

# LAND DEVELOPMENT ANALYSIS

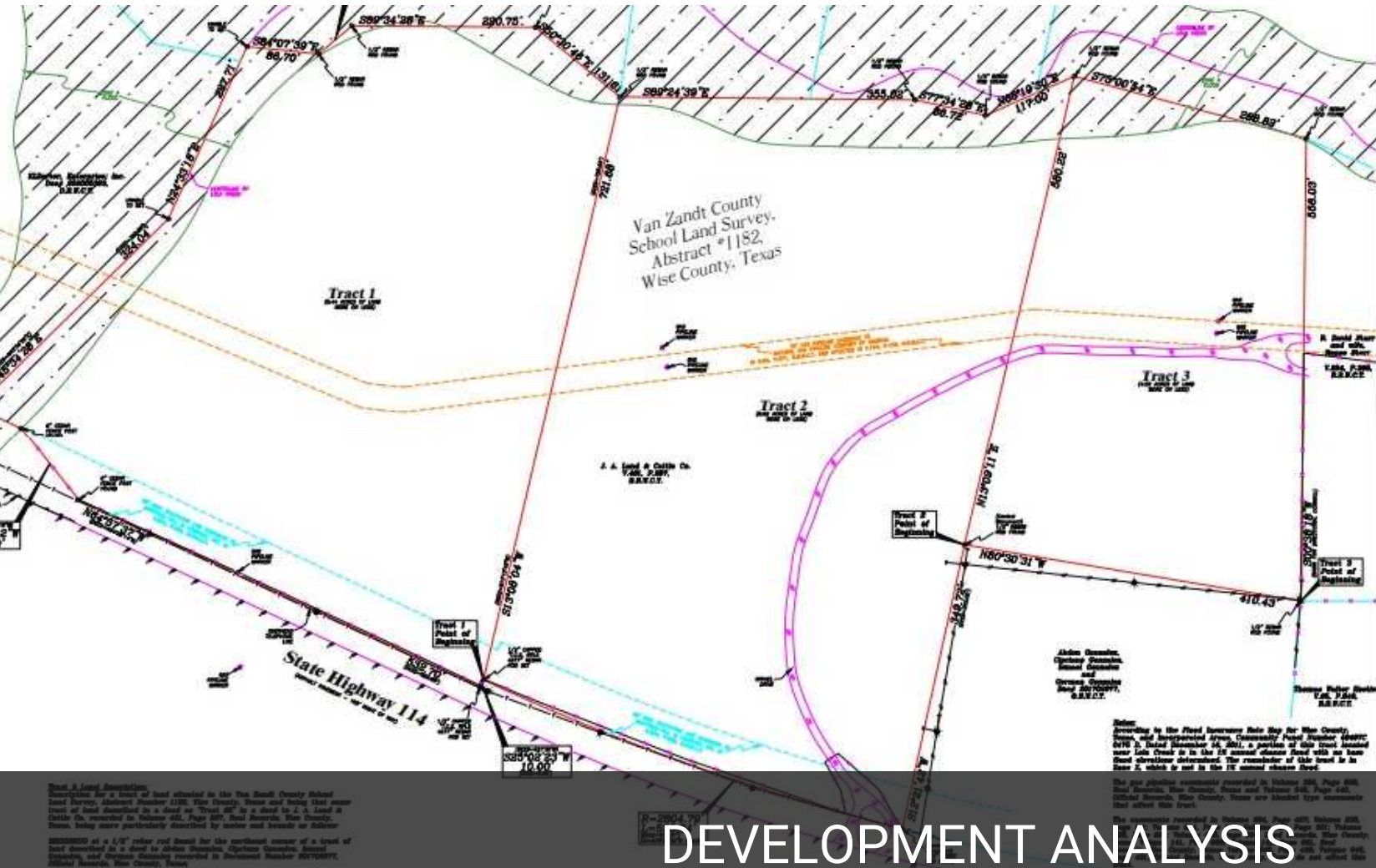
## BOYD LAND PROJECT



**Tract 1 Land Description:**  
Description for a tract of land situated in the Van Zandt County School Land Survey, Abstract Number 1152, Wise County, Texas and being that same tract of land described in a deed as "Tract 1" in a deed to J. A. Land & Cattle Co. recorded in Volume 461, Page 397, Deed Records, Wise County, Texas, being more particularly described by name and bounds as follows:  
BEGINNING at a 1/2" rebar red steel stake set in the northeast corner of a tract of land described in a deed as "Tract 2" in a deed to J. A. Land & Cattle Co. recorded in Volume 461, Page 397, Deed Records, Wise County, Texas, being more particularly described by name and bounds as follows:  
THENCE S89°53'37"W (2022-02-10) 26.98 feet (2022-02-10) to a 1/2" rebar red steel stake set in the northeast corner of a tract of land described in a deed as "Tract 2" in a deed to J. A. Land & Cattle Co. recorded in Volume 461, Page 397, Deed Records, Wise County, Texas, being more particularly described by name and bounds as follows:  
THENCE S89°53'37"W (2022-02-10) 26.98 feet (2022-02-10) along the northeast line of State Highway 114 to a 6" cedar fence post found;  
THENCE S89°53'37"W (2022-02-10) 111.00 feet (2022-02-10) along the northeast line of State Highway 114 to a 6" cedar fence post found;  
THENCE S89°53'37"W (2022-02-10) 66.86 feet (2022-02-10) along the northeast line of State Highway 114 to a point similar to set in the centerline of Lake Creek for the western corner of the J. A. Land & Cattle Tract, more being the southeast corner of a tract of land described in a deed to Arthur Slaughter, Inc. recorded in Instrument Number 22020203, Official Records, Wise County, Texas;  
THENCE S89°53'37"W (2022-02-10) 50.24 feet (2022-02-10) along the centerline of Lake Creek to a point similar to set;  
THENCE S89°53'37"W (2022-02-10) 207.71 feet (2022-02-10) along the centerline of Lake Creek to a point similar to set;  
THENCE S89°53'37"W (2022-02-10) 26.10 feet (2022-02-10) to a 1/2" rebar red steel stake;  
THENCE S89°53'37"W (2022-02-10) 62.82 feet (2022-02-10) to a 1/2" rebar red steel stake;  
THENCE S89°53'37"W (2022-02-10) 203.70 feet (2022-02-10) to a 1/2" rebar red steel stake;  
THENCE S89°53'37"W (2022-02-10) 126.41 feet (2022-02-10) to a 1/2" rebar red steel stake;  
THENCE S89°53'37"W (2022-02-10) 702.00 feet (2022-02-10) to the POINT OF BEGINNING and containing 8.64 acres of land more or less.

**Tract 2 Land Description:**  
Description for a tract of land situated in the Van Zandt County School Land Survey, Abstract Number 1152, Wise County, Texas and being that same tract of land described in a deed as "Tract 2" in a deed to J. A. Land & Cattle Co. recorded in Volume 461, Page 397, Deed Records, Wise County, Texas, being more particularly described by name and bounds as follows:  
BEGINNING at a 1/2" rebar red steel stake (Control Monument) for the northeast corner of a tract of land described in a deed to Alden Guzman, Cynthia Guzman, Daniel Guzman, and Theresa Guzman recorded in Instrument Number 21792771, Official Records, Wise County, Texas;  
THENCE S17°21'47"W (2022-02-10) 502.70 feet (2022-02-10) along the west line of the Section Tract to a 1/2" rebar red steel stake (Control Monument) in the northeast corner of State Highway 114, an existing 100 foot wide right of way for the southeast corner of this tract;  
THENCE along a curve to the right, with a radius of 2024.70 feet, a chord of 570.21 feet (2022-02-10) to an iron distance of 425.04 feet along the northeast line of State Highway 114, an existing 100 foot wide right of way for the southeast corner of this tract;  
THENCE S17°21'47"W (2022-02-10) 702.00 feet (2022-02-10) to a 1/2" rebar red steel stake;  
THENCE S89°53'37"W (2022-02-10) 502.28 feet (2022-02-10) to a 1/2" rebar red steel stake;  
THENCE S77°24'32"W (2022-02-10) 22.10 feet (2022-02-10) to a 1/2" rebar red steel stake;  
THENCE S89°53'37"W (2022-02-10) 217.00 feet (2022-02-10) to a 1/2" rebar red steel stake;  
THENCE S89°53'37"W (2022-02-10) 222.82 feet (2022-02-10) to the POINT OF BEGINNING and containing 8.06 acres of land more or less.

**Tract 3 Land Description:**  
Description for a tract of land situated in the Van Zandt County School Land Survey, Abstract Number 1152, Wise County, Texas and being that same tract of land described in a deed as "Tract 3" in a deed to J. A. Land & Cattle Co. recorded in Volume 461, Page 397, Deed Records, Wise County, Texas, being more particularly described by name and bounds as follows:  
BEGINNING at a 1/2" rebar red steel stake for the northeast corner of a tract of land described in a deed to Arthur Slaughter, Inc. recorded in Instrument Number 22020203, Official Records, Wise County, Texas;  
THENCE S89°53'37"W (2022-02-10) 502.28 feet (2022-02-10) to a 1/2" rebar red steel stake;  
THENCE S77°24'32"W (2022-02-10) 22.10 feet (2022-02-10) to a 1/2" rebar red steel stake;  
THENCE S89°53'37"W (2022-02-10) 217.00 feet (2022-02-10) to a 1/2" rebar red steel stake;  
THENCE S89°53'37"W (2022-02-10) 222.82 feet (2022-02-10) to the POINT OF BEGINNING and containing 8.06 acres of land more or less.



# DEVELOPMENT ANALYSIS

**PRESENTED BY:**

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746

**LINK KARLEN**  
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link@kw.com

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0 HIGHWAY 114 ROAD



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## KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway  
Austin, TX 78746



0 HIGHWAY 114 ROAD

# PROPERTY INFORMATION

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# EXECUTIVE SUMMARY

0 HIGHWAY 114 ROAD



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,150,000
<b>LEASE RATE:</b>	
<b>LEASE TERM:</b>	
<b>LOT SIZE:</b>	22.86 AC
<b>PRICE / ACRE:</b>	\$50,306
<b>ACCESS:</b>	Highway
<b>FRONTAGE:</b>	1,200'
<b>ZONING:</b>	
<b>PERMITTED USES:</b>	
<b>DRAINAGE:</b>	
<b>APN:</b>	

## PROPERTY OVERVIEW

Situated along Highway 114, three tracts with a total of 22.86 acres provides development opportunity for the growing Wise County sector. Initial platting, geo and survey have been completed, preparing this for development of an RV haven.

## PROPERTY HIGHLIGHTS

- Boyd, Texas, offers a unique investment opportunity due to its proximity to the rapidly growing Dallas-Fort Worth Metroplex, while maintaining the charm and affordability of a rural town. With relatively low real estate costs and increasing demand for housing as more people seek to move out of urban centers, Boyd is positioned for growth. The town benefits from improving infrastructure and access to outdoor recreation, appealing to those looking for a quieter lifestyle without sacrificing modern conveniences. Additionally, the potential for new businesses and agricultural investments makes Boyd a strategic location for investors looking to capitalize on population growth in North Texas.

# INVESTMENT DETAILS

0 HIGHWAY 114 ROAD



## Analysis

Analysis Date September 2024

## Property

Property Type Land  
Property Boyd Land project  
Address 0 Highway 114 Road  
City, State Boyd, TX 76023  
Year Built 2024

## Income & Expense

## Purchase Information

Purchase Price \$1,150,000  
Lot Size 22.860 acres

## Financial Information

All Cash

## Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
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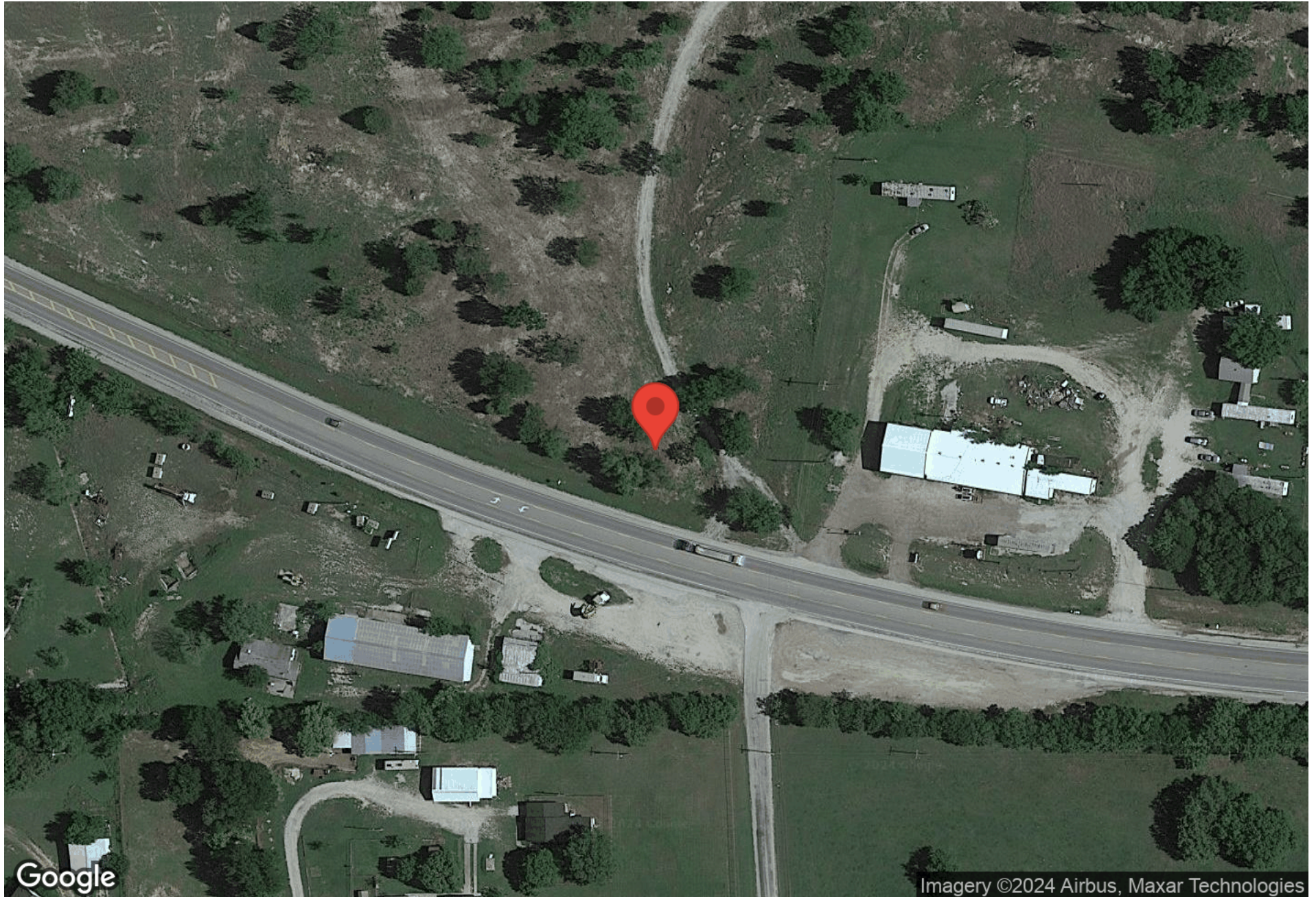
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# AERIAL MAP

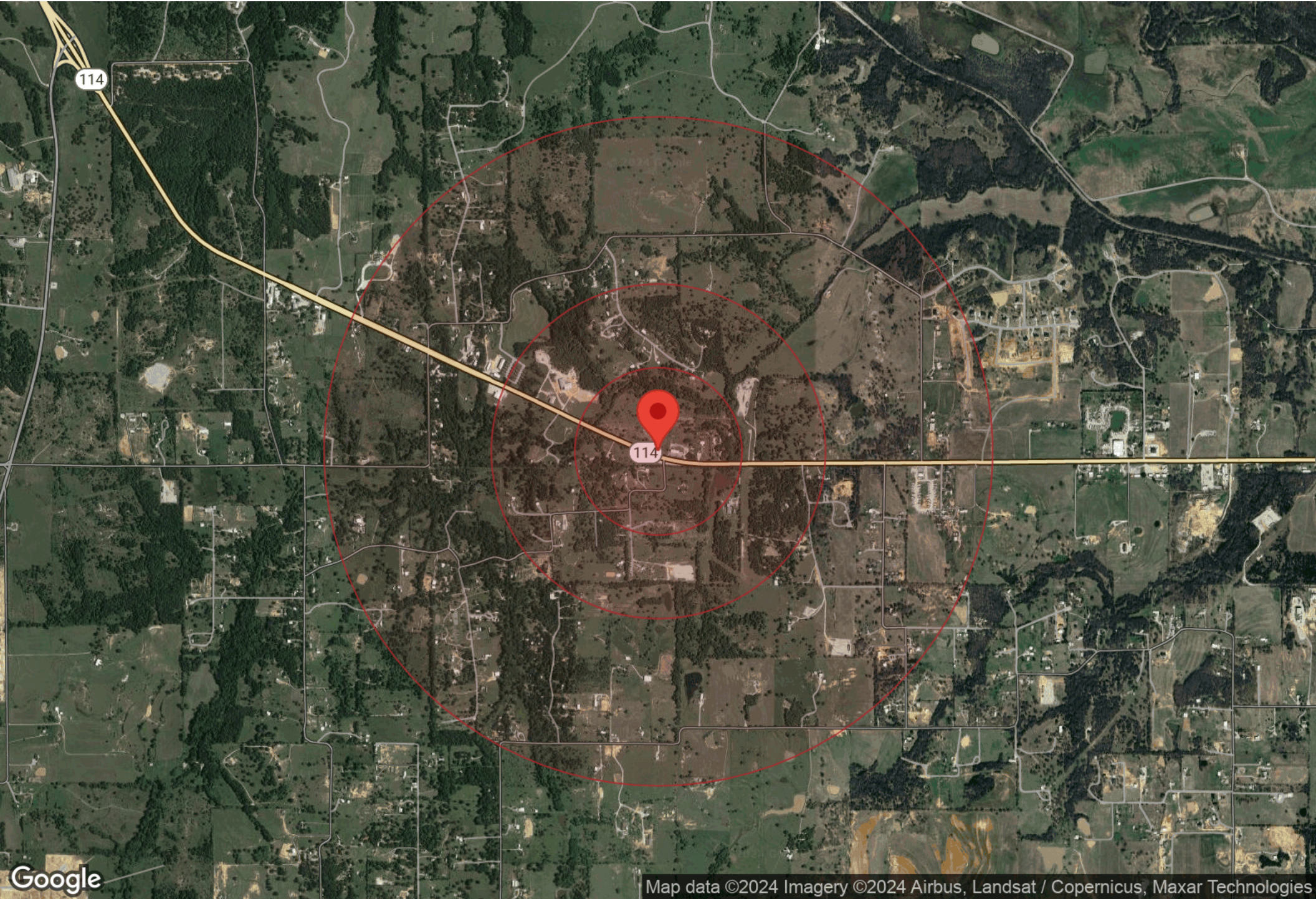
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# BUSINESS MAP

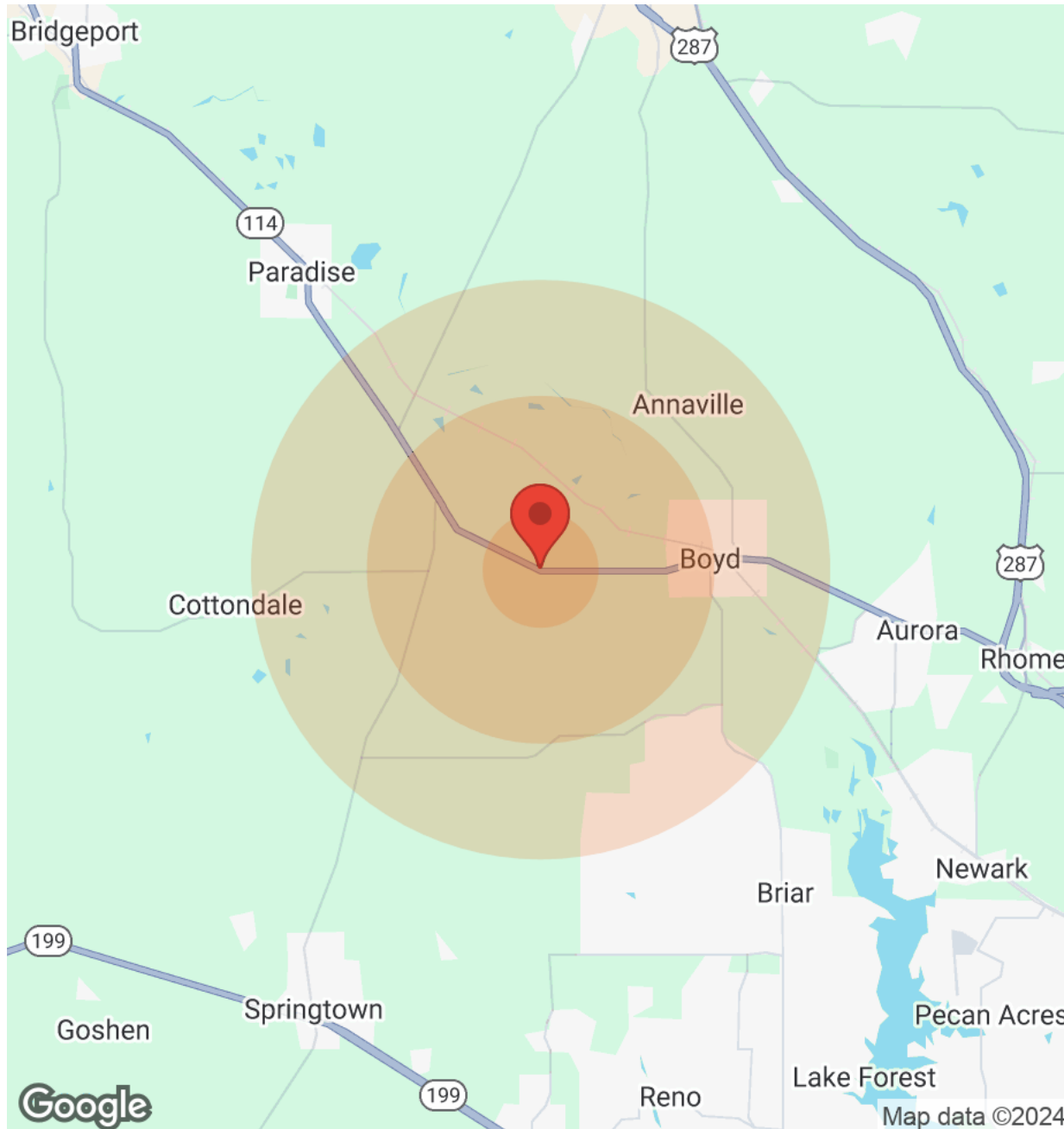
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	1,195	3,344
Female	N/A	1,112	3,299
Total Population	N/A	2,307	6,643

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	392	1,180
Ages 15-24	N/A	303	928
Ages 25-54	N/A	865	2,475
Ages 55-64	N/A	339	908
Ages 65+	N/A	408	1,152

Race	1 Mile	3 Miles	5 Miles
White	N/A	2,233	6,385
Black	N/A	N/A	N/A
Am In/AK Nat	N/A	4	10
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	120	576
Multi-Racial	N/A	140	494

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$70,692	\$58,092
< \$15,000	N/A	48	239
\$15,000-\$24,999	N/A	105	158
\$25,000-\$34,999	N/A	23	177
\$35,000-\$49,999	N/A	218	532
\$50,000-\$74,999	N/A	91	501
\$75,000-\$99,999	N/A	171	363
\$100,000-\$149,999	N/A	147	355
\$150,000-\$199,999	N/A	53	90
> \$200,000	N/A	13	83

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	961	2,826
Occupied	N/A	885	2,587
Owner Occupied	N/A	776	2,128
Renter Occupied	N/A	109	459
Vacant	N/A	76	239



Map data ©2024



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# SNAPSHOT REPORTS

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# EXECUTIVE SUMMARY

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## Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,150,000
Investment - Cash	\$0

## Investment Information

Purchase Price	\$1,150,000
Price per Unit	\$1,150,000
Price per SF	N/A
Expenses per Unit	\$0

## Financial Indicators

Debt Coverage Ratio	N/A
Capitalization Rate	N/A
Gross Rent Multiplier	0.00
Gross Income / Square Feet	\$0.00

## Income, Expenses & Cash Flow

Gross Scheduled Income	\$0
Total Vacancy and Credits	\$0
Operating Expenses	\$0
Net Operating Income	\$0
Debt Service	\$0
Cash Flow Before Taxes	\$0

# INTERNAL RATE OF RETURN ANALYSIS

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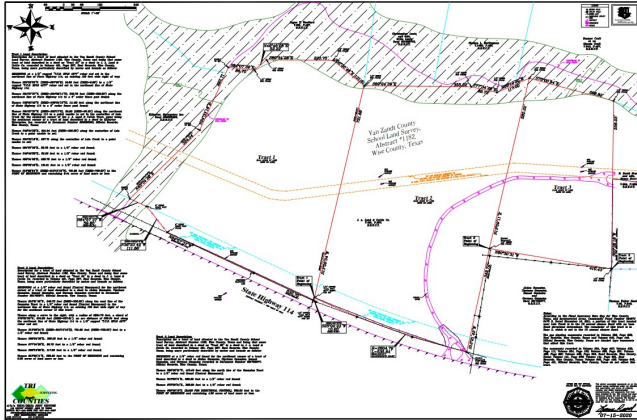


<b>Before Tax IRR</b>	<b>Cash Flows</b>
Initial Investment	\$0
08/2025	\$0
08/2026	\$0
08/2027	\$0
08/2028	\$0
08/2029*	\$0
 IRR =	
11212369315328400000000.	* (\$0 + \$0)
0%	

<b>After Tax IRR</b>	<b>Cash Flows</b>
Initial Investment	\$0
08/2025	\$0
08/2026	\$0
08/2027	\$0
08/2028	\$0
08/2029*	\$0
 IRR =	
11212369315328400000000.	* (\$0 + \$0)
0%	

# PRO FORMA SUMMARY

0 HIGHWAY 114 ROAD



## Investment Summary

Price	\$1,150,000
Year Built	2024
Units	1
Price/Unit	\$1,150,000
RSF	1
Price/RSF	\$1,150,000.00
Lot Size	22.86 acres
Floors	1
APN	A1182001945

## Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
Totals	1		\$0		\$0

## Annualized Income

Description	Actual	Market
Gross Potential Rent	\$0	\$0
- Less: Vacancy	\$0	\$0
Effective Gross Income	\$0	\$0
- Less: Expenses	\$0	\$0
Net Operating Income	\$0	\$0

## Annualized Expenses

Description	Actual	Market
Total Expenses	\$0	\$0
Expenses Per RSF	\$0.00	\$0.00
Expenses Per Unit	\$0	\$0



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# PROJECTIONS

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# CASH FLOW ANALYSIS

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<b>Before-Tax Cash Flow Year Ending</b>	<b>Year 1 08/2025</b>	<b>Year 2 08/2026</b>	<b>Year 3 08/2027</b>	<b>Year 4 08/2028</b>	<b>Year 5 08/2029</b>
<b>Before-Tax Cash Flow</b>					
Gross Scheduled Income	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses	\$0	\$0	\$0	\$0	\$0
<b>Net Operating Income</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Loan Payment	\$0	\$0	\$0	\$0	\$0
<b>Before-Tax Cash Flow</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Cash-On-Cash Return	N/A	N/A	N/A	N/A	N/A

# LOAN ANALYSIS

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# PROPERTY RESALE ANALYSIS

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<b>Description Year Ending</b>	<b>Year 1 08/2025</b>	<b>Year 2 08/2026</b>	<b>Year 3 08/2027</b>	<b>Year 4 08/2028</b>	<b>Year 5 08/2029</b>
<b>Resale Proceeds</b>					
Projected Property Value	\$0	\$0	\$0	\$0	\$0
Resale Expenses	\$0	\$0	\$0	\$0	\$0
Proceeds Before Debt Payoff	\$0	\$0	\$0	\$0	\$0
<b>Tax Basis</b>					
Basis at Acquisition	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
Depreciation	\$0	\$0	\$0	\$0	\$0
Adjusted Tax Basis	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000
<b>Tax From Sale</b>					
Resale Tax Gain (Loss)	(\$1,150,000)	(\$1,150,000)	(\$1,150,000)	(\$1,150,000)	(\$1,150,000)
Resale Tax Benefit (Cost)	\$0	\$0	\$0	\$0	\$0
<b>After-Tax Cashflow From Sale</b>					
Loan Principal Balance	\$0	\$0	\$0	\$0	\$0
<b>Net Resale Proceeds</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

# INVESTMENT RETURN ANALYSIS

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Description Year Ending	Year 1 08/2025	Year 2 08/2026	Year 3 08/2027	Year 4 08/2028	Year 5 08/2029
Cash Flow - To Date	\$0	\$0	\$0	\$0	\$0
Net Resale Proceeds	\$0	\$0	\$0	\$0	\$0
Invested Capital	\$0	\$0	\$0	\$0	\$0
Net Return on Investment	\$0	\$0	\$0	\$0	\$0
<b>Before Tax Calculations</b>					
PV (NOI + reversion)	\$0	\$0	\$0	\$0	\$0
<b>After Tax Calculations</b>					
IRR	1121236931532 8400000000.00	1121236931532 8400000000.00	1121236931532 8400000000.00	1121236931532 8400000000.00	1121236931532 8400000000.00
	%	%	%	%	%
Modified IRR	N/A	N/A	N/A	N/A	N/A
NPV	\$0	\$0	\$0	\$0	\$0



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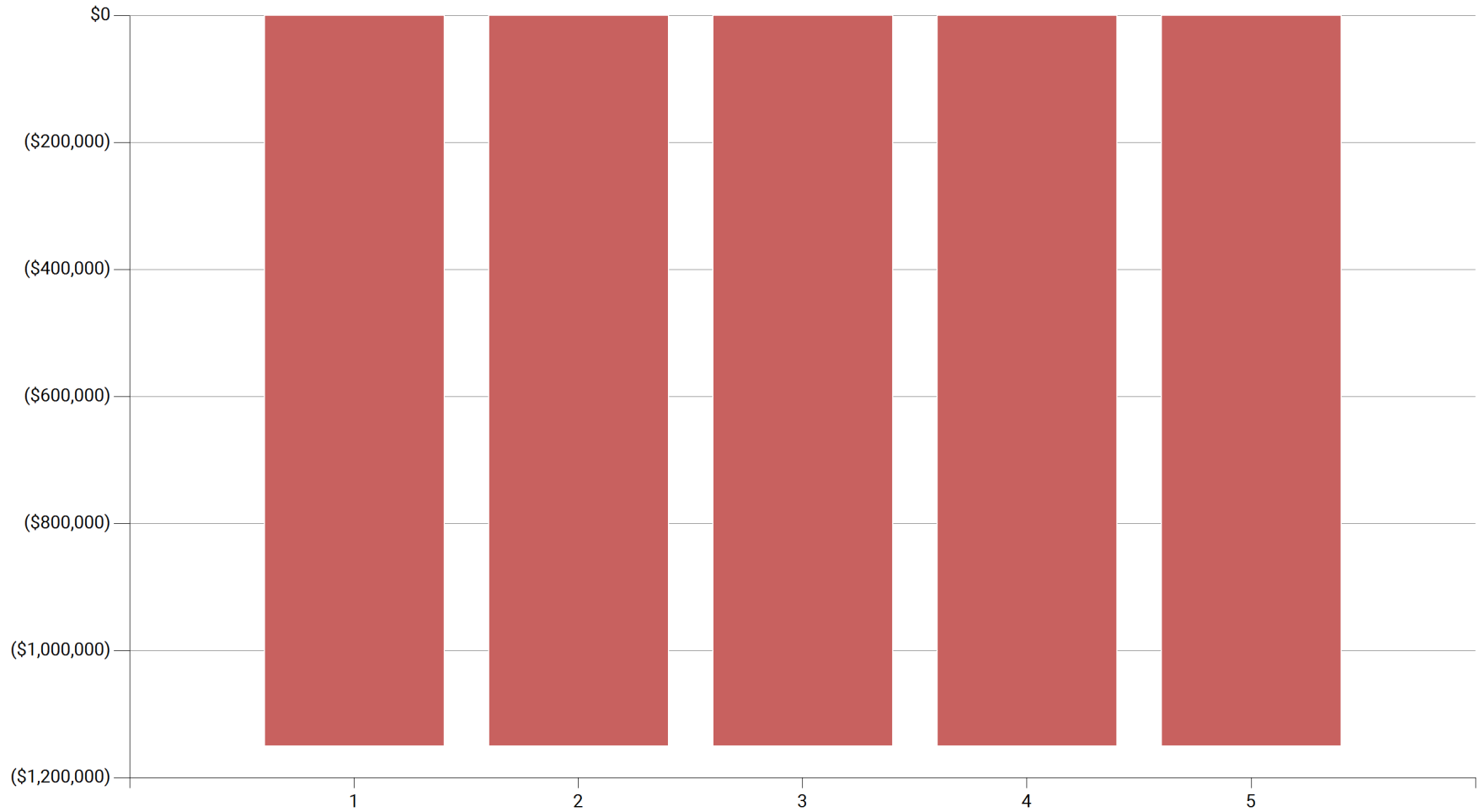
# GRAPHS

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# PROPERTY EQUITY ANALYSIS

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Year	Initial Equity	Equity (loan reduction)	Equity (appreciation)
1	\$0	\$0	(\$1,150,000)
2	\$0	\$0	(\$1,150,000)
3	\$0	\$0	(\$1,150,000)
4	\$0	\$0	(\$1,150,000)
5	\$0	\$0	(\$1,150,000)