



JUNIPER RIDGE

POSSUM KINGDOM LAKE

+/- 4 ACRES

POSSUM KINGDOM LAKE
jr-pk.life

OFFERING MEMORANDUM

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AXIS
REALTY GROUP



CONFIDENTIALITY AND CONDITIONS

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of +/- 4 acres known as the Juniper Ridge II Development Site at Possum Kingdom Lake (the "Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Axis Realty Group ("Axis"). The material is based in part upon information supplied by Owner and in part upon information obtained by Axis from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Axis, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by Axis and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Axis or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner and Axis expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by the Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Axis is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of Axis and may be used only by parties approved by Axis and Owner. The Property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to Axis immediately upon request of Axis or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Axis and Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

PROPERTY SUMMARY

Axis Realty Group is pleased to present the opportunity to acquire +/- 4 acres known as the Juniper Ridge II Development Site at Possum Kingdom Lake (the "Property"). Situated directly across Park Road 36 from Juniper Ridge I, the Property is part of the Juniper Ridge subdivision and benefits from an established Homeowners Association and Municipal Utility District. The subdivision also has its own 48-slip marina and includes a professionally managed short-term rental program.

ADDRESS	SIZE	UTILITIES	ZONING	ACCESS	ASKING PRICE
3058 Park Road 36 Graford, TX 76449	+/- 4 acres	Water Electric Sewer (20 taps) Fiber Optic Telecom	None	Park Road 36	\$2,500,000



HOMEOWNERS ASSOCIATION (HOA)

The Property is part of Juniper Ridge HOA which oversees common area amenities for the full development which are available to all residents as well as vacation rental guests.

MUNICIPAL UTILITY DISTRICT (MUD)

The Property is located in the developer-controlled Lakeview Point MUD. Developer of land in Juniper Ridge II would be able to get reimbursed for costs associated with water, wastewater, drainage, and streets.

COMMUNITY MARINA

Rental slips at Juniper Ridge Marina are available to all Juniper Ridge residents at JRPKMarina.com.

OPTIONAL SHORT TERM RENTAL PROGRAM

Owners at Juniper Ridge have the opportunity to place their homes in a full-service rental program when it is not in use.

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

Being a 4.10 acre tract of land out of the A.J. Smith Survey, Abstract Number 393, situated in Palo Pinto County, Texas, being all of a called 4.10 acre tract or parcel of land conveyed to PK Lakeview Point, LLC, by deed of record in Volume 2389, Page 353 of the Official Public Records, Palo Pinto County, Texas.

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 5, 2019 and is located in Community Number 480516 as shown on Map Number 4833C0150F. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

CURVE NAME	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	29.20'	330.00'	1743.10'	S 31°20'14" W	38.99'	
C2	28.01'	240.00'	975.52'	S 62°25'24" W	41.81'	



PORTION OF A CALLED 1.163 ACRES BRADDOCK RIVER CONSERVATION AND RECLAMATION DISTRICT VOL. 182, PG. 142 O.P.R.P.C.T.

A.J. SMITH SURVEY, ABSTRACT NO. 393

SURVEYOR NOTES

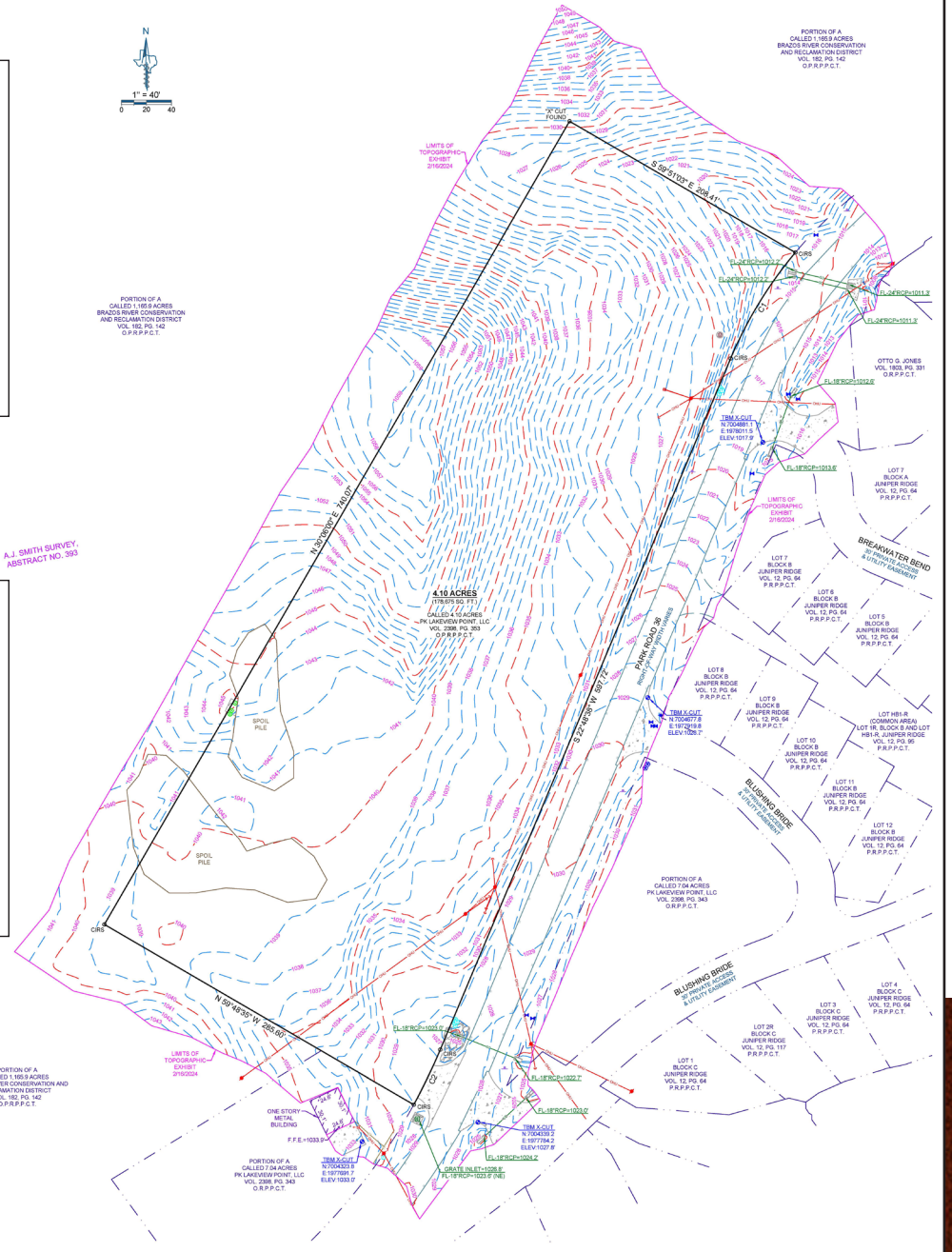
- This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
- The bearings shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Elevations shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Vertical Datum of 1989 (Geoid 12B).
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
- This document represents an accurate on the ground survey on Park Road 36 - Phase 2 in Palo Pinto County, Texas, on February 16th, 2024.

ALTERATIONS AND ERRORS

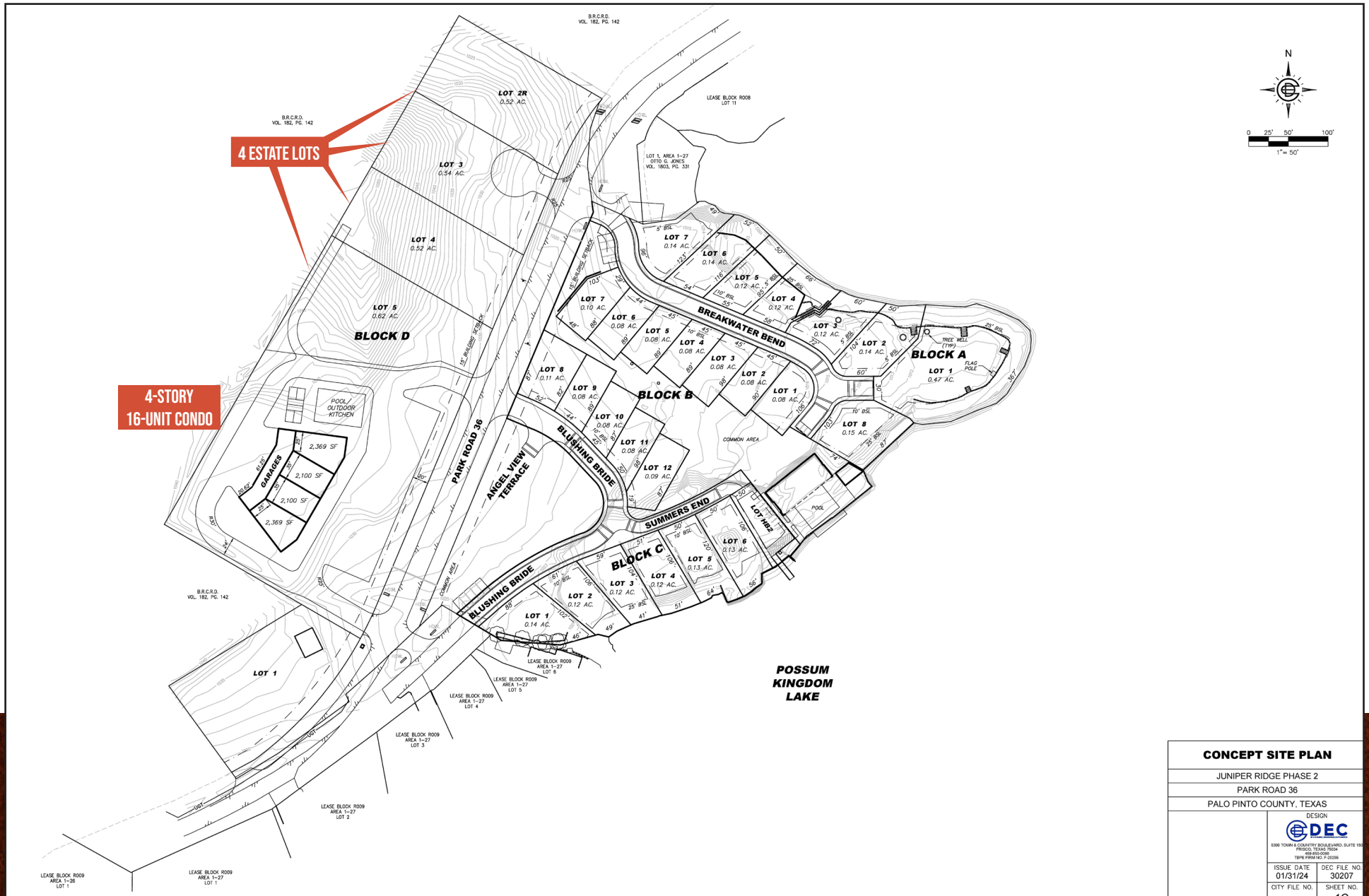
This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.


PORTION OF A CALLED 1.163 ACRES BRADDOCK RIVER CONSERVATION AND RECLAMATION DISTRICT VOL. 182, PG. 142 O.P.R.P.C.T.

PORTION OF A CALLED 7.04 ACRES PALO PINTO POINT, LLC VOL. 2389, PG. 342 O.P.R.P.C.T.



CONCEPT SITE PLAN (SUBJECT TO CHANGE BASED ON BUYER'S PLANS)



CONCEPT SITE PLAN	
JUNIPER RIDGE PHASE 2	
PARK ROAD 36	
PALO PINTO COUNTY, TEXAS	
DESIGN	
	
<small>5000 TOWN & COUNTRY BOULEVARD SUITE 100 PRIDDIS, TEXAS 75561 PHONE: 754-200-0000 FAX: 754-200-0000</small>	
ISSUE DATE	DEC FILE NO.
01/31/24	30207
CITY FILE NO.	SHEET NO.
	16

PROPOSED SITE PLAN

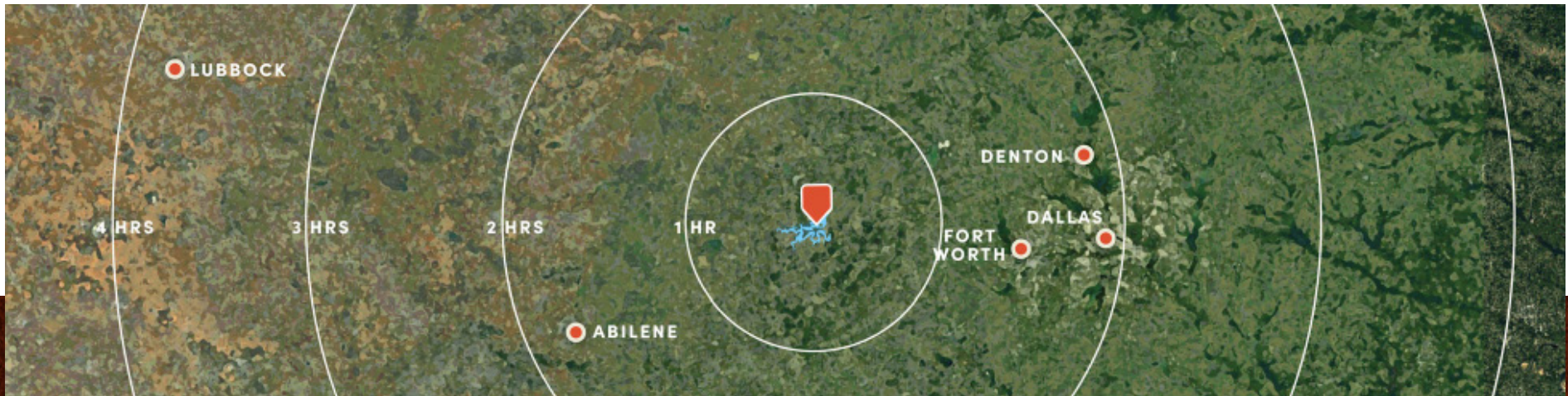


LOCATION OVERVIEW

Possum Kingdom Lake is a place where 'best day ever' can happen every day. Possum Kingdom Lake is known for its clear waters, scenic cliffs, and dramatic views. Nestled among the foothills of Palo Pinto County, covering over 16,000 acres, and boasting 219 miles of shoreline, PKL brings every weekend getaway and family gathering to the next level. Juniper Ridge is positioned on the peninsula, a premier location renowned for its convenience, beauty, and accessibility. Marinas, restaurants, a local market, nature trails, and the famed Hell's Gate are all within the closest proximity.

AN EASY DRIVE FROM ANYWHERE

FORT WORTH 1 HR 33 MIN	ABILENE 1 HR 42 MIN	DENTON 1 HR 52 MIN	DALLAS 1 HR 53 MIN	LUBBOCK 3 HR 48 MIN
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COMMUNITY FEATURES

- On the Peninsula
- Community Marina
- Lock-And-Leave
- Resort-Style Pool
- Short-Term Rentals Permitted
- Hot Tub / Fire Pit
- Village Green
- Artful Amenities
- Vast Lake Views
- Hill Country Modern Architecture





+/- 4 ACRES

Boundaries shown are approximate and subject to buyer verification.

SITE PLAN



Maps not to scale. All renderings are an artist's representation for illustrative purposes only. All features, amenities, renderings or other representations contained in this document are based upon current development plans, which are subject to change without notice. There is no guarantee that any of these features, amenities, docks or other representations depicted or described in these materials will be built or performed at all, or be built as depicted or described.

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