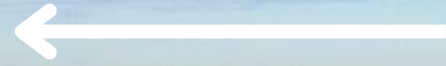


Georgetown, Texas

10.8 Miles



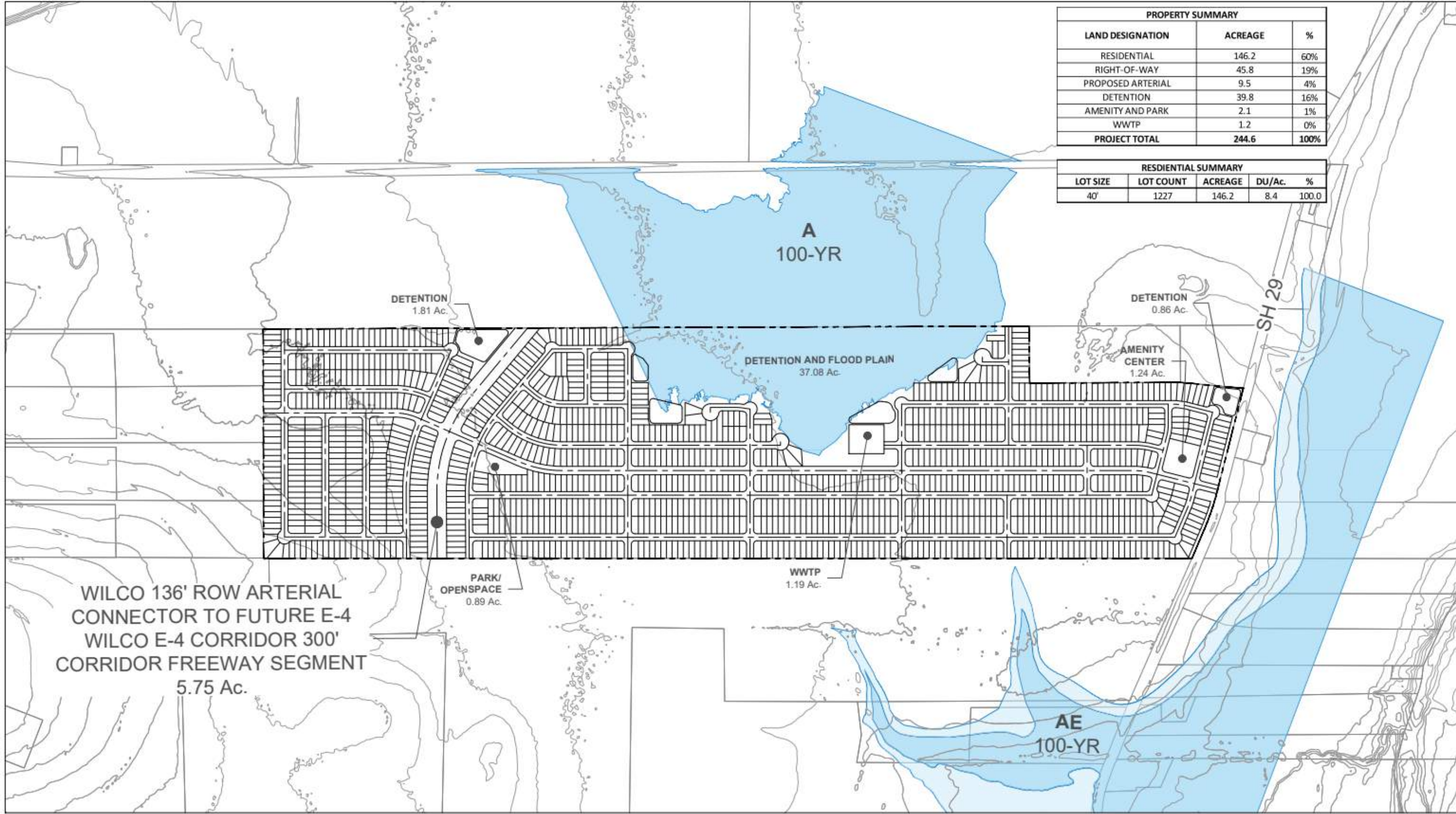
JONAH 244
244 ± ACRES
***SUBJECT PROPERTY**



G:\TDC\Projects\Lakshmi_Land_Group\00011297-00-Lakshmi-247ac_SH_29\LD\01_CADD\02_Base\1297-C-BASE.dwg Layout: Layout1 Plotted: 10/30/2023 3:27:31 PM

PROPERTY SUMMARY		
LAND DESIGNATION	ACREAGE	%
RESIDENTIAL	146.2	60%
RIGHT-OF-WAY	45.8	19%
PROPOSED ARTERIAL	9.5	4%
DETENTION	39.8	16%
AMENITY AND PARK	2.1	1%
WWTP	1.2	0%
PROJECT TOTAL	244.6	100%

RESIDENTIAL SUMMARY				
LOT SIZE	LOT COUNT	ACREAGE	DU/Ac.	%
40'	1227	146.2	8.4	100.0



BGE, Inc.
 101 W LOUIS HENNA BLVD, SUITE 400
 AUSTIN, TX 78728
 TEL: 512-879-0400 • www.bgeinc.com
 TBPE Registration No. F-1046

LAKSHMI TRACT SITE PLAN V3

October 3, 2023

Williamson County, TX

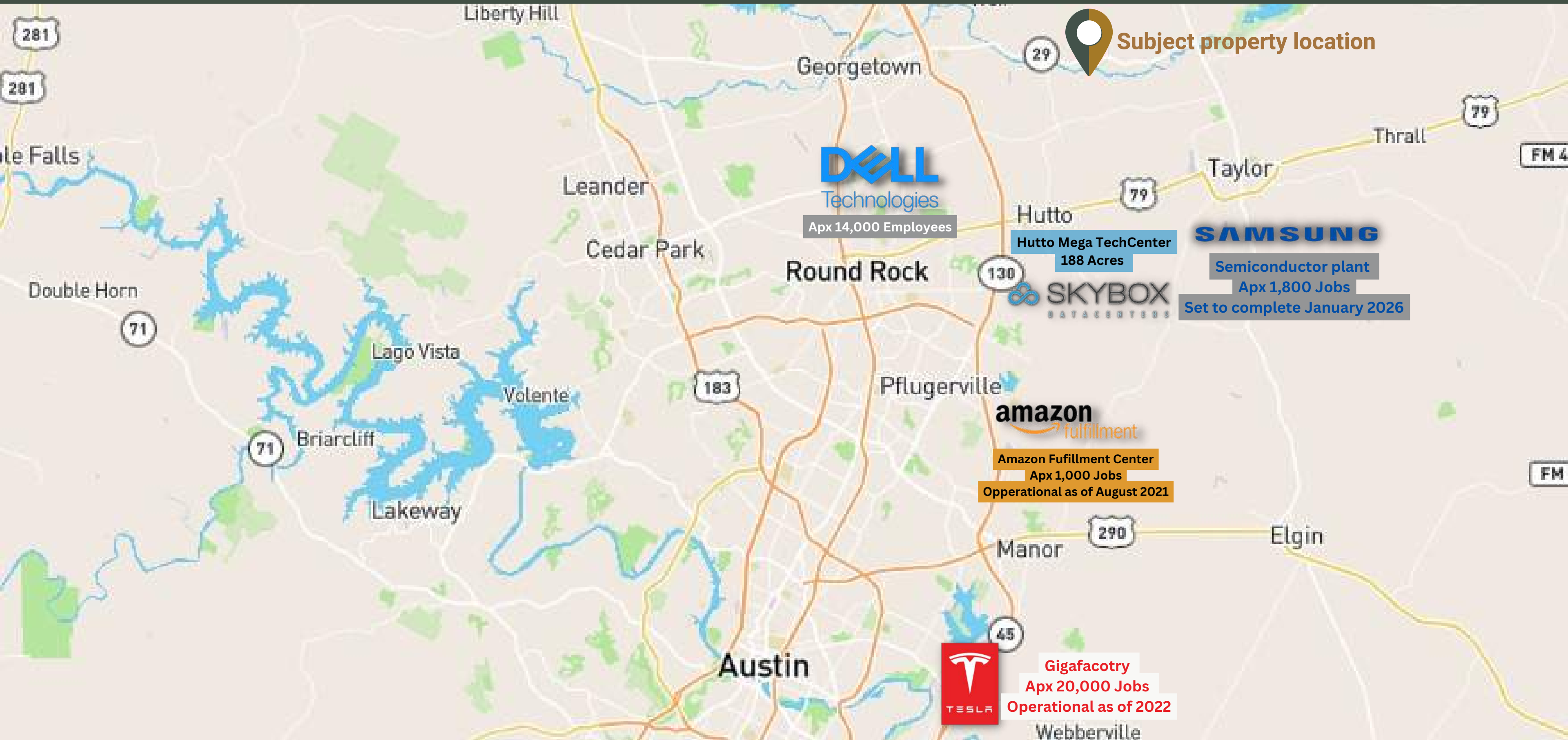
Drawn By: MTC





JONAH 244 ± ACRES

Louie Swope
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Commercial

**11301 E STATE HIGHWAY 29,
Georgetown TX 78626 | Williamson County**

**Headquarters
8620 N New Braunfels Ave
San Antonio, TX 78217**

The information contained herein was obtained from sources deemed reliable; however, West and Swope makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease ; or withdrawal without notice. West and Swope Ranches LLC provides real estate brokerage services.

For its size, Georgetown is the fastest-growing city in the U.S.

Georgetown Residential Growth Highlights

- For the second year in a row, Georgetown is the fastest-growing city in the U.S. for cities with a population above 50,000, according to data released today by the U.S. Census Bureau. Georgetown's growth rate was 14.4 percent from July 1, 2021, through July 1, 2022, resulting in a population estimate of 86,507.
- Georgetown added 10,887 more residents than the Census estimate from a year ago.
- "Job growth in Georgetown and across the Austin metro continues to bring new residents to our city," Mayor Josh Schroeder said. "People are moving here for the same reasons that brought many of us to Georgetown—wonderful and safe neighborhoods, fantastic parks and events, and welcoming people. We continue to adjust our plans and build new infrastructure to maintain the great quality of life for all of us who are proud to call Georgetown our home."

Information provided by the Georgetown EDC

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School District

Georgetown Independent School District

- Georgetown High School
- Pat Cooper Elementary School
- Forbes Middle School

Current Zoning

- Agricultural A-1
- Primed to be rezoned

Frontage

SH- 29 1249.46 +/- FT

Highlights

- Location, Location, Location
- High Visibility in major growth Area
- Located approximately ten miles from downtown Georgetown, near Interstate 35 and Toll 130,
- Outside the ETJ and minutes away from
- Close proximity to Multiple retail amenities
- Ideal location for a new development
- High Growth Market Projections
- Jonah water line is available along the highway.

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	2021 TXDot AADT Count	2022 TXDot AADT Count
Traffic point closest to property: SH 29 -Location ID:246H167	5,167	5255
SH 29 and CR 192	No Data	62
130 Toll RD and SH 29 Intersection	24,471 (2019)	18,353 (2020)

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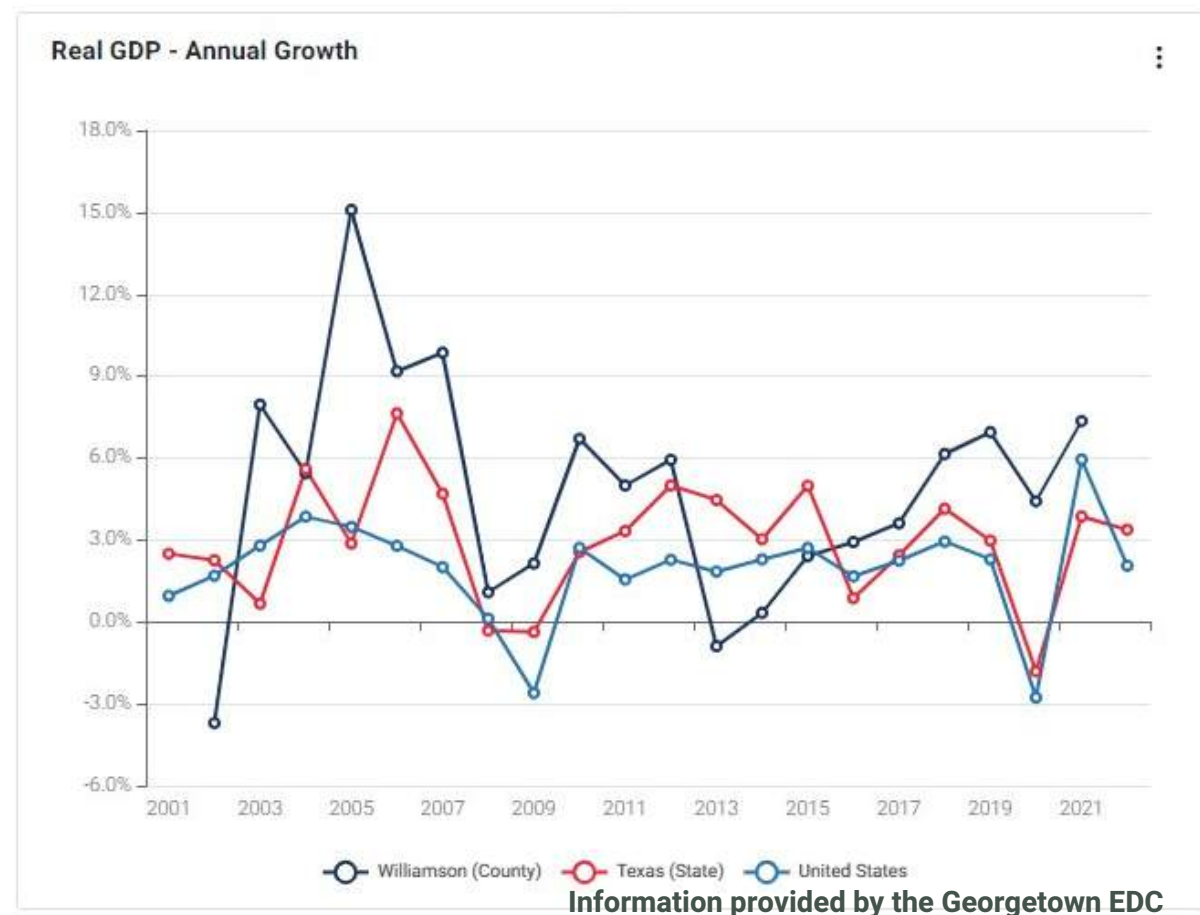
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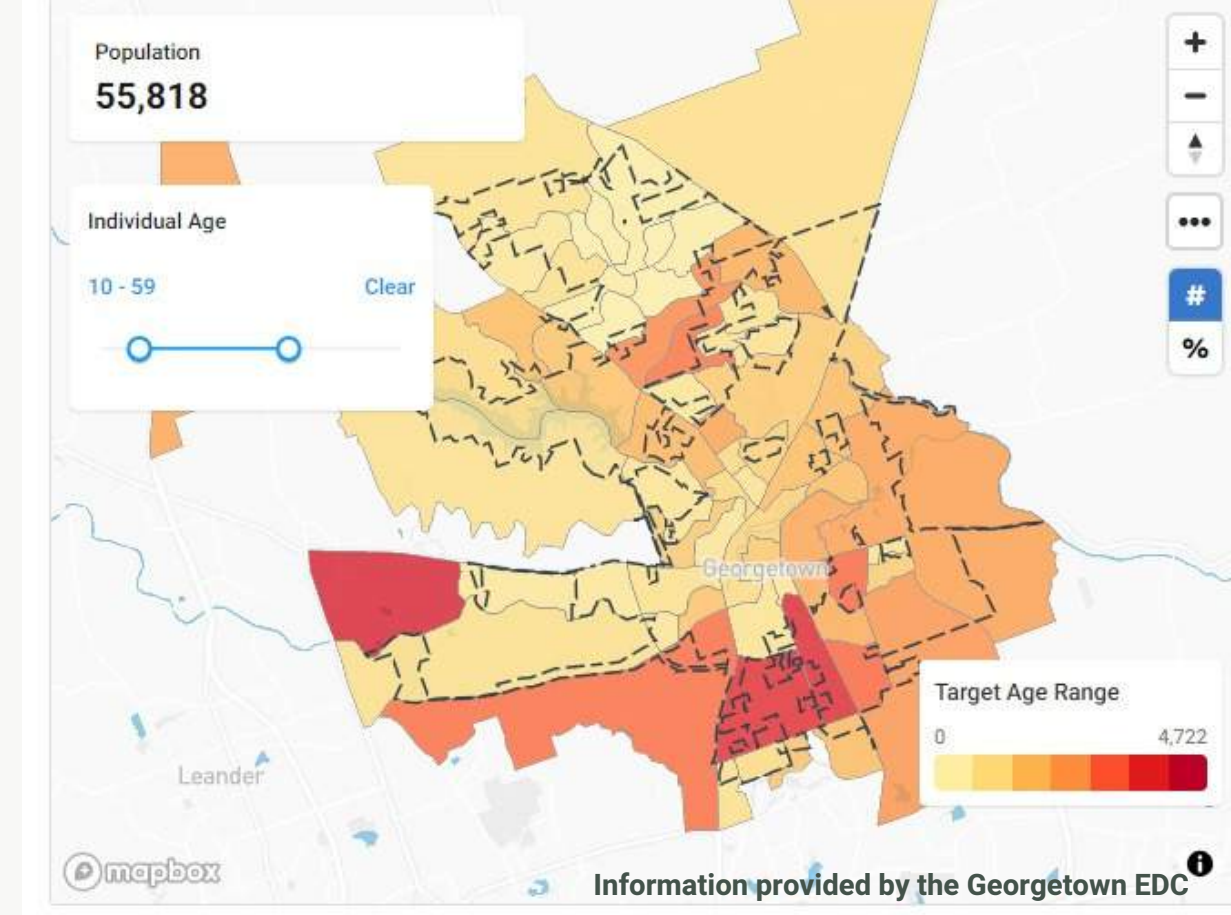
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ECONOMIC



RESIDENT



Commercial

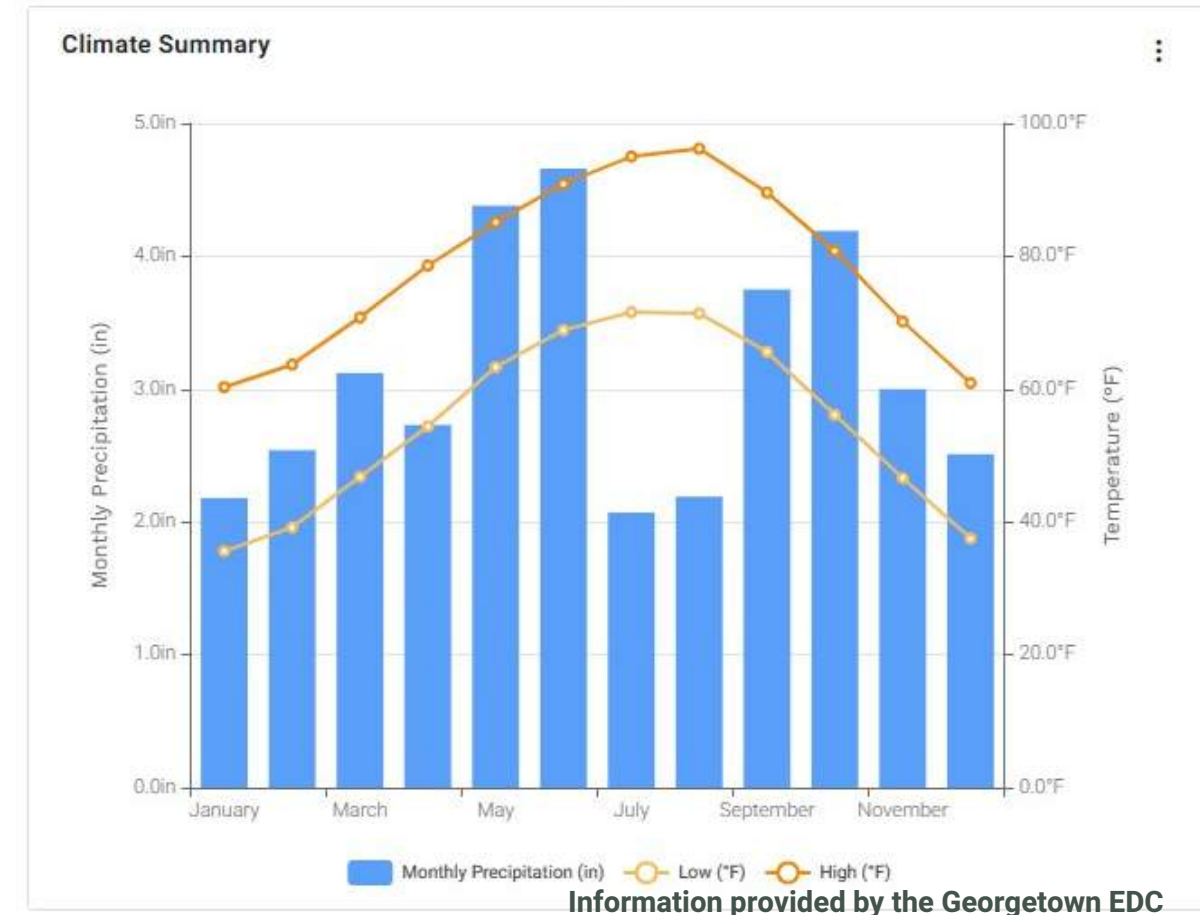
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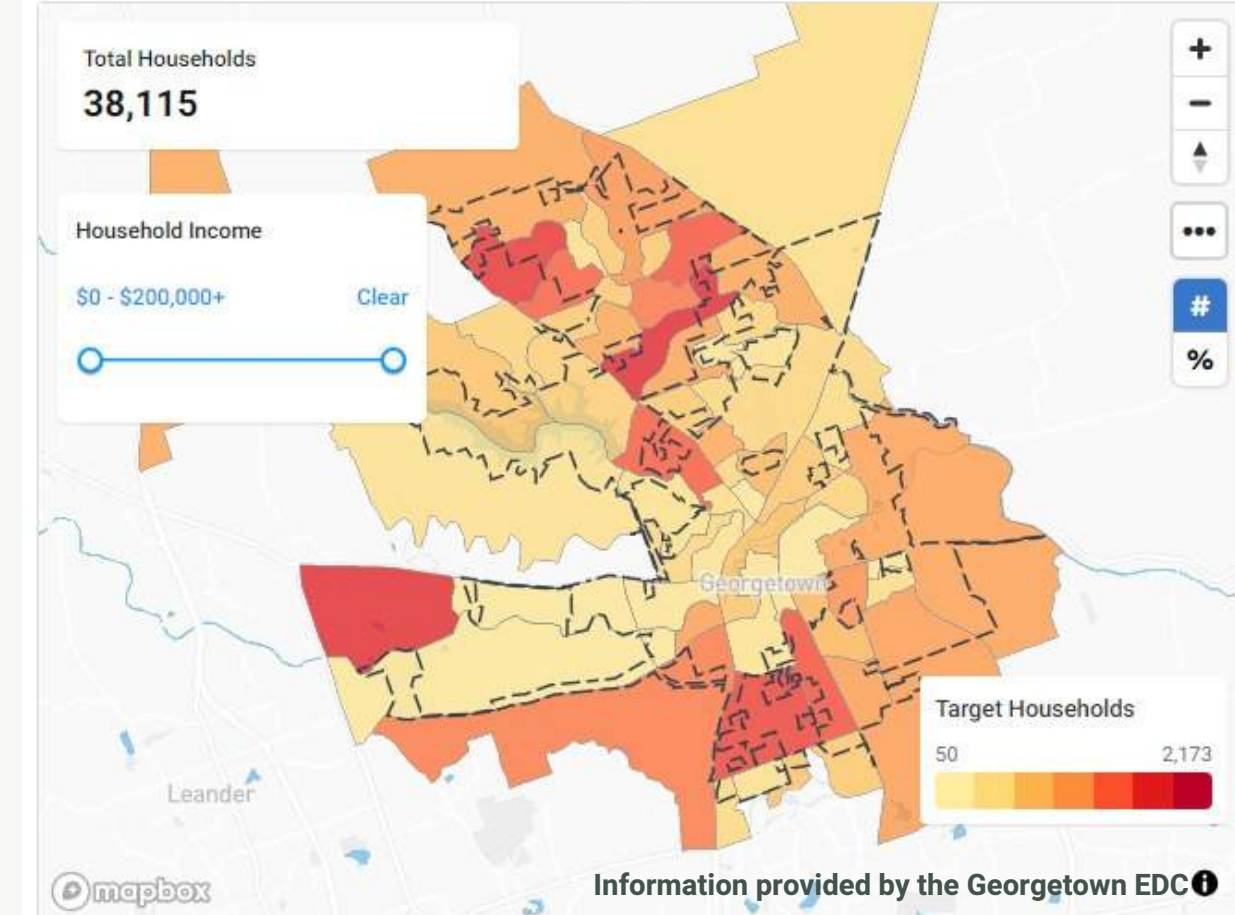
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JONAH 244 ± ACRES

LIVABILITY



HOUSEHOLD



Commercial

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential 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.

West and Swope Ranches LLC	9007406	info@westandswoperanches.com	(844)888-3384
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louie Swope	638074	lswope@westandswoperanches.com	(512)940-0543
Designated Broker of Firm	License No.	Email	Phone
Louie Swope	638074	Lswope@westandswoperanches.com	(512)940-0543
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Louie Swope	638074	lswope@westandswoperanches.com	(512)940-0543
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov