

SAUL CREEK GLEN

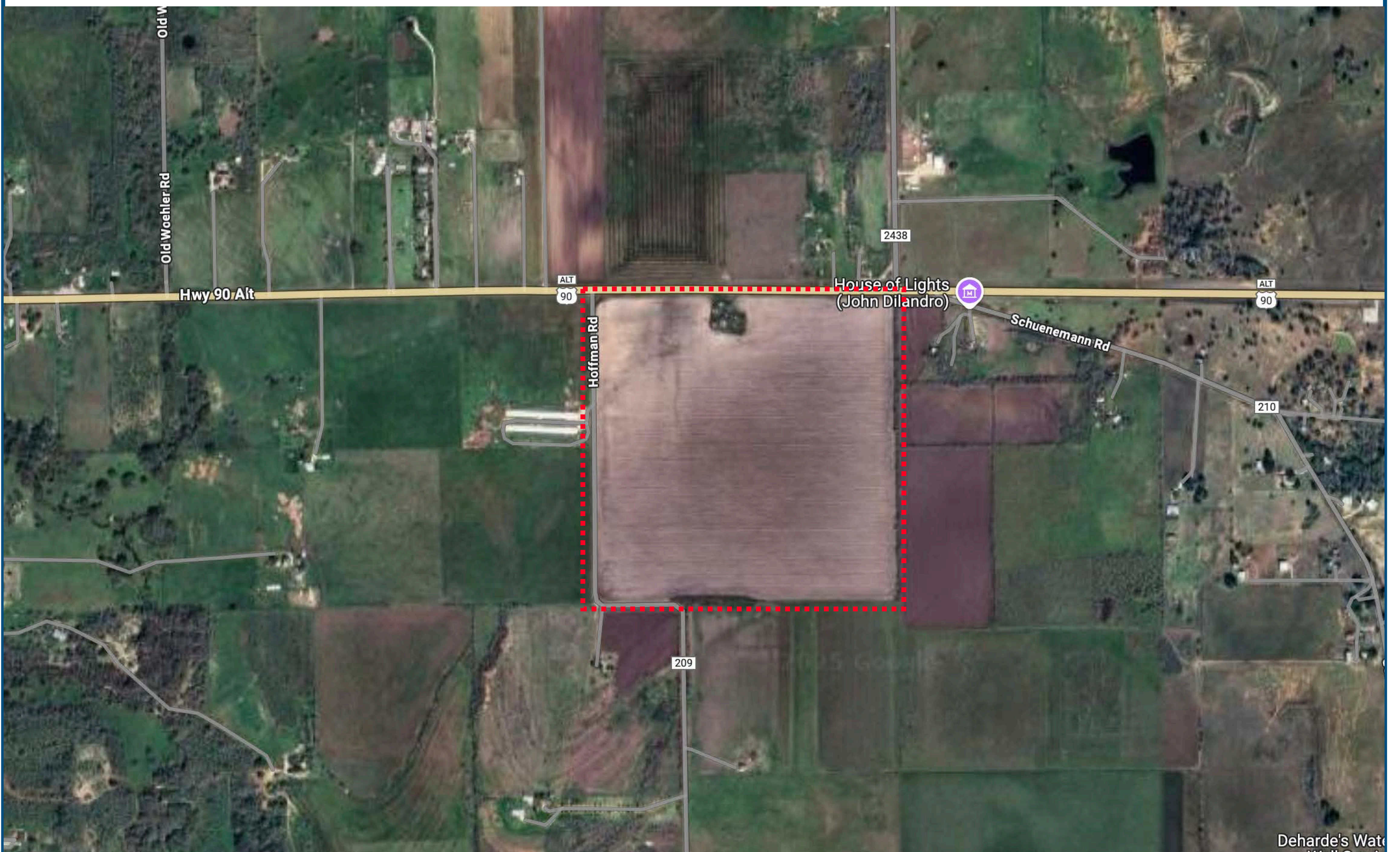
114 ACRES
INVESTOR-READY LAND
AT \$40K PER ACRE
(MARKET AT \$50K)

MATT HOLM: 512-769-1695

THE OFFERING


A Master Plan Opportunity In The Path of Growth


- **114 Total Acres**
- 534 Premium Single-Family Home Sites (40' x 90')
- 34 Acres of Beautiful, Usable Open Space
- Over 2,200 Feet of Prime Frontage at the High-Visibility Intersection of Hwy 90 Alt & FM 2438





PLUG-AND-PLAY INFRASTRUCTURE FOR IMMEDIATE DEVELOPMENT

All Essential Utilities in Place: Accelerate Your Time to Market

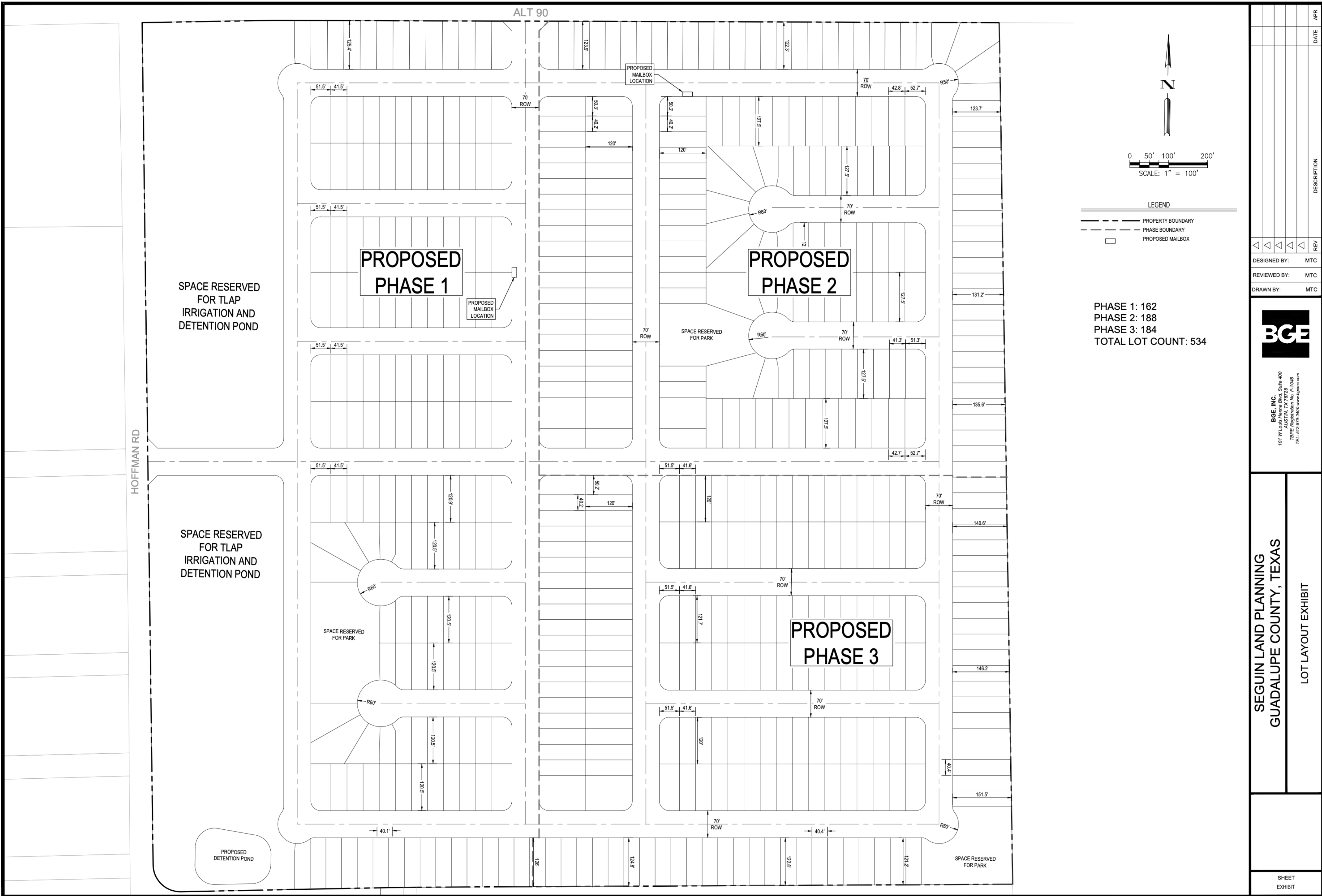
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Robust Water Supply:
8" Springs Hill Water line already onsite (Feasibility recommends easy upgrade to 12")
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Smart Wastewater Solution:
Planned TLAP wastewater system ready for onsite efficiency
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Reliable Electric Power:
GVEC 3-phase electric service at your doorstep along Hwy 90 Alt
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Exceptional Connectivity:
Direct, strategic access to I-10, SH 130, and the thriving San Antonio metro area



SEGUIN IN FOCUS: STEADY GROWTH, STRONG DEMAND

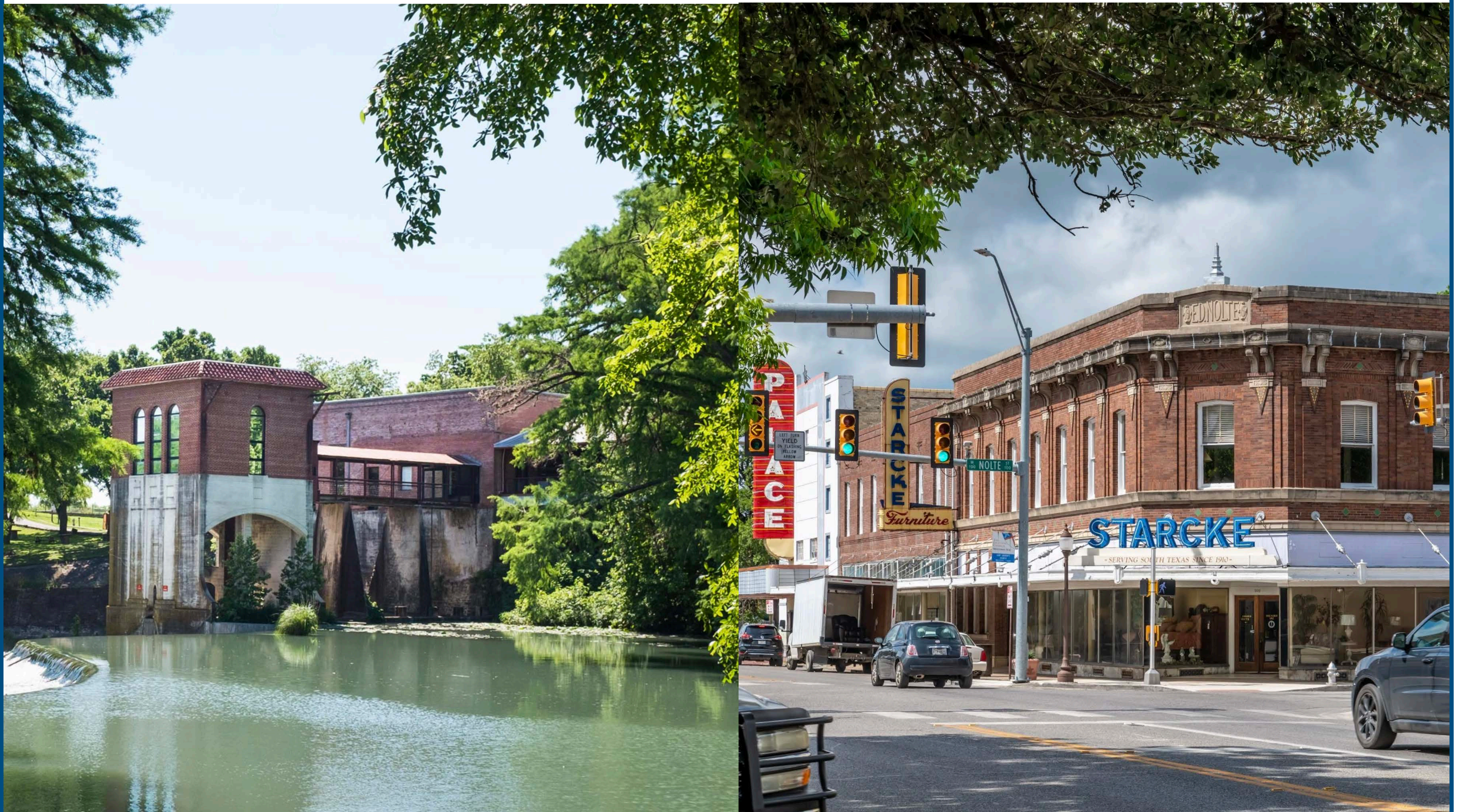
Positioned at the Intersection of Population Expansion & Housing Momentum

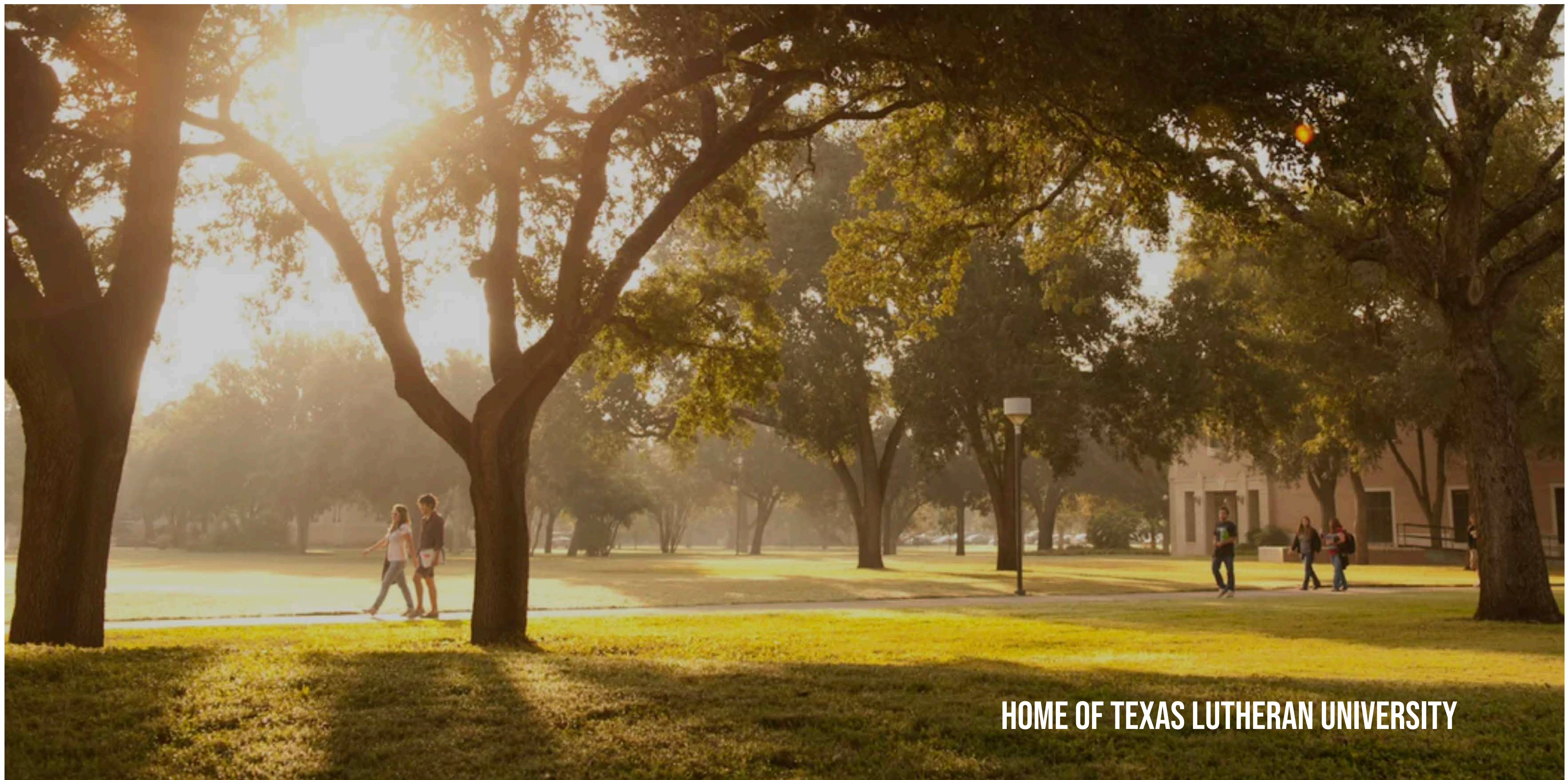
Population Growth with Momentum

- 2023 Estimated Population: 36,013
- Projected by 2030: 50,674 (\approx 5% average annual growth) — a meaningful and sustained rise in a mid-size market
- Ranked the 23rd fastest-growing U.S. city in 2024 — a significant upward trajectory

Housing Market Dynamics Underway

- Median Home Value: \$272K–\$283K (per Zillow)
- 17,000+ housing units currently in the development pipeline
- Demand is backed by consistent population growth and expanding employment opportunities





HOME OF TEXAS LUTHERAN UNIVERSITY



COMPASS

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SEGUIN'S STRATEGIC SWEET SPOT

Perfectly Positioned Amid Employment Hubs & Infrastructure Strength

Thriving Business & Employment

- Key Employers: Caterpillar, Vitesco, Tyson, Hexcel, CMC Steel, Texas Lutheran University
- Convenience & Connectivity:
 - Caterpillar: Just 9 miles away
 - H-E-B, Walmart, Guadalupe Regional Medical Center: Only 5 miles
 - Schools: Within 6 miles, ideal for families
 - Seamless commute to San Antonio and Austin

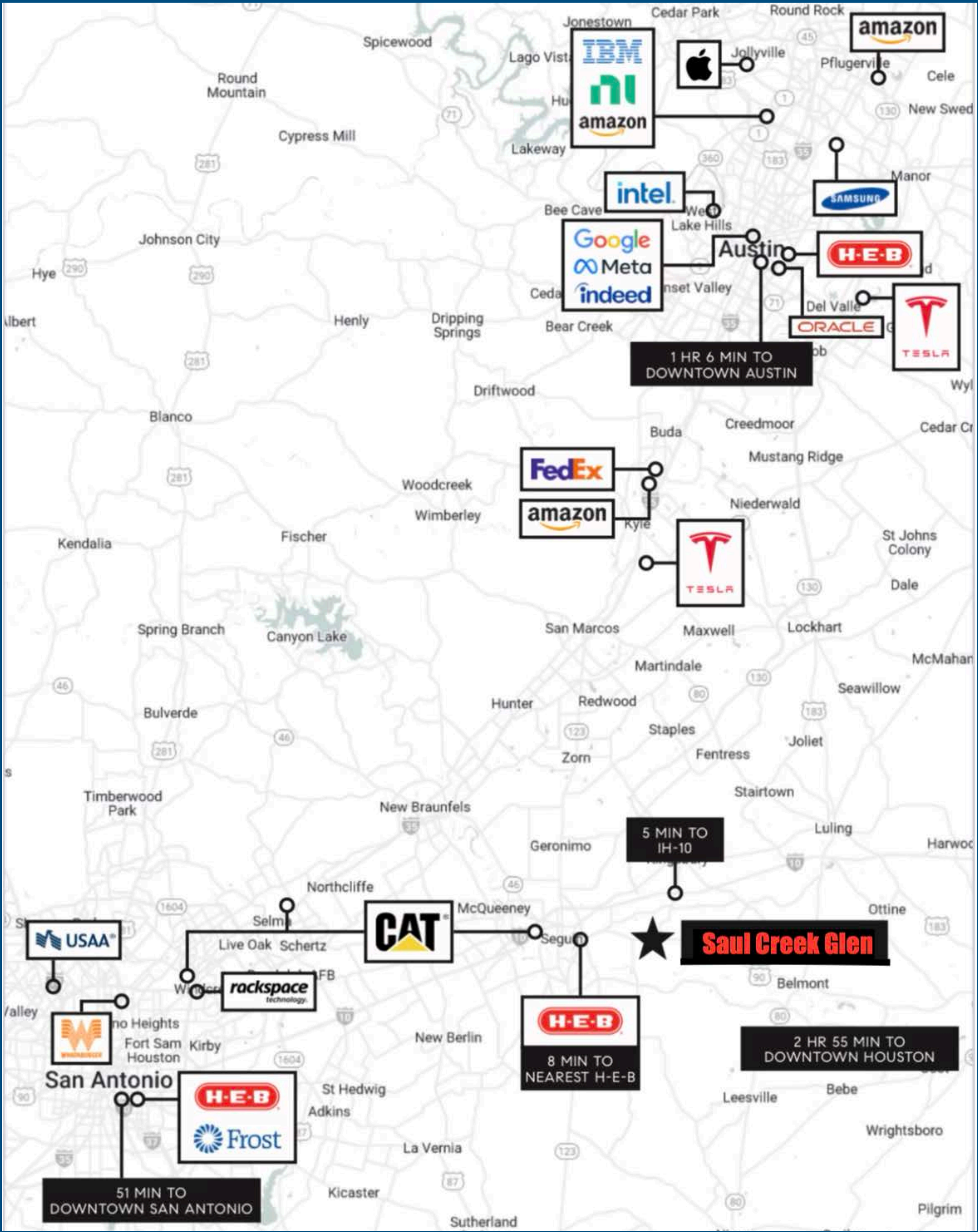
Strong Industrial Backbone

- Robust manufacturing base driving consistent job creation
- Attractive industrial incentives fueling ongoing expansion

Why Saul Creek Glen is a Prime Investment

- Strategically Located: Prominent highway frontage at a key intersection; rapid access to I-10, SH 130, and major routes
- Ready-to-Go Utilities: Water and electricity onsite, wastewater permitting underway
- Residential Demand: Perfect alignment with city's strong population growth and housing needs
- Community Value: 34 acres reserved for green spaces, enhancing lifestyle appeal and long-term property value





MEET THE EXPERTS BEHIND SAUL CREEK GLEN

Proven Leaders in Central Texas Land Development & Real Estate



Justin Davis

Justin brings 20 years of expertise in land development and construction management, including a decade with DR Horton leading projects across the Austin metro area. He's successfully managed over 5,000 residential lots, overseeing acquisition, planning, site development, and amenities for 30+ communities in Central Texas.



Matt Holm

With over 17 years in the Austin real estate market, Matt Holm specializes in residential, commercial, and land development opportunities. Consistently ranked among Austin's top 10 agents since 2016 and repeatedly recognized as Compass's #1 agent in the area, Matt leverages deep market insights and strategic vision to help clients capitalize on Central Texas's dynamic growth.