

LAND FOR SALE



COUNTY RD #415, LEXINGTON, TX 78947

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LAND FOR SALE

KW COMMERCIAL AUSTIN SOUTHWEST

1801 S. Mo-Pac Expressway Ste. 100
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

MEGAN FLAKE

Director of Commercial at Papasan Commercial

O: (512) 364-0949

C: (512) 364-0949

meganflake@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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MEGAN FLAKE

Director of Commercial at Papasan



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Megan Flake is a dedicated commercial real estate agent specializing in the Austin, TX Metro market. With more than a decade and a half of experience in the investing world, she has a proven track record and a passion for helping clients achieve their financial objectives.

Megan is the senior partner of the Commercial Division of the Papasan Properties Group at KW Commercial. Papasan Properties has closed nearly \$750 Million in real estate transactions since 2009.

Megan specializes in investment sales for income-producing industrial, flex, data centers, land and office assets in the Central Texas Region.

Prior to her work in real estate, Megan worked in operations management and business procurement for GE. While there she earned her Greenbelt in 6 Sigma.

She effectively uses her experience to deliver exceptional service and results. By working closely with investors, she understands their unique needs, and provides tailored solutions to maximize their returns.

Megan has established herself as a trusted professional in the industry and works hard to stay well-informed about market trends, emerging developments, and economic factors that can impact commercial real estate investments. Her strategic insights and sharp negotiation skills have helped investors throughout the Central Texas area achieve their goals.



OFFERING SUMMARY

PRICE:	\$350,000.00
LOT SIZE:	1,197,900 SF
PERMITTED USES:	Farm, Ranch
APN:	11602

PROPERTY OVERVIEW

This property offers an expansive lot size with excellent potential for development, agricultural use, or even solar farm development. The property's layout and zoning offer flexibility for a range of uses, making it an appealing site for both personal and investment purposes.

The surrounding Lexington community features local shopping, dining, and parks, creating a pleasant setting for families, retirees, and individuals looking for a peaceful yet connected lifestyle. Its proximity to community amenities ensures residents can enjoy the charm of Lexington while staying conveniently close to essential services.

For investors or new owners, this property represents a prime opportunity to capitalize on Lexington's growth and popularity. With its substantial lot size and versatile zoning, it holds potential for building, leasing, agriculture, or renewable energy projects like a solar farm, depending on the new owner's vision. Well-positioned to benefit from future area growth, this property is a sound investment with significant potential for returns.



KW COMMERCIAL AUSTIN SOUTHWEST

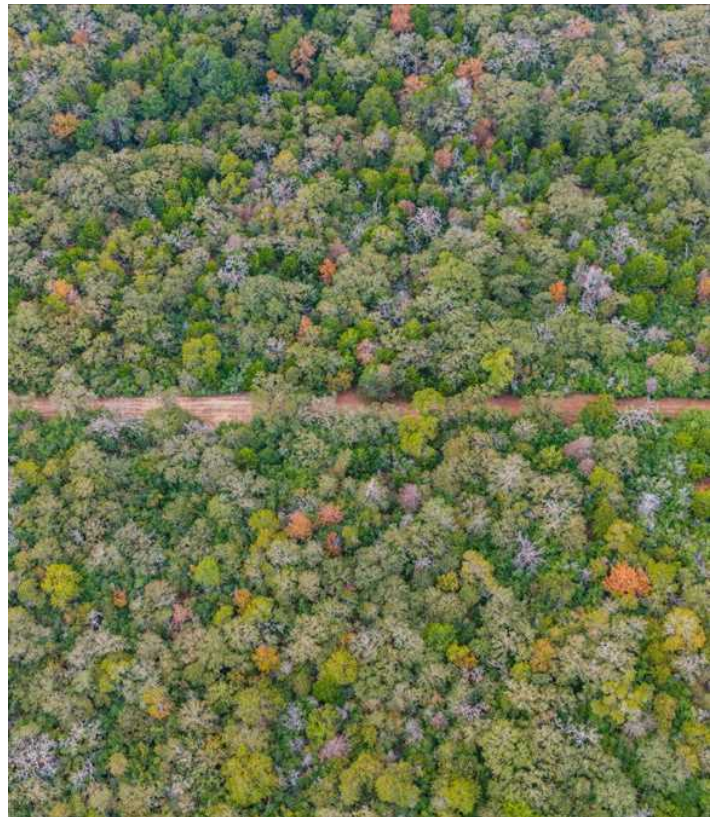
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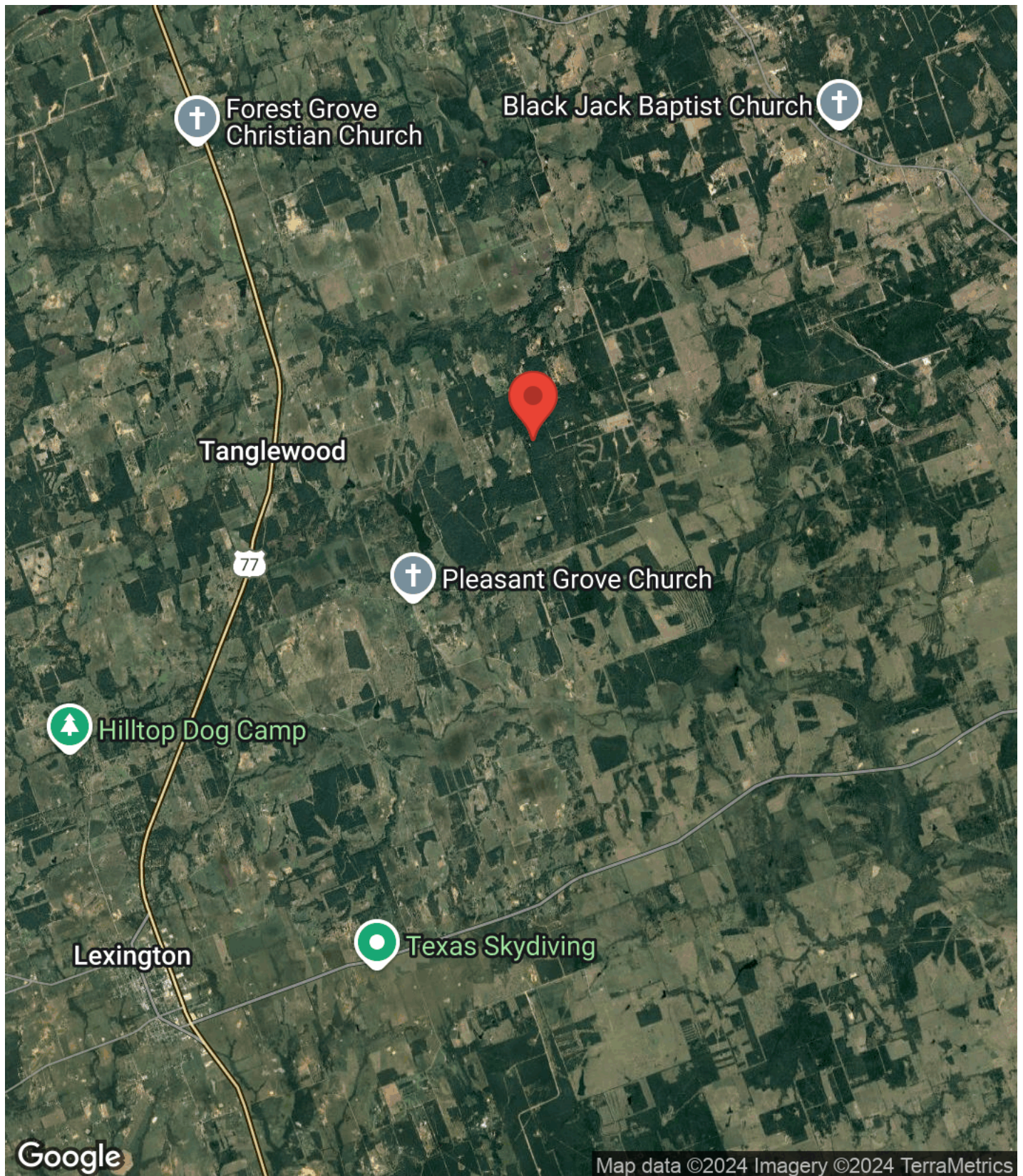


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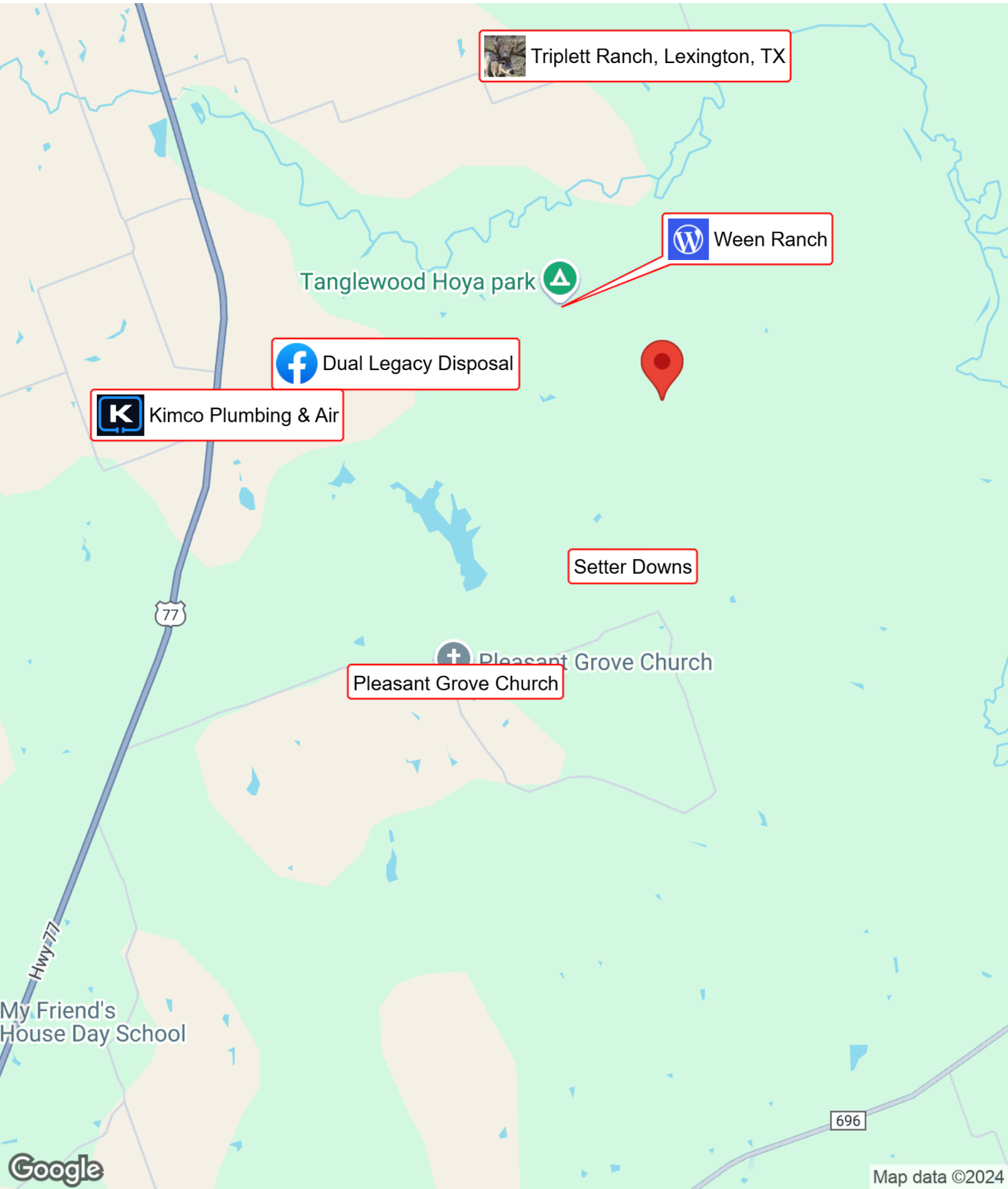



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 Triplett Ranch, Lexington, TX

 Ween Ranch

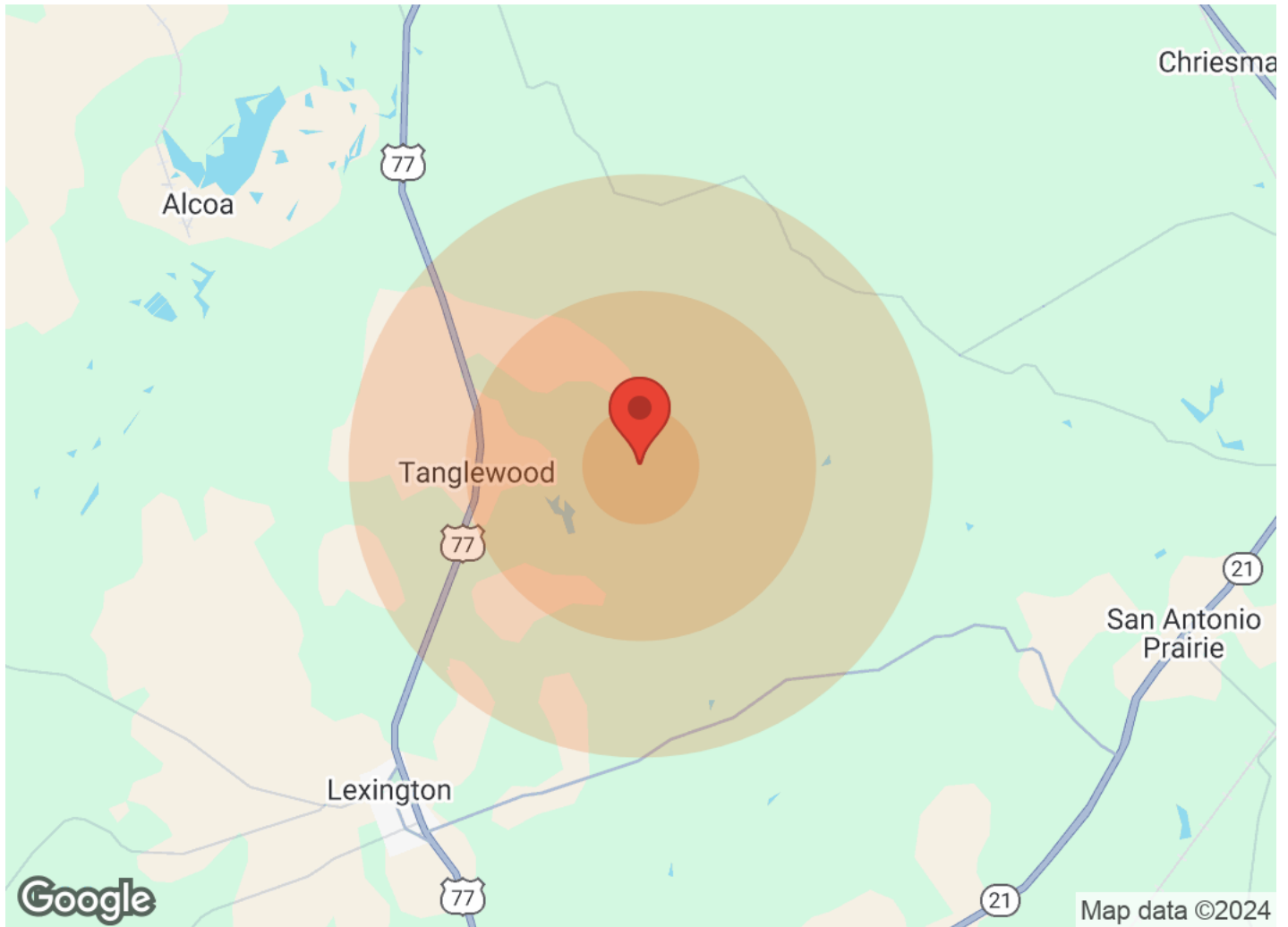
 Dual Legacy Disposal

 Kimco Plumbing & Air

Setter Downs

 Pleasant Grove Church
Pleasant Grove Church

My Friend's House Day School



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	748	Median	N/A	N/A	\$42,772
Female	N/A	N/A	839	< \$15,000	N/A	N/A	57
Total Population	N/A	N/A	1,587	\$15,000-\$24,999	N/A	N/A	31
				\$25,000-\$34,999	N/A	N/A	63
				\$35,000-\$49,999	N/A	N/A	185
				\$50,000-\$74,999	N/A	N/A	78
				\$75,000-\$99,999	N/A	N/A	108
				\$100,000-\$149,999	N/A	N/A	80
				\$150,000-\$199,999	N/A	N/A	19
				> \$200,000	N/A	N/A	28
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	N/A	277	Total Units	N/A	N/A	827
Ages 15-24	N/A	N/A	225	Occupied	N/A	N/A	677
Ages 25-54	N/A	N/A	533	Owner Occupied	N/A	N/A	534
Ages 55-64	N/A	N/A	219	Renter Occupied	N/A	N/A	143
Ages 65+	N/A	N/A	333	Vacant	N/A	N/A	150
Race	1 Mile	3 Miles	5 Miles				
White	N/A	N/A	1,547				
Black	N/A	N/A	40				
Am In/AK Nat	N/A	N/A	N/A				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	N/A	53				
Multi-Racial	N/A	N/A	N/A				

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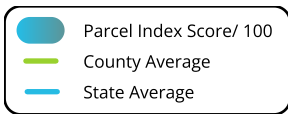
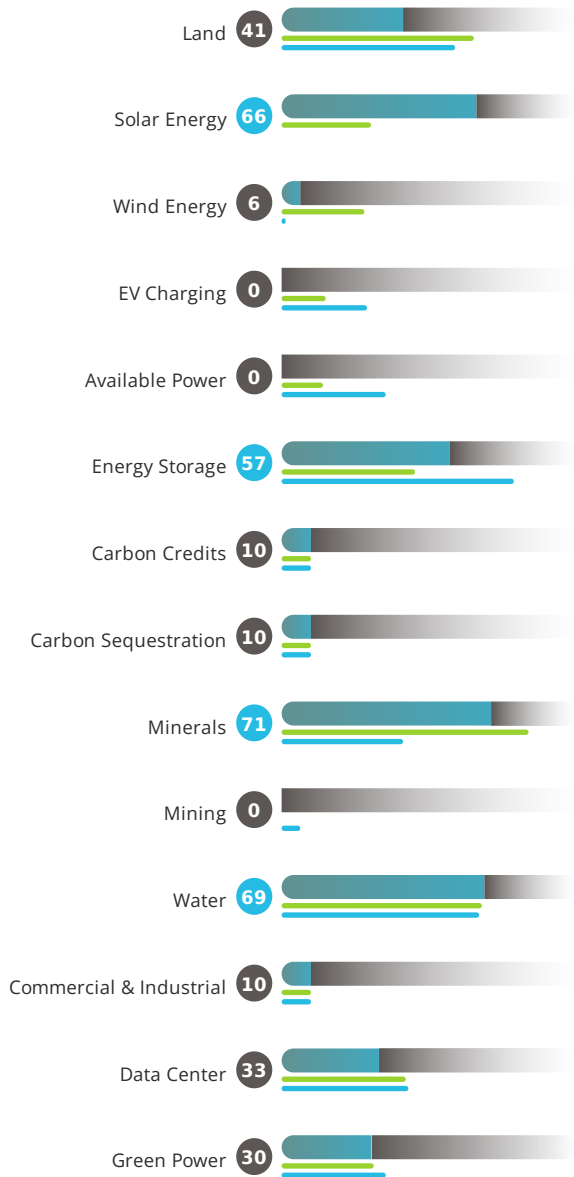
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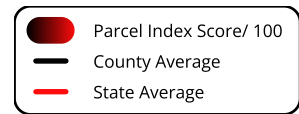
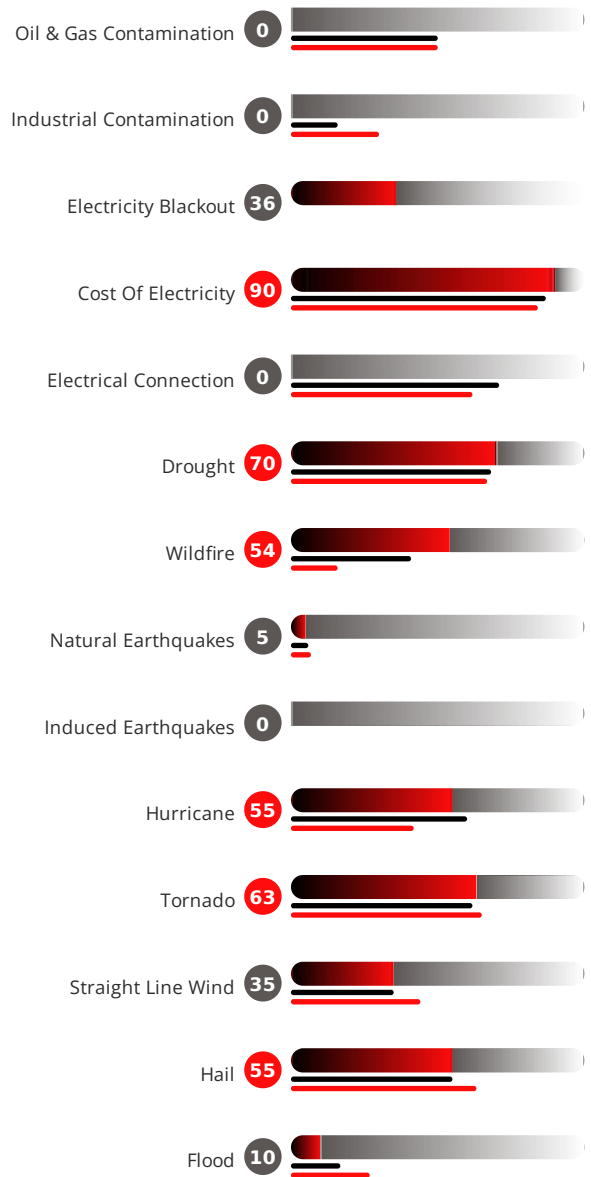
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$400/ac/yr
Wind Farm Lease:	\$197/ac/yr
Carbon (Carbon Credits):	\$5/ac/yr
Oil and Gas (Mineral Sale):	\$550/ac

LandGate Estimates by Parcel

Parcel/APN	Parcel Address	Parcel Acreage	Land Value	Solar Farm Lease	Wind Farm Lease	Battery Storage Score	EV Charging Score	Carbon Credits	Carbon Sequ. Lease	Mineral Lease	Mining	Water Rights
11602	CR 415 ESMT	29.73	\$2,915	\$400/ac/yr	\$197/ac/yr	57*	-	\$5	\$5	\$13/ac	-	-

LandGate Indexes By Parcel




			Indexes											Risk Factors								
Parcel APN	Parcel Address	Parcel Acreage	Land	Solar Energy	Wind Energy	EV Charging Available Power	Energy Storage	Carbon Credits	Carbon Sequestration	Minerals	Mining	Water	Commercial & Industrial	Oil & Gas Contamination	Industrial Contamination	Electricity Blackout	Cost Of Electricity	Electrical Connection	Drought	Wildfire	Natural Earthquakes	
11602	CR 415 ESMT	29.7	11	66	98	0	0	57		71	69	0	0	0	36	90	0	70	54	5		

Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

	Topography 5%:	9 ac
	Topography 8%:	0 ac
	Tree Canopy:	19 ac

Est. Solar Rent: \$400 / ac / yr

Buildable Acreage For Solar


Gross Parcel Acreage: 30 ac
Total Buildable Acreage: 30 ac

* Solar rent is based off of buildable acreage.
Solar projects may not use the entire potential buildable acreage.
Average acreage for community solar projects is 15-30 acres.
Average acreage for Utility Scale solar projects is 100+ acres.

Potential Capacity/Output

Direct Solar Irradiance: 207 W/m²
Solar Irradiance - Topography and Panel Tilt Corrected: 225 W/m²

Possible Number of Solar Panels: 19,482
Parcel Max Capacity: 9 MW
Max Annual Output: 10,347 MWh

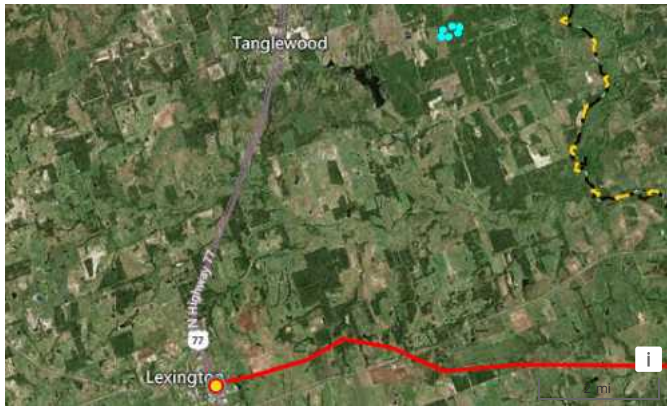
Nearest Solar Farm 



Nearest Solar Farm

Operator: Sandow Lakes Ranch Solar 1, LLC
Distance: 10.212 miles
Operating Capacity: 0

Electrical Infrastructure



Nearest Substation

Substation Name: Lexington
 Distance: 6.768 miles
 Substation Hosting: -
 Capacity: -

Nearest Transmission Line

Owner: NOT AVAILABLE
 Distance: 5.105 miles
 Max Capacity: 300 MW
 Available Capacity: -

Nearest Solar Farm



Nearest Wind Farm



Nearest Solar Farm

Operator: Sandow Lakes Ranch Solar 1, LLC
 Distance: 10.212 miles
 Operating Capacity: 0

Nearest Wind Farm

Name: Centerfield Wind LLC
 Distance: 44.597 miles
 Operating Capacity: -

Commodity Pricing

Wholesale Market: MISO
 Avg. Energy Price: -
 State/Local Incentives: 1.32 \$/MWh
 Total Value of Solar Energy: -

Commodity Pricing

Wholesale Market: MISO
 Avg. Energy Price: -
 State/Local Incentives: 1.32 \$/MWh
 Total Value of Wind Energy: -

Direct Solar Irradiance: 207 W/m²
 Solar Irradiance - Topography and Panel Tilt Corrected: 225 W/m²

Oil And Gas



- Producing
- Drilled
- Permitted
- Service
- Abandoned
- Upside
- ▲ Surface Hole

- / Hydrocarbon Gas Liquid
- / Natural Gas Pipelines
- Natural Gas Compressor
- Natural Gas Processing Plants
- CO2 Emitting Facilities

Estimated Oil Gas Value (Sale) \$550/acre

Nearby Wells Valuation of 1% Royalty (\$65/bbl; \$3.4/mcf)

NET VALUE

\$31

FROM OIL PRODUCTION

\$29

FROM GAS PRODUCTION

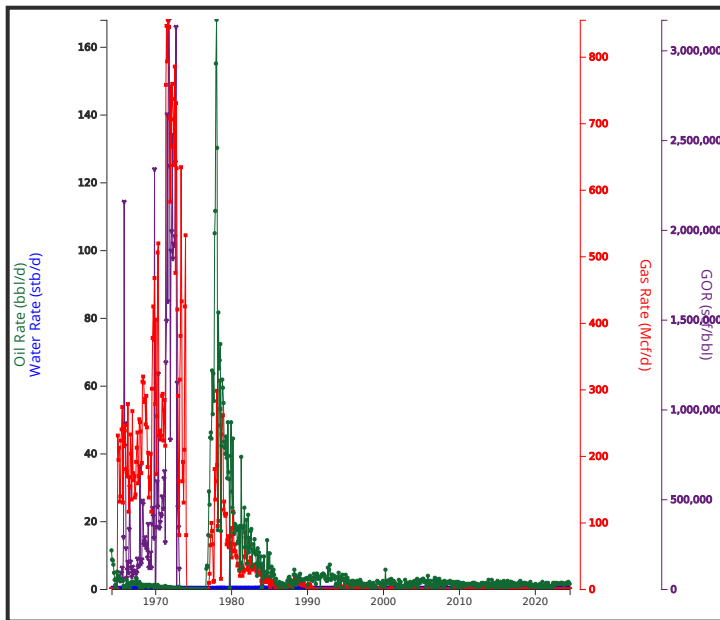
\$1

FROM NGL PRODUCTION

\$1

Production (Nearby Wells)

First Production Date	03/31/1964
Last Production Date	07/31/2024
Oil (cumulative)	118,500 bbl
Gas (cumulative)	212,518 boe (1,275,110 Mcf)
Water (cumulative)	0 bbl



Geology (Nearby Wells)

● Gulf Coast South Basin

Horizontal

(0)

Vertical Non

Commingled (2)

Vertical

Commingled

(0)



Nearby Wells (2)

Status	On Property	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
● Producing	No (0.254 mi)	STORK-RICHARDS UNIT 1	ERNEST OPERATING COMPANY	4228730045	Vertical	Other	1976-09-30					113,748	208,449
● Abandoned	No (0.116 mi)	HALL ET AL UNIT 1	HOLLUB LAMBERT DRILLING COMPANY	4228730237	Vertical	Fredricksburg Group	1964-03-31			1979-05-21		4,752	1,066,661



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

Keller Williams Realty	9010968		512-448-4111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
M.E. Cook	357270	mecook@kw.com	512-263-9090
Designated Broker of Firm	License No.	Email	Phone
Linda Blair Ramsey	364174	lindaramsey@kw.com	512-448-4111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Megan Flake	767786	megan@papasnanproperties.com	512-364-0949
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

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