

Austin Land Investments @  
Leander - 13 acres  
23469 Round Mountain Rd,  
Leander, TX 78641  
(Travis County)

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# Project Plan

## Project Description:

- Total: 1,100,000.00
- County: Travis County
- ISD: Leander ISD
- Current Zone: No Ag
- Each share value: \$21,200.00
- Number of shares – 52
- Minimum shares – 1

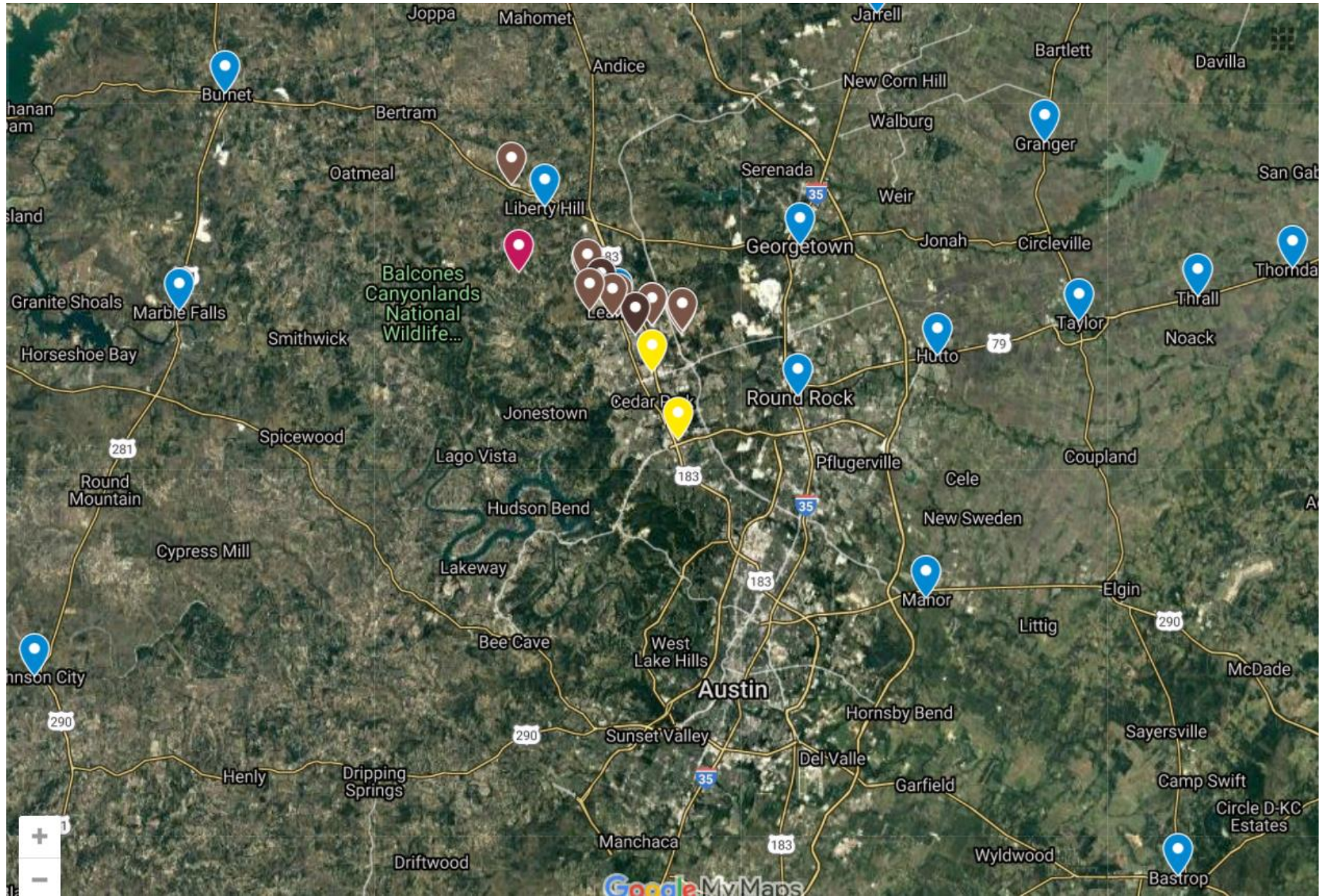
## Location:

- Coordinates: 30.611590050023892, -97.94952646623503
- Access from Hwy 183 and Hwy 29
- City: Leander, TX
- Road: CR 282 (Round Mountain Rd)





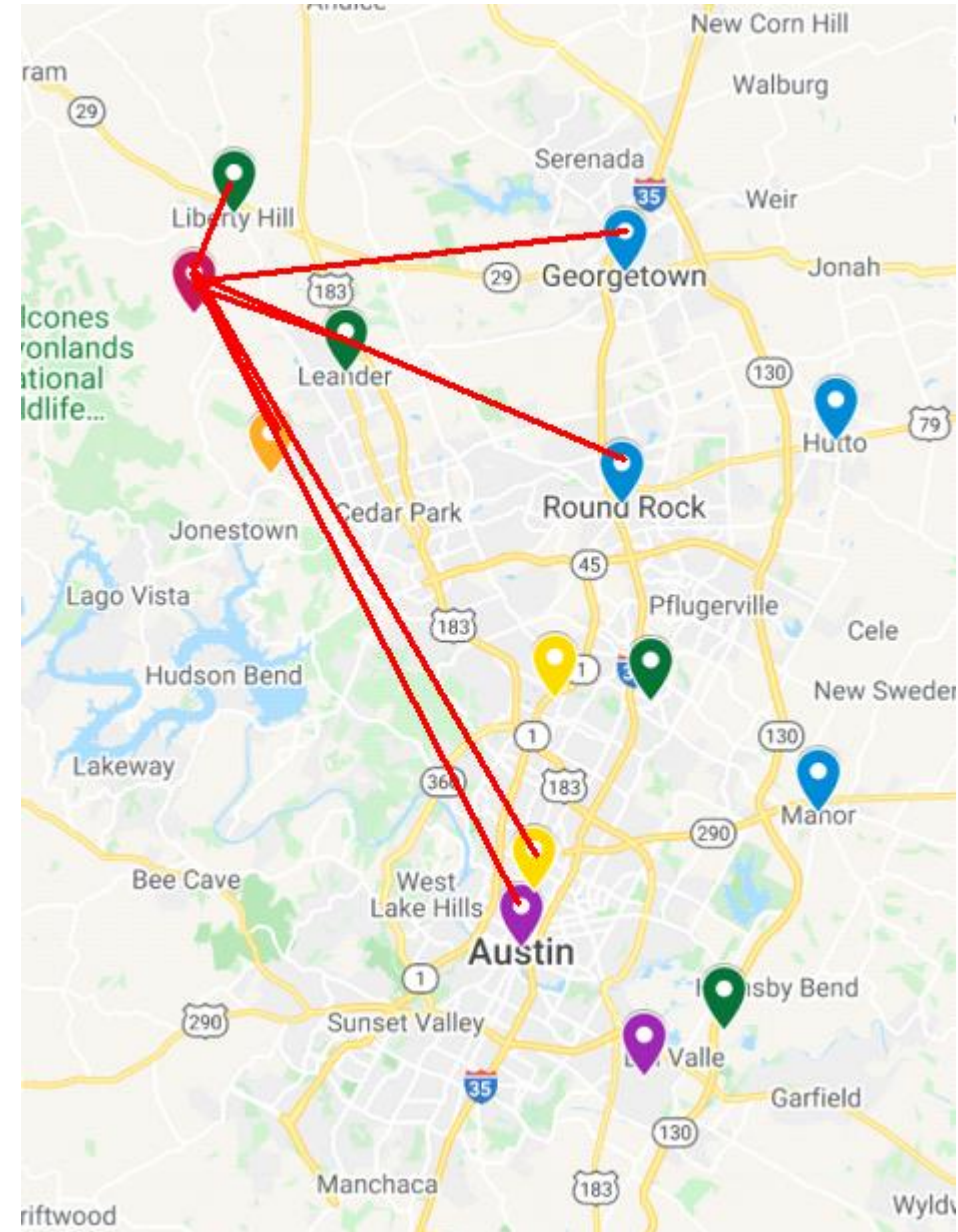
# Location Overview





## • Proximity

- Less than 6 miles to 29 Hwy and 8 miles to 183 Hwy.
- 22 mins major stores like Walmart Supercenter, HEB, Specs, Starbucks, etc.
- Access to all major neighborhoods in less than an hour.
- Access to Hwy 95 and Hwy 290 in minutes.
- 46 miles to Tesla Texas Giga Factory and AUS Airport.
- 35 miles to Austin Downtown
- 27 miles to Round Rock
- 20 miles to Georgetown
- 9 miles to Leander
- 5 miles to Liberty Hill
- Easy access to major Highways
- Located in popular Travis county
- [https://www.google.com/maps/d/u/0/edit?mid=1mGBf5VM6uu-kn\\_xg2BbV1WmNcQmjTPmD&usp=sharing](https://www.google.com/maps/d/u/0/edit?mid=1mGBf5VM6uu-kn_xg2BbV1WmNcQmjTPmD&usp=sharing)



# About Leander

- Proximity to Austin –
  - Fastest growing metro region in TX area.
  - Less than 10 mins to Hwy 29.
  - Less than 20 mins to Hwy 183.
  - 45 mins east of Austin's Downtown
  - 48 mins to Austin's International Airport
  - 14 miles to Costco
  - Capitol Metro rail (red line) from Leander to Austin and other neighborhoods.
  - New roads and local trains to get around .
  - Major companies like Dell, Tesla, Apple, Samsung and many more enroute.
- Growth –
  - Named in Top 5 places to live in Austin area.
  - Well funded and Planned CIP projects (Capital Improvement Plan)
  - Steady growth in property tax and sales tax for the last 5 yrs.
- Source –
  - <https://aquilacommercial.com/learning-center/your-guide-to-leander-texas/>
  - [https://en.wikipedia.org/wiki/Capital\\_MetroRail](https://en.wikipedia.org/wiki/Capital_MetroRail)
  - <https://austonia.com/austin-growth/2-no-other-city-grew-faster-this-decade>
  - <http://austin.blog.statesman.com/2017/02/07/austin-named-best-place-to-live-in-america-by-u-s-news-and-world-report/>
  - <https://www.forbes.com/pictures/edgl45fkm/no-1-austin-texas/>
  - <https://www.valuepenguin.com/2016/best-cities-young-families>
  - <https://blog.taylormorrison.com/2018/01/reasons-to-move-to-leander-tx/>
  - <https://patch.com/texas/cedar-park/leander-named-one-best-places-buy-home-austin-area>
  - [https://www.leandertx.gov/sites/default/files/fileattachments/finance/page/228/final\\_budget\\_document.pdf](https://www.leandertx.gov/sites/default/files/fileattachments/finance/page/228/final_budget_document.pdf)

# About Leander ISD

- **ISD info –**

- \$ 933.4 million in ISD development
- \$ 1.5 Billion planned improvement for the next 5 years.
- Substantial increase in district property values
- Healthy increase in enrollment
- Well funded for the schools. 5 new Elementary, 1 new middle schools to accommodate the growth.
- \$ 800 million in Northline Leander development, and \$ 1 Billion in Leader Springs development.

- **Growth –**

- Many named builders like Taylor Morrison, Lennar, Meritage, LGI, Pulte, Perry, KB have multiple communities in the area.
- 57 communities within the 5 mile radius.
- LGI Homes sold 400-500 homes in less than 4 weeks.
- Lennar, DR Horton and Other builders are also sold out.

- **Source –**

- <https://www.leanderisd.org/bond2017/>
- <https://news.leanderisd.org/board-briefs-june-17-2021/>
- <https://news.leanderisd.org/communityreviewpossiblebondelection/>
- <https://www.newhomesource.com/communities/tx/austin-area/leander/page-3>
- <https://www.commercialsearch.com/news/top-projects-that-will-reshape-austin/>
- <https://www.leanderisd.org/financialtransparency/>

- **Comparable' s –**

1. [https://www.realtor.com/realestateandhomes-detail/River-Run\\_Leander\\_TX\\_78641\\_M98627-43589](https://www.realtor.com/realestateandhomes-detail/River-Run_Leander_TX_78641_M98627-43589) (112KPA23A)
2. [https://www.realtor.com/realestateandhomes-detail/270-County-Road-283\\_Leander\\_TX\\_78641\\_M93387-81207?ex=2944161003](https://www.realtor.com/realestateandhomes-detail/270-County-Road-283_Leander_TX_78641_M93387-81207?ex=2944161003) (152KPA16A)
3. [https://www.realtor.com/realestateandhomes-detail/1601-Oak-Grove-Rd\\_Leander\\_TX\\_78641\\_M93392-03505?ex=2938777345](https://www.realtor.com/realestateandhomes-detail/1601-Oak-Grove-Rd_Leander_TX_78641_M93392-03505?ex=2938777345) (139KPA18A)
4. [https://www.zillow.com/homedetails/22007-Nameless-Rd-Leander-TX-78641/29518283\\_zpid/](https://www.zillow.com/homedetails/22007-Nameless-Rd-Leander-TX-78641/29518283_zpid/) (104KPA11A)
5. [https://www.zillow.com/homedetails/11319-Mountain-Top-Cir-Leander-TX-78645/306640276\\_zpid/](https://www.zillow.com/homedetails/11319-Mountain-Top-Cir-Leander-TX-78645/306640276_zpid/) (120KPA12A)



# Entry/Exit and Management Plan

## Closing –

- Actual costs, CPA and Attorney and management fees will be distributed along with closing costs.
- Management fee - \$2,000.00 per share
- CPA fee - \$5,000
- Closing costs - \$5,000
- Taxes - \$100,000 (approximately for 5 years)

## Exit Plan –

- 5 yrs. Hold
- Fee: 20% on anything after the first 100%.
- Administrative and other closing costs (Sell) will be added to the share value.

## Asset Maintenance Plan –

- Work towards approval Ag exemption.
- Collect and pay property taxes.
- File federal and state tax returns.
- Provide K1 financial statements [ledger, P&L and balance sheet] for annual tax filing.
- Maintain the property clean.
- Market and sell the property, meeting the investment objectives.
- Final appraisal after the last year of hold.

# Next Steps



# Q & A

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