

# Fredericksburg Resort Development

## *Supplemental Proposal & Detailed Scope*

### **Overview**

This proposal outlines the feasibility and infrastructure analysis services for a proposed 40-50 key boutique resort in Fredericksburg, Texas. Houston Strategy Group (HSG) provides a comprehensive roadmap to de-risk development, secure water/wastewater utility solutions, and accelerate regulatory approvals.

### **Market Opportunity**

Fredericksburg is the epicenter of the Texas Wine Country, drawing approximately 1.2 million visitors annually. The market demonstrates strong seasonality with peak visitation during spring wildflower season and fall harvest. Our analysis confirms high demand for upscale, experiential lodging in this region.

### **Site Recommendation**

After evaluating multiple options, Site B (Wine Trail) is recommended. This location offers superior visibility, direct access to the Hwy 290 wine corridor, and existing well infrastructure that significantly reduces upfront capital expenditure.

### **Infrastructure Strategy**

Water and wastewater are the critical constraints for development in the Hill Country. HSG recommends Scenario B: Private Well + Membrane Bioreactor (MBR).

- Water Supply: Utilize existing onsite wells to tap into the Edwards-Trinity Aquifer, supplemented by rainwater harvesting.
- Wastewater: Implement a state-of-the-art MBR system to treat effluent to Type I standards for beneficial reuse (irrigation), turning a liability into a sustainable asset.

### **Regulatory Pathway**

We have mapped a 5-Phase engagement timeline to navigate the complex regulatory environment (TCEQ, GCUWCD, TxDOT, County):

1. Preliminary Feasibility (2-3 Weeks)
2. Site Due Diligence (6-8 Weeks)

3. Engineering Coordination (10-14 Weeks)
4. Permitting & Regulatory (10-18 Months)
5. Construction Oversight (12-18 Months)

### Investment Summary

Total Engagement Value: \$376,000 - \$411,000

Estimated Cost Avoidance: ~\$250,000 (via streamlined permitting and delay prevention)

This fee structure is designed to align incentives and maximize project ROI through accelerated delivery.

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