



Prime Development Opportunity in Sour Lake

1,425 ACRES OF UNTAPPED POTENTIAL

COMPASS

Key Highlights

HWY 105, SOUR LAKE, TEXAS | 1425 ACRES

Rare One-of-a-Kind Development Opportunity

- Transform 1,425 acres into a visionary master planned community.
- Residential cut trees offer a natural setting for future residents.
- Water well site recently tested/approved to serve the future community.

High Return Opportunity in a Growing Region

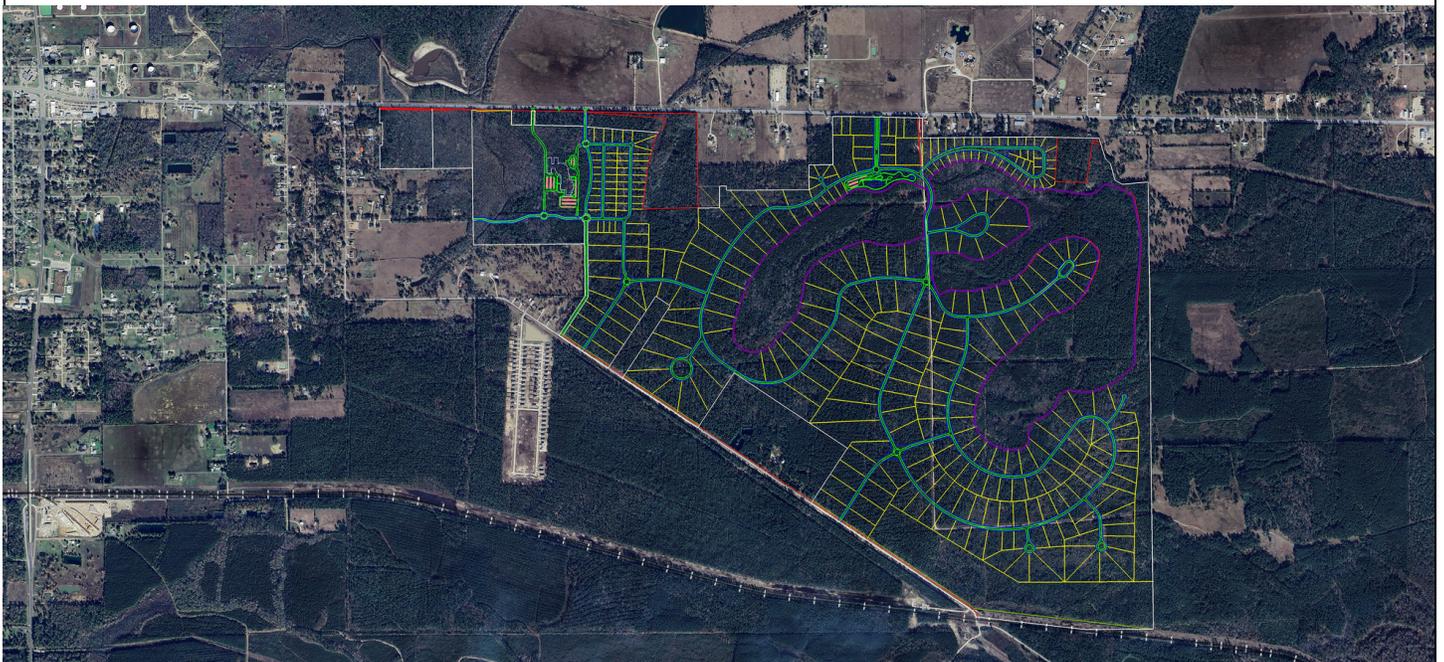
- Capitalize on the region's growth trajectory for a lucrative investment.
- Prime location for a thriving and sustainable community.

Future Intermediate School

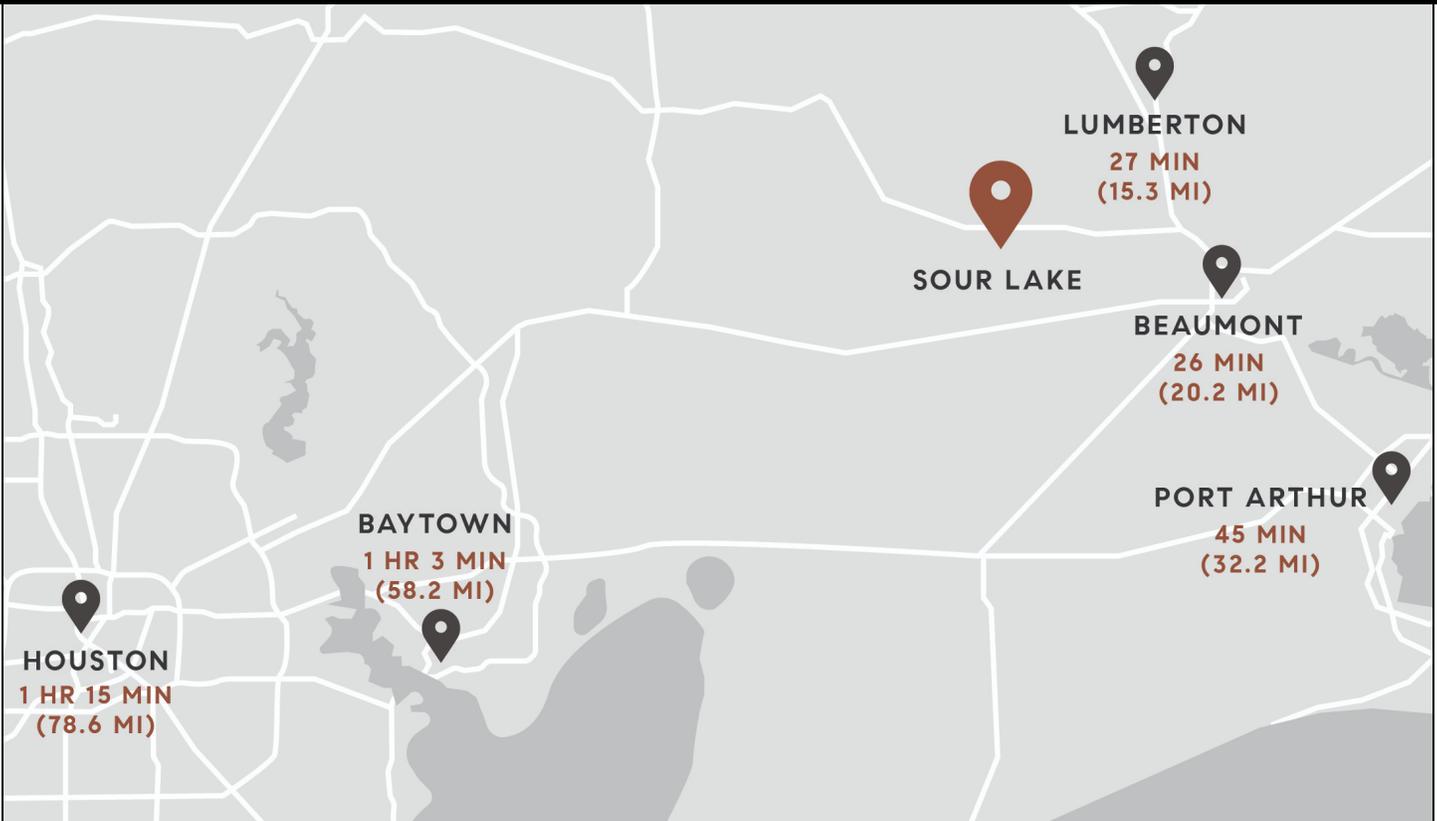
- Hardin-Jefferson ISD
- School will be located within the community.

Majority of the Property is Outside of the Flood Zone

- Minimize risk with a vast majority of the property situated in a safe zone.
- Ensuring a secure and stable foundation for your development goals.



Sour Lake & Nearby Cities



Area Demographics

SOUR LAKE

2,083

POPULATION

5.9%

GEOGRAPGIC
MOBILITY

30.3

MEDIAN AGE

89.2%

HIGH SCHOOL
GRAD OR HIGHER

\$65,515

MEDIAN HHI

9.2%

POPULATION
VETERAN STATUS

691

HOUSEHOLDS

HARDIN COUNTY

56,576

POPULATION

12%

GEOGRAPGIC
MOBILITY

39.6

MEDIAN AGE

88.9%

HIGH SCHOOL
GRAD OR HIGHER

\$70,164

MEDIAN HHI

7.8%

POPULATION
VETERAN STATUS

20,845

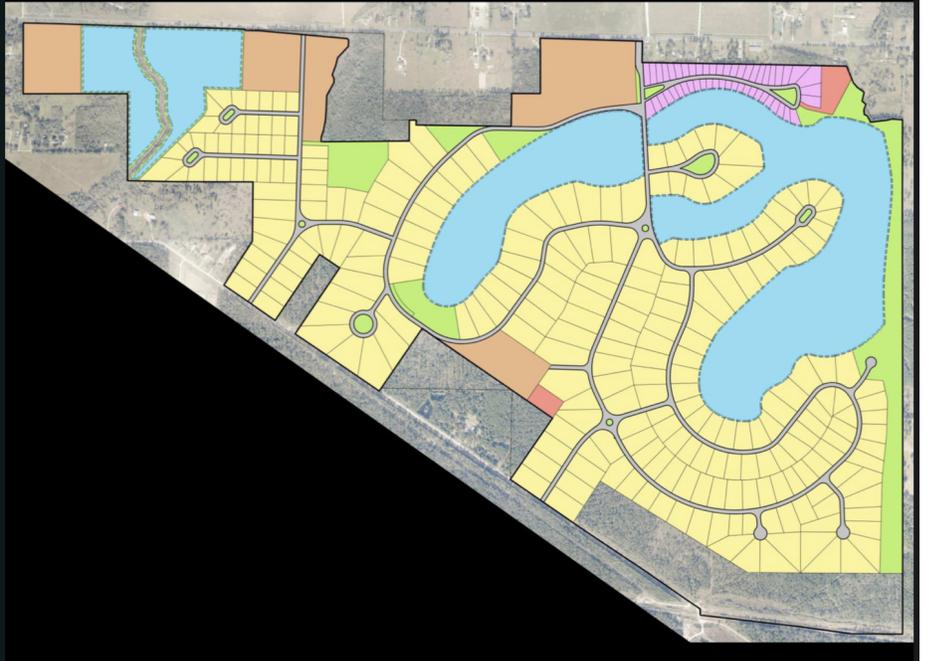
HOUSEHOLDS

2022 Consensus Data

Proposed Development Plan

OPTION 1

- 306 Total lots
 - 255 Lots greater than 1 acre
 - 51 Lots less than 1 acre
- 93 Acres of Commercial Development
- 87 Acres of Community/Green Space
- Ponds
 - 359 Acres of Detention Ponds (Total)
 - 273 Acres of Recreational Ponds
 - 22,825 Linear Feet of Pond Frontage
- 17 Acre School Tract
- 97 Acre Out Parcel



PROPOSED DEVELOPMENT WILL INCLUDE A 17-ACRE SCHOOL TRACT IN THE NORTHWEST CORNER OF THE ORIGINAL 1425 ACRES.

**Plan is for demonstration purposes only.*



Andrea Curran

Broker Associate

832.707.4900

andrea.curran@compass.com

R RANCH & LAND