

TEXAS MUSIC RIVER RANCH

2415 Sandra Lane | Webberville, TX
OFFERING MEMORANDUM



90 ACRES NEAR AUSTIN, TX!



Texas Music River Ranch

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01

Executive Summary

Investment Summary

TEXAS MUSIC RIVER RANCH

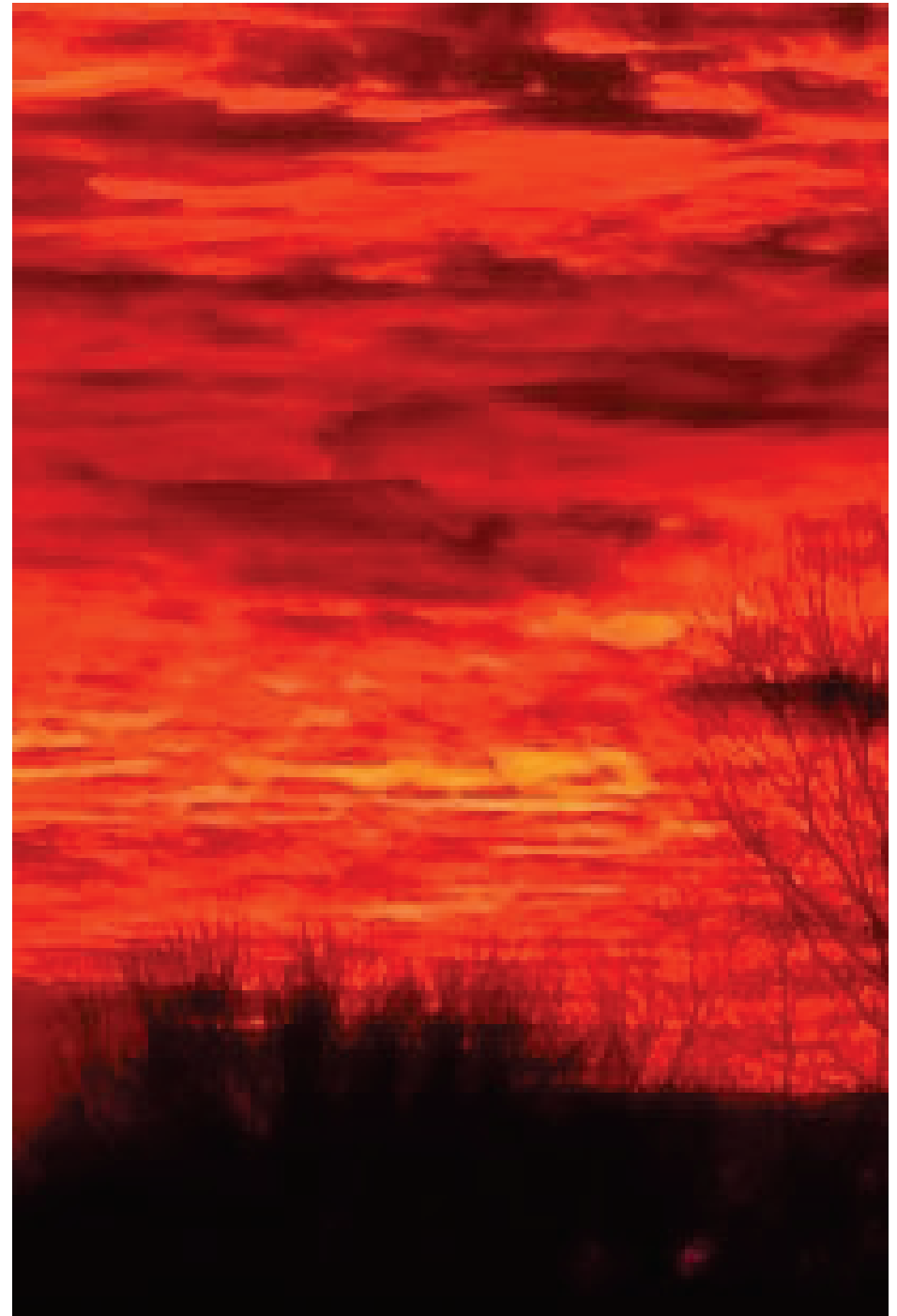
OFFERING SUMMARY

ADDRESS	2415 Sandra Lane Webberville TX 78653
COUNTY	Travis
MARKET	Greater Austin
PRICE	\$2,500,000
PRICE PSF	\$0.64
LAND SF	3,920,400 SF
LAND ACRES	90.00+/-
OWNERSHIP TYPE	Fee Simple
# OF PARCELS	1
APN	292383

DEMOGRAPHICS	75 MILE	150 MILE	200 MILE
2023 Population	4,320,541	14,332,171	22,905,294
2023 Median HH Income	\$81,046	\$72,979	\$72,164
2023 Average HH Income	\$115,039	\$107,229	\$105,834

Texas Music River Ranch

- The Texas Music River Ranch (TMRR) is an intriguing property located approximately 15 miles from downtown Austin, TX (The Live Music Capital of the World). The property will be +/- 90.00 acres after the current owner surveys out a small portion for a family compound. It has riparian rights to the lazy Colorado River which borders the western side of the property.
- The TMRR could be developed into a gorgeous RV park overlooking the Colorado River and onsite pond. It also could be further developed into a bustling live music event center (where the foundation has already started to be laid). At only \$33,333/acre there are a myriad of possibilities for a creative investor!



Texas Music River Ranch (current setup)

- The following items are already on site and included with the parcel:
 - Main cabin with office (Bedroom, kitchen, laundry, back porch with stage)
 - 32' x 32' portable stage
 - 12' x 12' river stage
 - One cabin (1 bed/1bath, fully functional)
 - One cabin (ADA compliant)
 - Over 100 campsites (primitive camping)
 - 12 port-a-potties
 - 4 portable handwashing stations
 - Cottage (one bedroom, fully functional)
 - 8 outdoor showers
 - 4 RV hookups (full)
 - 10 RV hookups (electrical & water only)
 - 16' x 32' storage shed
 - Food Trailer

Texas Music River Ranch (current festivals)

- The park is already hosting some smaller music festivals:
- "Medicine for the People Festival". This is a two day festival that brings in around \$15,000 annually. Approximately 700+ in attendance with three stages.
- "Solar Punk Festival". This is a two day festival that brings in around \$8,000 annually. Approximately 500+ in attendance with two stages.
- "Ecstatic Forrest Festival". This is a two day festival that brings in around \$15,000 annually. Approximately 700+ in attendance with multiple stages.
- "Sol River Jamboree". This is a two day festival that brings in around \$11,000 annually. Approximately 600+ in attendance with two stages.

Texas Music River Ranch (other sources of income)

- In addition to the music festivals listed above, the property is currently generating additional income by hosting the following events:
 - Many smaller bands/shows averaging \$1,000 to \$2,000 per event.
 - Weddings (Host multiple weddings per year and average \$1,000 to \$2,500 per wedding)
 - Birthday Parties (Host multiple birthday parties per year and average around \$550/four hours)
 - Hippcamp camping generates \$5,000 annually (and is growing).
 - Cabin Rentals (Cabins rent from \$150 to \$500/night).
 - 4 full-hookup RV sites generate \$100-150/night.
 - 10 RV spots to rent (\$75/night).
 - Unlimited primitive camping sites (\$25-100/night).
 - VIP camping on the river (Starting at \$45/person).



TEXAS MUSIC RIVER RANCH

02 Location

- Location Summary
- Locator Map
- Regional Map
- Aerial Map
- Local Business Map
- Major Employers
- Aerial View Map
- Drive Times

Webberville, TX

- Webberville is a village in Travis County, TX. Its population was 394, according to a 2020 census estimate.
- The median home cost in Webberville is \$423,400. Home appreciation the last 10 years has been 174.5%. Home Appreciation in Webberville is up 20.0%.
- Webberville, TX is currently experiencing a healthy job growth rate of 46.48%, which is much higher than the national average of 30.54%. This indicates that there are a variety of new opportunities for both newcomers and those already living in the area. In addition to the impressive job growth, the unemployment rate in Webberville stands at 3.1%, which is also lower than the US average of 4.1%. With such positive economic trends, now is an ideal time to look for work in Webberville, TX.
- Webberville, TX has a lower-than-average rate of violent crime when compared to the national average. The violent crime rate in Webberville is 16.2, while the US average is 22.7. Similarly, Webberville's property crime rate of 29.4 is lower than the US average of 35.4. This indicates that Webberville is a relatively safe community and provides its citizens with a secure environment in which to live.
- Webberville is located:
 - 16 miles SE of Austin, TX
 - 95 miles NE of San Antonio, TX
 - 97 miles SW of College Station, TX
 - 107 miles SW of Waco, TX
 - 151 miles NW of Houston, TX
 - 200 miles SW of Dallas, TX

(Currently over 15,000,000 residents within a three hour driving range of this property).

Travis County, TX

- Travis County is located in Central Texas. As of the 2020 census, the population was 1,290,188. It is the fifth-most populous county in Texas. Its county seat and most populous city is Austin, the capital of Texas. The county was established in 1840 and is named in honor of William Barret Travis, the commander of the Republic of Texas forces at the Battle of the Alamo. Travis County is part of the Austin–Round Rock–Georgetown Metropolitan Statistical Area.

Austin, TX

- Austin, TX, is a city with a long and interesting history. It started in the 1830s when it was named the capital of the Republic of Texas. Since then, it has grown into a bustling metro area. The city's past is visible in its mix of old and new buildings, offering a glimpse into its development over the years.

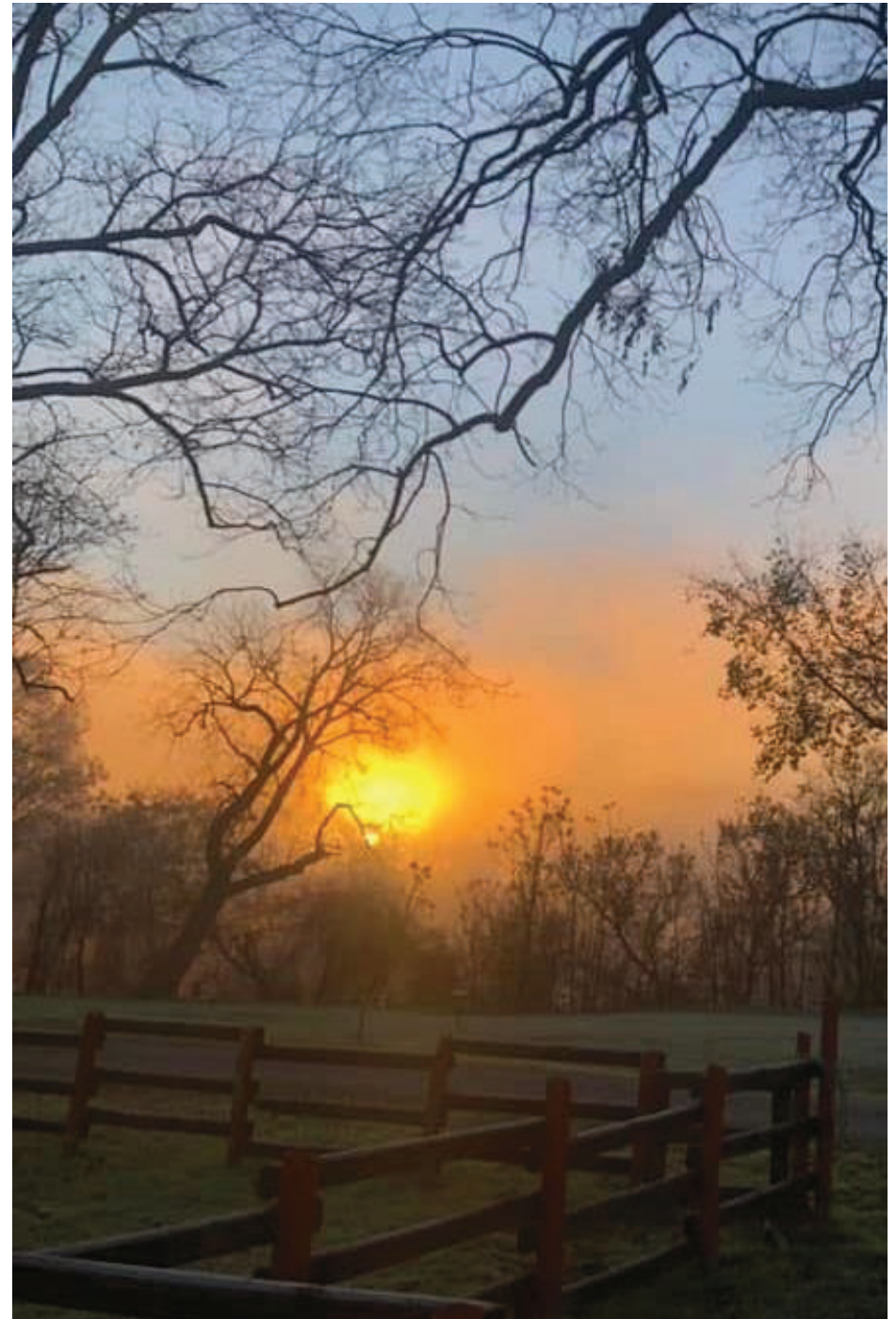
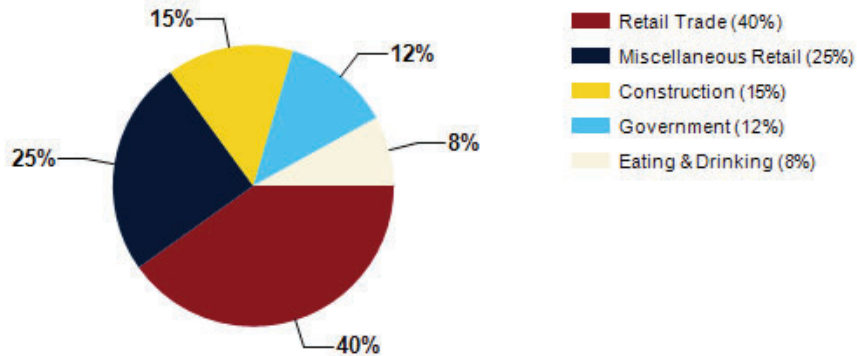
The geography of Austin is marked by scenic hills, rivers, and lakes, making it a beautiful place to live and explore. The Colorado River runs through the city, which provides residents with plenty of opportunities for outdoor activities like boating and fishing. Additionally, the area is surrounded by parks and green spaces, perfect for hiking or a leisurely day outdoors.

When it comes to the economy, Austin is known for its strong job market, particularly in the technology sector. This has led to the city being nicknamed "Silicon Hills." Besides tech, Austin also has thriving music, entertainment, healthcare, and education sectors. This mixture helps create a stable and growing economy, attracting people from various industries.

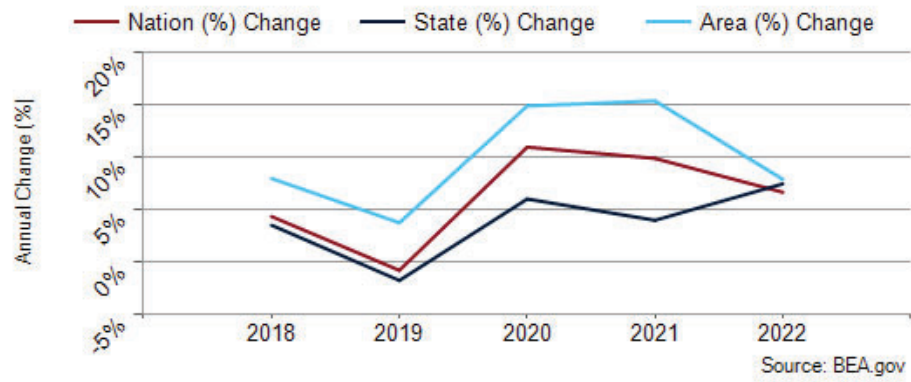
Life in Austin offers a wide range of activities, especially for those who enjoy music and the outdoors. The city is often referred to as the "Live Music Capital of the World" because of its many music venues and annual festivals. For outdoor lovers, there's no shortage of parks, trails, and water activities to keep you busy. The food scene in Austin is also noteworthy, with an impressive selection of restaurants and food trucks offering everything from classic Texan barbecue to international cuisine.

- The median home cost in Austin is \$577,400. Home appreciation the last 10 years has been 193.9%. Home Appreciation in Austin is up 17.0%.
- Austin, TX is an excellent city for people looking to find work. With a job growth rate of 47.80%, it is far higher than the US average of 30.54%. This impressive rate is due to Austin's booming economy and its diverse and thriving industries. The low unemployment rate of 3.0% is also an indicator of the good job market in Austin, with it being significantly lower than the current US unemployment rate of 4.1%. With such promising prospects in job growth and employment, it's no wonder why so many people are flocking to Austin to take advantage of the great opportunities available.
- Austin, TX has a higher than average rate of crime compared to the US average. The violent crime rate in Austin is 24.9, which is slightly higher than the US average of 22.7. Similarly, the property crime rate in Austin is 55, which is significantly higher than the US's property crime average of 35.4.

Major Industries by Employee Count

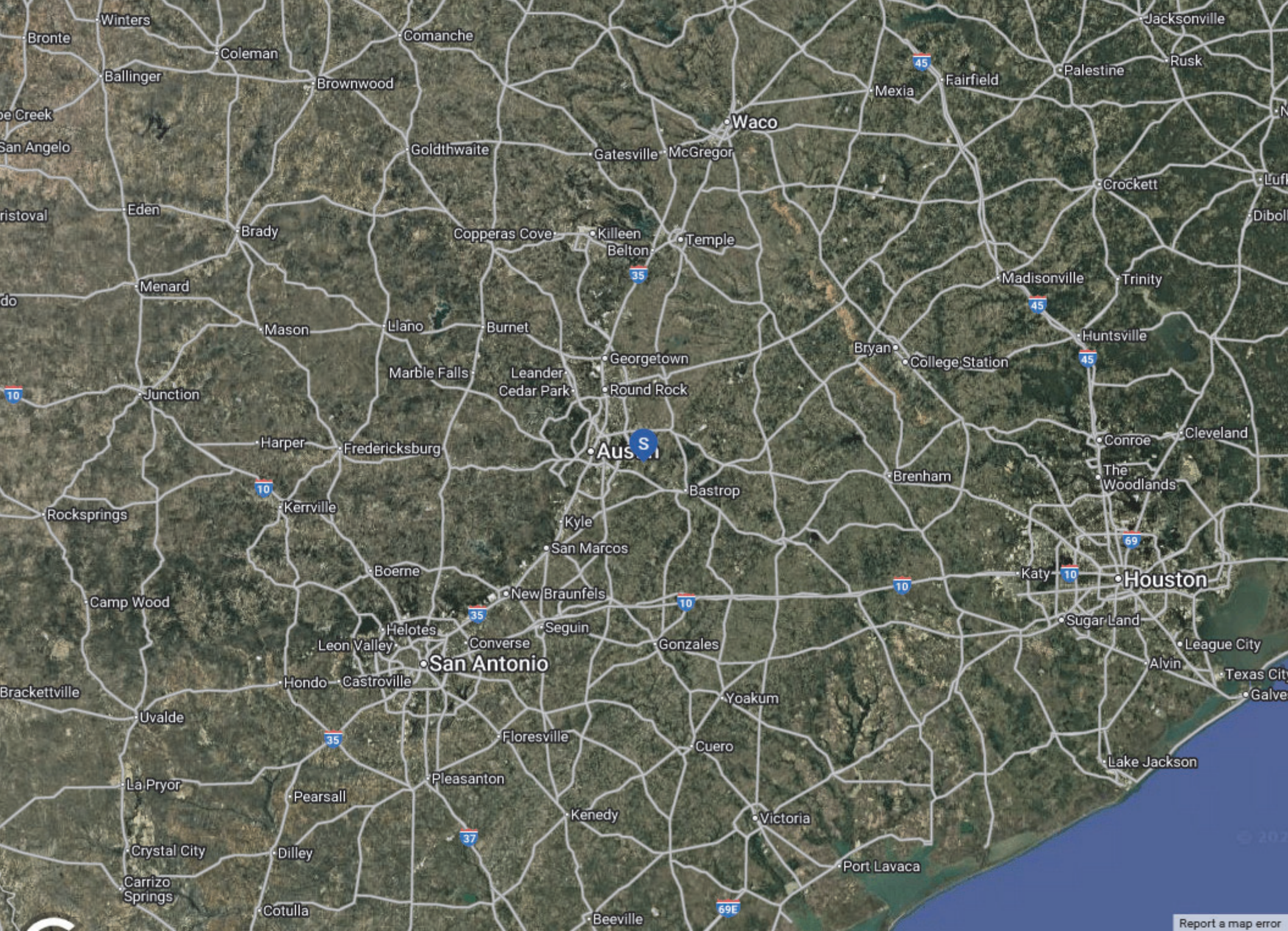


Travis County GDP Trend

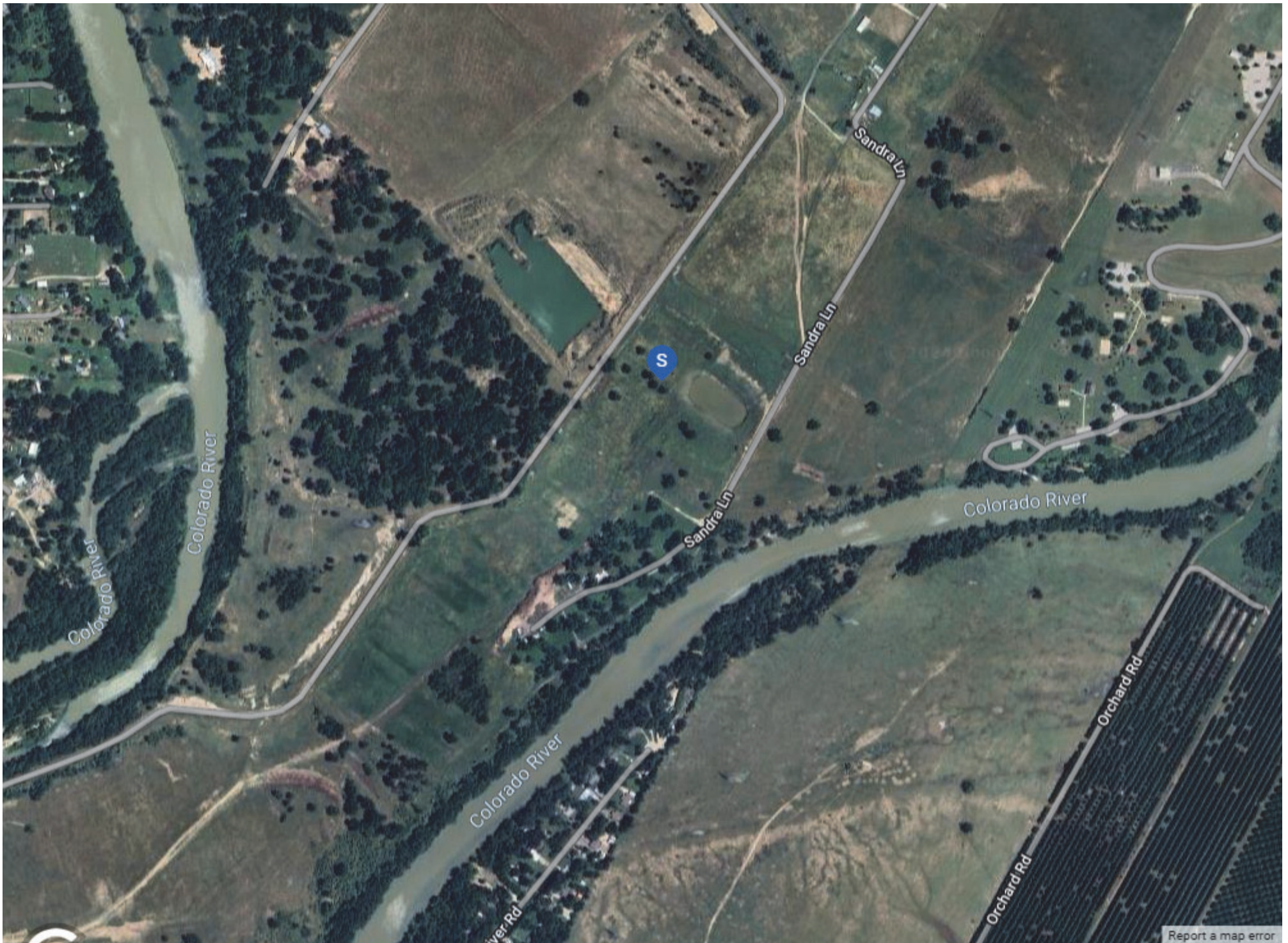




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Samsung Austin Semiconductor

Approx. 9,000 Employees
Approx. 5 miles

Applied Materials

Approx. 4,500 Employees
Approx. 2.5 miles

Tesla Gigafactory

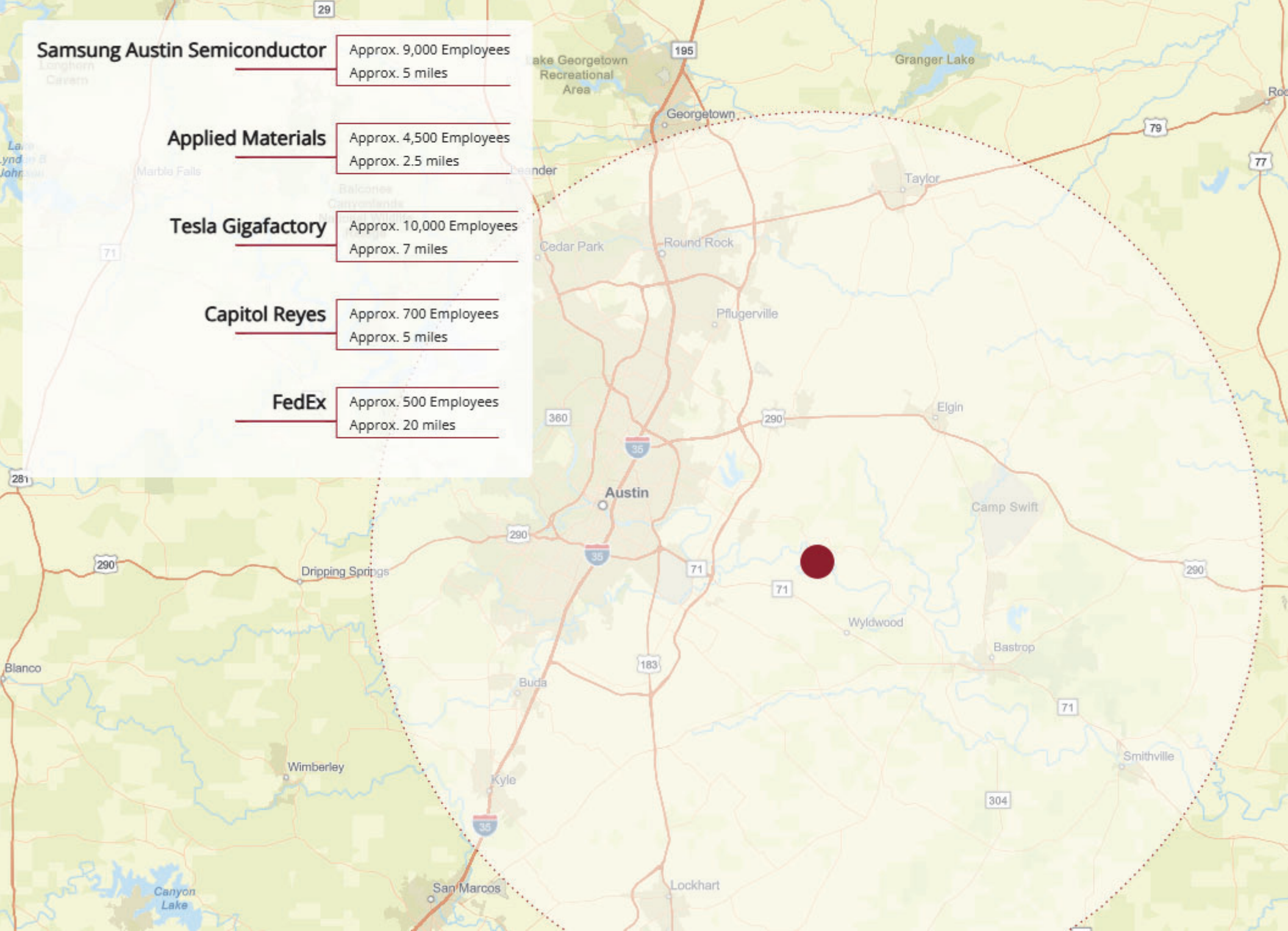
Approx. 10,000 Employees
Approx. 7 miles

Capitol Reyes

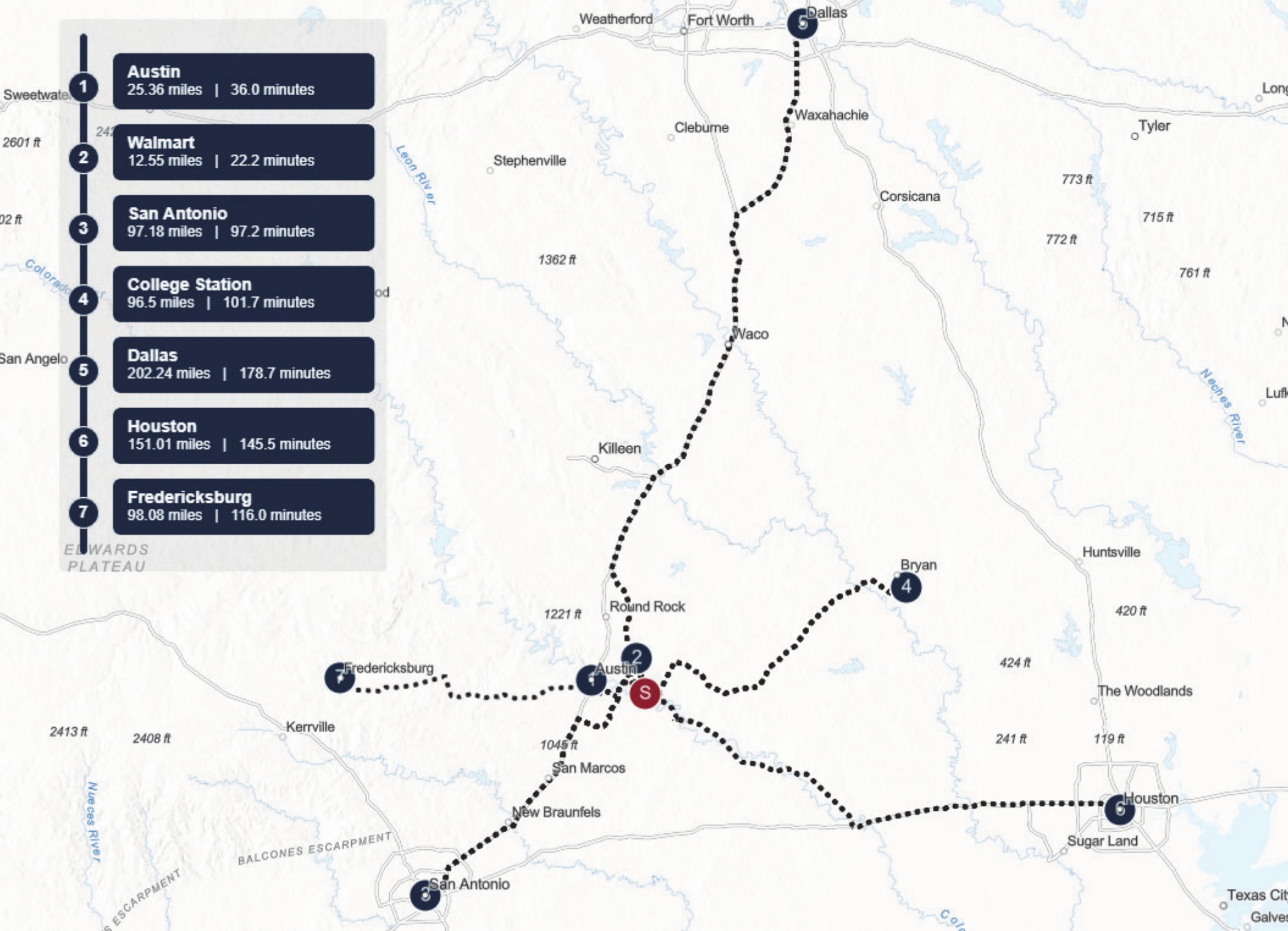
Approx. 700 Employees
Approx. 5 miles

FedEx

Approx. 500 Employees
Approx. 20 miles









03

Property Description

Property Features

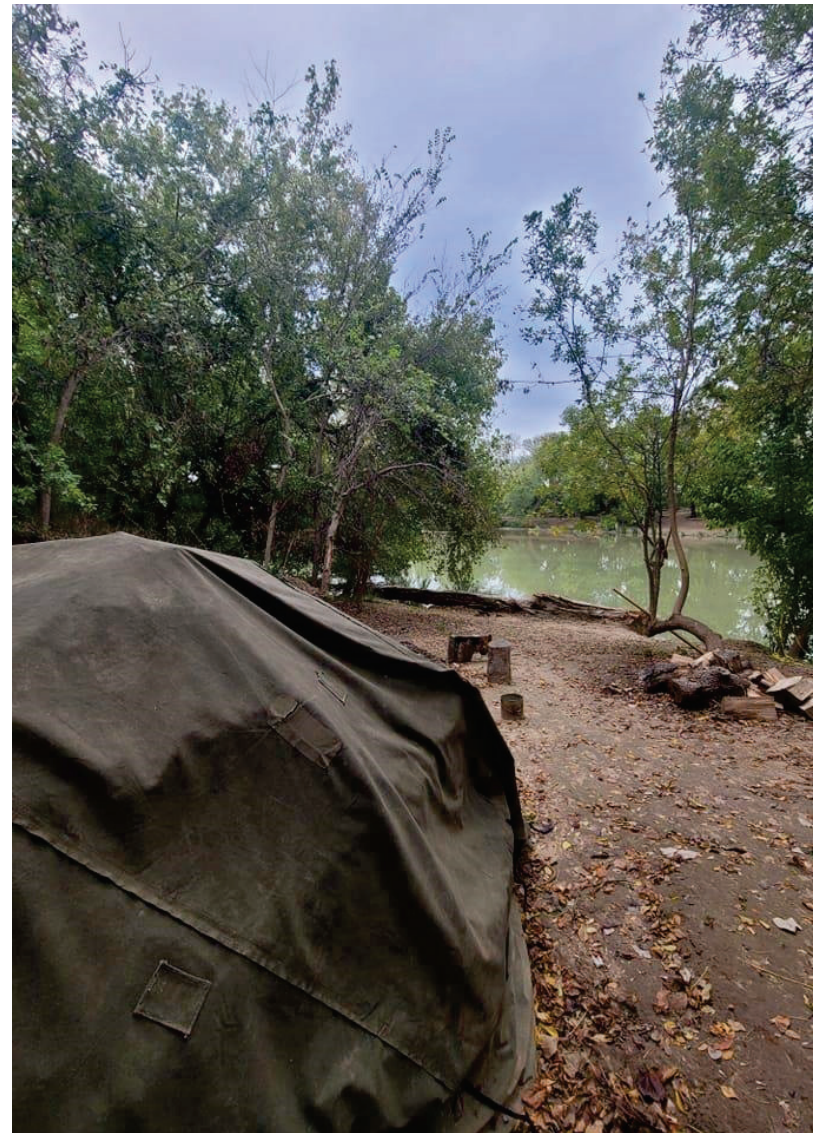
TEXAS MUSIC RIVER RANCH

PROPERTY FEATURES

LAND SF	3,920,400
LAND ACRES	90.00+/-
# OF PARCELS	1
TOPOGRAPHY	Flat
LOCATION CLASS	B
LOT DIMENSION	to be defined by survey

NEIGHBORING PROPERTIES

NORTH	Vacant Land
SOUTH	SFR's
EAST	Vacant Land
WEST	Colorado River & Vacant Land





04

Demographics

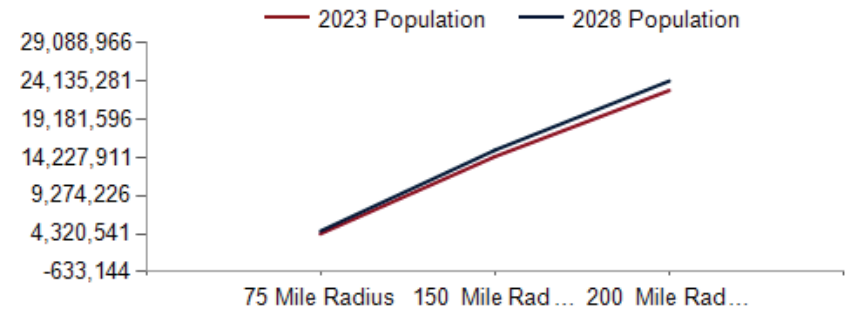
Demographics

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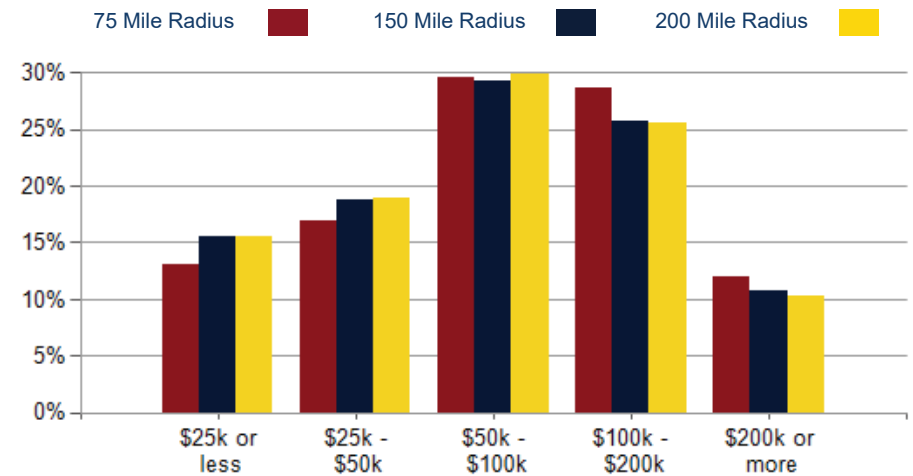
POPULATION	75 MILE	150 MILE	200 MILE
2000 Population	2,353,323	9,023,770	15,377,782
2010 Population	3,136,812	11,297,512	18,597,752
2023 Population	4,320,541	14,332,171	22,905,294
2028 Population	4,671,856	15,163,793	24,135,281
2023-2028: Population: Growth Rate	7.90%	5.65%	5.25%

2023 HOUSEHOLD INCOME	75 MILE	150 MILE	200 MILE
less than \$15,000	118,194	449,368	721,940
\$15,000-\$24,999	96,231	362,764	573,805
\$25,000-\$34,999	107,465	405,873	643,151
\$35,000-\$49,999	170,943	575,026	944,166
\$50,000-\$74,999	265,483	865,480	1,428,465
\$75,000-\$99,999	220,882	657,021	1,073,397
\$100,000-\$149,999	308,384	882,464	1,429,943
\$150,000-\$199,999	164,162	460,660	711,944
\$200,000 or greater	196,609	556,909	860,068
Median HH Income	\$81,046	\$72,979	\$72,164
Average HH Income	\$115,039	\$107,229	\$105,834

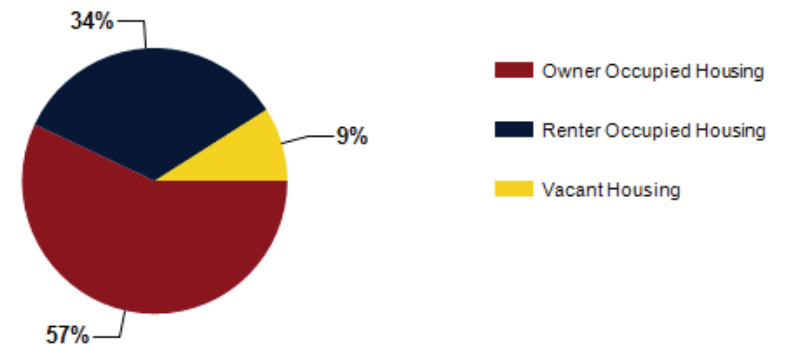
HOUSEHOLDS	75 MILE	150 MILE	200 MILE
2000 Total Housing	945,255	3,500,585	6,035,922
2010 Total Households	1,176,866	4,031,571	6,698,051
2023 Total Households	1,648,370	5,215,646	8,387,039
2028 Total Households	1,799,320	5,571,838	8,908,383
2023 Average Household Size	2.57	2.69	2.68
2023-2028: Households: Growth Rate	8.85%	6.65%	6.05%



2023 Household Income



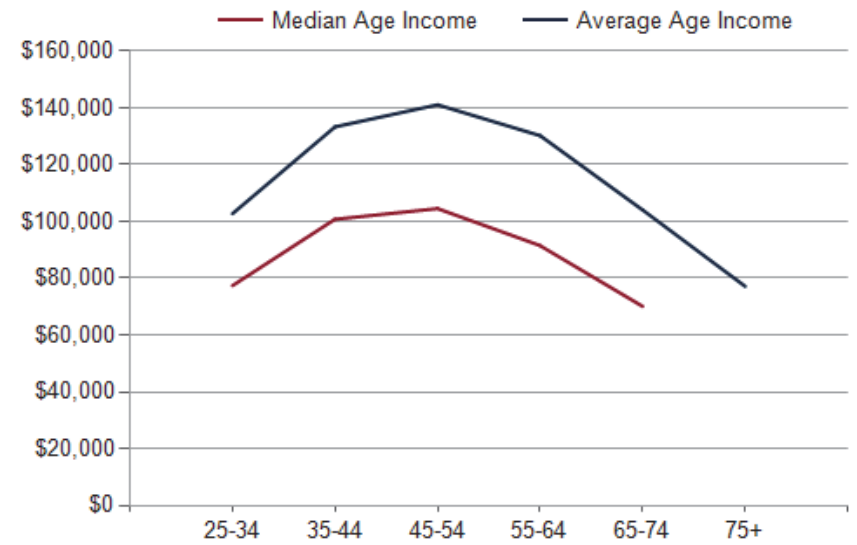
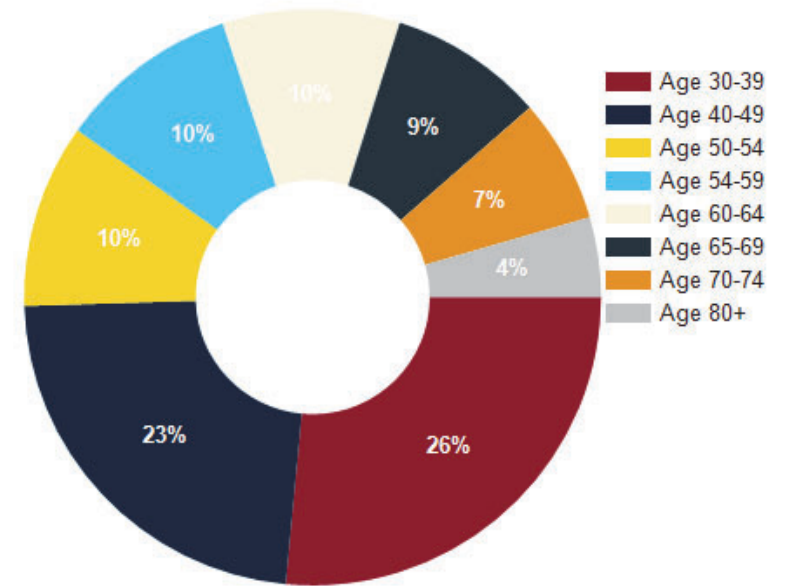
2023 Own vs. Rent - 75 Mile Radius

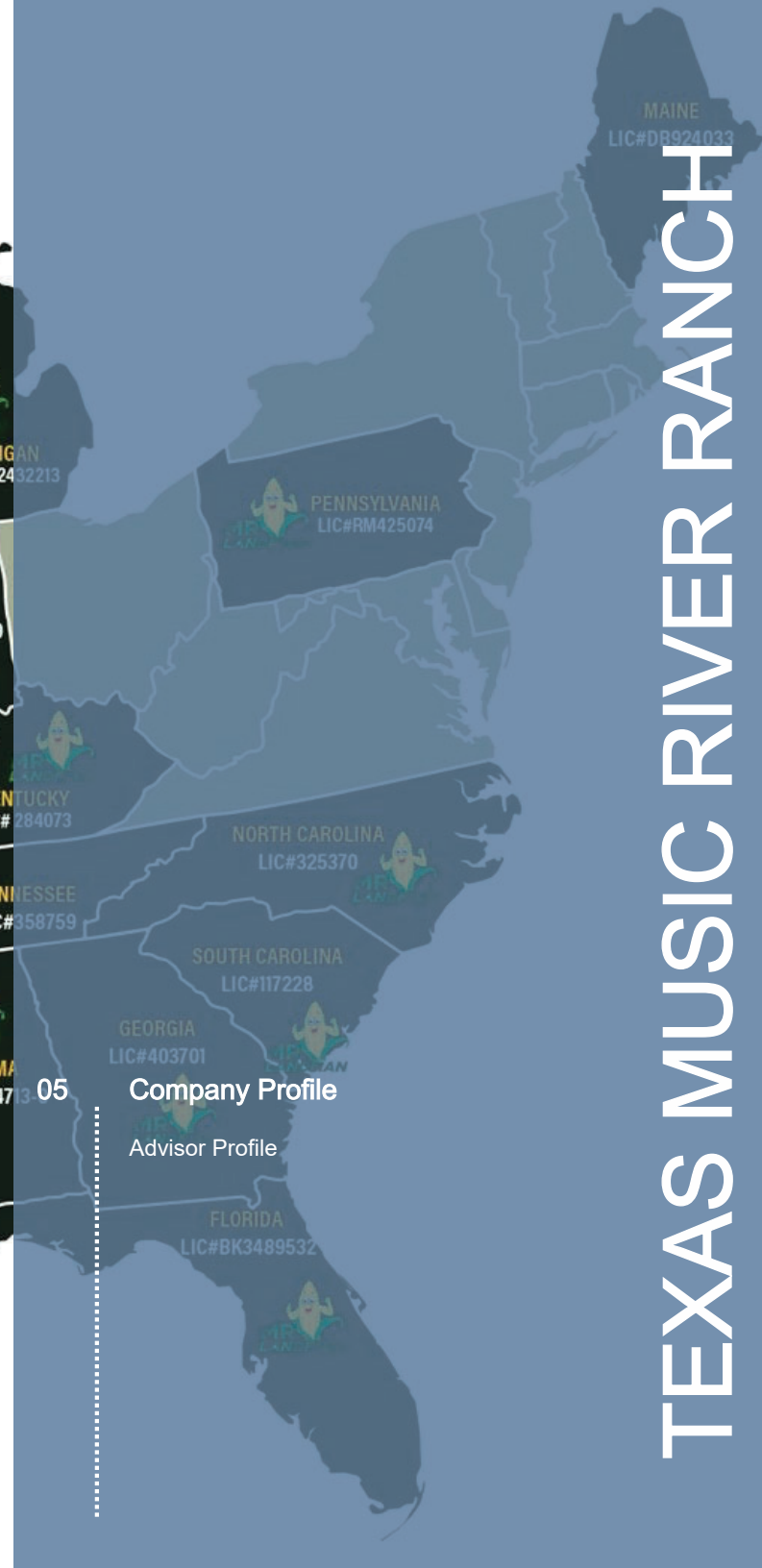


Source: esri

2023 POPULATION BY AGE	75 MILE	150 MILE	200 MILE
2023 Population Age 30-34	322,478	1,078,840	1,721,947
2023 Population Age 35-39	317,436	1,037,972	1,643,021
2023 Population Age 40-44	299,238	975,723	1,543,842
2023 Population Age 45-49	256,977	847,453	1,353,127
2023 Population Age 50-54	249,206	821,821	1,326,867
2023 Population Age 55-59	244,631	805,728	1,310,062
2023 Population Age 60-64	239,816	800,383	1,297,921
2023 Population Age 65-69	209,720	697,846	1,127,060
2023 Population Age 70-74	168,048	551,092	892,703
2023 Population Age 75-79	108,042	358,259	584,570
2023 Population Age 80-84	63,089	209,512	343,484
2023 Population Age 85+	54,597	180,131	297,373
2023 Population Age 18+	3,299,921	10,840,858	17,348,461
2023 Median Age	36	36	36
2028 Median Age	36	36	36

2023 INCOME BY AGE	75 MILE	150 MILE	200 MILE
Median Household Income 25-34	\$77,346	\$70,230	\$70,337
Average Household Income 25-34	\$102,686	\$96,223	\$95,456
Median Household Income 35-44	\$100,734	\$88,730	\$86,967
Average Household Income 35-44	\$133,263	\$122,822	\$120,843
Median Household Income 45-54	\$104,489	\$94,334	\$92,296
Average Household Income 45-54	\$141,041	\$130,751	\$128,735
Median Household Income 55-64	\$91,453	\$81,622	\$80,899
Average Household Income 55-64	\$130,185	\$121,294	\$119,804
Median Household Income 65-74	\$70,074	\$60,861	\$60,204
Average Household Income 65-74	\$104,005	\$94,832	\$93,348
Average Household Income 75+	\$77,108	\$70,847	\$69,809





05 Company Profile

Advisor Profile



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 25 and works for State Farm Corporate. My daughter, Reagan, is 15 and is a sophomore. My hobbies include watching sports & going to church.

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Licensed Indiana Managing Broker, MR LANDMAN, LLC, License #RB18000549
Licensed Iowa Broker Officer, MR. LANDMAN, LLC, License #B68919000
Licensed Alabama Qualifying Broker, MR LANDMAN, LLC, License #000134713-0
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Texas Music River Ranch

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Exclusively Marketed by:



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