

SE Opportunity Fund, LLC Site Overview

Approximately 3,473 Acres located in Montgomery County, TX

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Overview

This offering includes an approximately 3,473-acre tract, presenting an exceptional opportunity for large-scale residential development in Montgomery County. This contiguous tract of land is located just northeast of the City of Willis and south of the highly acclaimed and successful Republic Grand Ranch. Zoned to Willis ISD, the property is positioned within a school district experiencing rapid growth.

Willis ISD has expressed interest in acquiring at least two elementary school sites within the development, providing an immediate selling point for prospective developers. Additionally, discussions are underway regarding the potential acquisition of a junior high and high school site on the non-contiguous 98-acres (southeast acreage). This location offers proximity to the development while minimizing the impact on the main tract.

Foster MUD 1 of Montgomery County has been established and is in the process of being expanded to create a Master MUD to provide additional developer reimbursement benefits. Legal counsel for this process is Schwartz, Page, and Harding, LLP (MUD attorney). An updated conceptual plan is in process to optimize development potential. A preliminary drainage study has been completed, but updates may be required to align with a new developer's vision. The land boasts minimal floodplain impacts and favorable topography that supports excellent drainage.

The Willis area has seen significant development activity in recent years, with growth accelerating as developers move northward from the City of Conroe, due to Conroe development moratorium and general lack of land availability. This tract, once developed, offers additional potential for town center and commercial development at key thoroughfare intersections, with the county actively committed to collaborating with developers to enhance and expand infrastructure to support this project.

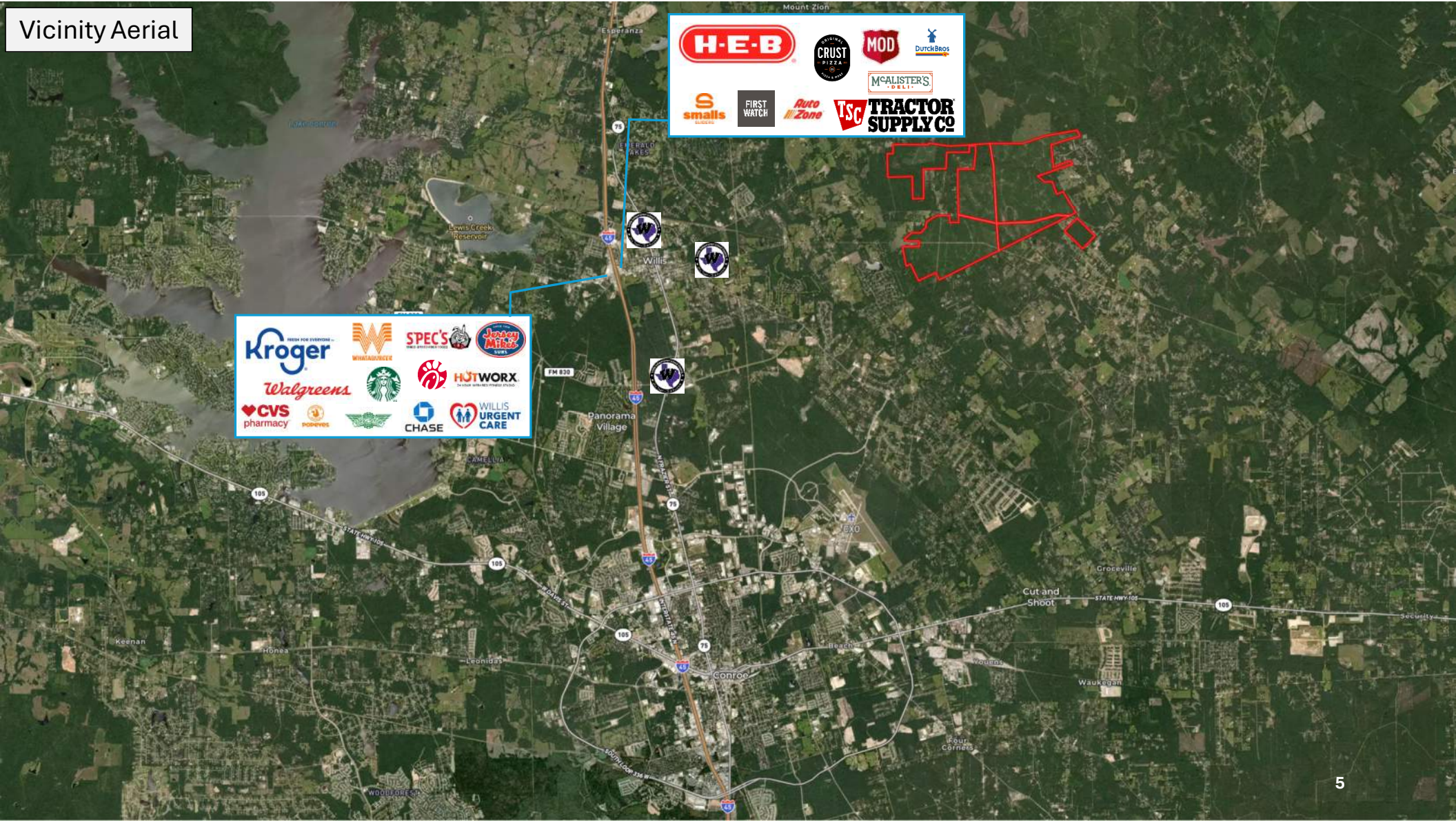




Key Features

- **Property Highlights**
 - Approximately 3,473 acres of contiguous land ideal for residential development.
 - Located northeast of Willis and near Republic Grand Ranch, a successful nearby community.
 - Zoned to Willis ISD, which is experiencing rapid growth.
 - Interest in at least two elementary school sites within the development.
 - Junior high and high school site discussions for the 98-acre non-contiguous southeast property.
- **Entitlements & Planning**
 - Foster MUD 1 established.
 - Expansion to create Master MUD in progress (Schwartz, Page, and Harding, LLP).
 - Preliminary drainage study completed.
 - Updated conceptual plans in progress.
- **Development Potential**
 - Strong growth trajectory in Willis area.
 - Opportunities for town center and commercial development at key intersections.
 - County interested in collaborating on project for infrastructure improvements and expansion.

Vicinity Aerial



Site Aerial



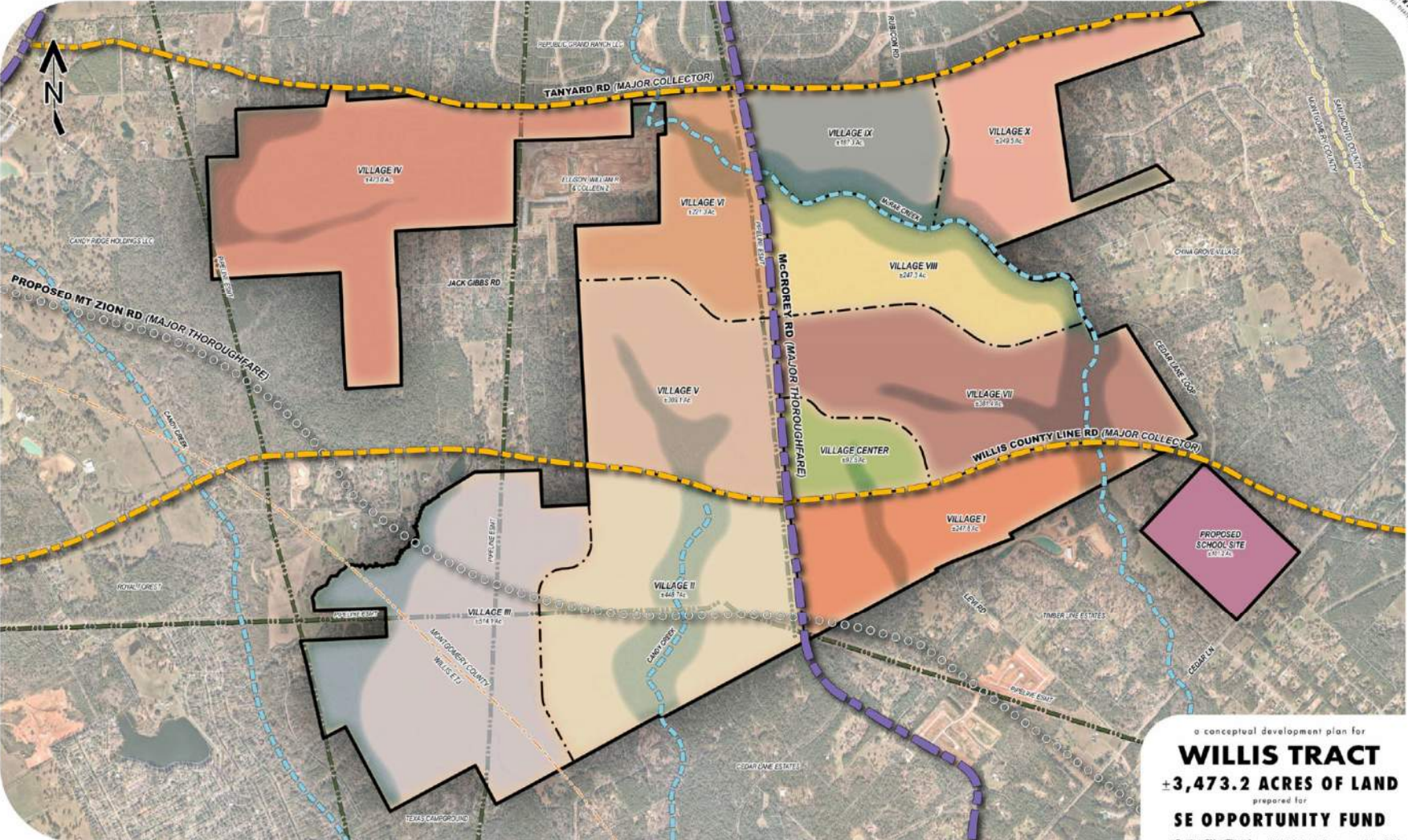
Google Earth

Image © 2025 Airbus

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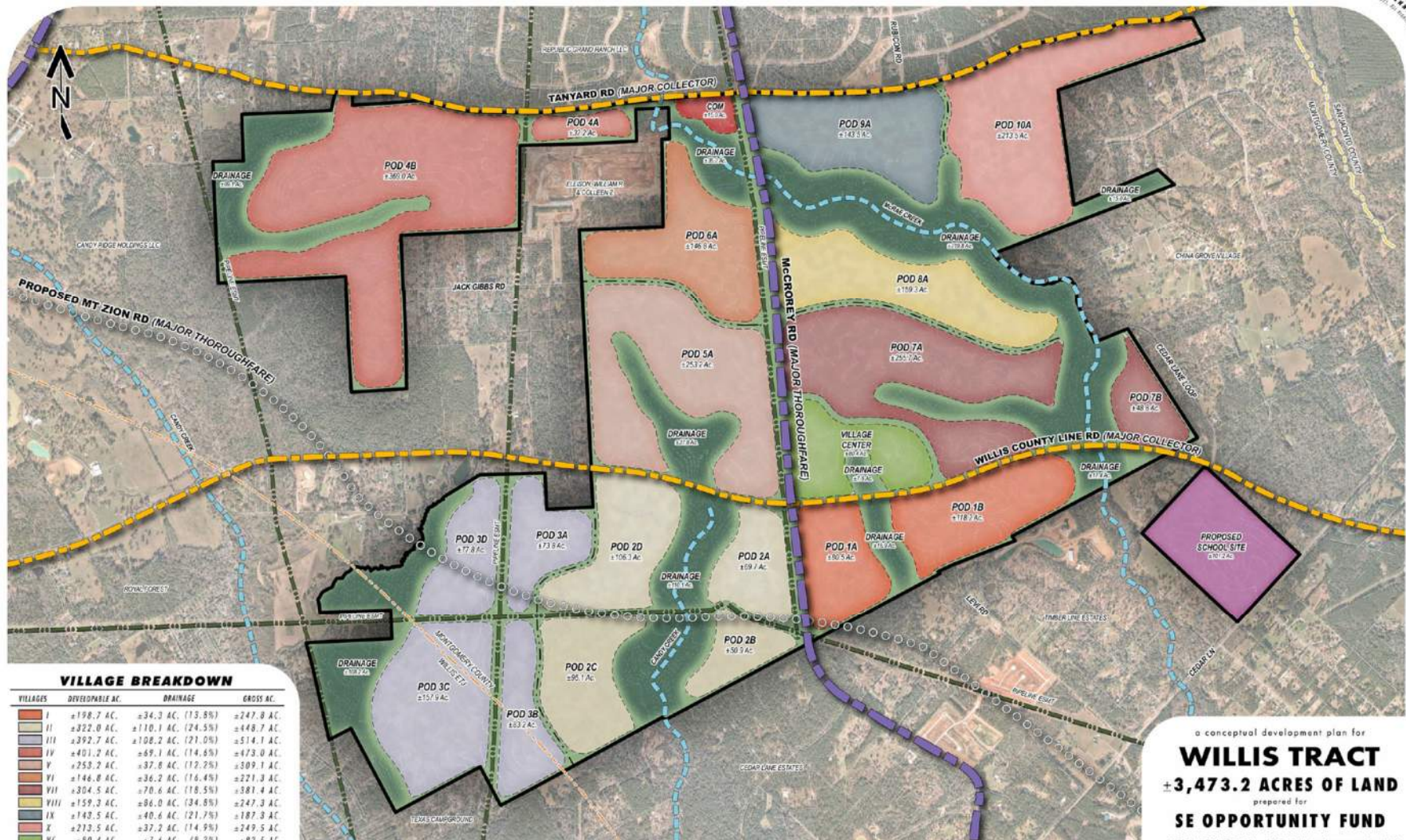
1 mi





a conceptual development plan for
WILLIS TRACT
+3,473.2 ACRES OF LAND
 prepared for
SE OPPORTUNITY FUND
META
 PLANNING + DESIGN
 24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422
 SCALE: 1" = 100'
 HOU-I-237
 FEBRUARY 27, 2023

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VILLAGE BREAKDOWN

VILLAGES	DEVELOPABLE AC.	DRAINAGE	GROSS AC.
I	±198.7 AC	±34.3 AC (15.8%)	±247.8 AC
II	±322.0 AC	±110.1 AC (24.5%)	±448.7 AC
III	±392.7 AC	±108.2 AC (27.0%)	±514.1 AC
IV	±401.2 AC	±69.1 AC (14.6%)	±473.0 AC
V	±253.2 AC	±37.8 AC (12.2%)	±309.1 AC
VI	±146.8 AC	±36.2 AC (16.4%)	±221.3 AC
VII	±304.5 AC	±70.6 AC (18.5%)	±381.4 AC
VIII	±159.3 AC	±86.0 AC (34.8%)	±247.3 AC
IX	±143.5 AC	±40.6 AC (12.7%)	±187.3 AC
X	±213.5 AC	±37.2 AC (14.9%)	±249.5 AC
XC	±80.4 AC	±7.6 AC (8.2%)	±92.5 AC

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a conceptual development plan for
WILLIS TRACT
 ±3,473.2 ACRES OF LAND

prepared for
SE OPPORTUNITY FUND

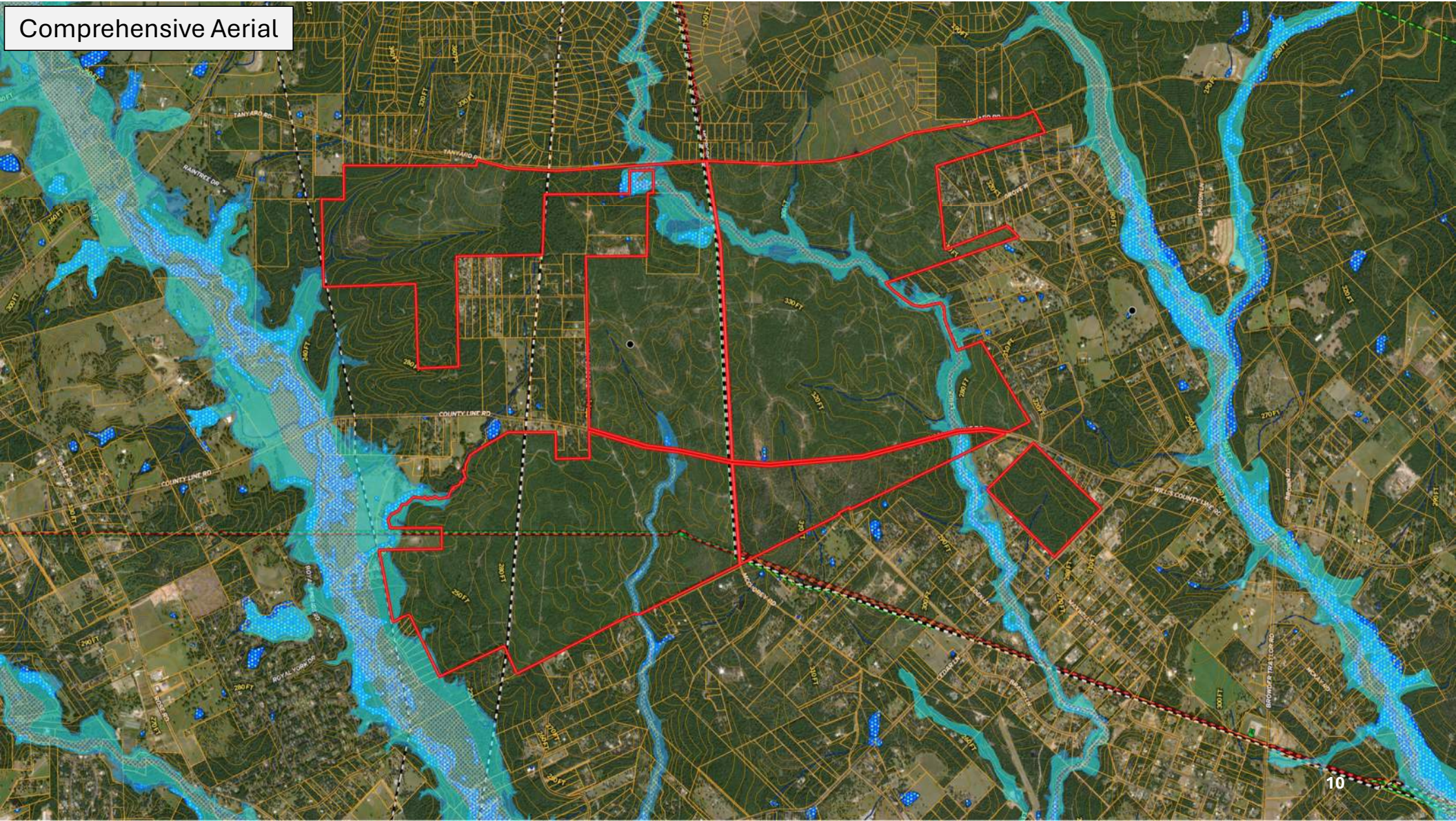


24285 Katy Freeway, Ste. 525
 Katy, Texas 77494
 Tel: 281-810-1422

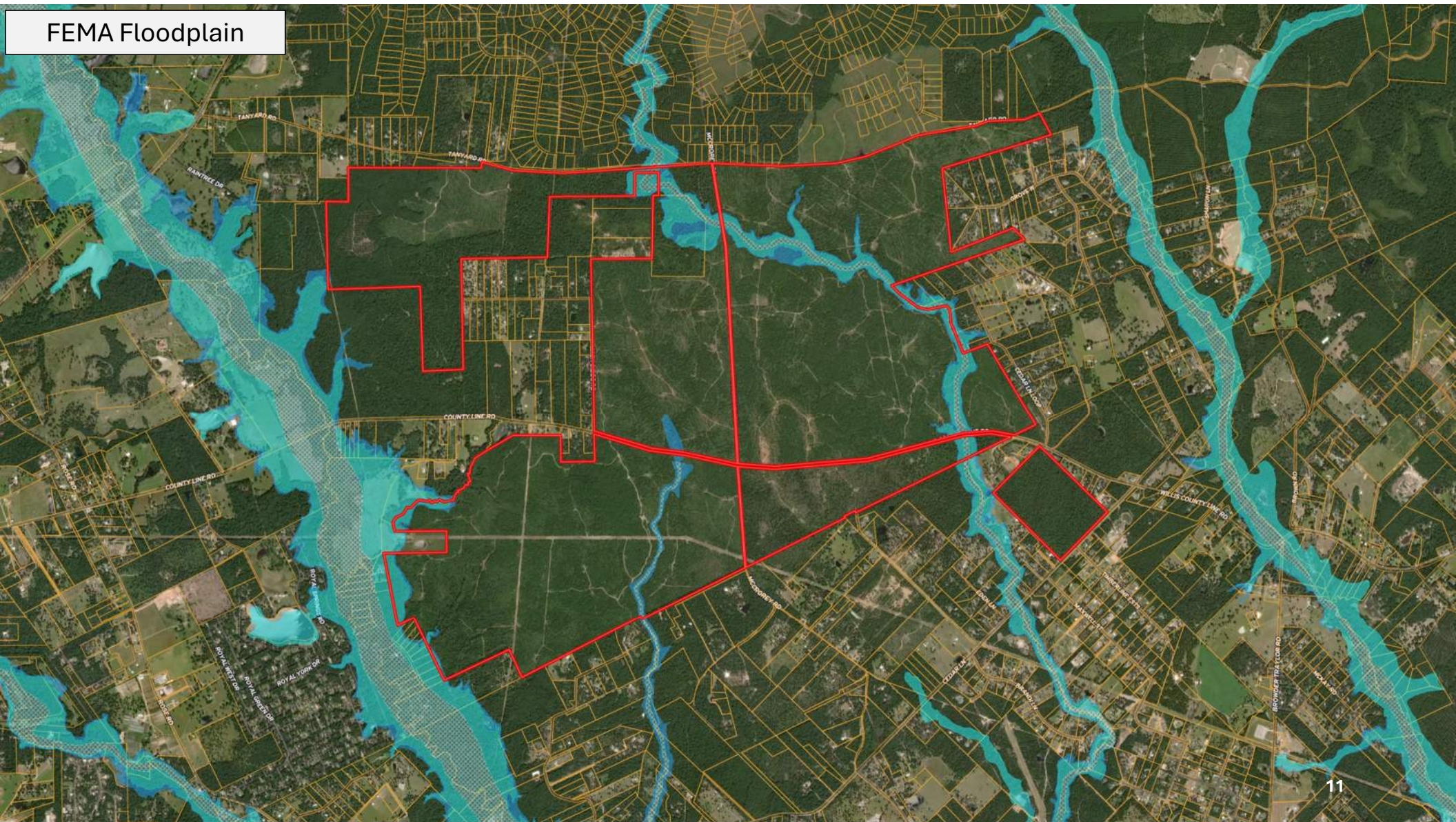
SCALE
 0 100 200 Feet

HOU-1-237
 FEBRUARY 27, 2023

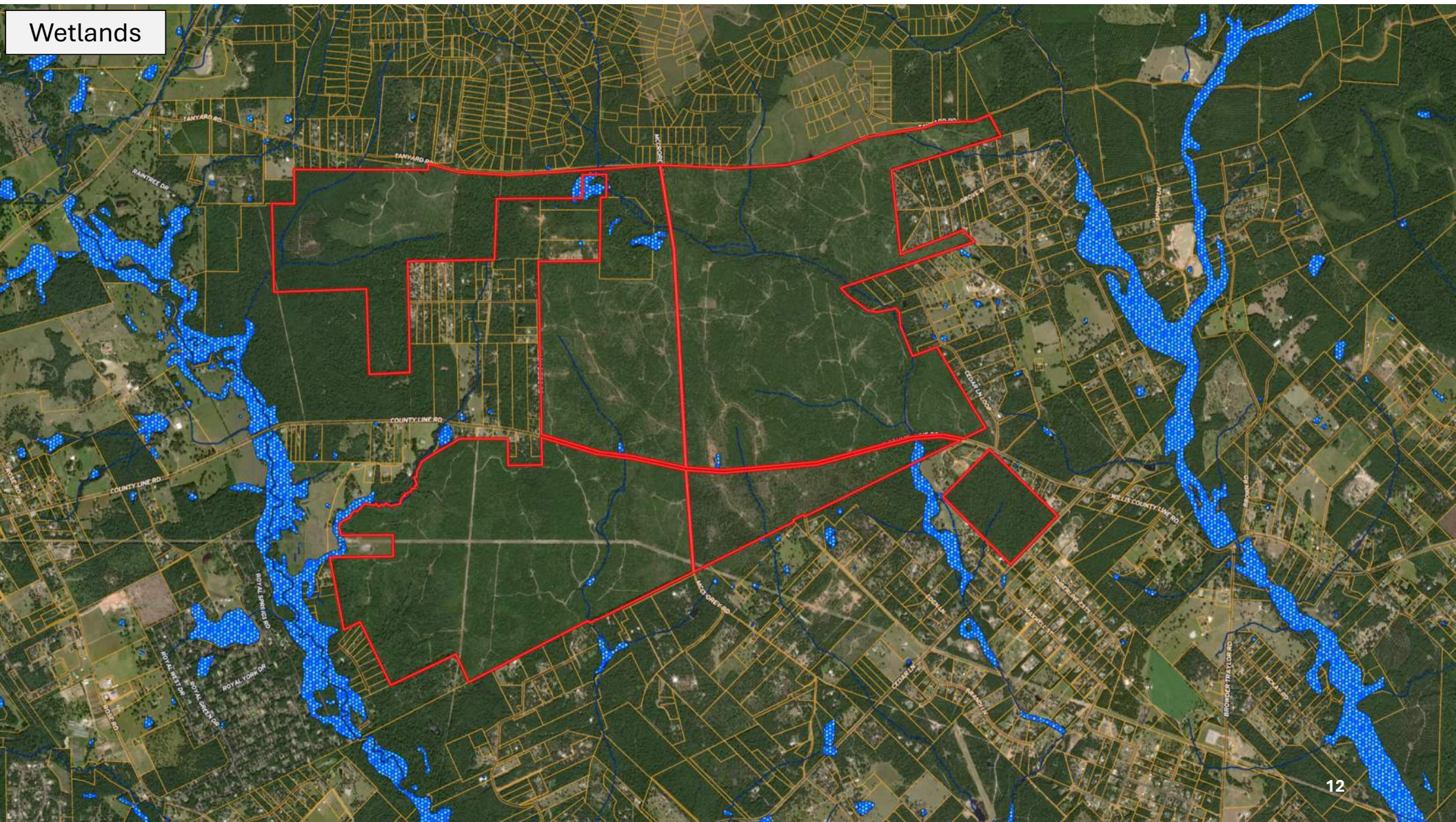
Comprehensive Aerial



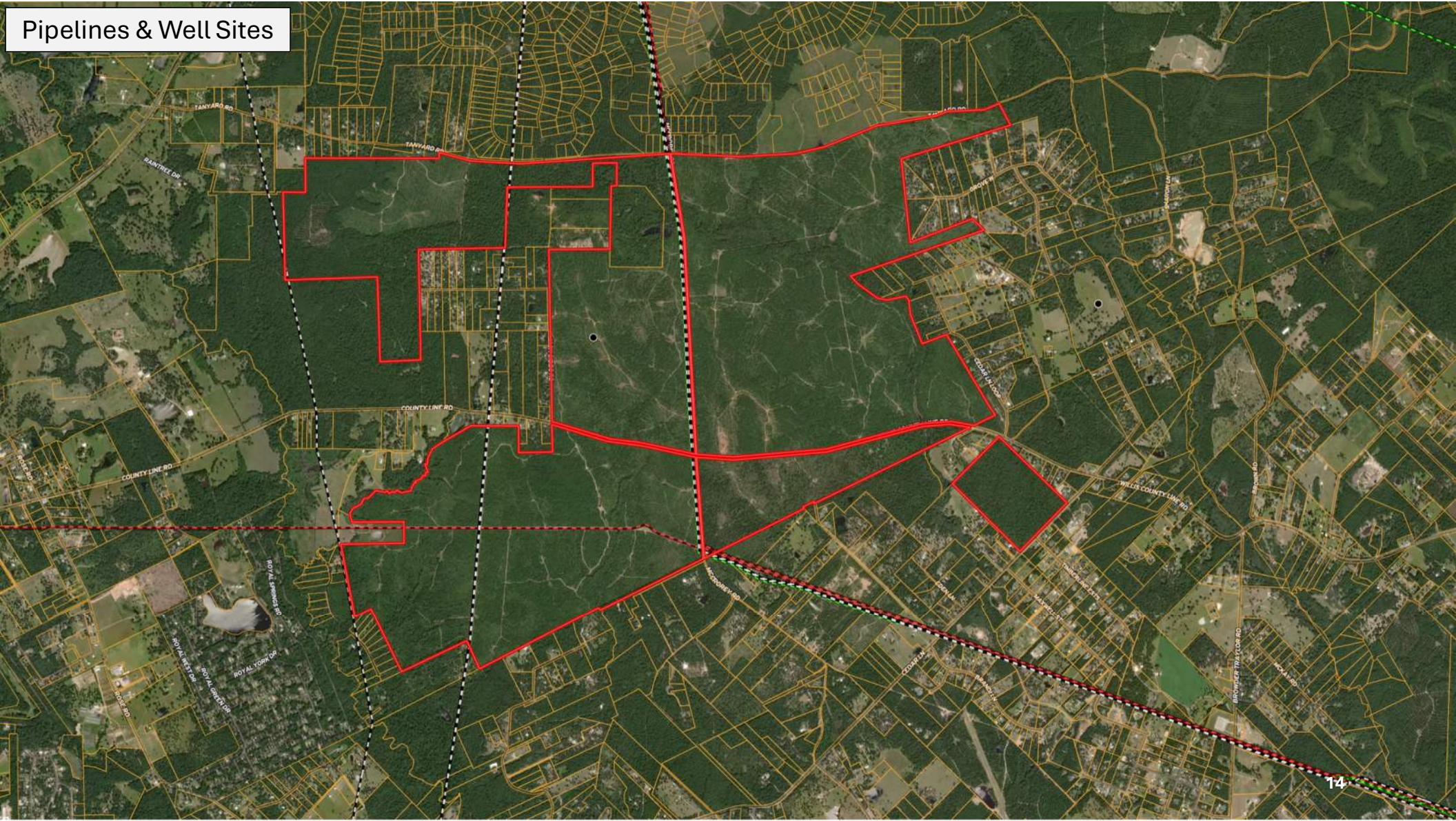
FEMA Floodplain



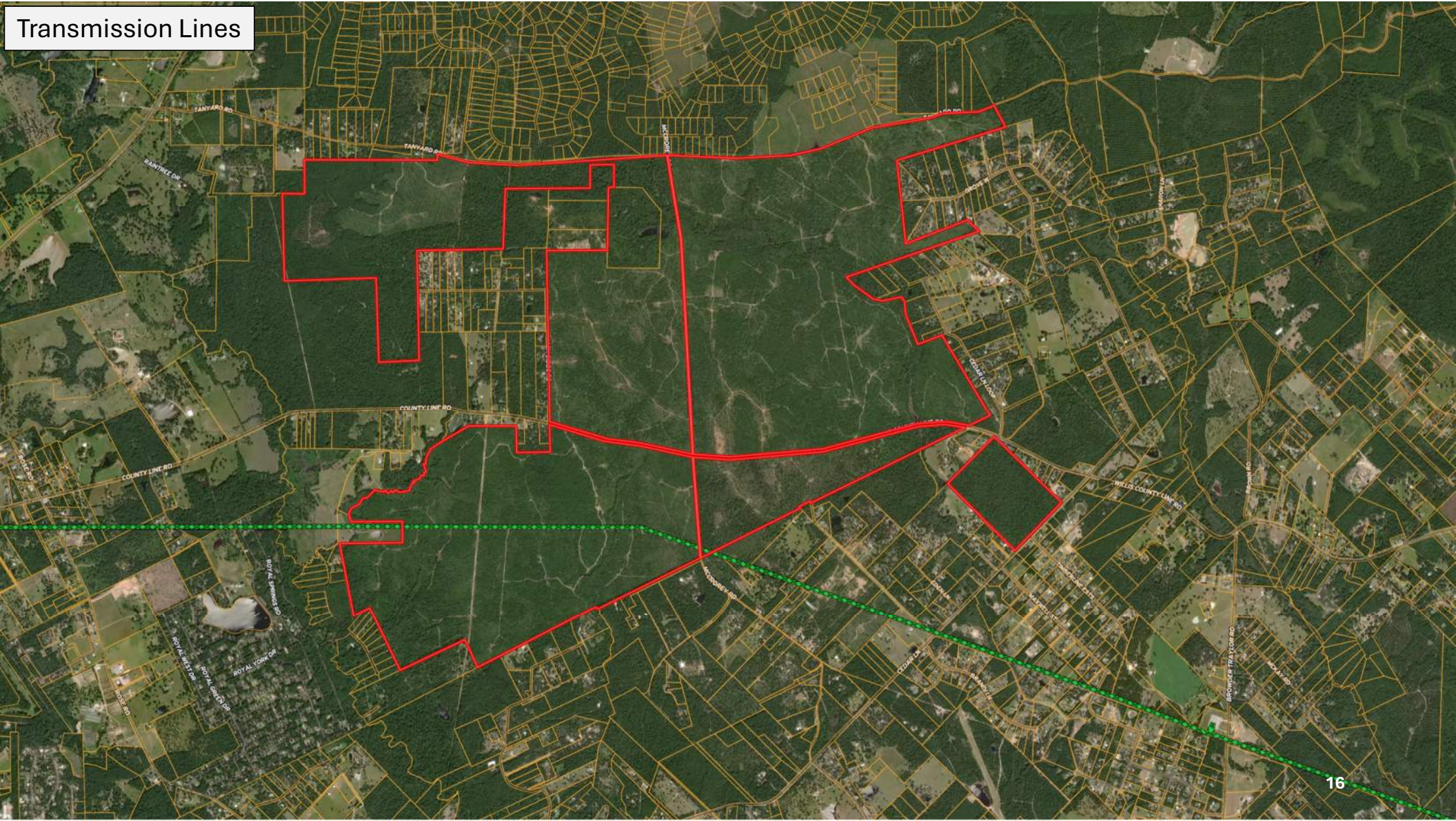
Wetlands



Pipelines & Well Sites



Transmission Lines



TCEQ / MUD

Water Districts - MUD [Close] [Maximize]

Name: Foster MUD 1 of Montgomery County

District ID: 3908451

Type: MUD

County: Montgomery

[District Information](#)

[Zoom to](#) [More]

01/27/2025

Texas Commission on Environmental Quality

ERPT0001

District Information Report

District Information Report

FOSTER MUD 1 OF MONTGOMERY COUNTY

District: 3908451 FOSTER MUD 1 OF MONTGOMERY COUNTY (No Mailing Address Provided)

Business Phone:

Activity Status: UNKNOWN-NO ACTIVIT Type: MUNICIPAL UTILITY DISTRICT

Financial Status:

Date Created: 09/01/2015

Date Ended:

Registration Received:

Way Created: LEGISLATURE

Number of Directors: 5

Way Chosen: Elected

Main County: MONTGOMERY

Other Counties:

District Size in Acres: 3,411.960

Boundary Change:

Date Confirmed:

Section 49.455 Information

Date Received:

Actual Date of Notice:

Total District Tax Rate:

Total Voter Amount Approved:

From the District's Audit Report Dated:

Debt Service Tax Rate:

Operating/Main Tax Rate:

Contract/Other Tax Rate:

Amount Approved as Tax Bonds:

Amount Issued as Tax Bonds:

Amount Approved as Tax & Rev Bonds:

Amount Issued as Tax & Rev Bonds:

Refunding Bonds Authorized:

Refunding Bonds Issued:

Officials and Consultants:

The Texas Commission on Environmental Quality is pleased to provide this information to you free of charge. Please understand that we cannot guarantee the accuracy or completeness of the information being supplied. At the time of your query this data was the most current information available from our database, which is updated weekly. Every effort was made to retrieve it according to your query. Thank-you for using WDD.

MUD Attorney: Schwartz, Page, and Harding, LLC

District Name: FOSTER MUD 1 OF MONTGOMERY COUNTY (3908451)

Affiliations Documents

Responsible Party

Official Address / Phone

Properties

CR Regulated Entity Number:

CCEDS Status: NO ACTIVE NOE EXISTS

District Type: MUNICIPAL UTILITY DISTRICT

Creation Type: LEGISLATURE

Primary County: MONTGOMERY

Financial Status:

Acre Size: 3411.96

Directors: 5

Functions

Table with columns: Function, Entry Date. Lists various utility functions like DRAINAGE, FLOOD CONTROL, HYDROELECTRIC, etc.

Counties

Table with columns: Code, County Name, Primary. Shows MONTGOMERY as the primary county.

Activity

Creation Date: 09/01/2015

Activity Date: 08/17/2017

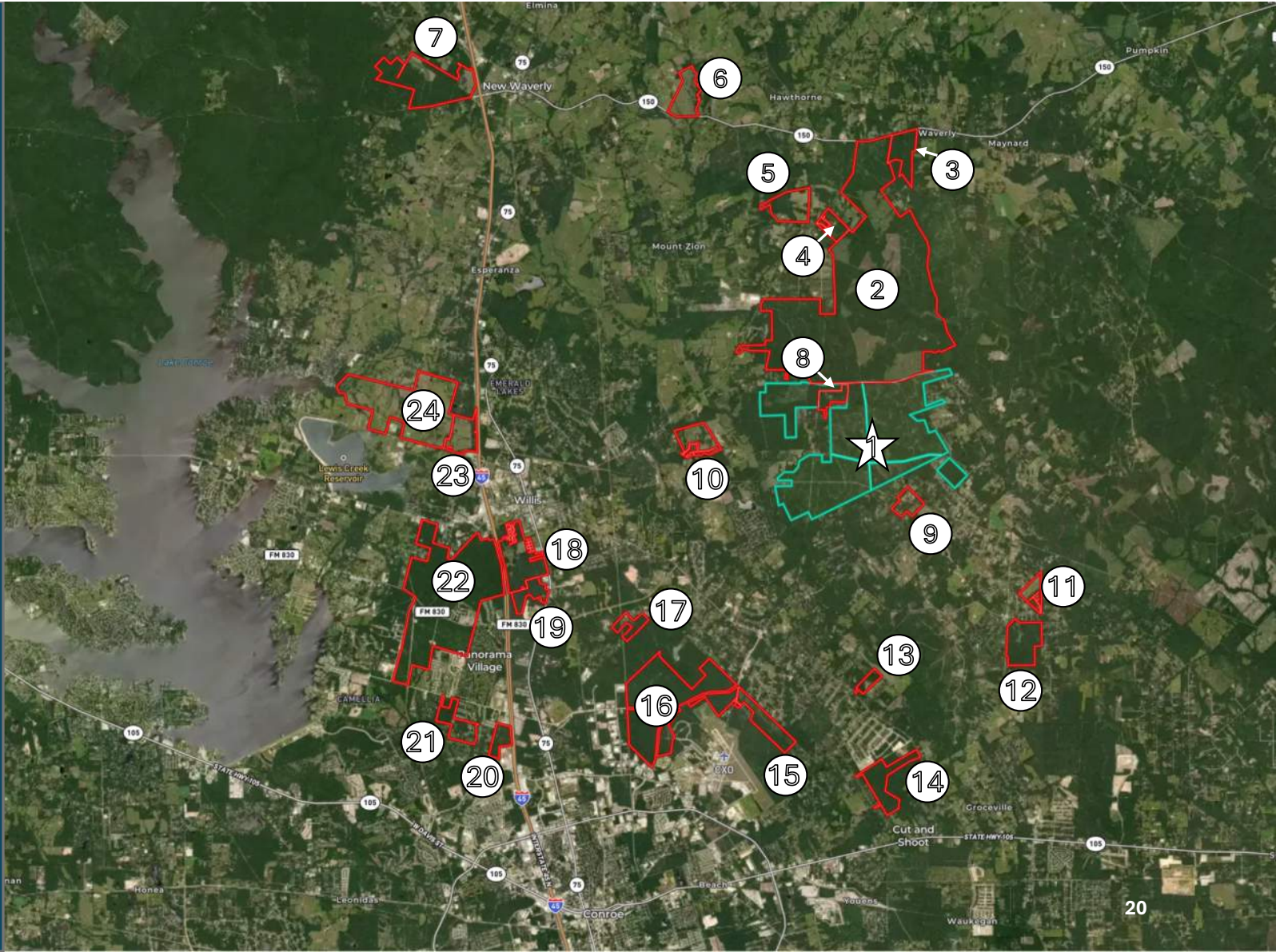
Activity Status: UNKNOWN-NO ACTIVIT

Activity Reason: CONFIRMATION REQUIRED

District successfully retrieved.

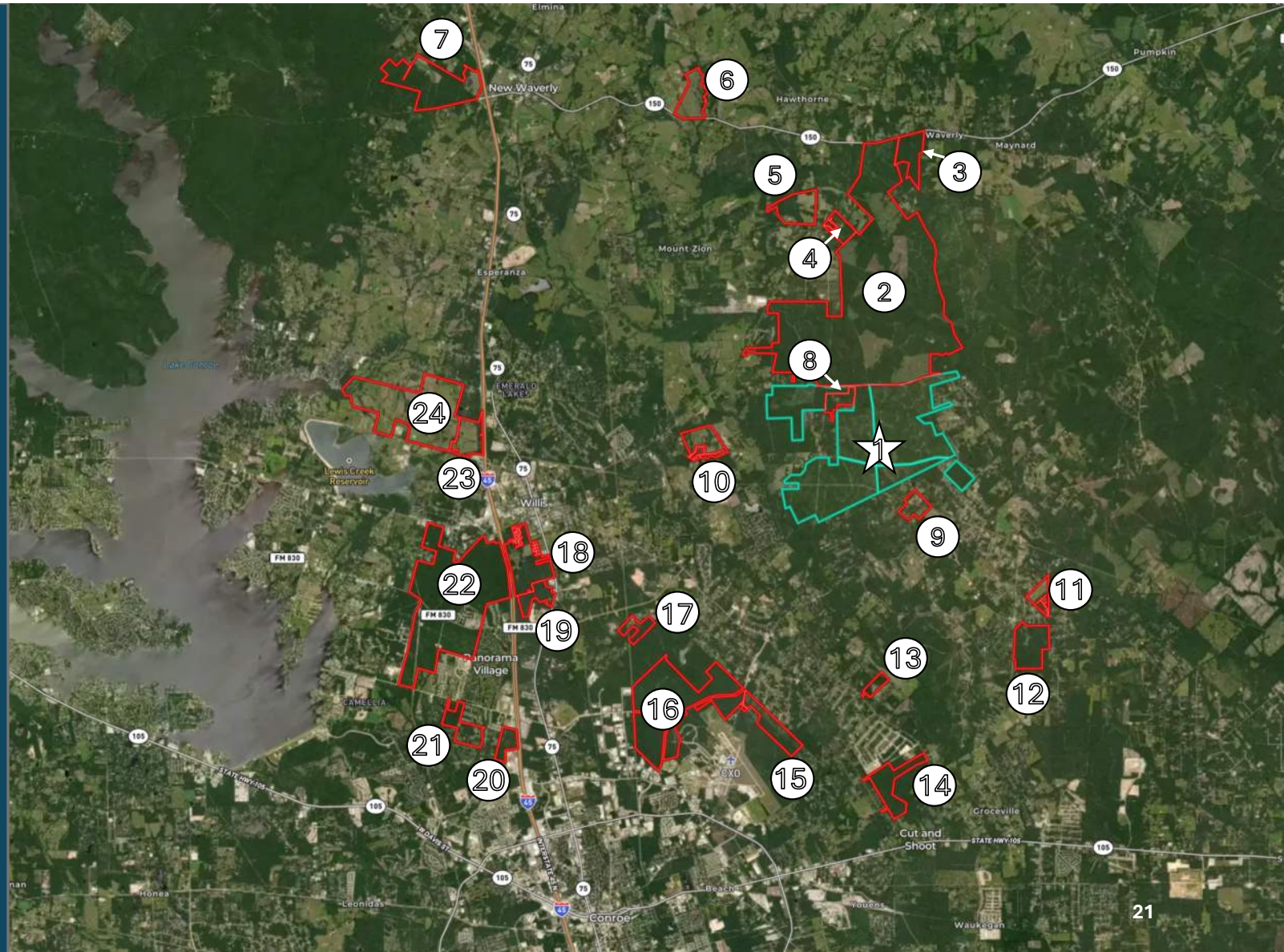
Active & Future Developments

1. **Subject Tract – 3,473 Acres**
2. **Republic Grand Ranch** (BOYL: \$650k - \$1.4M+)
5,000+ Acres
Custom Home Builders | 2+ Acres
3. **Peach Creek Forest** (Future)
215 Acres
Forestar | 50' Lots
4. **Oakwood Ranch** (\$361k - \$493k)
120 Acres
Kendall Homes | Anglia Homes | ¾-acre Lots
5. **Treaty Oak Project** (Future)
207 Acres
Builder(s) TBD | 40' & 45' Lots
6. **The Manors** (\$650k - \$1M+)
230 Acres
Gracepoint Homes | 1.5+ Acres
7. **Waverly Station** (Future)
684 Acres
Builders TBD | 50+ Lots
8. **William Trails** (\$157k - \$187k)
100 Acres
D.R. Horton | 35' Lots
9. **McCrorey Trails** (Future)
87 Acres
D.R. Horton | 40' Lots
10. **Rose Hill Estates** (\$405k - \$490k)
140 Acres
Kendall Homes | 1-acre Lots
11. **Williams Reserve East** (\$360k - \$421k)
110 Acres
D.R. Horton | ¾-acre Lots
12. **Sweetwater Ridge** (\$228k - \$328k)
310 Acres
LGI Homes | 45' & 50' Lots
13. **Stonebrooke** (\$241k - \$322k)
62 Acres
K. Hovnanian Homes | Ashton Woods | 40' & 45' Lots



Active & Future Developments

- 14. Caney Mills** (\$199k - \$304k)
275 Acres
Century Communities | Rausch Coleman | Castlerock
40', 45', & 50' Lots
- 15. Cielo** (\$220k - \$330k)
230 Acres
Castlerock | Rausch Coleman | 40', 45', & 50' Lots
- 16. Silverthorne** (\$300k - \$526k)
1,300 Acres
D.R. Horton | TH, 40', 50', 70' Lots
- 17. Grace Landing** (\$220k - \$310k)
106 Acres
KB Home | 40' & 45' Lots
- 18. Moran Ranch** (\$228k - \$510k)
278 Acres
Lennar | M/I Homes | 40' & 65' Lots
- 19. The Pines at Seven Coves** (\$213k - \$281k)
138 Acres
Centex Homes | 40' & 45' Lots
- 20. Sagecrest Trails / Preserve** (\$236k - \$365k)
52 Acres
KB Home | 40', 45', 50' Lots
- 21. Montgomery Oaks** (\$260k - \$429k)
186 Acres
Meritage Homes | 40' & 50' Lots
- 22. The Woodlands Hills** (\$289k - \$1M+)
2,000+ Acres
Brightland Homes | Century Communities | Chesmar | David Weekley | Highland Homes | J. Patrick Homes | Perry Homes | Ravenna Homes | Westin Homes
TH, 40', 45', 50', 55', 60', 70' Lots
- 23. Ridgeland Hills** (\$220k - \$295k)
216 Acres
Legend Homes | 40' Lots
- 24. Chambers Creek** (\$354k - \$1M+)
1,250 Acres
Caldwell Homes | Del Webb | Beazer Homes | Coventry Homes | Custom Builders





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.

The Nelson Company, LLC	466413	wade@nelsoncompanyllc.com	713-907-3482
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wade Nelson	466413	wade@nelsoncompanyllc.com	713-907-3482
Designated Broker of Firm	License No.	Email	Phone
Wade Nelson	466413	wade@nelsoncompanyllc.com	713-907-3482
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher "Jack" Casey	802765	jack@caseystrategiesllc.com	281-507-4871
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Wade Nelson
713-907-3482
Wade@nelsoncompanyllc.com

Jack Casey
281-507-4871
Jack@caseystrategiesllc.com

Disclaimer:

- The information presented in this package is for informational purposes only. While efforts have been made to ensure accuracy, no guarantees are made regarding the completeness or reliability of the data. All calculations, including wetland boundaries and FEMA floodplain areas, are estimates and are subject to confirmation by qualified professionals. No representations or warranties are made regarding the jurisdictional statuses of wetlands or the precise floodplain boundaries. Prospective buyers or interested parties should not rely solely on this information for financial, legal, engineering, or other decisions and are encouraged to perform their own due diligence and consult with appropriate experts.



THE NELSON COMPANY
—  —
COMMERCIAL REAL ESTATE



CASEY
DEVELOPMENT
STRATEGIES