



**LAND CONSULTANTS TEAM**  
REAL ESTATE SERVICES

*Presenting*

**VILLAGE AT POSEY ROAD**

<b><u>Location:</u></b>	1 mile from intersection of I-35 and Posey Road. Across the street from Trace Master Planned Community
<b><u>Developer:</u></b>	Posey Road Direct Holdings, LLC
<b><u>Total Lots In Community:</u></b>	<b>165 Single Family Lots</b> - 46' x 120' – 5,520 SF Minimum
<b><u>Lots for Sale</u></b>	<b>80</b> – 46 x 120 - 5.520 SF Minimum Lots
<b><u>Approximate Delivery:</u></b>	<b>4<sup>th</sup> Qtr 2026</b> Finished Lots by Developer - At City Acceptance of Improvements and Recorded Final Plat
<b><u>Lot Prices:</u></b>	<b>\$100,000</b> per finished lot <b>\$8,000,000</b>
<b><u>Escalator:</u></b>	<b>6%</b> per annum starting at 1st Closing
<b><u>Earnest Money:</u></b>	<b>10 %</b> of Purchase Price Held in Escrow
<b><u>Takedown Schedule:</u></b>	Single Takedown – all 80 Lots Qtrly Takedown – 20 lots per takedown
<b><u>Feasibility Period:</u></b>	<b>60</b> days from Receipt of Due Diligence materials
<b><u>Closing:</u></b>	<b>10</b> days after Acceptance of Improvements and Recordation of Final Plat
<b><u>Water &amp; Sewer</u></b>	City of San Marcos
<b><u>Community Fees:</u></b>	<b>Amenity Fees:</b> \$1,500 per Lot <b>Marketing Fees:</b> \$1,000 per Lot

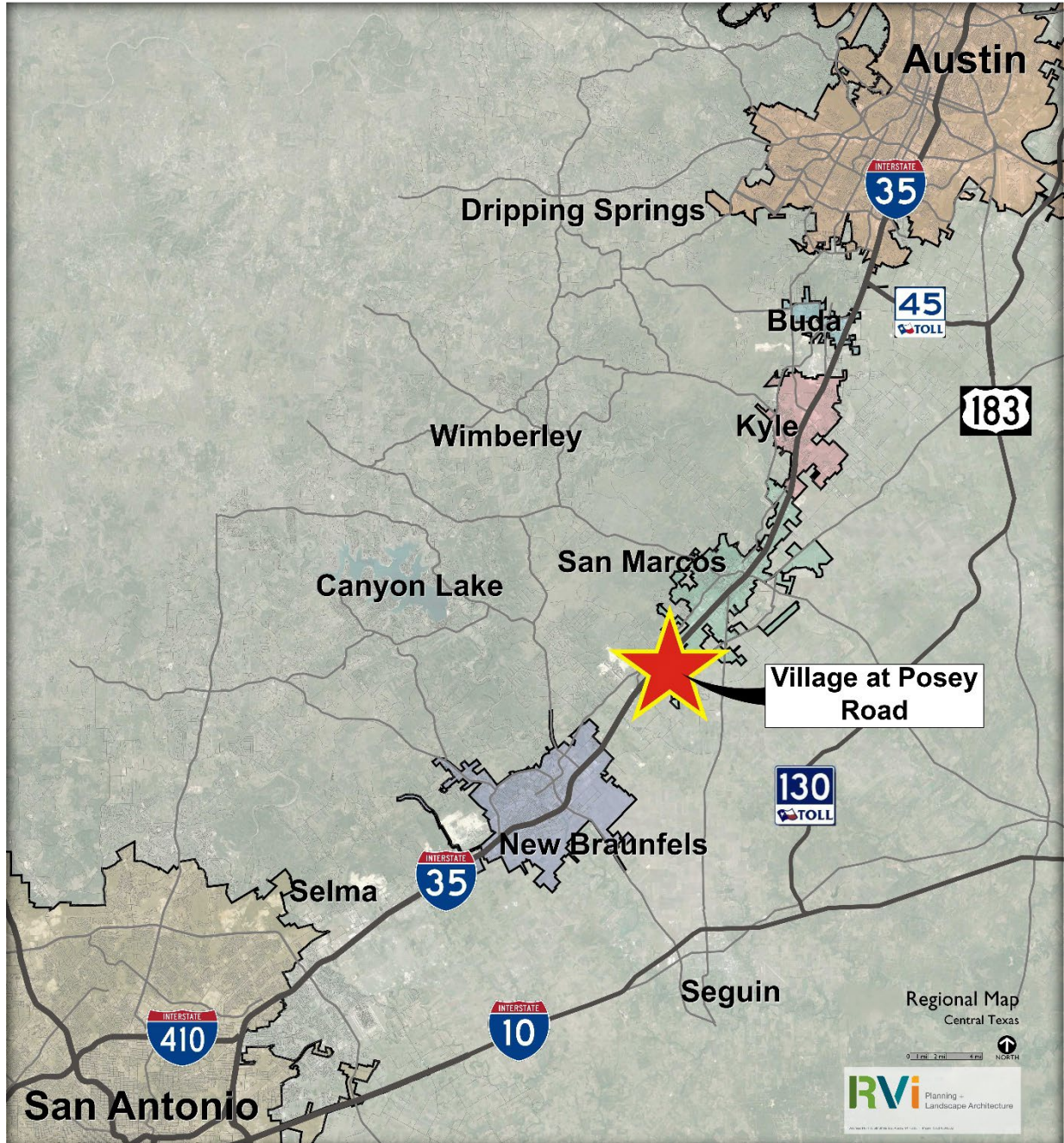




## LAND CONSULTANTS TEAM

REAL ESTATE SERVICES

### Location Map



San Marcos, Texas – Cut and Shoot, Texas

CAREN WILLIAMS-MURCH  
TEXAS REAL ESTATE AGENT  
CAREN@LANDCONSULTANTS.LTD.COM  
512-757-7006







# LAND CONSULTANTS TEAM

REAL ESTATE SERVICES

## Site Plan



San Marcos, Texas – Cut and Shoot, Texas

CAREN WILLIAMS-MURCH  
TEXAS REAL ESTATE AGENT  
CAREN@LANDCONSULTANTS.LTD.COM  
512-757-7006





VILLAGE AT POSEY ROAD  
FINAL PLAT  
HENRY WARNELL SURVEY, ABSTRACT 492

