



1228 BRAZOS TEN LANE

The Sealy Logistics & Hospitality Hub

- 58.56-Acre Unzoned Commercial Development Opportunity
- Located on the I-10 Corridor (Sealy, TX)
- Status: Shovel-Ready Engineering & Design

INVESTMENT SNAPSHOT: DE-RISKED & READY



The Asset:

58.56 Acres of flat, commercial/rural residential land.



Readiness:

Topography, drainage, and septic designs finalized. Regulatory hurdles cleared.



Flexibility:

Dual-path development potential (Hospitality/RV vs. Industrial/Logistics).



Location:

Prime position on the I-10 Freight & Commuter Corridor (West Houston/Katy/Sealy market).



Grounded Investment Professionalism

STRATEGIC LOCATION & MARKET DYNAMICS



Freight Corridor

Direct access to I-10 for logistics and trucking demand.



Growth Stats

Property prices in the area remain "good with stable demand" (Source: Appraisal).



Community Profile

Family Friendly Score: 57/100. Proximity to midscale to high-end family residences.

THE ASSET: TOPOGRAPHY & TERRAIN



Terrain: Flat, clean commercial/rural residential land.



Readiness: Typical size, shape, and topography for commercial use (Source: Appraisal).



Characteristics: Cleared central acreage with natural treeline buffers.

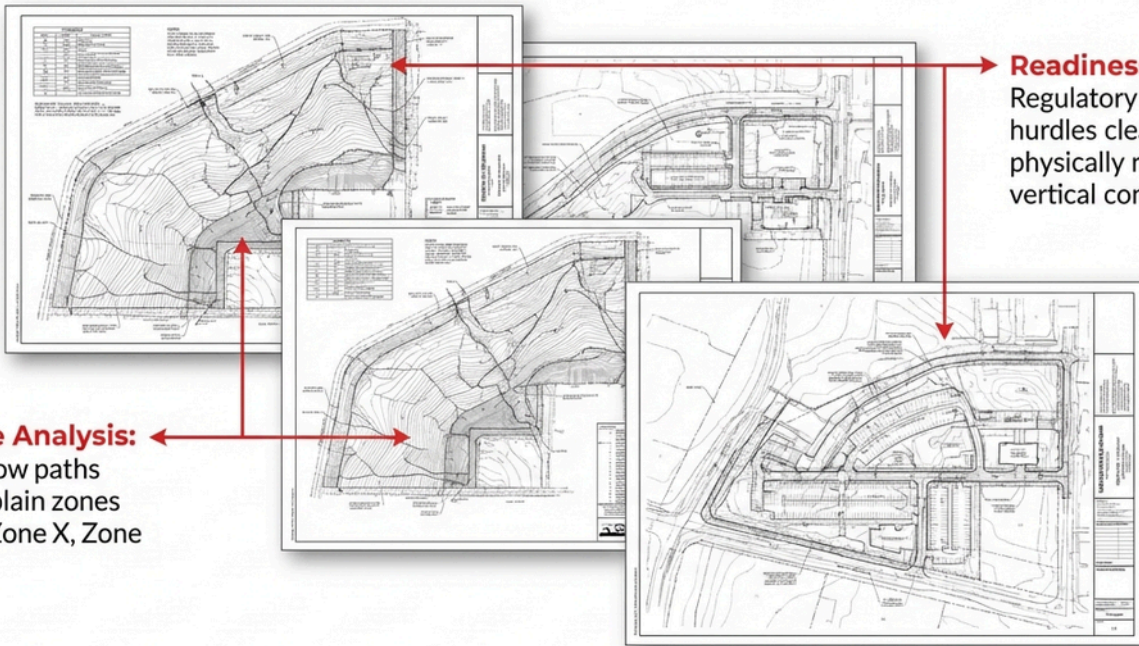
EXISTING INFRASTRUCTURE & TANGIBLE ASSETS



Asset Inventory

- **Structures:** Brick building converted for commercial use (includes meeting /conference rooms, food prep area, bathrooms).
- **Utilities:** Septic and water infrastructure planning engaged.
- **Access:** Established internal roads.
- **Takeaway:** Immediate utility for site management offices or clubhouse facilities.

TECHNICAL EXECUTION: ENGINEERING & DE-RISKING



Drainage Analysis:

Existing flow paths and floodplain zones mapped (Zone X, Zone AE).

Readiness:

Regulatory and planning hurdles cleared. Site is physically ready for vertical construction.

DEVELOPMENT FLEXIBILITY: ONE ASSET, TWO PROVEN PATHS



OPTION A
Hospitality Focus: Austin
County RV Park Vision
97 RV Sites planned.



OPTION B
Industrial Focus:
Logistics & Equestrian Hub

OPTION A: THE AUSTIN COUNTY RV PARK VISION



Capacity:

97 RV Sites planned.

Strategy:

Optimized for Phased Execution.

Amenities:

Detention ponds as water features; clubhouse utilization.

EXECUTION ROADMAP: PHASE 1 & 2

PHASE 1 – INITIAL DEVELOPMENT (20 RV SPOTS)

Capital Required: \$300,000

Use of Funds:

- Pavement & dirt work (20 spots @ \$8,000): \$160,000
- Electrical pedestals (20/30/50 amp): \$100,000
- Green areas & grills: \$30,000
- Community center improvements: \$10,000

TOTAL MONTHLY NET REVENUE: \$19,000

Rental \$14k + Storage \$3k - Ops \$2k

PHASE 2 – EXPANSION (ADD 40 RV SPOTS | TOTAL 60)

Capital Required: \$1.2 Million

Use of Funds:

- Pavement & dirt work: \$320,000
- Electrical pedestals & transformer upgrade: \$320,000
- Green areas & grills: \$60,000
- Final septic system (supports 97 spots): \$270,000
- Pool, dog park, laundry & bathhouses: \$140,000
- Staffing, maintenance & lawn care (6 months): \$90,000

TOTAL MONTHLY NET REVENUE: \$66,000

Rental \$42k + Storage \$18k - Ops \$6k

PHASE 3 BUILDOUT & REVENUE DIVERSIFICATION

Phase 3 – Final Buildout (Add 37 RV Spots | Total 97)

Capital Required: **\$1.1 Million**

Use of Funds:

- Pavement & dirt work: \$296,000
- Electrical pedestals & transformer upgrade: \$296,000
- Final water system: \$150,000
- New front office, resident store & gift shop: \$95,000
- Pond amenities, picnic areas & fire pits: \$90,000
- Security systems, lighting, monument sign & storage expansion: \$70,000
- Green areas & grills: \$55,500
- New access control & expanded roundabout paving: \$47,500

Total Monthly Net Revenue: \$95,600

(Rental \$67.9k + Storage \$18k - Ops \$9.7k)

Ancillary Revenue & Growth

Additional revenue will be generated from laundry facilities, food truck rentals, RV storage, storage, and monthly events.

Events alone projected to generate approximately \$10,000 per month.

Grounded Investment Professionalism

TIMELINE & EXIT STRATEGY

18 Months: Full
lease-up of RV park ➤

36 Months: Stabilized
ancillary operations

36 Months:
Target Exit

**Estimated Exit
Valuation:
\$11.5 Million**

Projected Investor Returns

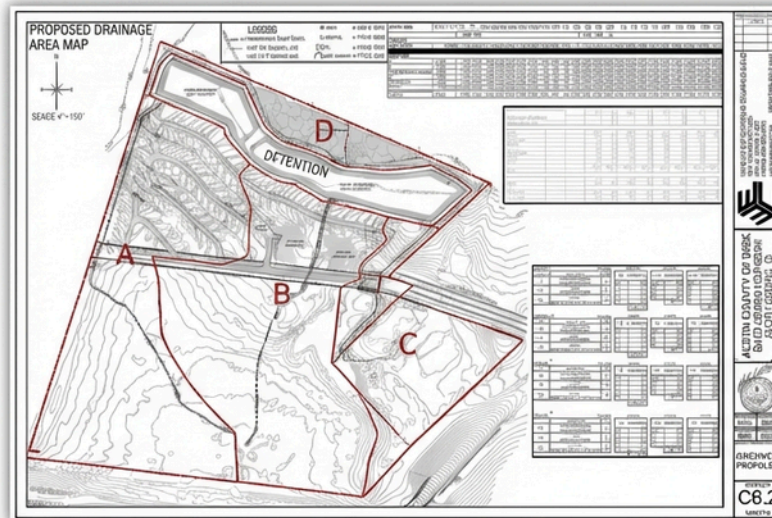
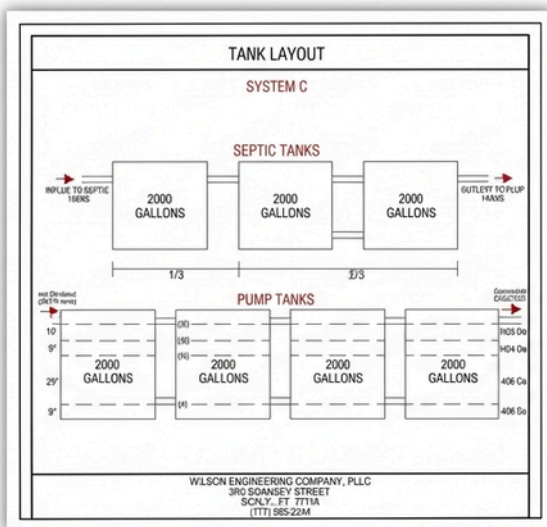
Sale Price: \$11,500,000
Less Infrastructure Investment: (\$6,500,000)
Less Operational Investment: (\$1,000,000)

Estimated Return to Investors: \$4,000,000

Approx 2x Multiple

Includes Depreciation Benefit in Yr 1 of becoming Limited Partner.

OPTION A: INFRASTRUCTURE DETAIL & FEASIBILITY



System Design	Austin County Septic Submittals (System C Design)
System Capacity	Designed for 3,600 GPD (Gallons Per Day)
Hardware	3 x 2,000 -gallon septic tanks + 4 x 2,000 -gallon pump tanks
Spray Field	85,530 Sq. Ft. provided (exceeds 80,000 Sq. Ft. requirement)

OPTION B: LOGISTICS & EQUESTRIAN HUB (THE SAFETY NET)



Raw Land Potential for Development

Phase I: Truck Parking (15 Acres)

- **Capacity:** ~250–350 semi-truck spaces.
- **Potential Annual Gross:** ~\$576,000.

Phase II: Equestrian Facility (10 Acres)

- **Capacity:** 10-20 horse capacity (Stall + Pasture board).
- **Potential Annual Gross:** ~\$142,000.

Total Potential: A scalable dual-income operation acting as a Land Bank for future appreciation.

DUE DILIGENCE & DOCUMENTATION

- ✓ Full Appraisal Report (2024)
- ✓ Wilson Engineering Company Site Plans (Project No. 22003)
- ✓ Austin County Septic Submittals (System C Design)
- ✓ Topographical & Floodplain Surveys
- ✓ 3D Architectural Renderings & Marketing Assets

THE OPPORTUNITY

“The groundwork is laid. The opportunity is yours to build.”

**Liebe Real Estate Holding LLC
Opportunity: 1228 Brazos Ten Lane**

Next Steps: Contact for full data room access and site tour scheduling.



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