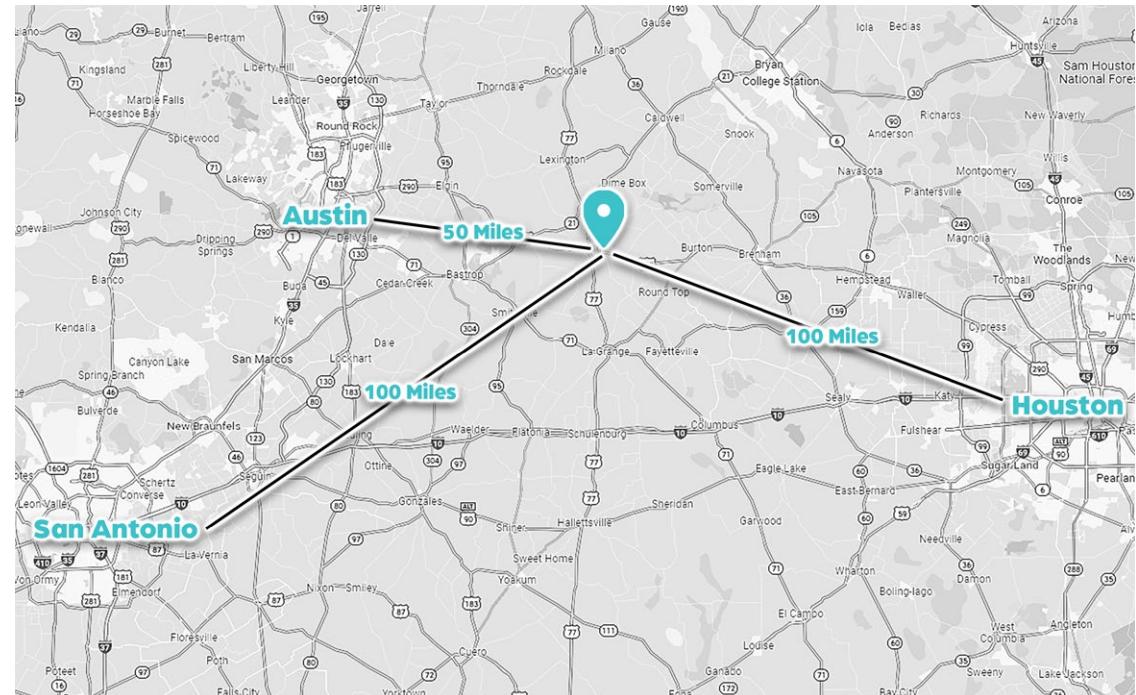




LAND FOR SALE, LEASE,
OR BUILD-TO-SUIT

GIDDINGS LAND
E HWY-290 E, GIDDINGS, TX 78942



PROPERTY HIGHLIGHTS

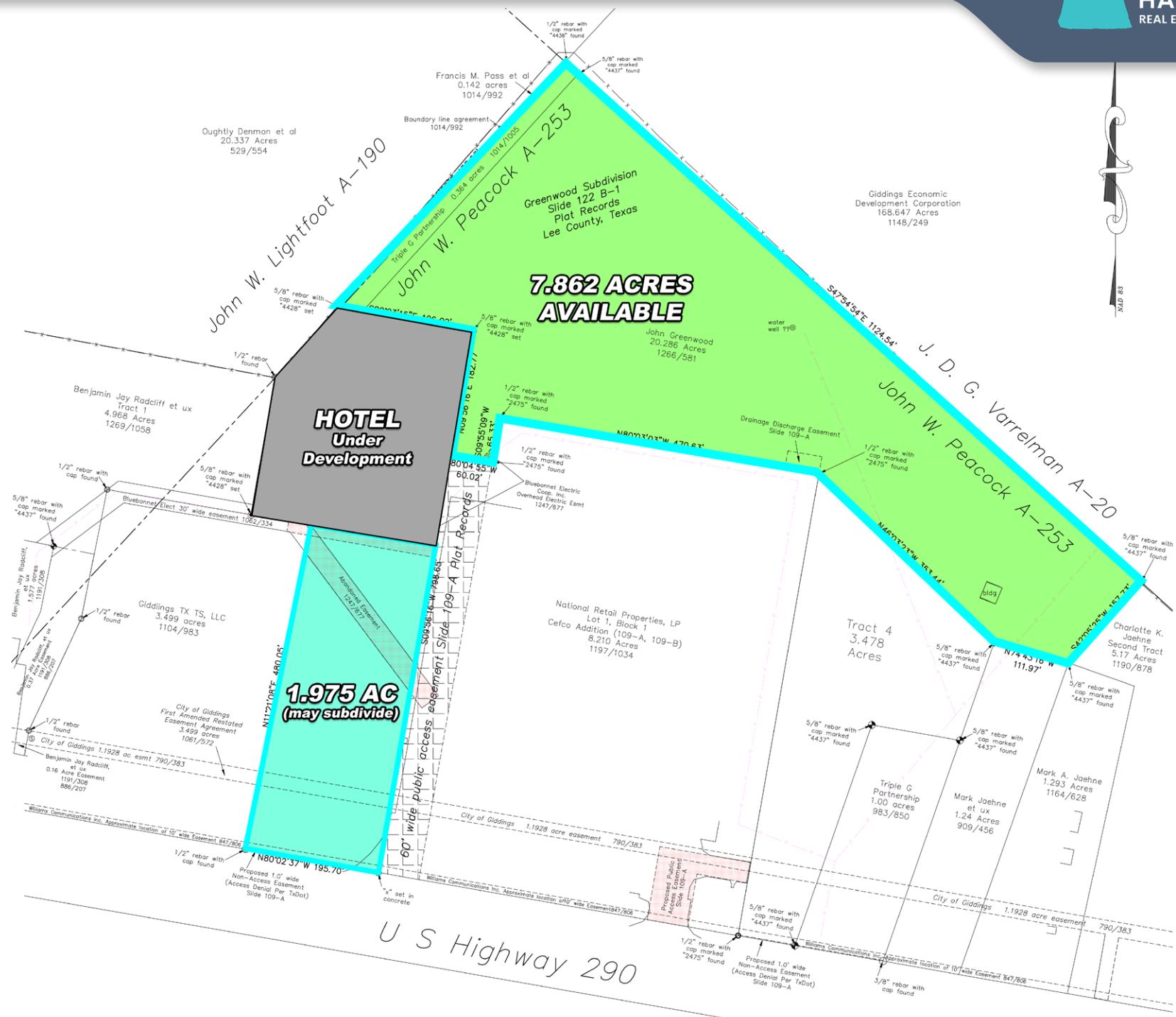
- ◊ High-traffic location - great for QSRs, Retail, Hotel
- ◊ Signalized intersection providing excellent access and visibility
- ◊ Property is flat throughout and ready for immediate development
- ◊ Located in an Opportunity Zone
- ◊ All utilities available to the site
- ◊ State & City incentive packages available for businesses
- ◊ Giddings is the county seat for Lee County

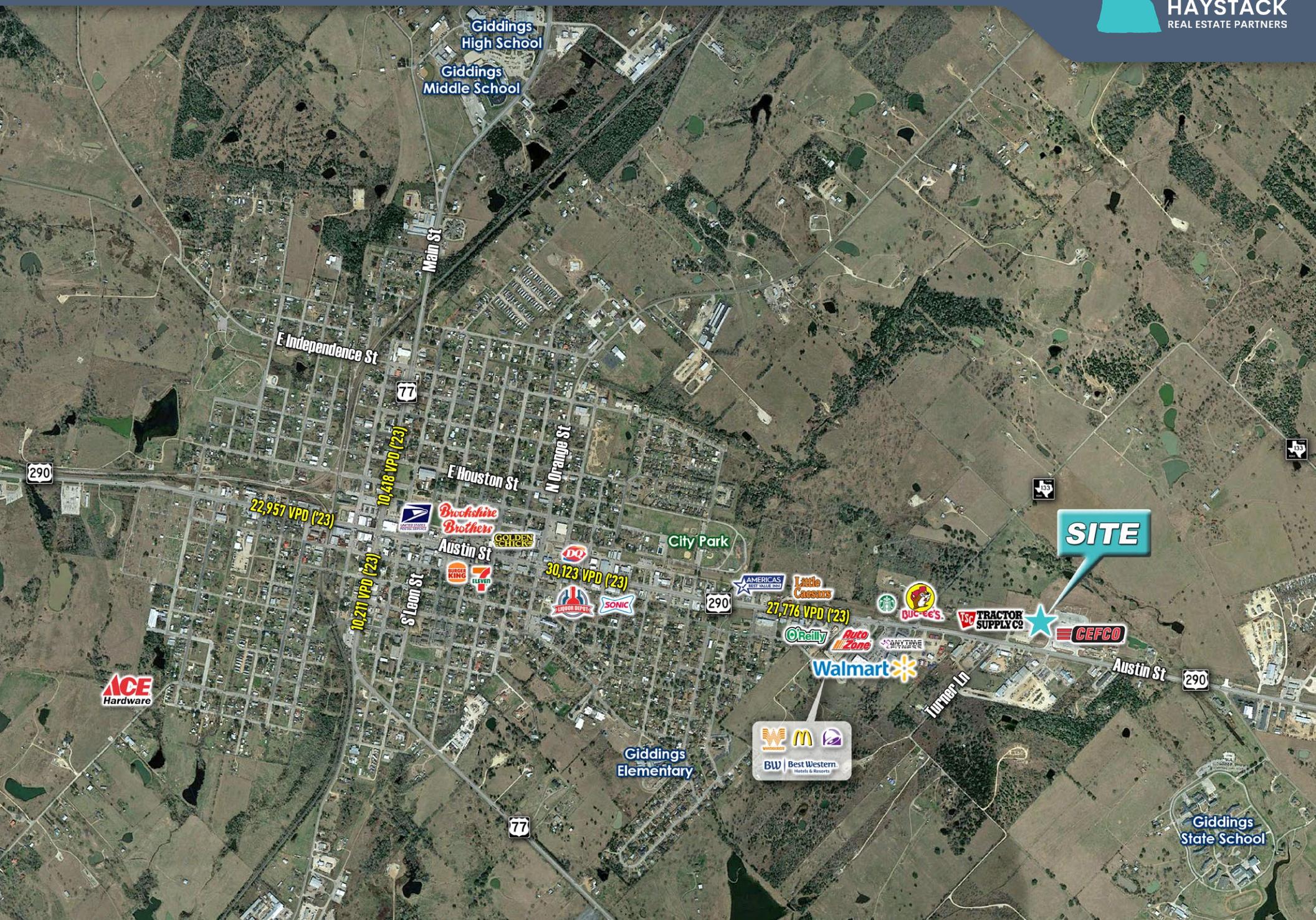
OFFERING SUMMARY

- ◊ **SIZE:** 1-2 AC Commercial pad site; 7.862 AC commercial or residential site*
*Owner will subdivide
- ◊ **PRICE:** \$3 - \$9 PSF
- ◊ **ZONING:** General Commercial & Agricultural Residential

PROPERTY OVERVIEW

One of 2 remaining retail pad sites available in all of Giddings. Giddings is greatly underserved for retail and dining options and has experienced tremendous recent growth and new business openings. Hwy 290 is the major East-West thoroughfare in Giddings and well-traveled highway connecting Austin to Houston.





SOUTH TEXAS DRILLING PERMIT ROUNDUP: LEE COUNTY EMERGES AS POPULAR DRILLING SITE

Magnolia Oil & Gas has filed applications for five new allocation wells in Lee County.

The South Texas Drilling Permit Roundup is a weekly review of new drilling permit applications filed with the Railroad Commission of Texas over a 67-county area of South Texas.

Magnolia Oil & Gas Operating LLC, known best for its Washington and Karnes counties wells, is hoping to hit pay dirt in Lee County.

Magnolia Oil & Gas has filed applications for five new allocation wells in Lee County. Magnolia is seeking five wells 10 miles northeast of Giddings, each with a total depth of 12,000 feet upon completion. Three of the wells are being mapped. Total depth refers to the length of pipeline required for the horizontal and vertical sections of a well.

Marathon Oil EF LLC, another active operator last week, filed for five new wells in Atascosa and Karnes counties. Three of Marathon's wells will be located 9.1 miles northeast of Campbellton in Atascosa County. Of Marathon's Karnes County wells, one will be located roughly 9.5 miles southwest of Karnes, and another will be located 9.5 miles southwest of Kenedy, with a total depth of 22,000 feet. The Karnes County wells will be allocation wells, according to Texas Railroad Commission data.

Four companies sought recompletions of their wells last week. Anderson Oil Ltd. and Hilcorp Energy Company filed the majority of the recompletion applications, filing three applications each. Hilcorp Energy is seeking recompletion of its wells in Refugio County, and Anderson Oil is seeking recompletion of wells in Brooks, Nueces and San Patricio counties.

Date Range: Sept. 11 through Sept. 18

New Permit Applications: 25

Companies Filing: 11

Most Active County: Lee and Karnes counties, with five applications each

Most Active Company: Magnolia Oil & Gas Operating LLC and Marathon Oil EF LLC, with five applications each

New and Noteworthy: Drilling has picked up this year in Lee County, one of the least popular regions for new drills in the Eagle Ford. While just two applications for new wells in Lee County were filed in 2020 and 2021, according to Oil Gas Leads, the region saw seven new drilling permit applications in 2023, according to Texas Railroad Commission data.

Magnolia Oil & Gas is seeking allocation wells after the reversal of a ruling in a landmark case that would have halted the drilling of those types of wells across the Eagle Ford Shale. On June 30, the Austin Court of Appeals reversed part of an opinion issued by 53rd District Court of Travis County that had determined Magnolia Oil & Gas did not have a "good-faith" claim to operate a well under a Production Sharing Agreement. The reversal of the ruling opens the door for future allocation wells.

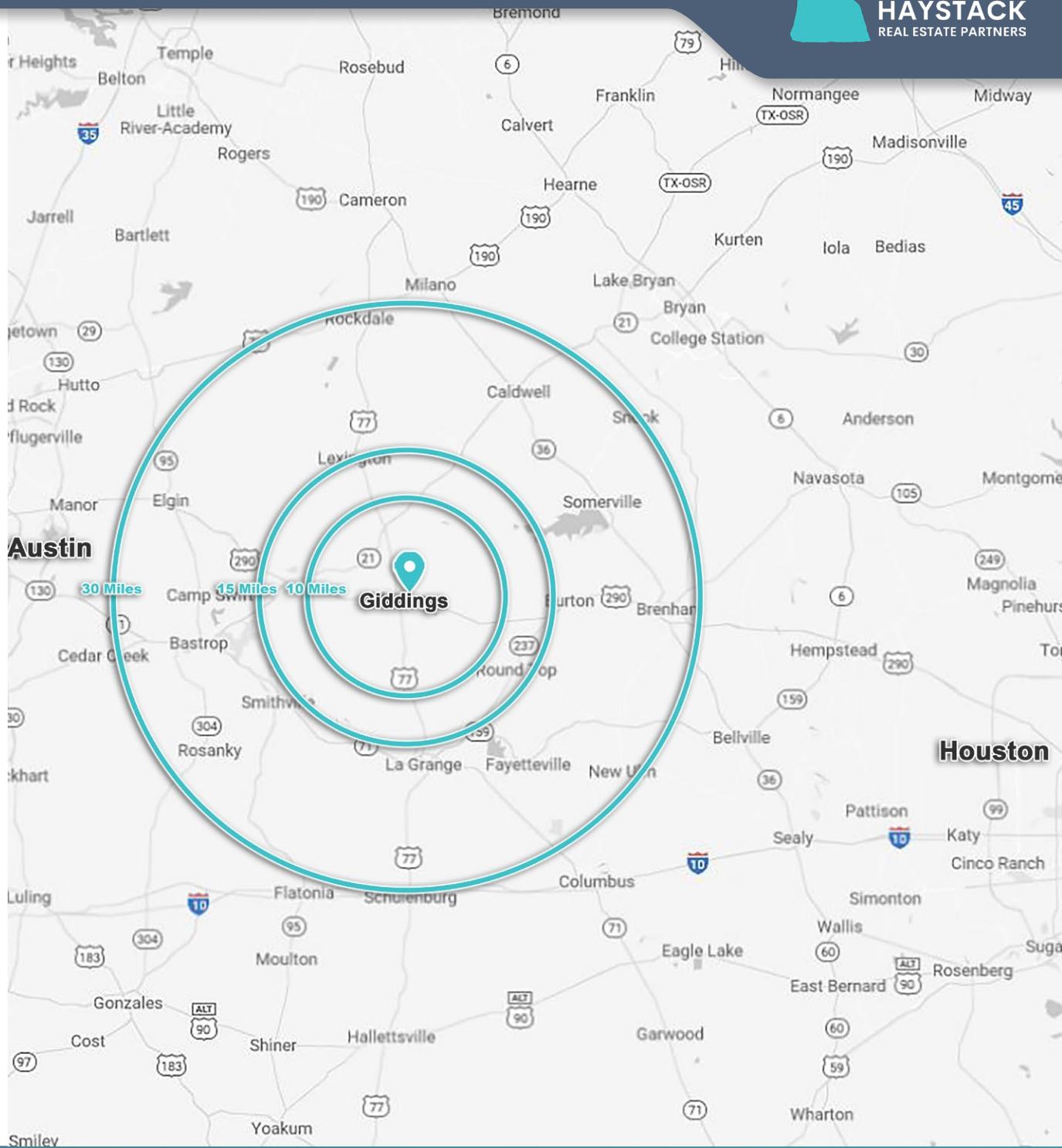
Production Sharing Agreement and allocation wells both refer to wells drilled across multiple land tracts, with the main difference being that operators drilling PSA wells seek permission from 65% of the landowners before drilling the well. Eagle Ford operators sought 530 allocation wells and 121 PSA wells in 2023, according to data from the Railroad Commission of Texas.



Source: <https://www.bizjournals.com/sanantonio>

2024 DEMOGRAPHICS	10 MILE	15 MILES	30 MILES
TOTAL POPULATION	11,141	18,266	131,744
MEDIAN AGE	40.3	43.8	42.9
TOTAL HOUSEHOLDS	4,147	7,089	50,173
# OF PERSONS PER HH	2.60	2.53	2.56
AVG HH INCOME	\$80,292	\$86,149	\$96,773

TRAFFIC COUNTS	2023
HWY 290	27,776 VPD
HWY 77	10,418 VPD



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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Barret Espe	638497	barret@haystackrep.com	512-757-6349
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____