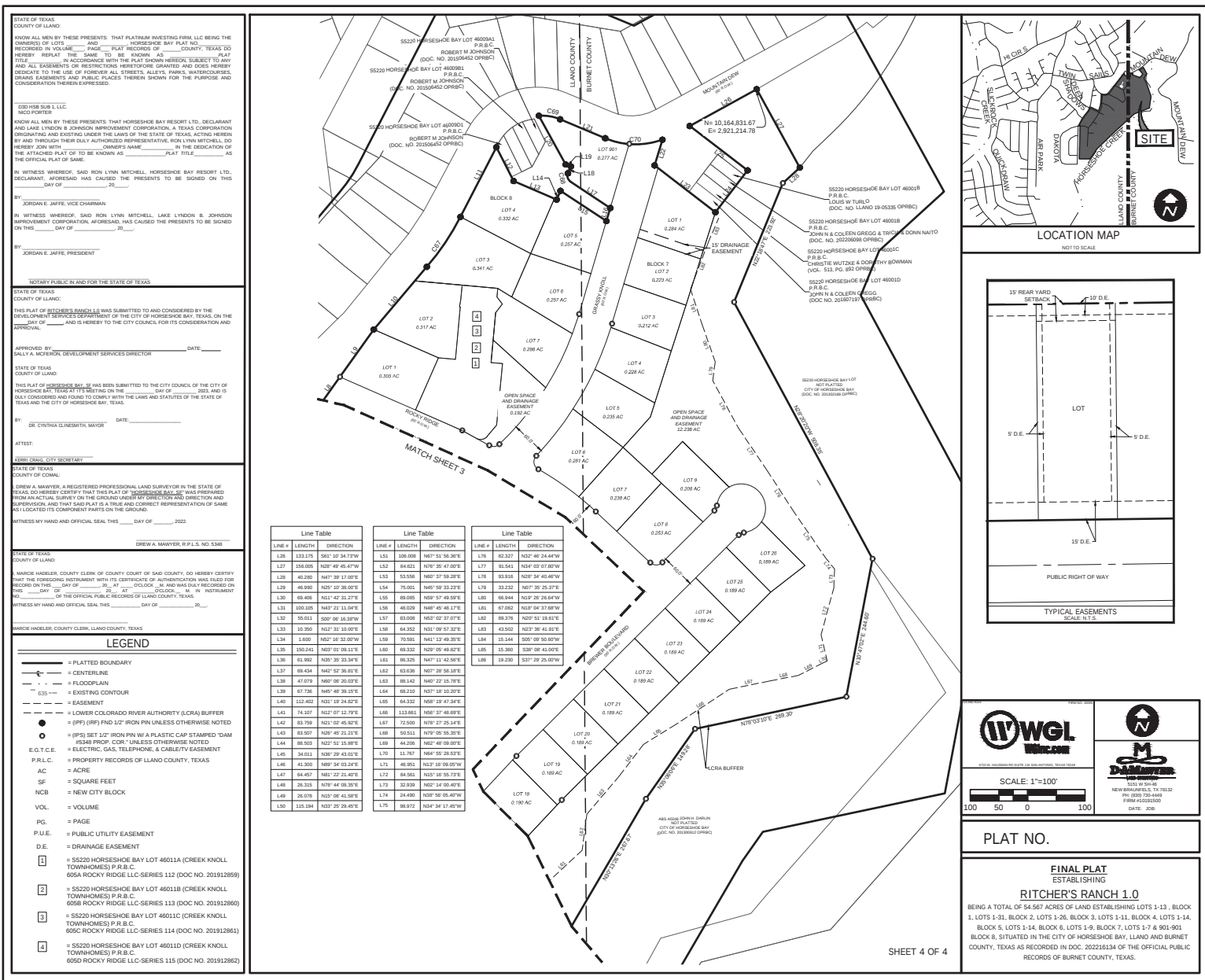


RICHTERS RANCH SECTION 1

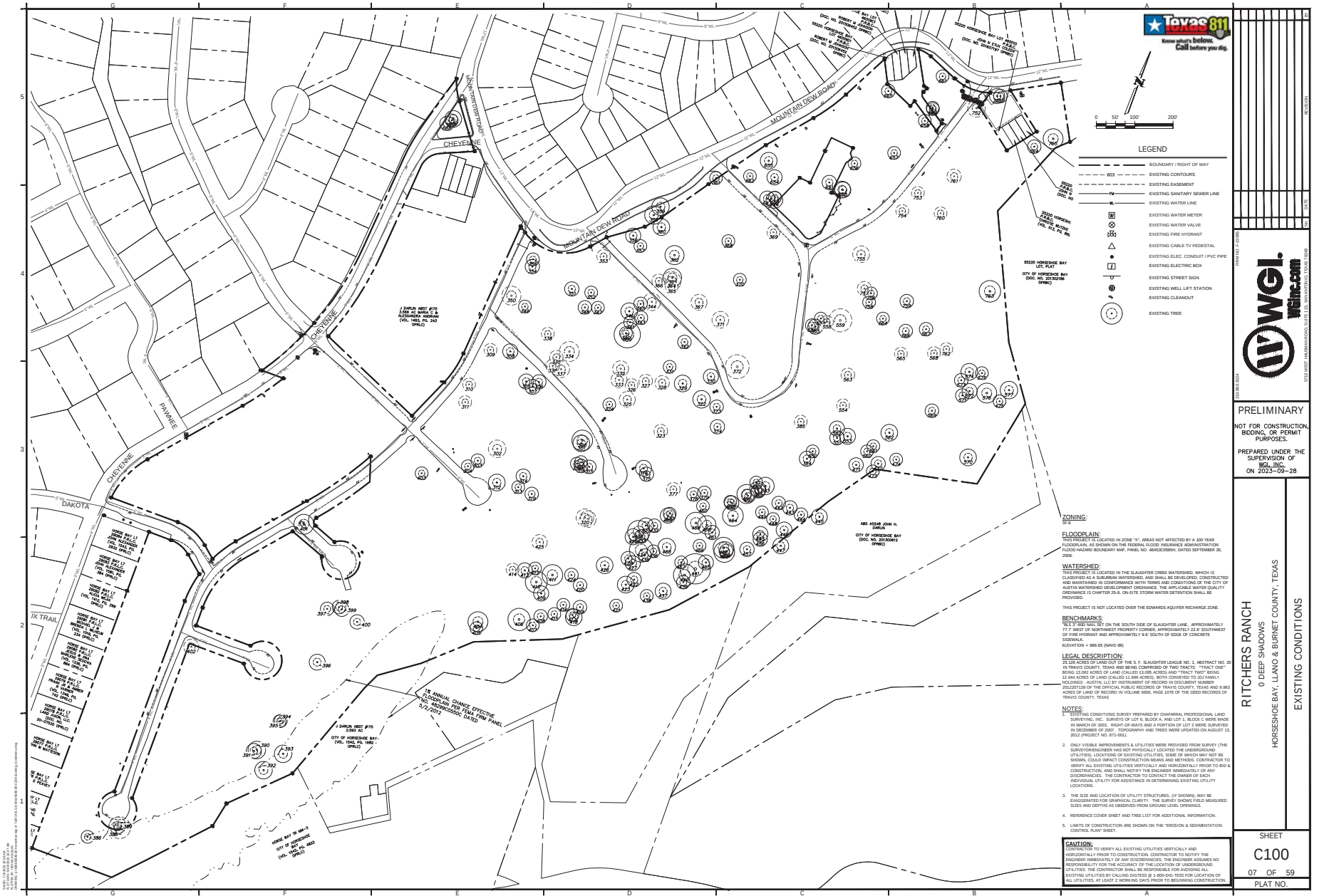
[illegible]

RICHTER'S RANCH SECTION 2





UTILITIES MAP



CONSTRUCTION COSTS

SITE WORK

Item No.	Description	Unit	QTY	Est. Unit Cost	Total Est. Cost
1	Site Mobilization	LS	1		\$327,535.78
2	Lot Excavation	CY	48269	\$30.00	\$1,448,070.00
3	Lot Embankment	CY	29414	\$52.00	\$1,529,528.00
4	Site Clearing & Demolition	LS	1		\$327,535.78
5	Sedimentation & Erosion Control	LS	1		\$20,000.00
6	Traffic Plan - Signage & Pavement Marking	LS	1		\$8,000.00
7	2" Hot Mix Asphaltic Concrete (HMAC) - Type D	SY	41129	\$14.00	\$575,812.11
8	6" Flexible Base (Compacted Depth)	SY	41893	\$14.00	\$586,507.86
9	6" Lime Treated Subgrade	SY	41893	\$4.50	\$188,520.38
10	Lime (~35lbs/sy)	TONS	733	\$250.00	\$183,250.00
11	Prime Coat (0.2 Gal/S.Y)	GAL	8226	\$5.00	\$41,129.44
12	Tack Coat (01. Gal/S.Y.)	GAL	4113	\$7.00	\$28,790.61
13	Concrete Curb	LF	28076	\$25.00	\$701,901.25
14	Concrete Trail	SY	1779	\$75.00	\$133,425.00
15	Topsoil & hydromulch	LS	1		\$5,000.00
16	Community Mail Box slab	SY	45	\$150.00	\$6,750.00

TOTAL ESTIMATED PROJECT COSTS	\$6,111,756.21
-------------------------------	----------------

SEWER IMPROVEMENTS

Item No.	DESCRIPTION	UNIT	QTY	Est. Unit Cost	Total Est. Cost
1	Trench Excavation Protection	LF	6,085	\$5.00	\$30,427.00
2	4" Force Main (SDR-17) (All Depths)	LF	6,085	\$180.00	\$1,095,300.00
3	Sanitary Sewer Manhole, 5' Dia. (0'-6')	EA	10	\$15,000.00	\$150,000.00
4	SEWER MAIN POST-TELEVISION INSPECTION (8"-15" DIA.)	LF	6,085	\$5.00	\$30,425.00
5	6" PVC Sanitary Sewer Laterals (SDR-26)	EA	131	\$150.00	\$19,650.00
6	New Connection to Manhole	EA	2	\$5,000.00	\$10,000.00
7	Grinder pump system	EA	124	Pending	

TOTAL ESTIMATED PROJECT COSTS	\$1,335,802.00
-------------------------------	----------------

WATER IMPROVEMENTS

Item No.	Description	Unit	QTY	Est. Unit Cost	Total Est. Cost
1	Trench Excavation Protection	LF	7755	\$5.00	\$38,774.00
2	6" PVC (C-900) Waterline Class 235 DR 18	LF	1095	\$60.00	\$65,688.00
3	8" PVC (C-900) Waterline Class 235 DR 18	LF	6660	\$70.00	\$466,200.00
4	2" HDPE Waterline (DR-11)	LF	2885	\$50.00	\$144,250.00
5	Meter Box	EA	124	\$400.00	\$49,600.00
6	6" Gate Valve w/ Box	EA	72	\$2,000.00	\$144,000.00
7	8" Gate Valve w/ Box	EA	34	\$2,850.00	\$96,900.00
8	Fire Hydrant Complete	EA	18	\$7,000.00	\$126,000.00
9	Pipe Fittings	TONS	2	\$4,000.00	\$8,000.00
10	8" Water Tie-In	EA	11	\$5,000.00	\$55,000.00
11	Hydrostatic Testing	EA	11	\$2,590.00	\$28,490.00
12	2" Temporary Blow-Off Assembly	EA	4	\$1,700.00	\$6,800.00
13	Disinfection (Chlorination)	EA	13	\$2,590.00	\$33,670.00

TOTAL ESTIMATED PROJECT COSTS	\$1,263,372.00
-------------------------------	----------------

DRAINAGE IMPROVEMENTS

Item No.	Description	Unit	QTY	Est. Unit Cost	Total Est. Cost
1	Trench Excavation Safety Protection	LF	3142	\$5.00	\$15,710.00
2	18" Reinforced Concrete Pipe	LF	782	\$120.00	\$93,840.00
3	24" Reinforced Concrete Pipe	LF	603	\$150.00	\$90,450.00
4	30" Reinforced Concrete Pipe	LF	696	\$210.00	\$146,160.00
5	36" Reinforced Concrete Pipe	LF	1061	\$305.00	\$323,605.00
6	Grate Inlet (2' x 2')	EA	1	pending	
7	Grate Inlet (3' x 3')	EA	2	pending	
8	Grate Inlet (4' x 4')	EA	13	pending	
9	Junction Box (4' x 4')	EA	16	\$11,000.00	\$176,000.00
10	Concrete Channels	CY		pending	
11	Inlet/Sidewalk Boxes	EA		pending	
12	Headwall	CY	7	\$1,900.00	\$14,110.39

TOTAL ESTIMATED PROJECT COSTS	\$859,875.39
-------------------------------	--------------

WATER & WASTEWATER ESTIMATED FEES

Water Meter Size	Service Units Equivalent Ratio	Water Impact Fee	Wastewater Impact Fee	Combined Water and Wastewater Impact Fee	Quantity	Water Impact Fee	Wastewater Impact Fee	Combined Water and Wastewater Impact Fee				
1"	1	\$2,969	\$1,860	\$4,829	124	\$368,156	\$230,640	\$598,796				
									Water Tap Connection	Water Tap Fee	Quantity	Water Tap Fee
									2" Connection	\$4,340	67	\$290,780
									Sewer Tap Charge	Sewer Tap Fee	Quantity	Sewer Tap Fee
									1.5" Sewer Grinder Connection	\$3,690	124	\$457,560

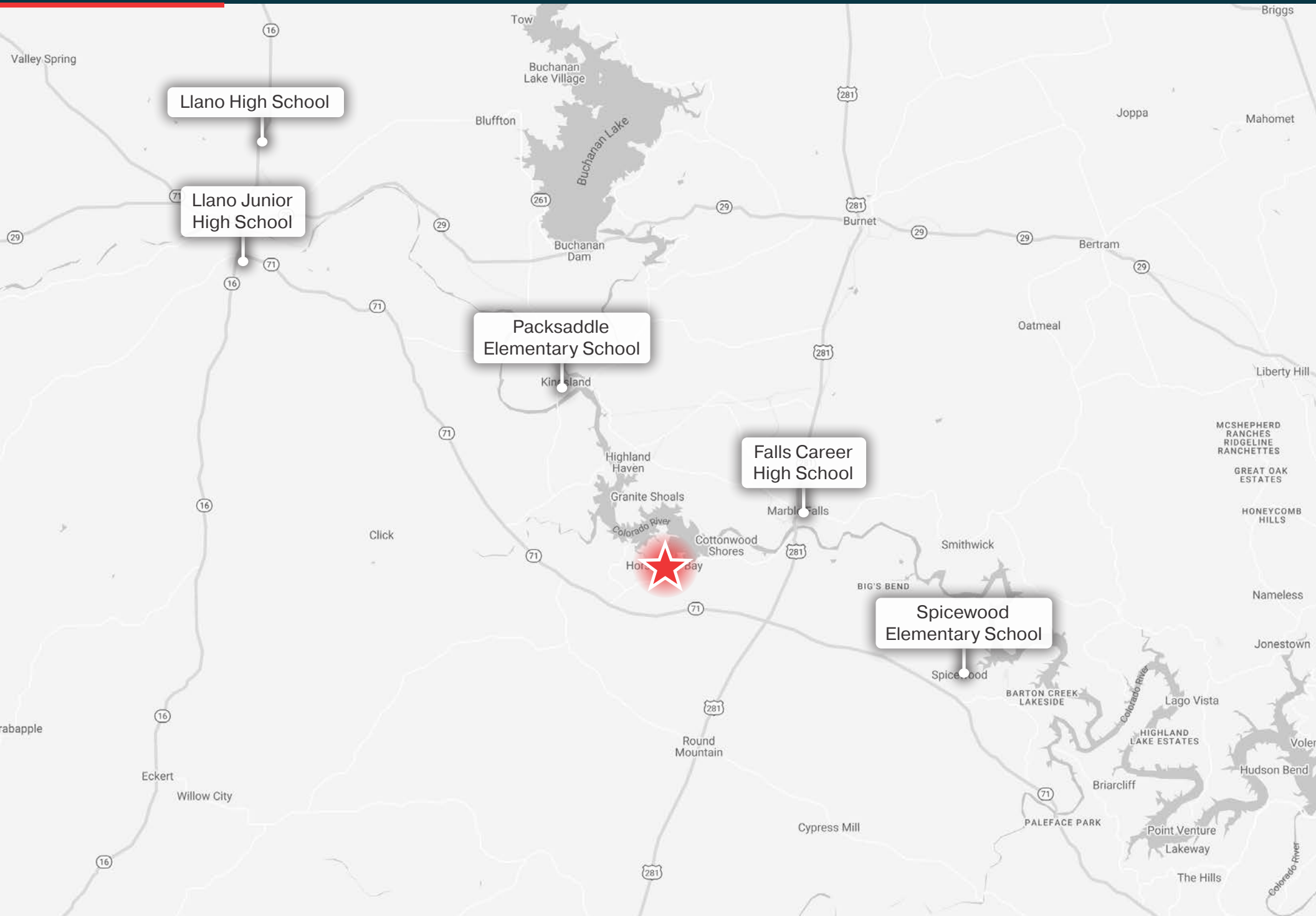
SUBDIVISION OVERVIEW



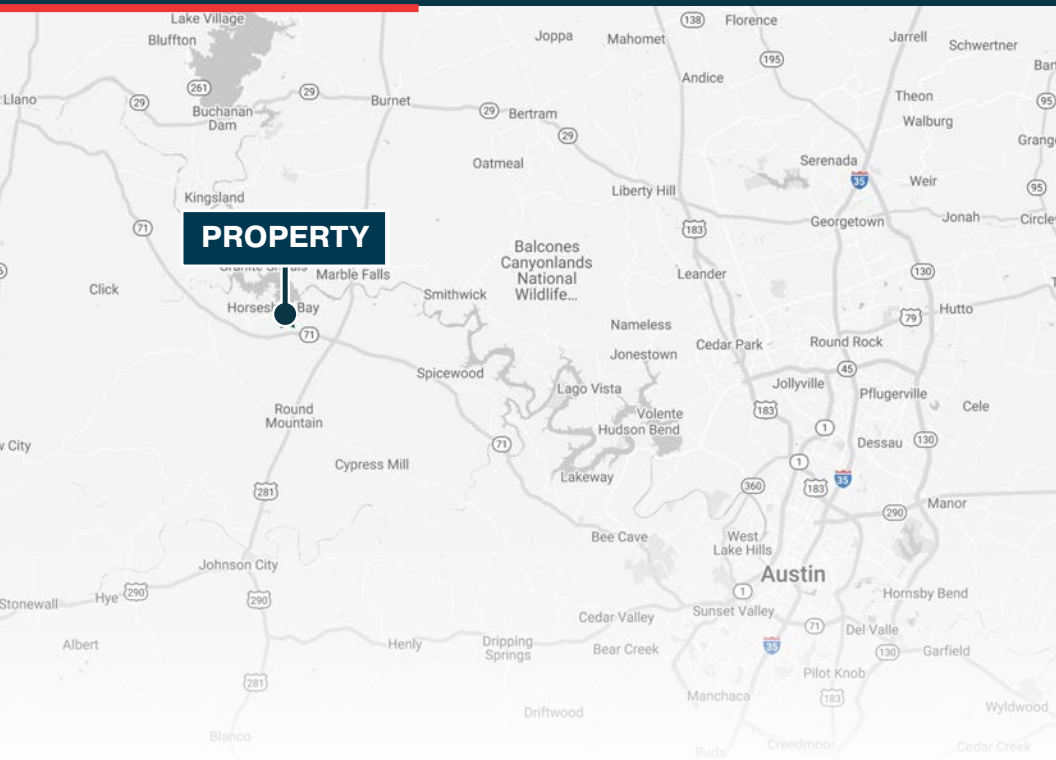
AERIAL OVERVIEW



SCHOOL OVERVIEW



LOCATION OVERVIEW



ABOUT THE AREA

Horseshoe Bay is a city located in the Hill Country region of Texas, United States. Situated on the southern shores of Lake LBJ, it offers a picturesque and serene setting for residents and visitors alike. Horseshoe Bay is known for its natural beauty, recreational opportunities, and upscale amenities.

The city is primarily a resort and retirement community, attracting individuals seeking a peaceful and luxurious lifestyle. Its proximity to Austin, the state capital, makes it a popular destination for weekend getaways and vacation homes. Horseshoe Bay is also recognized for its excellent golf courses, boating, and water activities on the lake.

In addition to the recreational opportunities, Horseshoe Bay boasts a vibrant community with various clubs and organizations catering to residents' interests. The city has a close-knit feel and hosts events and gatherings throughout the year, fostering a sense of belonging and community engagement.

Overall, Horseshoe Bay is a tranquil and affluent community known for its scenic beauty, luxurious amenities, and recreational opportunities. Whether you're looking for a relaxing retreat or an active lifestyle, this city provides a charming Texas Hill Country experience.



POPULATION

2023 Population

2028 Population Projection

1 MILE 3 MILES 5 MILES

1,289 5,806 17,385

1,368 6,159 18,392



HOUSEHOLDS

2023 Households

Annual Growth 2023-2028

1 MILE 3 MILES 5 MILES

596 2,608 7,166

1.1% 1.0% 1.1%



HOUSEHOLD INCOME

Avg Household Income

1 MILE 3 MILES 5 MILES

\$95,718 \$96,560 \$83,823



DAYTIME EMPLOYMENT

Employees

Businesses

1 MILE 3 MILES 5 MILES

234 2,397 3,813

44 239 528

DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.



Aaron Gill
ASSOCIATE

tel 512.743.1488
aaron.gill@partnersrealestate.com



Todd Mahler
VICE PRESIDENT

tel 512.605.7494
todd.mahler@partnersrealestate.com

partners

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.
© 2022 Partners. All rights reserved.