

FOR SALE



Tres Rios Master Planned Community
1,056 Acres in Santa Fe, Texas
\$40,128,000 (\$38,000 per acre)

For More information, please contact:
 Brad Dill bdill@bdrealty.com (281) 272-2560
 BD Realty Advisors, L.L.C., Broker 5010-F Louetta Road #543, Spring, Texas 77379 www.bdrealty.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owners.

Great exposure on FM 517 for possible main development entry

Future extension of Bay Area Blvd through the development from FM 517

Agreement negotiated with the City of Santa Fe for annexation and in-city MUD

MUD & TIRZ reimbursables available for water, sewer, drainage, roads and recreational areas

Owner is working on permit for Bay Area Blvd bridge over Dickinson Bayou

Limited wetlands and flood plain

Owner has the following due diligence information:

Surveys

Conceptual land plan

Major thoroughfare plan

Proposed Development Agreement with City of Santa Fe for development of 40', 50' and 60' lot widths

Market study

Wetlands report

Soils report

Threatened and Endangered Species report

Cultural Resources study

Archaeological study

Fault study

Drainage impact report for Bay Area Blvd bridge

Construction plans for bridge

Mineral ownership report



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Demographics

- 2018 Estimated Population: 13,698
- 2010 Population Base: 12,222
- Population Change: 12.07%
- Veterans (2017): 980
- Households (2017): 5,130
- Persons per Household: 2.69
- Median Household Income (in 2017 dollars): \$70,400

Source: worldpopulationreview.com

Major Employers

Major Employers		
Entity	Description	# Employees
Santa FE ISD	K-12 Education	653
HEB	Grocery	65
City of Santa Fe	Municipality	71
McDonalds	Food Service	40
Southern Valve	Manufacturing	37
Sonic	Food Service	35
Chicken Express	Food Service	29
U.S. Post Office	Mail Service	28

Traffic

City of Santa Fe, Texas

2018 Traffic Counts Summary

Count Location	Count Direction	Average Daily Traffic (ADT)	AM Peak Hour Volume	PM Peak Hour Volume
FM 646 at Santa Fe City Limit (north)	NB & SB	16,986	1,116	1,688
FM 646 north of FM 1764	NB & SB	14,650	962	1,421
FM 646 at Santa Fe City Limit (south)	NB & SB	3,691	370	424
SH 6 at Santa Fe City Limit (west)	EB & WB	15,839	1,357	1,610
SH 6 east of FM 1764	EB & WB	17,983	1,510	1,572
SH 6 at Santa Fe City Limit (east)	EB & WB	10,187	755	1,033
FM 1764 north of SH 6	NB & SB	15,135	1,177	1,453
FM 1764 east of FM 646	EB & WB	14,717	1,244	1,505

*Data collected on the following days varying by location:

February 13, 2018

February 14, 2018

February 15, 2018

February 21, 2018

February 22, 2018



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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.

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.

BD Realty Advisors, LLC	452053	bdill@bdrealty.com	(281) 272-2560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brad Dill	380677	bdill@bdrealty.com	(281) 272-2560
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

BD Realty Advisors, LLC, Broker, represents the Owner

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