

Cedar Creek Ranch

10033 Airport Rd Temple TX 76502

219.129 acres fully fenced

1 House 4bed, 2.5 bath 1,800sf

1 Outbuilding with loft, 3 bays & attached carport

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1. Description & Opportunity

A. Property Description & Opportunity:

Are you looking for a recreational ranch property that is centrally located in the hill country? Welcome home to Cedar Creek Ranch, a 219+ acres of fully fenced, tree-covered hill country, conveniently located on HWY 36 inside Temple city limits and backs to Cedar Creek, which flows into Lake Belton. This property has tremendous opportunity with Belton Lake views, spring-fed creek waterfalls, limestone-lined grottos, huge oak trees, two large ponds in the old quarry that are over 20' deep in the dry season, as well as deep blue watercolor due to the limestone. This is ranch living at its finest with without the commute. Here is the perfect opportunity to build a custom home, enjoy nature, hunting, and privacy. There is an abundance of whitetail deer, turkey, dove, and fishing holes and deer stands and feeders. Launch your kayak or paddleboard directly from the property. Approximately 5,200 feet of road frontage on HWY 36 affords prime commercial development investment opportunity with plenty of acreage left for a homestead. Or keep the ranch as a whole and enjoy the country living with nearby city amenities. A rare chance to realize immediate equity and own waterfront property.

B. Sales Price:

Price: \$3,725,193 (\$17,000/acre). Cash or conventional. All deer stands and feeders convey.

C. Current Zoning Designations:

99+ acres zoned Agricultural (AG), it allows single-family detached residences and related accessory structures. AG generally areas containing rural land uses or undeveloped acreage that is not anticipated to be put to urban use in the near future.

122+ acres zoned Light Industrial (LI), which permits light industrial uses. Residential uses are not allowed except boarding or rooming houses. Being located next to Lake Belton comes with beauty and value but a different set of rules set by the Corps of Engineers - structures must be at or above 642'.

2. Property Photos



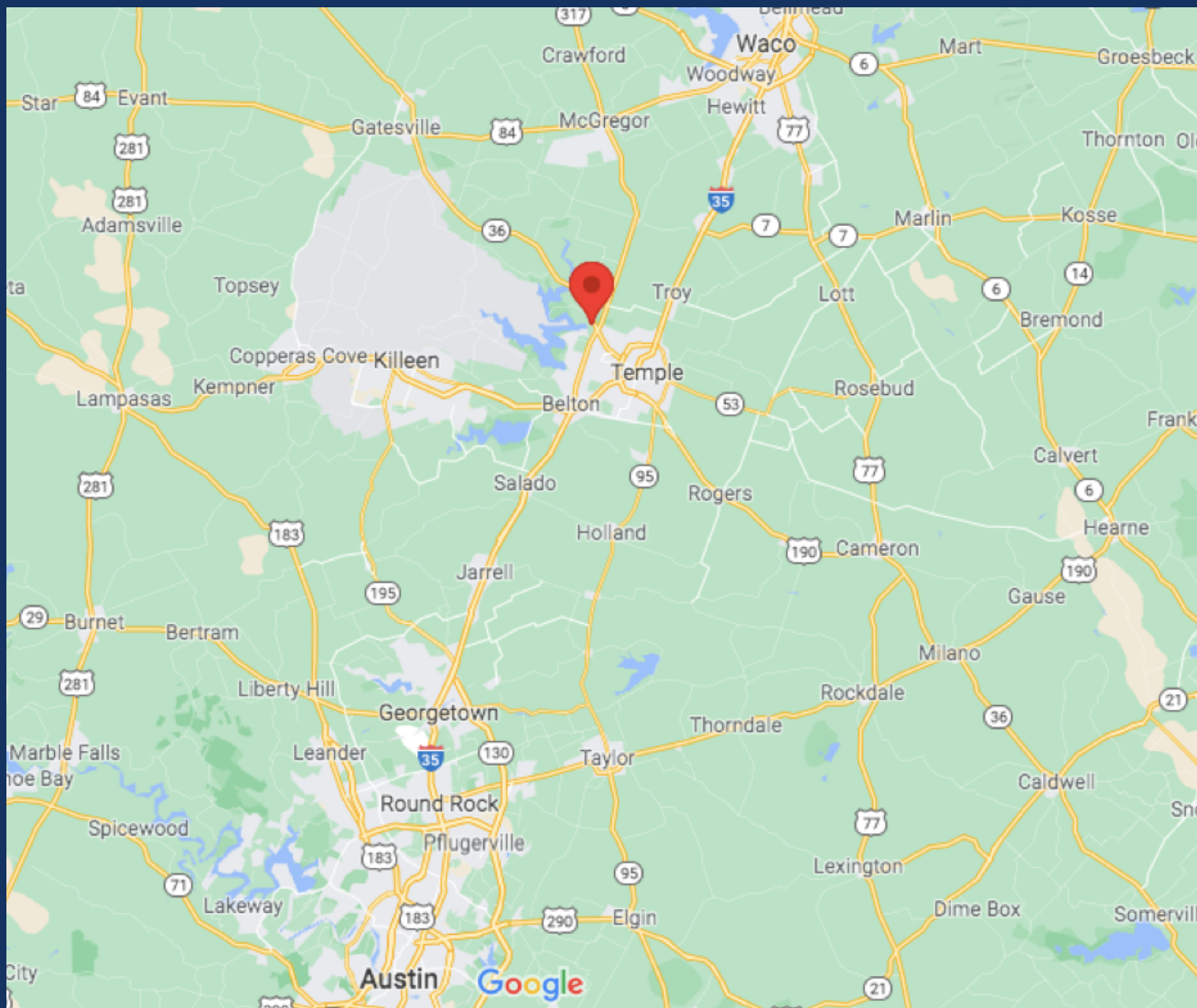
2. Property Photos





3. Maps

A. Central Location:



Centrally Located:

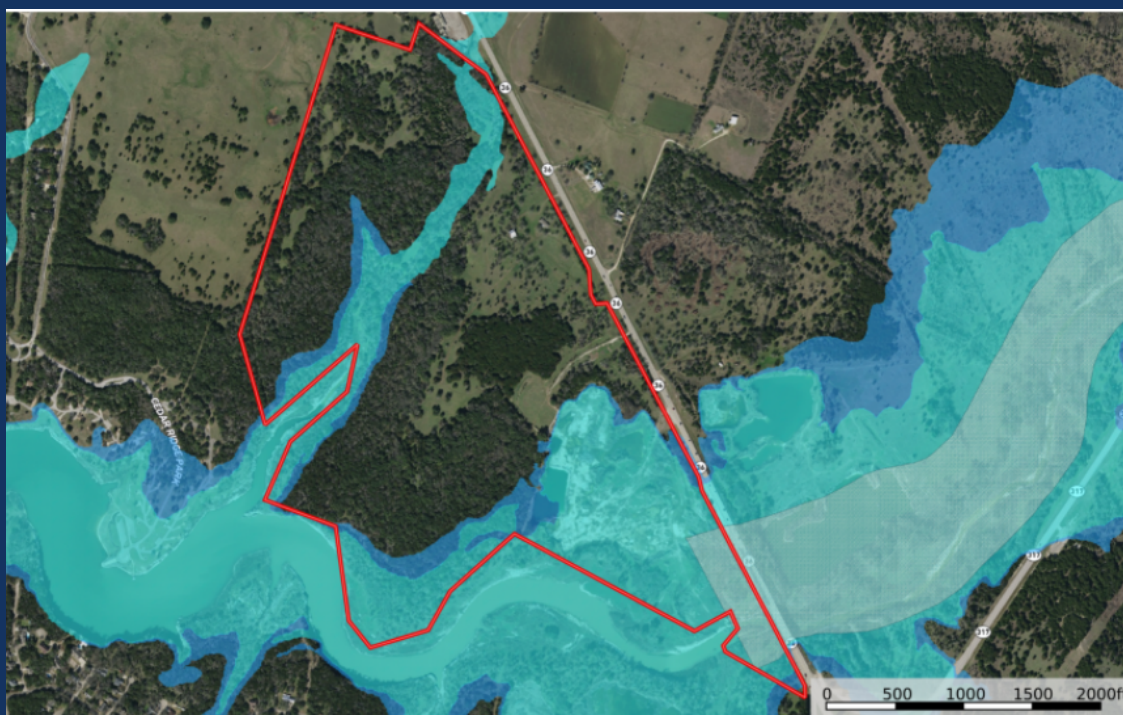
- 2.4 mi Draughon-Miller Central Texas Regional Airport (4 min)
- 7.6 mi Temple downtown (12 min)
- 9 mi Baylor Scott & White Medical Center (14 min)
- 34 mi Waco - Magnolia Market at the Silos (30 min)
- 44 mi Georgetown downtown (45 min)
- 63 mi The Domain at Austin (1 hr)
- 73 mi Austin-Bergstrom International Airport (1 hr 10 min)
- 132 mi Dallas city center 132 miles (~2 hour)
- 150 mi San Antonio city center (~3 hour)
- 175 mi Houston city center (~3 hour)



- B. Existing Survey: [Link](#)
- C. Current Property Zoning: AG and LI



D. FEMA Flood Zone





E. Utilities/ Waterline Map:

This property has electric service from Oncor with two meters, one for the house and one for the shop. It also has two street lights. Septic is onsite.

The water service from Moffatt. There is a water line that runs along 30-40% of the property's north end. The dotted line is Moffat WSC CCN.

Waterlines: Blue is 6" and Orange is 2".

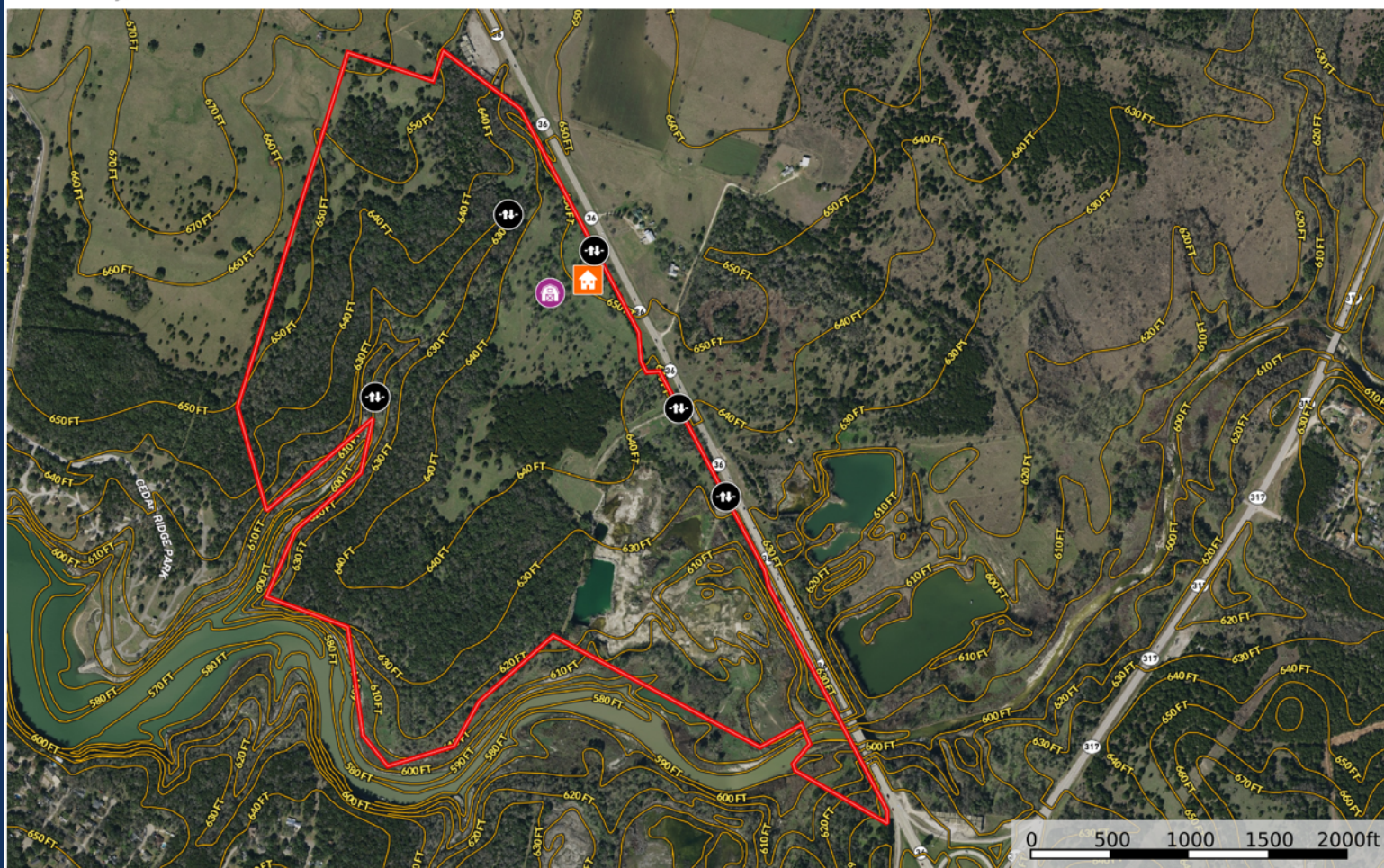
This property has an active standard 3/4x5/8 meter. However, it is serviced by a road bore bringing water from the 6" mainline that sits on the opposite side of Hwy 36. Our operators cleared the area and marked the meter with a blue flag. It sits in the northern most corner of the property along Hwy 36.





F. Topography Map

Cedar Creek Ranch, Belton TX
Bell County, Texas, 219.13 AC +/-



 Barn  House  Gate  Boundary

4. Strategy Deep Dive

A. Strategy 1 – Enjoy the property as a whole:

Come and build your dream home on the ranch! Large recreational acreage in the Temple-Belton area is in high demand with only 6 properties available on the market currently over 100 acres. Based on sold comps in the area and current low inventory, the market value for this property is \$18,000/acre (or \$3,942,000) as-is with no improvements needed. That is \$216,807 in equity from the start. This strategy is the most straightforward and will realize instant equity based on the current market conditions.

B. Strategy 2 – Subdivide & Develop:

Bell County currently only has 10 actively listed ranches for sale between 40-80 acres in size, none of which are so centrally located, have paved highway road frontage, unique features, and access to water like Cedar Creek Ranch. There is currently a high market demand for this type of property.

The City has zoned 122+ acres of the property Light Industrial (LI) and another 99+ acres Agricultural (AG). Following the existing zoning designations, the property can be subdivided into two properties, a ranch, and commercial cash flowing property with a proper survey. Some possibilities could include an RV park or storage with access to the water, plant nursery, land lease for build to suit commercial applications.

The Army Corps conservation easement restricts structures to be built above the 642' elevation (see survey for more detail) but there are still multiple commercial and homesite options.

Associated Costs

The projected improvements costs for dividing the land into 2 tracts is reasonably straightforward and would be around \$70,000. This allows for the parcels to be properly divided with fencing, gated entrances, and utilities installed.

This strategy has three main improvement costs: 1) Survey, 2) Utilities installed on second parcel, 3) Additional fencing for parcel partitions.

Cost breakdown:

- 1) \$15,000 for 2 separate surveys.
- 2) \$35,000 for electric, water connection, and septic install (residential).
- 3) \$20,000 for 2 improved gated entries off HWY 36 and ~1,850' feet of 5 strand barb wire fencing to partition the two parcels.

References

1. AG zoning definition taken from Unified Development Code section 4.3.1
https://library.municode.com/tx/temple/codes/code_of_ordinances?nodeId=Unified%20Development%20Code
2. Light Industrial definition taken from Unified Development Code section 4.3.20
https://library.municode.com/tx/temple/codes/code_of_ordinances?nodeId=Unified%20Development%20Code

Disclaimer

All information provided is given in good faith and deemed to be accurate and reliable, and is for general information only. The maps are approximations. A survey would be required for exact acreage, topography, boundary lines, and road frontage. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this package has been researched and is thought to be reasonable and accurate, Buyers are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions.



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

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- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Date