

Offering Memorandum

VINEYARD COMMUNITY **\$4,200,000**

*Vineyards at Meridian - 150 Lot Master Planned Community
(158-Acres)*

1147 County Road 1110, Meridian, TX 76665 (Winery & Dev)



OFFERING MEMORANDUM

A Proposed VINEYARDS AT MERIDIAN

Gated 150-Lot "Vineyard Community"
One Acre Estate Lots
\$4,200,000 (158 Acres)

Opportunistic Investment

CONTACT

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Investment Summary

Fisher Advisors LLC has been retained on an exclusive basis by the owner of the enclosed offering to market and sell his 100% ownership interest. The \$4,200,000 subject investment is a proposed 158-acre "vineyard community" development of 150 one-acre estate lots nestled within an original 200-acre parcel. The 200 acres would be split into two separate parcels, one at approx. 42-acres that has an operating winery and vineyard established in 2003 known as the Red Caboose Winery & Vineyard. And a second parcel of approximately 158-acres which is the subject of this investment proposal. *The adjacent winery and vineyard sits on 42 acres that are also available -contact broker for information. 50% mineral rights will transfer to the new owner with the purchase.*

Ideal Age Restricted Development

The existing winery & vineyard operation would compliment the vineyard community by managing and harvesting the community's grapes that would be grown in small quantity on 70% of the estate lots. The 1-acre lots would set aside approx. 300 SF to 500 SF along a front area of the lot to accommodate a micro-vineyard. Grapes from the small micro-vineyards would be maintained, harvested, and purchased in bulk from the HOA by the winery which would help in keeping HOA costs low. The property is noted for its wonderful wildlife, exceptional views and stunning oak tree canopy.

Owner's decision to retire has created an opportunity uniquely intrinsic to this offering. Whether you intend to enhance and expand the existing wine business and capitalize on a potential 44% IRR upside, or develop the additional land and sell 150-vineyard estate lots (a projected 75% IRR return) the offering provides countless wealth generating and wealth preservation opportunities. Seller financing with acceptable down payment.

Out of the wineries 42 acres, 40 have been cultivated as a vineyard that historically produces 20 to 30-tons of premium grapes annually. There are seven different varieties with two "noble" i.e., Tempranillo, Syrah, Tannat, Touriga Nacional, Zinfandel, and Black Spanish (Lenoir).



Misc.

Best in Texas Wine Awards: Caboose Winery and Vineyard boasts nine Best in Texas Awards at Grapefest in Grapevine. Red wines have won more than 60 medals at the Houston Livestock Rodeo Wine Competition. Red Caboose Port won double gold and best of show in the 2012 Finger Lakes International Wine Competition in New York. In addition, the rest of the wine family has won numerous golds and double-gold medals.

Utilities & Infrastructure: The property includes a three (3) water wells, one at 840' deep that produces excellent water and rainwater collection system, comprehensive electric coverage, and a private internet network.

Building Sites: The adjacent 148 acres offers privacy and security, several prime locations for constructing additional residences, providing ample privacy and development potential for gated community of 150 vineyard estate lots.

Organic Cooling: The Barrel Room was built with a natural ventilation subterranean Geo mass cooling system plus 32 geothermal wells built 6' beneath the soil to take advantage of the natural geothermal cooling that the Earth provides. Additionally, the winery building utilizes a 10-kw solar photovoltaic array and rainwater harvesting system from the roof and is capable of storing 300 barrels with space for increased capacity. An outdoor patio with stone tables and benches, along with seating under oak trees, offers stunning views of the abundant wildlife. No pesticides are used in the growing of the vines.

Tank Room: The Tank Room currently has hoses connected to the harvest processing equipment that allow the crushed grapes to be directly transferred into any fermentation tank. There is access around the tanks and access from the top. A chiller system connected to all the tanks can lower temperatures if needed.

Disclosure and NDA: All serious inquiry or any letters-of-intent will need to be accompanied by proof of funds demonstrating that not less than 20% would be available for the acquisition of this offering

This Offering Memorandum (OM) is subject to prior placement and withdrawal, cancellation or modification without notice. Information submitted to you is done on a confidential basis for your use in connection with your consideration of the investment opportunity described herein. Projections & assumptions contained in this OM and/or information relayed by Broker have been provided by sources deemed reliable. No representation or warranty is made, however, as to the accuracy or completeness of such information, and nothing contained in this prospectus is or shall be relied on as a promise to future projections. It is expected that you will conduct your own independent investigations and analysis of this offering and you hereby expressly indemnify and hold Broker harmless from any liability that might arise from statements made during the course of your independent investigation that may prove to be incorrect.

Your acceptance of this memorandum constitutes your acceptance of the above terms. If you are unable to, or wish not to abide by the aforementioned conditions please delete, destroy or return the marketing materials to the Broker.

Fisher Advisors LLC
c/o David Fisher
21 Waterway Avenue, Suite 300
The Woodlands, TX 77380

(936) 320-373
dfisher@fisheradvisorsllc.com

158± Acres

VINEYARDS AT MERIDIAN

A Vineyard Community Development
518 County Road 1403
Lometa, TX. 76853

OFFERING OVERVIEW

- 75+% IRR
- Risk Averse @ 20% Down
- 80%-Purchase Money Note
- 3 to 4-Year Exit
- In-Place Winery
- 40 Cultivated Acres
- Adjacent to Award Winning Winery
- Beautiful Countryside
- Seven Grape Varietals (2 Noble)
- 100% Location
- Zero Competition

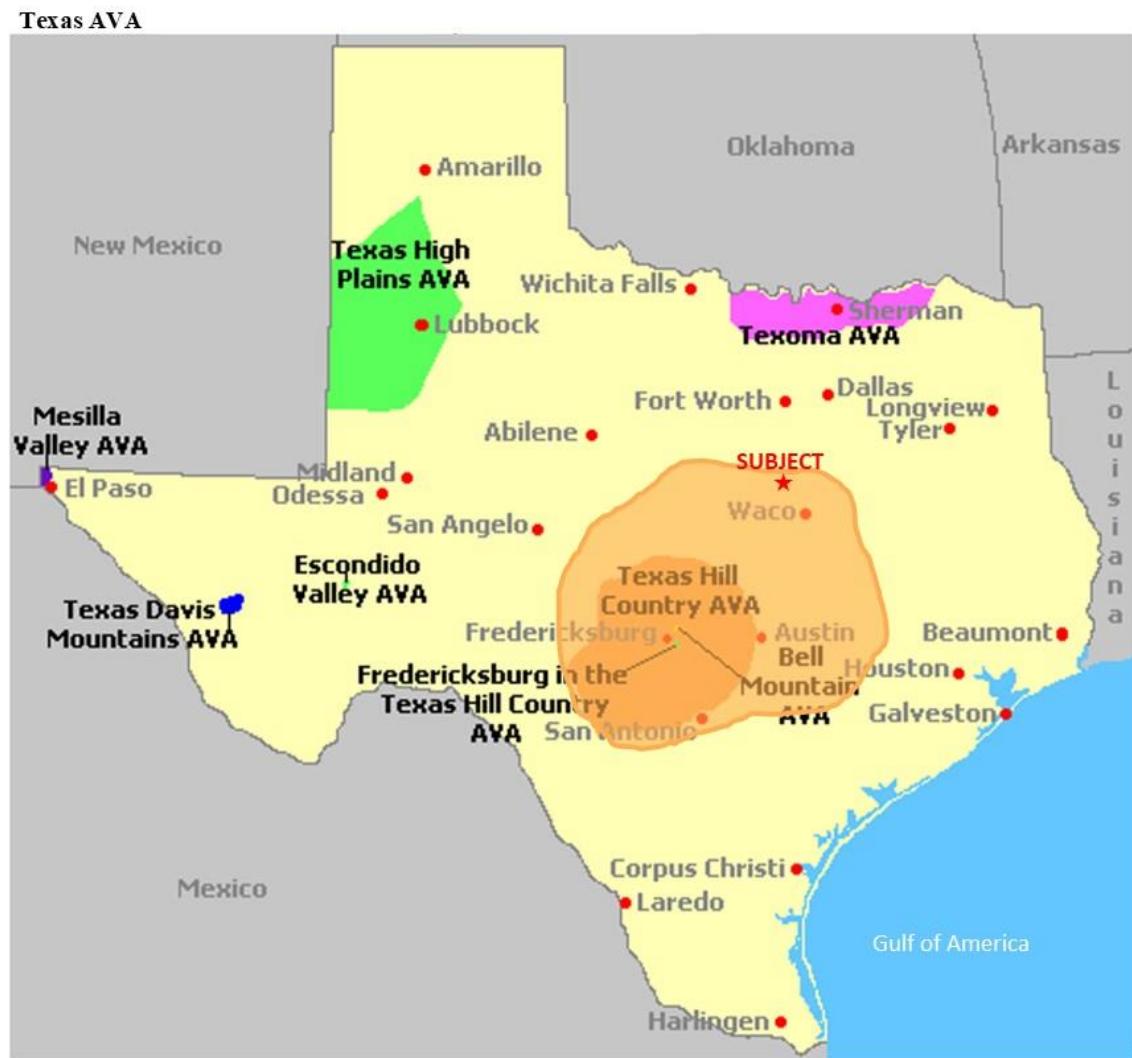


Texas Hill Country Wineries

Bosque County is located within the **Texas Hill Country AVA**, a large American Viticultural Area that encompasses much of Central Texas, according to Texas Wine Lover.

This AVA is the second largest in the United States.

You can find several wineries within Bosque County that are part of this wider viticultural region, such as Red Caboose Winery and Valley Mills Vineyards.



Meridian, Texas is the seat of Bosque County. According to legend, the city was named for Meridian Creek and Meridian Knobs, so-called for their proximity to the 98th Meridian. Others believe that the settlers mistakenly thought they were at the edge of the 98th Meridian.

The county was surveyed by George Bernard Erath, Erath County's namesake. After Norwegian settlers arrived, Dr. Josephus M Steiner and Andrew Montgomery donated a total of 120 acres in 1854. That same July 4, lots were auctioned off. That fall, a one-room log courthouse stood as the center of government. These log cabins were popular for local structures until after the turn of the 20th century. A tavern also opened before the end of 1854. The county received its name from the Bosque River, likely named by the Marius de Aguado expedition that traveled from San Antonio to east Texas in 1721, according to A History of Bosque County Texas by William C. Pool. Bosque is the Spanish word for woods.

Texas Hill Country:

While known for its wineries and wine tourism, the Hill Country also cultivates a mix of white and red grapes, with a significant portion of the acreage dedicated to white varieties. Red Caboose Winery & Vineyard is currently cultivating six red grape varieties, two of which are "noble" and one white.

The topography is known for its beauty that ranges from open rolling prairie to plateaus with scenic oak woodland -a captivating natural space characterized by its dominant population of oak trees.. The area drains east toward the Toms Branch creek and ultimately into the Brazos River, approximately 9 miles east.

- **Texas has a growing wine industry**, general wine sales in the US are down as a result of significant above average fruit yields, which translates to some buyers not having the tank storage space to accommodate as much, especially after 2023 which was also an overall good year for fruit yield.
- **Texas is seeing major growth** in the wine industry, due to market changes and an influx of people in the state.
- **Wine agritourism** is expected to spark increased consumption of domestic and Texas-made wines.
- **Top Family-Friendly Destination:** The Texas Hill Country was recognized as the top family-friendly destination of 2024 by Yelp, with Fredericksburg as "family friendly" in the city surging.
- **Best Places to Travel:** Forbes Advisor named the Texas Hill Country with Fredericksburg being among the top travel places in the South, as part of its 50 best places to travel in 2024.
- **Yelp Searches:** Yelp compiled the list by comparing cities where "family friendly" searches increased.
- **CNN Travel:** CNN Travel named the Texas Hill Country one of the best places to visit in the world in 2024.
- **Hill Country Popularity:** The Texas Hill Country, known for its charm, culture, food, shopping, and outdoor activities.

ASSUMPTIONS 65% IRR!

Create a Master-Planned Community of 150 (1-Acre Lots)

Gated Subdivision

150 (1-Acre) Vineyard Estate Lots

\$125,000 Average Sale Price Per Lot.

Gross Sales: \$19,375,000

Cost: \$4,375,000

Profit: 15,000,000 (3 to 4 year 45% IRR)

Could be Age Restricted – 55+

Requires Community Water Well System - Ok

Septic per Lot - Ok



HOA Parks

Vineyards at Meridian

Red Caboose Winery
Adventure Park
Retreat

Image © 2025 Airbus





Clos du Lac, Loomis CA

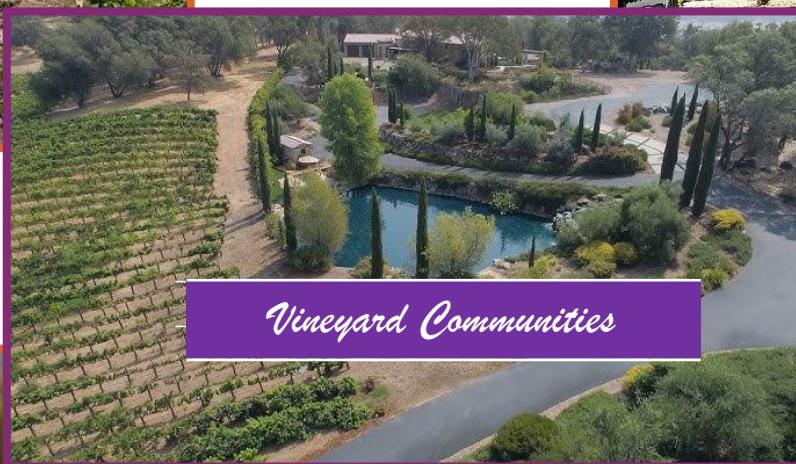
*Highly successful example.
Vineyard Estates
150 (1) Acre lots with
grape vines allocated
thorough this highly
successful planned
development.*



Clos du Lac, Loomis CA



Stable Property Values



Vineyard Communities

Incredible Vineyard Community Views



Vineyards at Stage Pass, OR

*Friendly
Vineyard
Community*



Vineyards at Stage Pass, OR

What is a Vineyard Community?

A vineyard community is a planned residential area situated in wine country and designed to take full advantage of the views, access and more. Some vineyard communities are positioned to provide access to wine making grapes or great views of working vineyards.

Sounds dreamy right? In addition to the pleasant and relaxing scenery, vineyard communities are also located in the prime location for outdoor recreation, visiting quaint and friendly towns, and exclusive access to the best local wineries.

What to Expect When You Move to a Vineyard Community

Vineyard communities offer residents more than a traditional neighborhood: access, views, outdoor, open space, and great neighbors. Let's break down what you can expect from life in this unique community.

Exclusive Access Wine Country Living

Vineyard communities are located in the heart of all that's happening in the wine world, and they can provide exclusive access to some of the region's best vineyards. Spend each evening relaxing on the patio of a new favorite winery, and be sure to take home a few bottles to share.

Some residents in this type of community may have the chance to try bottling their own vintage.

In some vineyard communities such as The Vineyards at Meridian,, may spill onto your property, giving you the chance to be involved in the production, tasting, and branding of your own neighborhood wine.

Incredible Vineyard Community Views

One of the major advantages of a vineyard community is the atmosphere. Wine country is beloved for its products, but also the rolling hills, dramatic oak-wooded forests, and open sky that offers expansive views of the surrounding vineyards.

If you believe people can also be shaped by the land they live on, you'd be right. The stunning scenery of wine country living produces a relaxing atmosphere you can enjoy year-round when you move to a vineyard community.

Outdoor Recreation at Your Doorstep

As vineyard communities are typically located out of the city, you don't have to travel far to access the great outdoors. If you love exploring local trails, camping under the stars, and fishing in fresh mountain streams and lakes, it's all well within reach from your residence in a vineyard community.

These communities are often master-planned, and have dedicated open space and maintained trails for you to explore around from your property. Not only can you enjoy the views from your front porch, but you'll be able to tour around on foot for some fresh air and a new, amazing view around each corner.

A Friendly Vineyard Community

Life amongst the vines attracts a certain type of resident. People who are looking to get out of the busy city in search of a quieter, slower lifestyle are attracted to the calming atmosphere of a vineyard community.

When you move to a vineyard community, you can expect to connect with like-minded neighbors, who appreciate an excellent glass of wine, a thoughtful conversation, and gratitude for the natural beauty of the earth. There's a good chance that you'll make close, meaningful connections with your neighbors in a vineyard community.

Wide Open Wine Country Living

Wine country living means plenty of space for you to build the home of your dreams in a vineyard community. These residential areas are designed to remain low-density, so you can enjoy the solitude and privacy of your home.

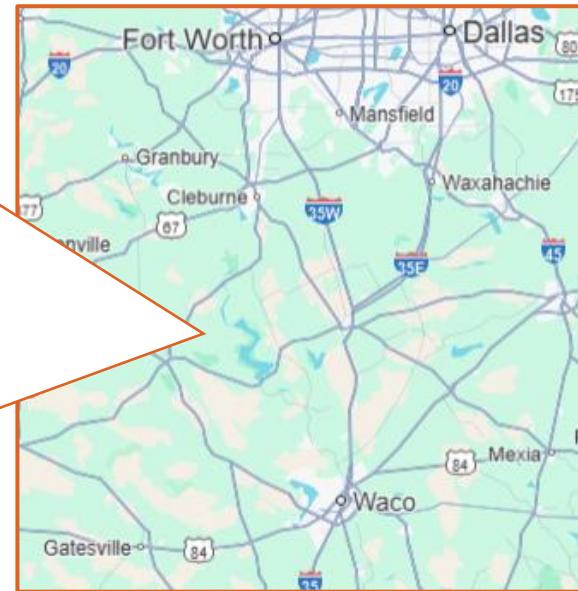
Vineyards at Meridian - A Luxurious Vineyard Community

Looking for a home with vineyard views from your front porch? Consider living at The Vineyards at Meridian, Meridian, TX. Nestled in the Hill Country of Bosque County with views of wine country around every corner, our vineyard community offers special access to exclusive open space and is located a short walk from one of the best and oldest wineries in the state..

At Vineyards at Meridian, our homesites offer stunning views and convenient access to the state's best wineries and food culture, all situated in a master planned gated community.

Subject Property**1.00 Acre \$100k to \$150k Acre**

Improvement Cost: \$175 psf @2,250 SF = \$393,750 Land Cost \$137,500 = \$531,250
 1147 County Road 1110, Meridian, TX 76665



Property #1



\$760,000 3,500 SF 1.07 Acre
Improvement Cost: \$7=175 psf = \$612,500 Land Cost \$133,750 (**\$125,000 p.a.**)
217 Silver Rose Blvd., Burleson, TX 76028

Property #2



\$554,900 2,231 SF 1.03 Acre
Improvement Cost: \$175 psf = \$390,425 Land Cost \$164,475 (**\$159,687 p.a.**)
120 Evening Fire Dr., Waxahachie, TX 75167

Property #3



\$645,990 2,969 SF 1.00 Acre
Improvement Cost: \$175 psf = \$519,575 Land Cost \$126,415 (**\$126,415 p.a.**)
7481 County Road 1230, Godley, TX



Property #4
\$549,900 2,297 SF 0.79 Acre
 Improvement Cost: \$175 psf = \$401,975 Land Cost \$147,925 (34,412 SF = **(\$165,096 p.a.)**
 1068 Brazos Bluff Dr., China Spring, TX 76633



Property #5
\$659,000 2,968 SF 0.76 Acre
 Improvement Cost: \$175 psf = \$519,400 Land Cost \$139,600 (33,105 SF = **(\$183,687 p.a.)**
 3600 Big Timber Ln., Granbury, TX 76049



Property #6
\$539,000 2,315 SF 1.97 Acre
 Improvement Cost: \$175 psf = \$405,125 Land Cost \$133,875 (Buildable lot)
 1662 White Bluff Dr., Whitney, TX 76692

Unimproved Lot—Gated Communities



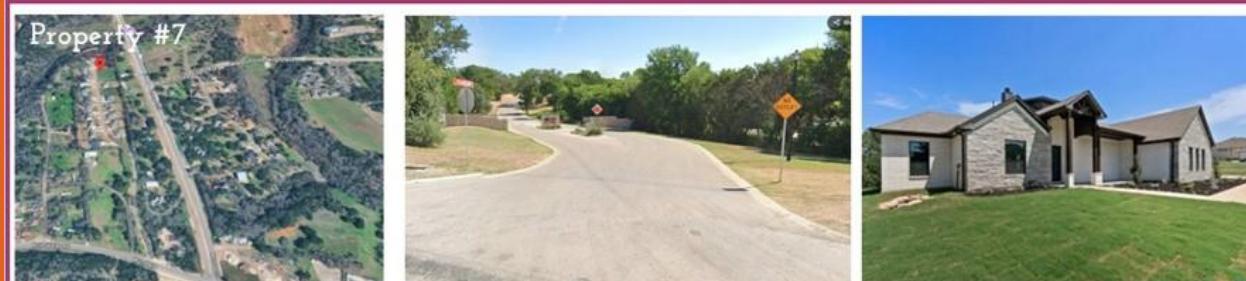
\$89,000 1.00 Acre
Land Cost \$89,000 (Buildable lot)
15740 Salado Dr. Lot 169, Temple, TX



\$125,000 .50 Acre
Land Cost \$125,000 (Buildable lot)
1027 Dominion Oaks Dr., China Spring, TX 76633



\$100,000 1.60 Acre
Land Cost \$100,000 (Buildable lot)
Rose Way, Lot 16, Aquilla, TX 76622



\$579,000 2,414 SF 0.67 Acre
 Improvement Cost: \$175 psf = \$422,450 Land Cost \$156,550 (.67 Acre Buildable lot)
 644 Creekside Dr., Belton, TX 76513

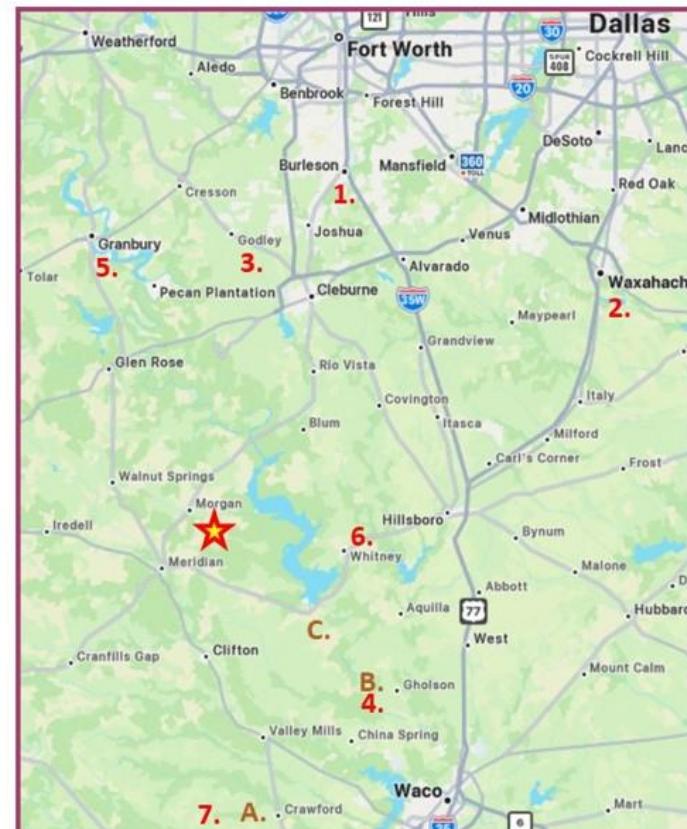


SUBJECT PROPERTY
\$100k to \$150k Acre

1. \$125,000 Acre
2. \$159,867 Acre
3. \$126,415 Acre
4. \$165,096 Acre
5. \$183,867 Acre
6. \$133,875 (1.97 Acre Lot)
7. \$156,550 (0.67 Acre Lot)

Unimproved Lots—Gated

- A. \$89,000
- B. \$125,000
- C. \$100,000



- Waco, TX Municipal Airport is 35 minutes from property.
- American, American Eagle, Envoy Air, Inc. are the primary carriers in addition to AmericanConnectionsairlines which serves 250 cities in over 40 countries with more than 3,900 daily connecting flights.





VINEYARD LOT LAND	\$4,200,000 (158-Acres)
Land Down Payment	\$840,000
Land Note	\$3,360,000
Lot Development IRR	76% (Projected Year End-4)
Lot Size	200 Acres
Varietals @ 7	60+ Medals (2 Double Gold)
Reason to Sell	Retirement / Singler Operator
Building SF	20,000± (Includes Distillery)
Distillery & Tavern IRR	31% (Projected Year End-5)
Also Available (Inquire to broker)	
WINERY	\$2,525,000 (42-Acres)
Winery Down Payment Cash	\$505,000 (20%)
Winery Note	\$2,020,000 (Int. accrue due end Yr.-4)
Winery IRR	30% (Projected Year End-5)
RC DISTILLERY & TAVERN	\$980,000 (1.71-Acres)
Distillery Down Payment	\$196,000
Distillery Note	\$784,000



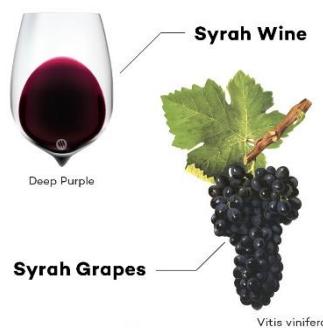
Cabernet Sauvignon

Cabernet Sauvignon became internationally recognized through its prominence in Bordeaux wines, where it is often blended with Merlot and Cabernet Franc. From France and Spain, the grape spread across Europe and to the New World where it found new homes in places like California's Napa Valley and the Texas Hill Country regions. For most of the 20th century, it was the world's most widely planted premium red-wine grape until it was surpassed by Merlot in the 1990s. However, by 2015, Cabernet Sauvignon had once again become the most widely planted wine grape, with a total of 842,629 acres under vine worldwide.



Tempranillo

Tempranillo is a Spanish red wine grape variety, known for producing full-bodied wines with flavors of red fruit, leather, and spice, and is the basis of many iconic wines from the High Plains regions of Texas.



Syrah

Syrah, also known as Shiraz, is a dark-skinned grape variety grown throughout the world and used primarily to produce red wine. Syrah should not be confused with Petite Sirah, a cross of Syrah with Peloursin dating from 1880. The style and flavor profile of wines made from Syrah are influenced by the climate where the grapes are grown. In warmer climates (such as the central Texas Hill Country), they tend to produce full-bodied wines with medium-plus to high levels of tannins and notes of blackberry, mint and black pepper.



Sangiovese

Sangiovese is a red [Italian wine grape variety](#) that derives its name from the Latin *sanguis Jovis*, "blood of [Jupiter](#)". Sangiovese Grosso, used for traditionally powerful and slow maturing red wines, is primarily grown in the central regions of Italy, particularly in Tuscany, where it is the dominant grape variety. Here in the Texas Hill Country, Sangiovese thrives in various subregions, including [Chianti](#), [Montalcino](#), and [Montepulciano](#), whose diverse [terroirs](#) winemakers put to good use to craft wines that reflect the land's unique nuances.



Mourvèdre

Or Monastrell as it is known in its native Spain, Mataro, Australia, California and Texas, is a black-skinned variety that has been grown in vineyards all around the western Mediterranean for centuries. Thought to have originated in Spain, it is now grown extensively throughout the Iberian Peninsula, southern France, California, Texas and South Australia.



Roussanne

Roussanne is a [white wine grape](#) grown originally in the [Rhône wine](#) region in [France](#). The berries are distinguished by their [russet](#) color when [ripe](#)—roux is [French](#) for the reddish-brown color *russet*, and is probably the root for the variety's name. The aroma of Roussanne is often reminiscent of a flowery [herbal tea](#). In warm climates, it produces wines of richness, with flavors of honey and pear, and full [body](#).



Albariño

Albariño is a variety of white [wine grape](#) grown in [Galicia](#) (northwest Spain), in Northwest Portugal, California's Napa Valley region and the Texas Hill Country AVA where it is also used to make [varietal](#) white wines. The grape is noted for its distinctive botanical aroma with a citrus undertone, very similar to that of [Viognier](#), [Gewurztraminer](#), and [Petit Manseng](#), suggesting [apricot](#) and [peach](#).

Meridian State Park
Meridian, Texas What to See & Do!

Brookshire Brothers PHARMACY

TACO BELL

TRACTOR SUPPLY CO.

Characteristics of age-restricted homes.

Housing market statistics for age-restricted communities in 2025 show a strong and resilient sector driven by robust demand from baby boomers and limited new supply. Occupancy rates are high, and the median price for new, age-restricted homes continues to exceed that of other new housing.

Strong demand: Seniors are moving to age-restricted communities at record rates. A January 2025 survey found that 53% of adults aged 55 and older plan to move because they want to live in a 55+ community, making it the top reason for moving.

Single-story living: New age-restricted homes are more likely to be single-story and lack a basement, catering to the needs of older adults.

Amenities: These homes are more likely to feature patios and porches, with a focus on shared community amenities. Fitness and health-focused amenities are particularly attractive to older buyers.

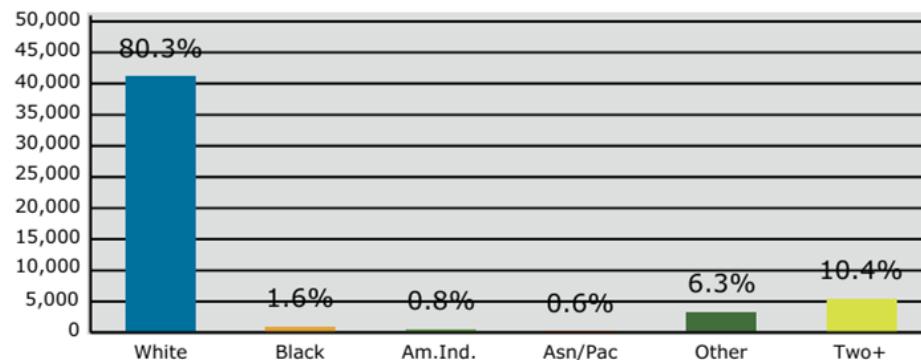
Key trends and statistics for 2025

Strong demand: Seniors are moving to age-restricted communities at record rates. A January 2025 survey found that 53% of adults aged 55 and older plan to move because they want to live in a 55+ community, making it the top reason for moving.

High occupancy rates: As of the second quarter of 2025, active adult rental communities had an occupancy rate of 92.3%. The senior housing sector overall surpassed 88% occupancy in Q2 2025, driven by strong absorption in independent living.

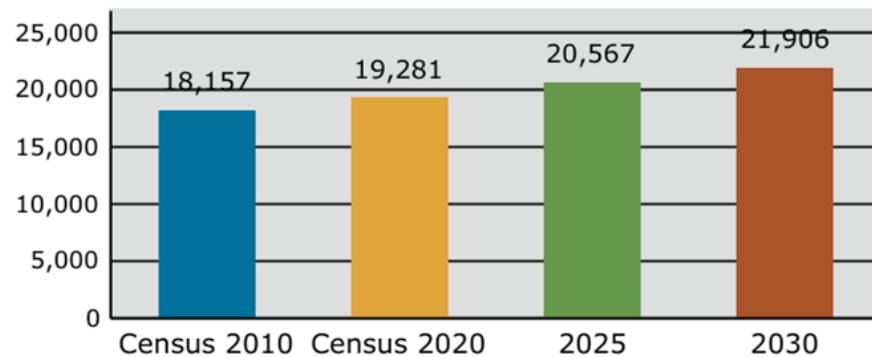
Above-average pricing: New single-family homes in age-restricted communities tend to be higher-priced. In 2022, the median price was \$472,000, higher than the \$461,000 median for non-age-restricted homes. This trend reflects the higher demand and amenity-rich nature of these communities..

2025 Population by Race

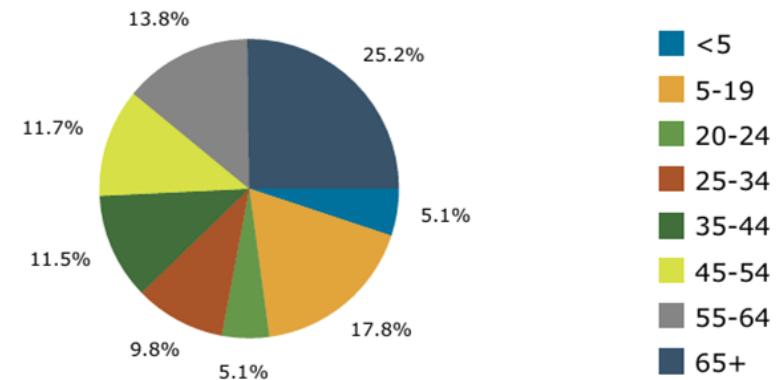


2025 Percent Hispanic Origin: 17.0%

Households

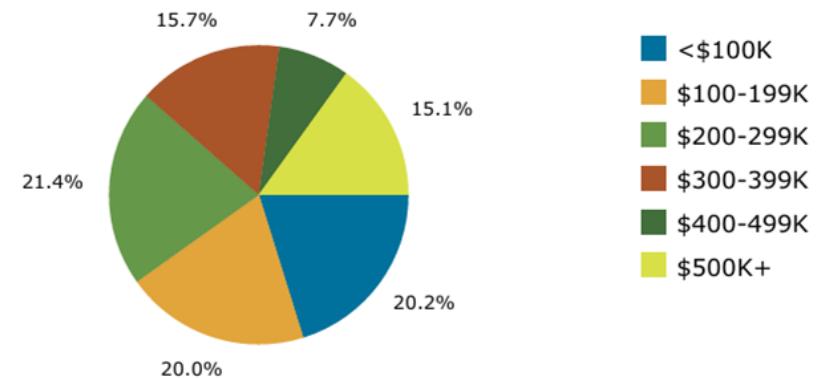


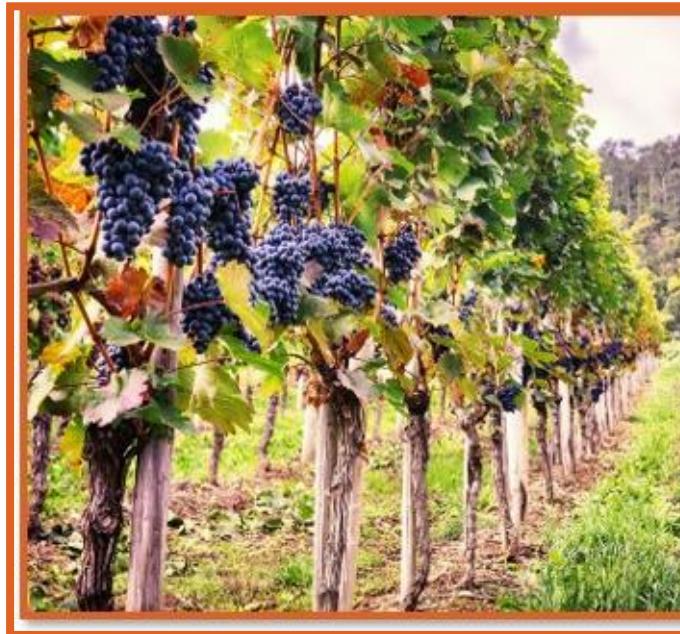
2025 Population by Age



40% - 55+

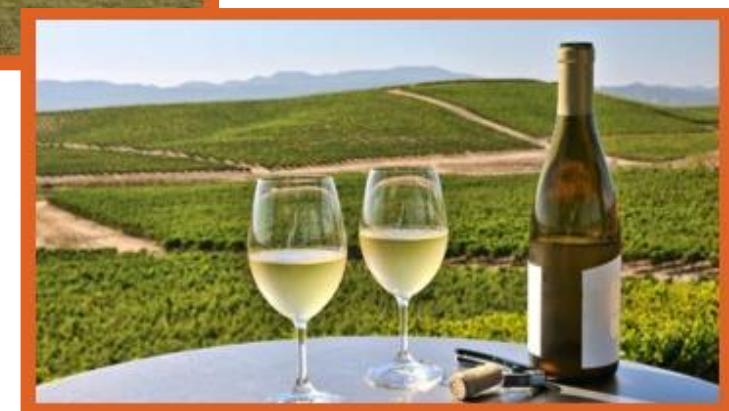
2025 Home Value



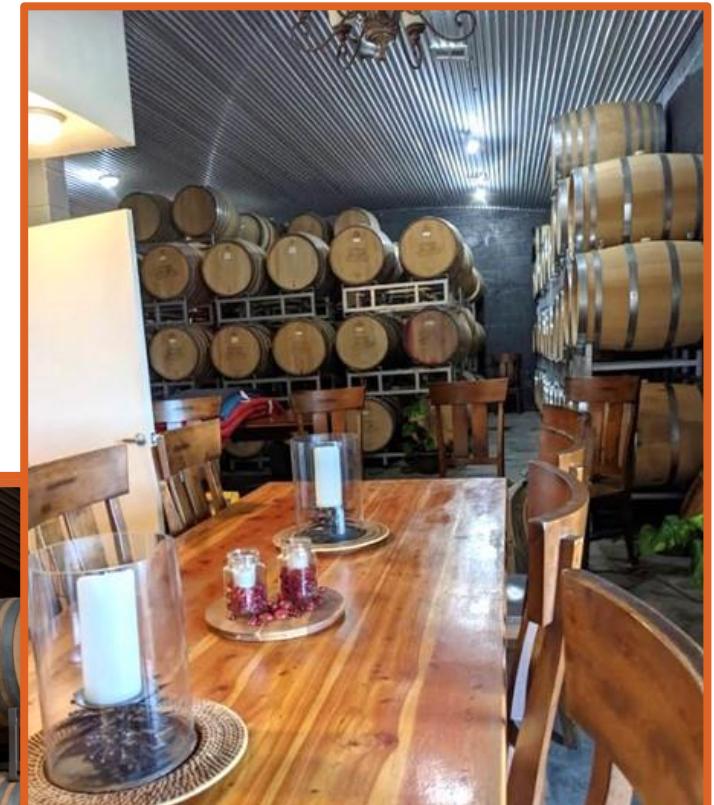


A sustainable approach to Old World Flavor

Red Caboose Winery produces award-winning Texas wines and spirits from estate-grown grapes. Grapes are grown using sustainable methods naturally, by hand, yielding superior quality fruit. This enables us to craft "Old World" wines using long-established methods.











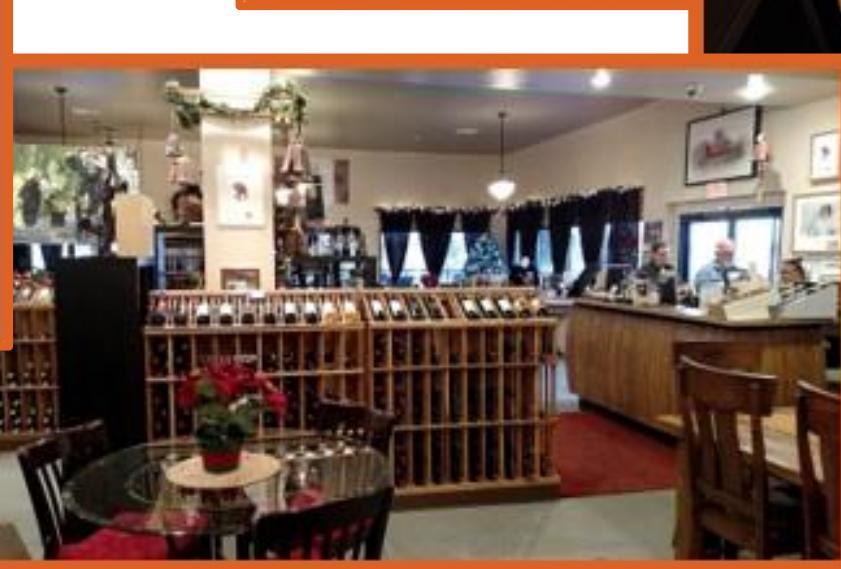
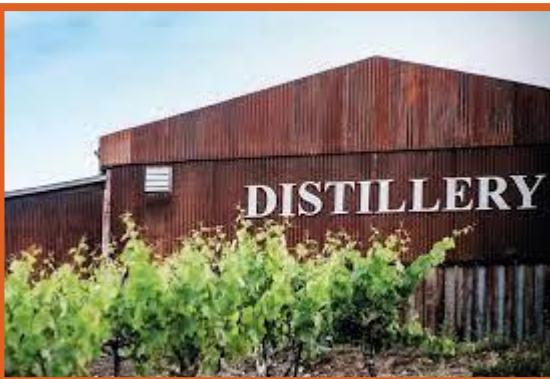
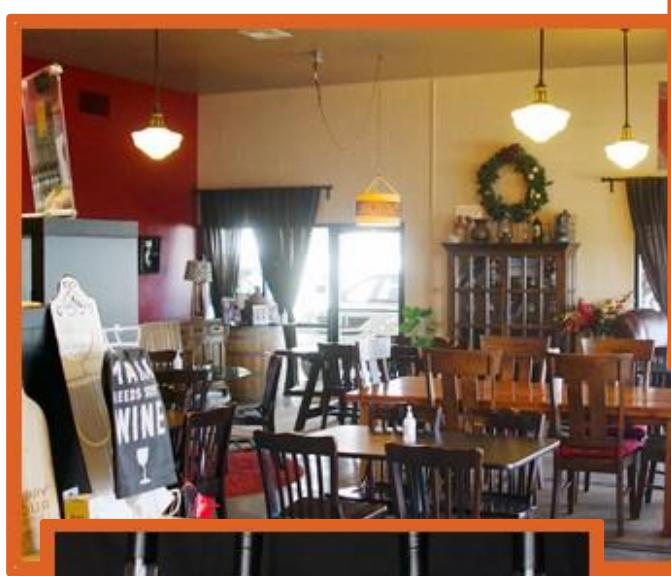


About Shop Our Wines Wine Club RC Distillery Venue Rental Contact Us

A sustainable approach to Old World Flavor

Red Caboose Winery produces award-winning Texas wines and spirits from estate-grown grapes. Grapes are grown using sustainable methods naturally, by hand, yielding superior quality fruit. This enables us to craft "Old World" wines using long-established methods.









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.

2-10-2025



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.

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