



AC

PRIME DEVELOPMENT
OPPORTUNITY IN SOUR LAKE

1,425 acres of untapped potential

COMPASS



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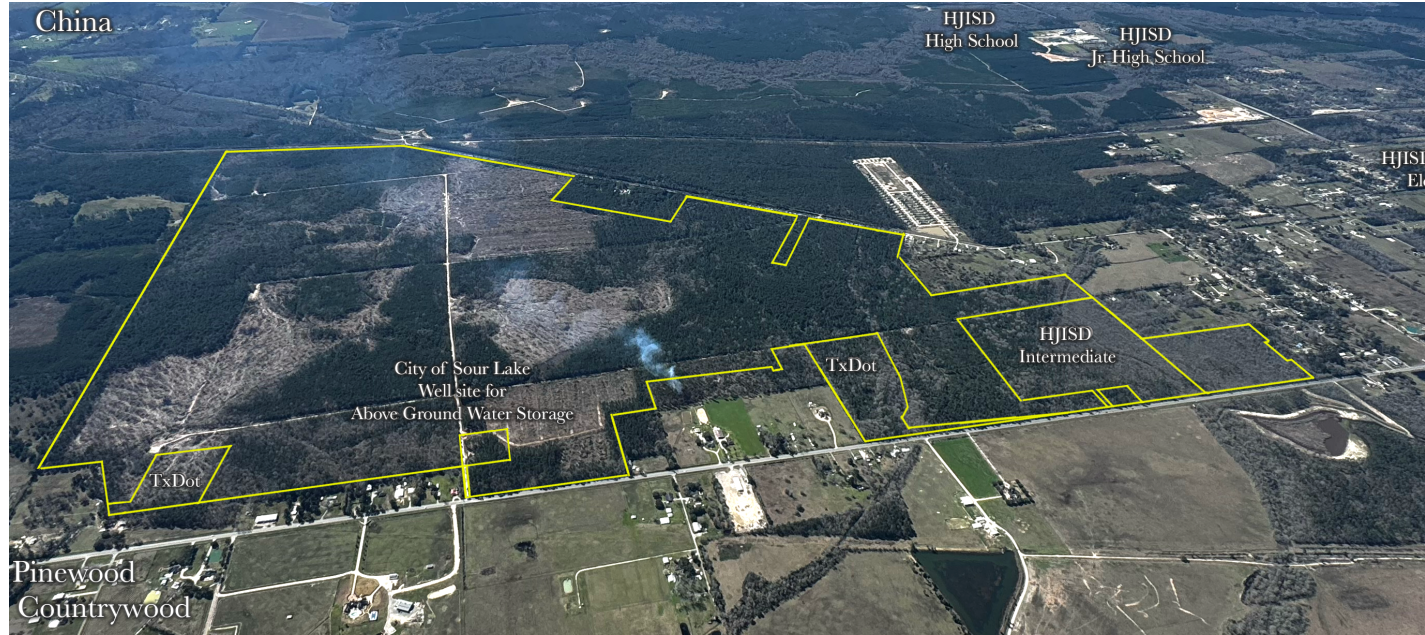
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KEY HIGHLIGHTS



hwy 105, sour lake, texas | size: 1,550 acres

Rare One-of-a-Kind Development Opportunity

- Transform 1,550 acres into a visionary master planned community.
- Residential cut trees offer a natural setting for future residents.
- Well recently dug to serve the future community.

High Return Opportunity in a Growing Region

- Capitalize on the region's growth trajectory for a lucrative investment.
- Prime location for a thriving and sustainable community.

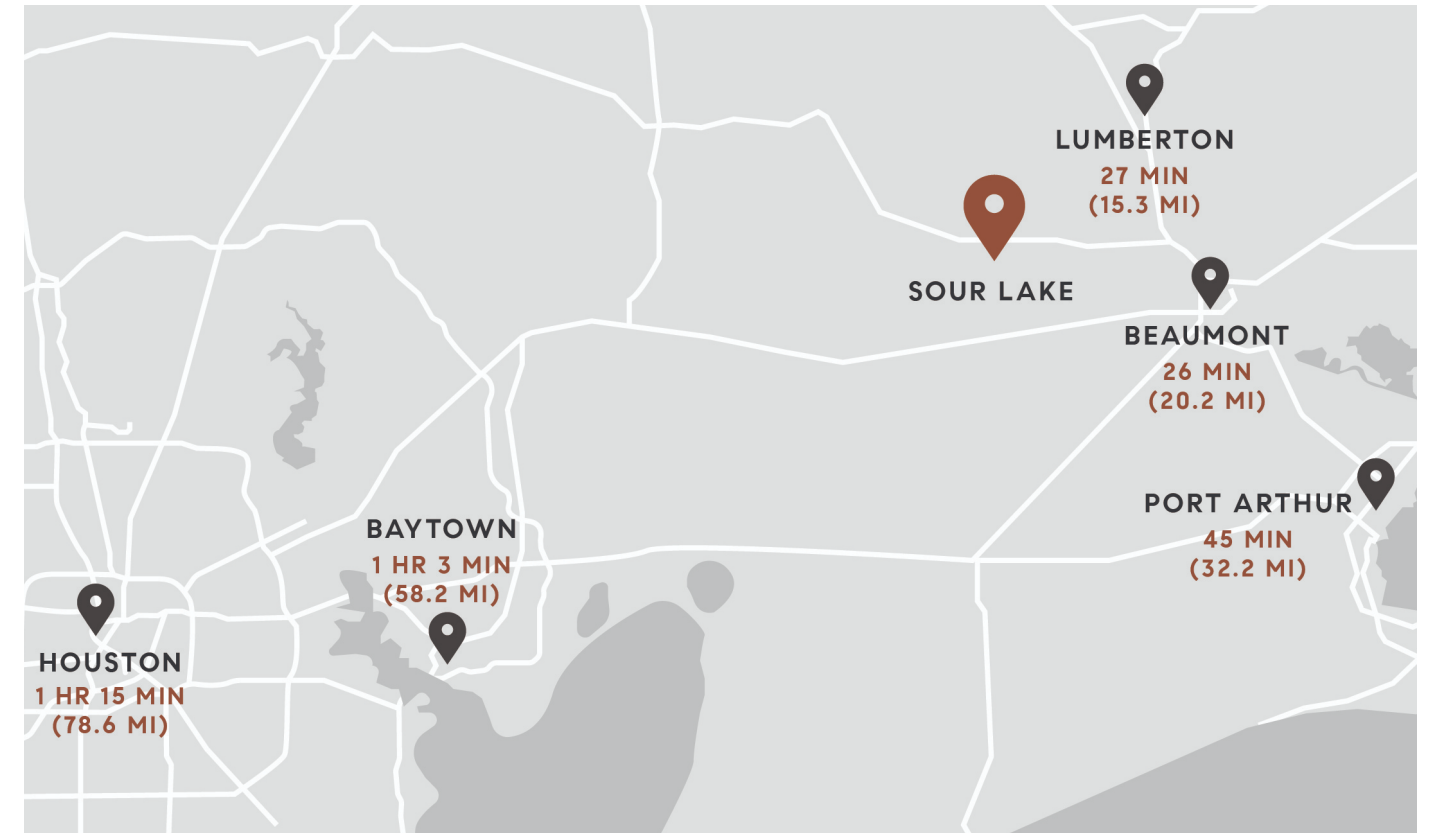
Majority of the Property is Outside of the Flood Zone

- Minimize risk with a vast majority of the property situated in a safe zone.
- Ensure a secure and stable foundation for your development goals.

Future Intermediate School

- Hardin- Jefferson ISD

SOUR LAKE & NEARBY RELEVANT CITIES



area demographics

Sour Lake

2,083

Population

5.9%

Geographic
Mobility

30.3

Median Age

89.2%

High School
Grad or Higher

\$65,515

Median HHI

691

Households

9.2%

Population
Veteran Status

Hardin County

56,576

Population

12%

Geographic
Mobility

39.6

Median Age

88.9%

High School
Grad or Higher

\$70,164

Median HHI

20,845

Households

7.8%

Population
Veteran Status