



Kingsland Office Park Investment

A Premier 14-Building Office
Condominium Development
in the Heart of Katy, Texas.

Cavalier Real Estate Group | Offering Memorandum



NotebookLM



Investment Snapshot & Capital Structure

Capital Ask
\$6,000,000 Preferred Equity

10-12% Projected Return (Senior to Sponsor Equity)

Use of Funds

\$3,000,000: Land Buyout (Appraised at \$5.5M As-Is)

\$3,000,000: Horizontal Development (Roads, Utilities, Pads)

Valuation & Equity

Appraised Value: **~\$12M** (Post-Horizontal Completion)

Completion Value: **~\$37M** (Full Build-Out)

Sponsor Equity: **~\$3M** Invested (Land, drainage, carrying costs)

The Asset: 14 Freestanding Office Condominiums



Configuration: **14** Freestanding Office Buildings



Building Size: **6,400 SF** per building



Total Project Size: **89,600** Gross Building Area (GBA)



Land Area: **6.547 Acres** (285,200 SF)

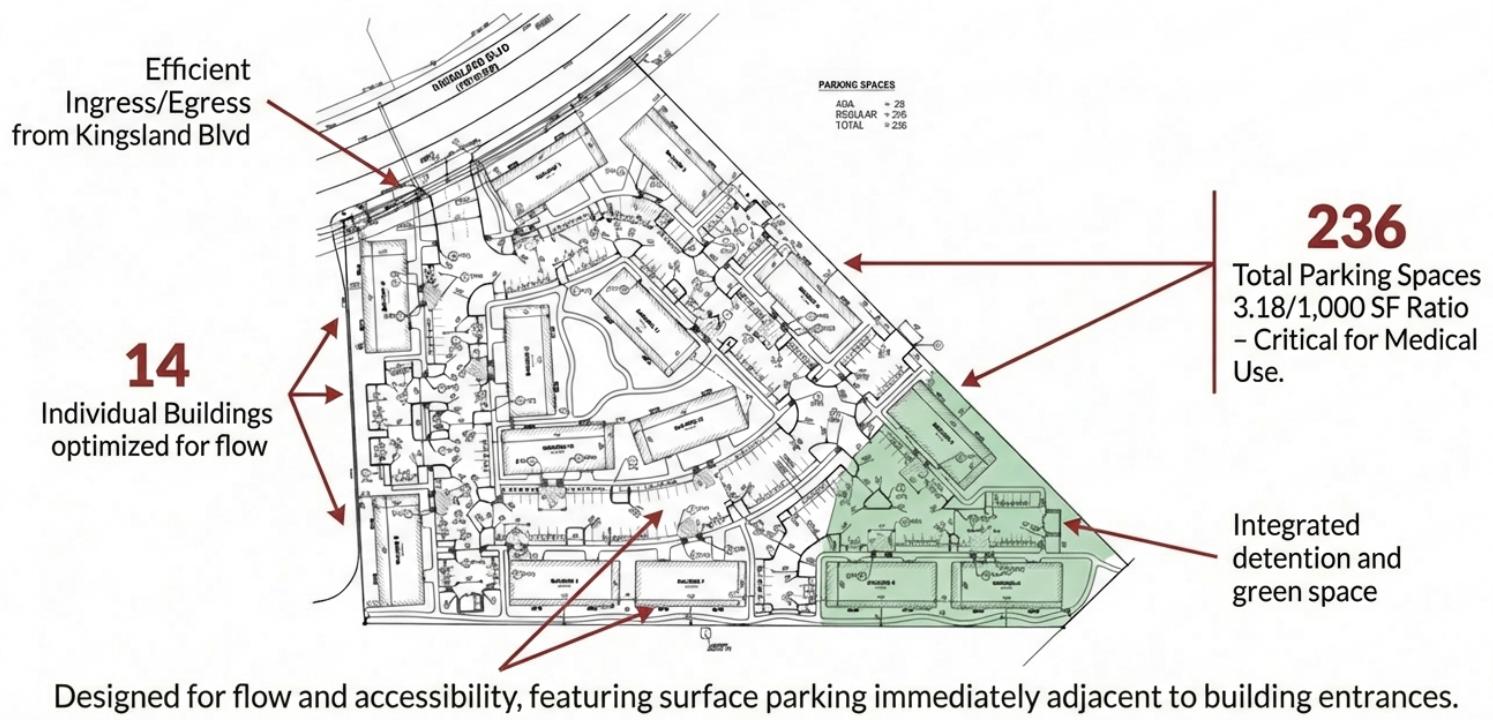


Status: Shovel-ready / Permitted



Valuation Basis: **Fee Simple Interest**

Site Plan & Campus Logistics





Product Specifications & Delivery Strategy

Dimensions

- Footprint: **6,400** Total SF
- 1st Floor: **4,800** SF
- Mezzanine: **1,600** SF

Construction

- Steel Frame on Concrete Slab
- Exterior: Stone & EIFS
- Roof: Pitched Metal

Delivery Strategy

- Sold in "Shell Condition" (low execution risk)
- Ready for custom tenant build-out

The Power of Katy: A High-Growth Corridor

105,106

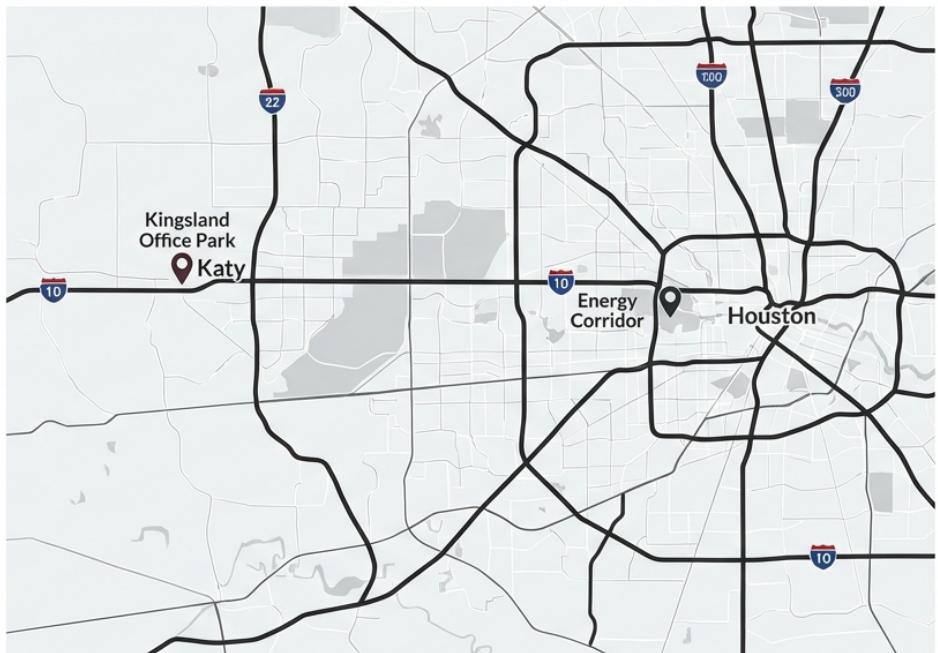
Residents within a 3-mile radius.

3.1

Average household size (indicating established families).

Direct connectivity to I-10 & Grand Parkway ensures visibility.

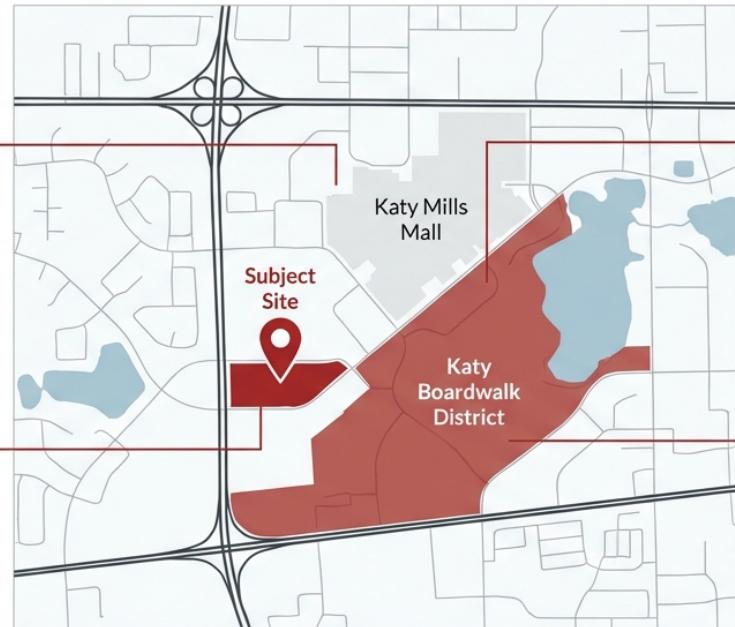
Population projected to grow faster than the Houston MSA.



The Catalyst: Katy Boardwalk District

Immediate Neighbor:
140,000 SF mixed-use
development.

Lifestyle: Walkable
amenity base creating
premium asset value.



Amenities: Hotel,
conference center,
dining, and retail.

“
*'Once completed, this
development could
have a significant
positive impact on
the subject property.'*
— Appraisal Report
”

Market Fundamentals & The Ownership Gap



\$120,000+

Average Household Income



\$595,437

Median Home Value



Katy ISD

Ranked 8/10, driving family retention

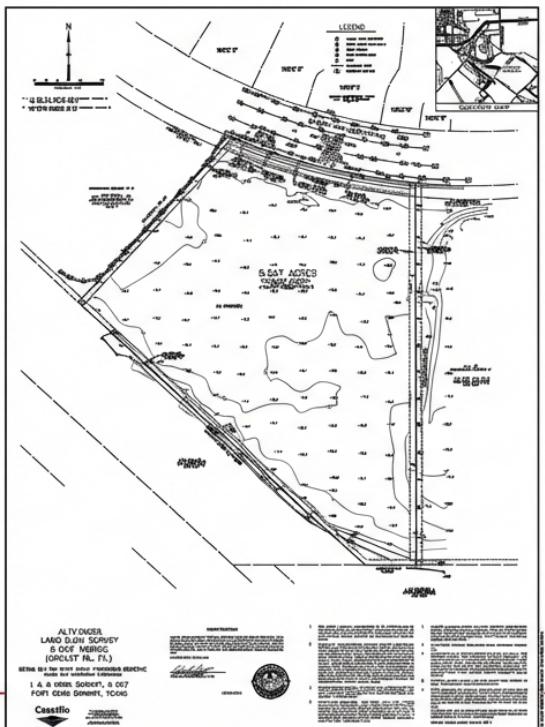


The Gap

High demand for professional ownership (Medical/Legal) vs. low inventory

A highly educated, affluent residential base surrounds the site, driving demand for medical, financial, and professional office condominiums.

Development Readiness & Risk Mitigation

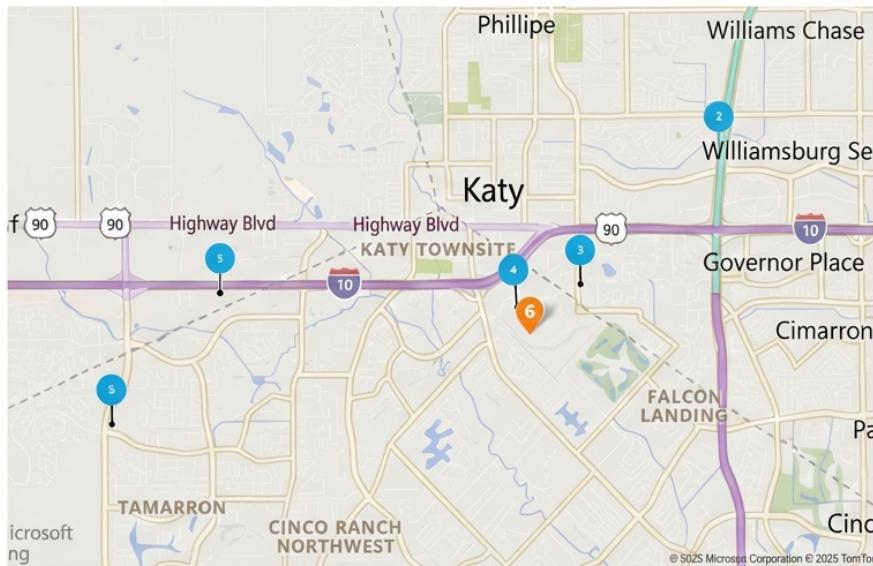


Risk Checklist

- Zoning Secured:** Katy Mills PDD (Planned Development District). Flexible commercial/office usage.
- Utilities:** City of Katy Water & Sewer available at site.
- Flood Status:** ZONE X (Area of minimal flood hazard).
- Legal Status:** Platting recorded and surveyed. Part of Unrestricted Reserves 'C' and 'C-1'.

Project is fully entitled and ready for horizontal construction.

Land Value Support & Comparables



Valuation Logic

- **Subject Land:** 6.547 Acres.
- **Appraised Value: \$5.5 Million** "As Is" (Supporting equity cushion).
- **Market Context:** Subject property commands a premium due to Boardwalk adjacency compared to lower density sites.
- **Conclusion:** Land basis is competitively positioned and defensible.

Path to Value & Exit Strategy



Exit Mechanisms

Individual Shell Sales (High Margin)

Bulk Sale at Completion

Refinance upon Stabilization

Investment Summary & Next Steps

Capital Ask: \$6M Preferred Equity

Terms: 10-12% Return / Senior Position

Sponsor: Pelican Ridge Investments, LLC



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