

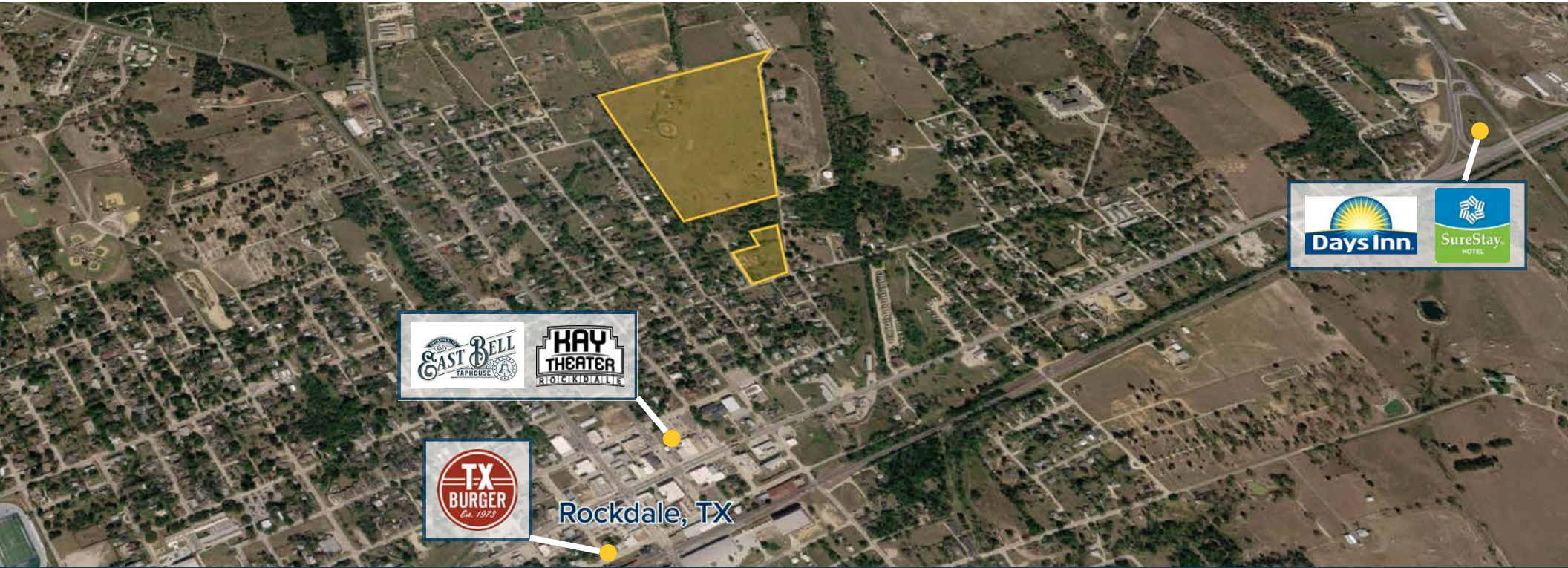
REPUBLIC RIDGE SUBDIVISION

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Rockdale, Texas



234 Approved Lots | ±35.24 Total Acres
\$3,500,000 or \$14,957.26 / Lot



AGORA COMMERCIAL REAL ESTATE
agora-cre.com

Greg Jasper
979.224.0005
gjasper@agora-cre.com

Aaron Cohen
915.241.6605
acohen@agora-cre.com

PROPERTY DETAILS

REPUBLIC RIDGE SUBDIVISION



PROPERTY OVERVIEW

- 234 approved residential lots
- ±35.24 total acres
- Approved for townhomes, 30' lots, and 40' lots
- Asking price: \$3,500,000 or \$14,957.26 per lot
- Approved preliminary plat included



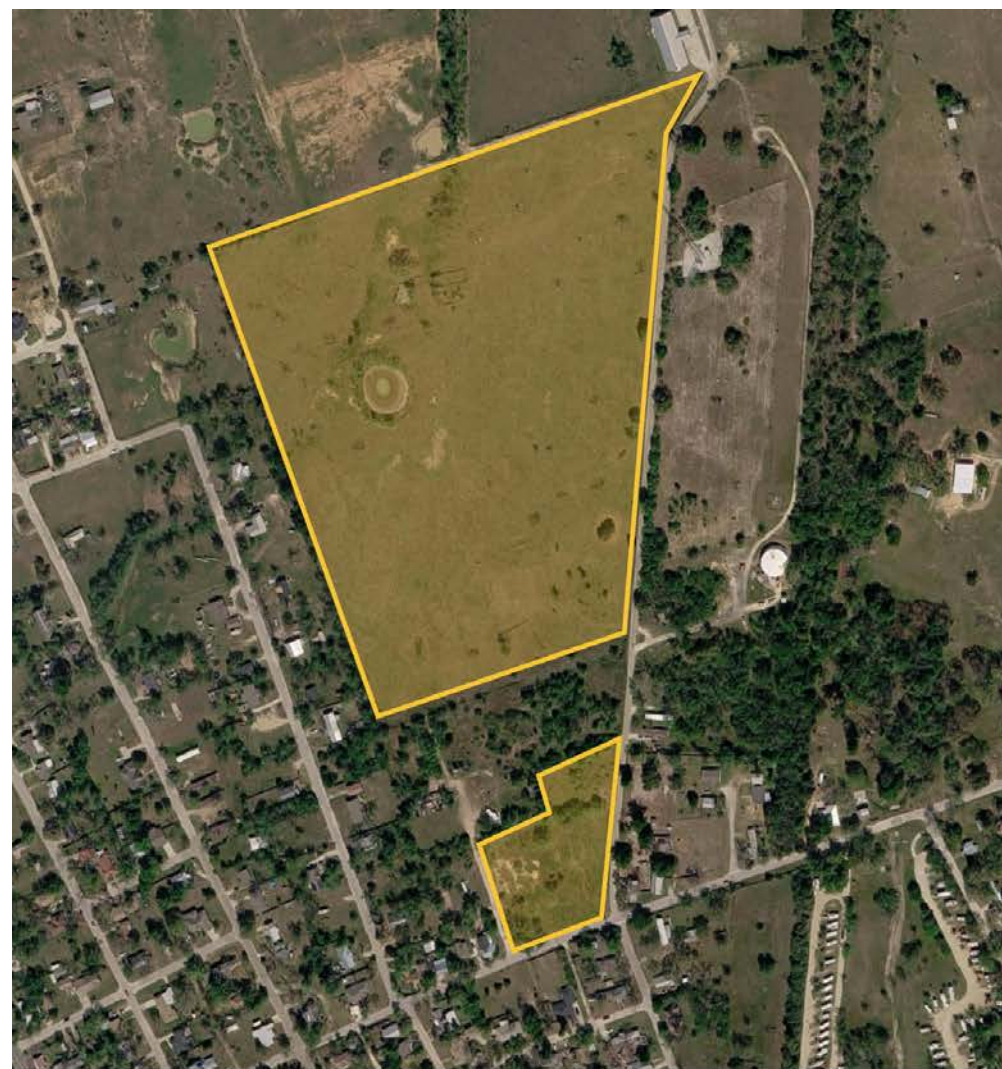
ENTITLEMENTS INCLUDED

- Approved zoning
- Preliminary plan
- Development agreement
- PID
- Offsite sewer easement
- Construction drawings for 50 lots



PID REIMBURSEMENT OPPORTUNITY

- PID worth approximately \$4M in reimbursables
- Approximately \$17,145 per lot
- \$2.6M reimbursed after the first 137 lots are constructed
- \$1.4M available after 25 homes are built



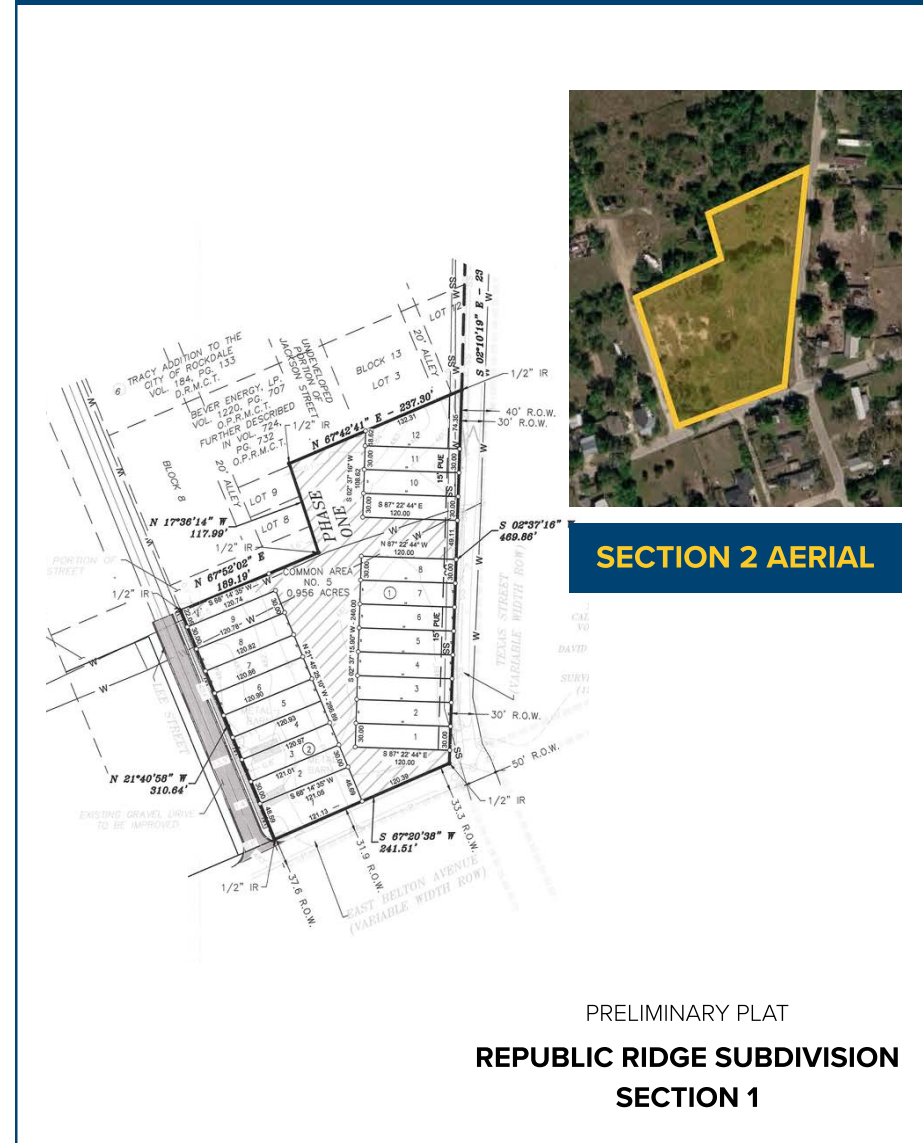
SECTION 1

213 LOTS | ± 32.45 ACRES



SECTION 2

21 LOTS | ± 2.79 ACRES



TOTAL: 234 LOTS | ± 35.24 ACRES

DISCLAIMER

This information has been obtained from sources deemed reliable; however, it is subject to errors, omissions, price changes, or withdrawal without notice, and no warranty or representation is made as to its accuracy. Neither Agora Commercial Real Estate nor its agents, representatives, or affiliates make any guarantees regarding statements made in connection with the property described herein. This material, prepared by Agora Commercial Real Estate, is intended for the exclusive use of principals actively considering the purchase or lease of the property. Prospective buyers or tenants are advised to have the abstract covering the property examined by an attorney or obtain a policy of title insurance.



Greg Jasper

Partner

979.224.0005

gjasper@agora-cre.com

Aaron Cohen

Partner

915.241.6605

acohen@agora-cre.com