

SAHOTA HEIGHTS

EXCLUSIVE TERM SHEET

NEW BRAUNFELS, TEXAS | 37.2 ACRES
R-1A-4 AND R-1A-6.6



LAND CONSULTANTS TEAM
REAL ESTATE SERVICES

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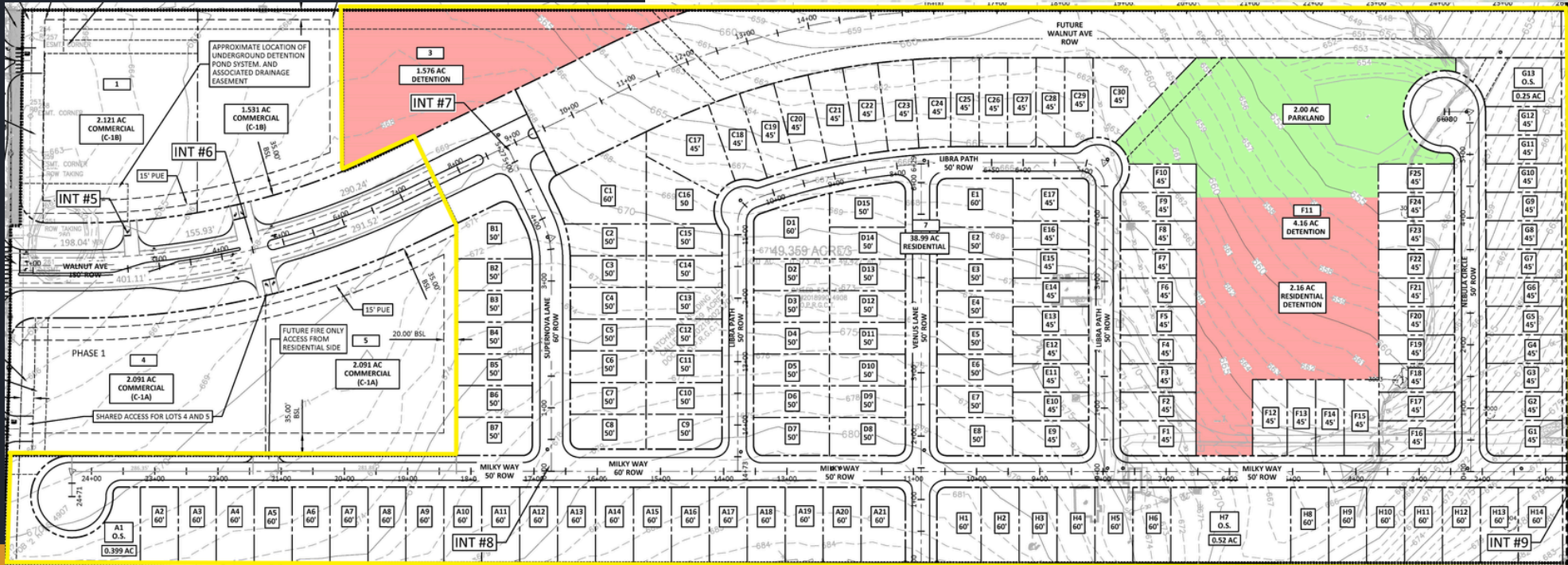
SAHOTA HEIGHTS MASTER PLAN

NEW BRAUNFELS, TEXAS | 37.2 ACRES
R-1A-4 AND R-1A-6.6

HEIGHTS



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SAHOTA HEIGHTS MASTER PLAN

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SAHOTA HEIGHTS

OFFERING OVERVIEW

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Location:	2.6 miles from I-35 along Walnut Avenue, site is southeast of the Walnut Avenue and Klein Road intersection and is bordered on the south side by Zipp Road.
Developer:	Satcharan Holdings, LLC San Antonio, Texas
Total Lots in Community:	138 Single Family
Lot Sizes:	60- 45' x 120' lots 40- 50' x 105-45' 38- 60' x 120' lots
Zoning:	Site is currently zoned R-1A-4 and R-1A-6.6
Entitlements:	TIA is approved by City of New Braunfels Master Plan is approved by City of New Braunfels

ASKING PRICE: \$3,800,000 residual land price (see next page)

OTHER TERMS:

- **Earnest Money:** 15 % of Purchase Price
- **Builder Takedown Schedule:** Single Takedown – all 38.99 Acres
- **Signed Purchase & Sale Agreement:** 15 days after acceptance of LOI
- **Due Diligence Materials Delivered:** 5 days after signing of LOI
- **Due Diligence Waiver:** 30 days after DD materials delivered
- **Closing:** 10 days from Due Diligence Waiver
- Buyer to complete backbone improvements on Walnut Ave of approximately \$2,800,000.

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SAHOTA HEIGHTS

RESIDUAL LAND PRICE

NEW BRAUNFELS, TEXAS | 37.2 ACRES
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Sale of Sahota Heights -138 Lots

	# of Lots	Width of lot	Total LF of lots	
Single Family Lots 60' wide	38	60	2,280	
Single Family Lots 50' wide	40	50	2,000	
Single Family Lots 45' wide	60	45	2,700	
Total Number of Lots	138		6,980	
Finished Lot Price, If Lots were fully finished	Price / front foot	\$ 1,800	\$ 6,980	\$ 12,564,000
Backbone Improvements - OPC Doucet - 10-3-2023		(326)	(16,847)	(2,324,907)
Estimate of Landscaping Walnut Avenue Parkway		(75)	(3,799)	(524,265)
Credit for City Street Improvements above TIA Transportation		12	615	84,894
Intract Single Family Improvements - OPC Doucet - 10-3-2023		(646)	(33,400)	(4,609,252)
Doucet Proposal for SFR Engineering, Construction Observation and Surveying		(56)	(2,899)	(400,000)
Landscape Plans and Construction Observation		(7)	(380)	(52,427)
Geotechnical Lot Fill Testing		(2)	(85)	(11,730)
Geotechnical Construction Materials Testing and Observation		(13)	(660)	(91,080)
Contingency	10.00%	(111)	(5,745)	(792,877)
Total Costs to Complete		(1,225)	(63,200)	(8,721,643)
Total Land Price, Residual		\$ (1,225)	\$ (63,200)	\$ 3,842,357

SAHOTA HEIGHTS

VACINITY AERIAL PHOTO

NEW BRAUNFELS, TEXAS | 37.2 ACRES
R-1A-4 AND R-1A-6.6



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REAL ESTATE SERVICES



STAR LAND & REALTY CO

ABOUT.

Star Land & Realty Co. is a real estate company that concentrates on marketing, selling and locating a wide range of residential, ranch and development properties across various regions of Texas. We have the ability and resources to professionally market residential properties, potential development land as well as recreational ranches, hunting ranches, commercial land all located within the hill country and central Texas.

WHAT WE DO.

The various backgrounds and knowledge of our agents also provides us the ability to locate land and properties across several different regions of the state including South Texas, West Texas, Central Texas, Texas panhandle, and the hill country. We are confident in our skills and know that we can help achieve the goals of our clients through hard work and perseverance.

CONTACT INFORMATION

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LAND CONSULTANTS TEAM

MARTIN T. FULFER (TIM)

BROKER

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All information regarding this property is from sources deemed reliable; however, Star Land & Realty Co. has not made an independent investigation of the information or its sources and no warranty or representation is made by Star Land & Realty Co. or anyone associated with Star Land & Realty Co. as to the accuracy of the information. The property information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from the market without notice. Star Land & Realty Co. has not made and shall not make any warranty or representation as to the condition of the property referred to herein, or the laws, regulations, or ordinances that affect such property, nor the presence of any hazardous substances or any environmental or other conditions that may affect such property, including the value of such property or its suitability for any use.

INFORMATION ABOUT BROKERAGE SERVICES



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.



11-2-2015

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Star Land & Realty Co.	567667	tfulfer@gmail.com	512-376-1766
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Caren Williams-Murch	627327	caren@landconsultantsltd.com	512-757-7006
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

TREC CONSUMER PROTECTION NOTICE

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS AND TIMESHARE INTEREST PROVIDERS

**YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
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LAND CONSULTANTS TEAM

THANK YOU