



OFFERING MEMORANDUM

Texas Pink Ranch

±549 Acres · Within a 5,301-LUE Municipal Utility District

GRANITE SHOALS · BURNET COUNTY · TEXAS

INVESTMENT THESIS

02 Executive Summary & Investment Highlights

THE OPPORTUNITY

Texas Pink Ranch is a ±549-acre offering within an established, fully entitled Municipal Utility District in the Granite Shoals area of Burnet County, Texas — positioned along the RM 1431 corridor that links the Highland Lakes through Marble Falls, Lago Vista, and Cedar Park to the I-35 spine of the Austin MSA. The district's confirmed service plan carries 5,301 Living Unit Equivalents across the full ±1,536-acre MUD; this offering is a ±549-acre portion of that district, and the balance is held in separate parcels not included in this sale. The specific LUE allocation to the subject parcel is not yet determined. The entitlement still gives a buyer infrastructure certainty — no greenfield rezone risk and no wait for district creation.

MARKET CONTEXT

The Austin–Round Rock–Georgetown MSA reached 2,550,637 residents in July 2024 — adding 58,000+ people in a single year at a 2.3% clip, the fourth-fastest growth rate among large U.S. metros. Burnet County posted the MSA's third-largest year-over-year increase in housing stock at 6.3%, evidence the development-demand wave has already reached the Highland Lakes submarket.

OFFERING SUMMARY

The property is offered on a confidential basis to national homebuilders, master-plan developers, build-to-rent platforms, and capital partners. Due-diligence materials — MUD confirmation order, LUE allocation table, plant-site survey, and TCEQ filings — are available in the data room under NDA.

INVESTMENT HIGHLIGHTS

-  ±549 acres of contiguous, MUD-entitled Hill Country dirt along the RM 1431 / US 281 corridor.
-  5,301 Living Unit Equivalents in the district's confirmed service plan, allocated across the full ±1,536-acre MUD — this ±549-acre offering is a portion of that district (subject parcel LUE share not yet determined).
-  Designated water & sewer plant site within the MUD — utility infrastructure planned within the district.
-  Austin MSA — 4th fastest-growing U.S. metro at 2.3% YoY; 2.55M residents and climbing.
-  Burnet County leads the MSA in housing-stock growth at 6.3% YoY.
-  ~1 hr to downtown Austin · ~1:15 to AUS · ~1:45 to San Antonio.
-  Target buyer: national homebuilder, master-plan developer, BTR platform, or capital partner seeking entitled Hill Country inventory inside an established MUD.

<p>±549</p> <p>CONTIGUOUS ACRES</p>	<p>5,301</p> <p>LUES · FULL MUD (±1,536 AC)</p>	<p>4th</p> <p>FASTEST-GROWING U.S. METRO</p>	<p>~1 hr</p> <p>TO DOWNTOWN AUSTIN</p>
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THE ASSET

03 Property Overview & Quick Facts

Texas Pink Ranch sits along the RM 1431 corridor in the Granite Shoals area of Burnet County — roughly eight miles west of Marble Falls and within an hour of downtown Austin. The contiguous ±549-acre Hill Country parcel sits inside an established Municipal Utility District whose confirmed service plan carries 5,301 Living Unit Equivalents across the full ±1,536-acre district. This offering is the ±549-acre parcel only; the balance of the district is held in separate parcels not included in this sale, and the specific LUE allocation to the subject parcel is not yet determined. The district reserves a footprint for its water and sewer plant.



Subject parcel boundary — Granite Shoals, Burnet County, TX.

UNDERWRITING-READY SPECIFICATIONS

PROPERTY	Texas Pink Ranch	ENTITLEMENT	Within MUD-confirmed district; 5,301 LUEs district-wide (±1,536 AC); subject-parcel share TBD
SUBMARKET	Granite Shoals / Marble Falls — Burnet County, TX	WATER / WASTEWATER	MUD-supplied; designated plant site within the MUD
COUNTY	Burnet	ELECTRIC	Pedernales Electric Cooperative
GROSS ACREAGE	±549 AC	GAS	Propane / on-site LP
NET ACREAGE	~520–535 AC	TELECOM	Spectrum / AT&T fiber
TOPOGRAPHY	Rolling Hill Country; granite outcrops typical of the Highland Lakes	PARCEL IDS / TAXES	Data room · Burnet County · Burnet CISD · MUD
FLOODPLAIN (100-YR)	No material exposure		
ROAD FRONTAGE	RM 1431: ±3,000 ft (11,829 vpd) · FM 120: ±2,000 ft (1,375 vpd) · 4 entrances		
PRIMARY ACCESS	RM 1431 & FM 120; US 281 via Marble Falls (~8 mi)		
JURISDICTION	Burnet County ETJ — no municipal zoning		

THE VALUE DRIVER

04 Entitlement & Infrastructure

5,301

LIVING UNIT EQUIVALENTS IN THE DISTRICT'S CONFIRMED SERVICE PLAN — ALLOCATED ACROSS THE FULL ±1,536-ACRE MUD. THIS OFFERING IS A ±549-ACRE PORTION; THE PARCEL'S SHARE IS NOT YET DETERMINED.

ILLUSTRATIVE CONVERSION

SFR lots	~4,400–4,800
MFR / Build-to-Rent	~400–600
Commercial pads	~100–250
Civic · parks · detention	reserve

District-wide totals across the full ±1,536-acre MUD — not the ±549-acre subject parcel alone. Final allocation governed by the planner's site plan and the district's reuse and credit provisions; the approved allocation table is in the data room.

CAPACITY — A MASTER-PLANNED COMMUNITY AT SCALE

Across the full ±1,536-acre district, 5,301 LUEs is the operational equivalent of a master-planned community at suburban scale. The district-wide LUE count is the binding capacity for water and wastewater service — a buyer underwrites against a known, dedicated infrastructure envelope rather than a contingent rezone or off-site extension. This offering conveys the ±549-acre parcel; its specific LUE allocation within the district is not yet determined.

WATER, SEWER & THE DESIGNATED PLANT SITE

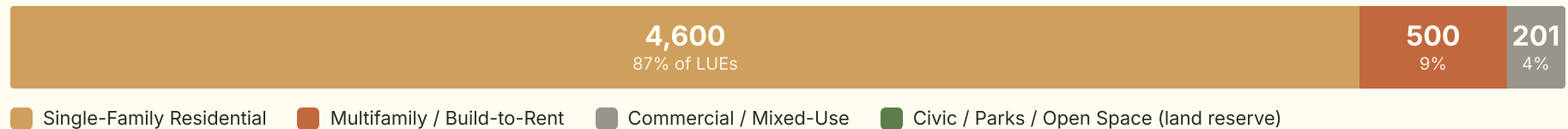
The MUD service plan reserves an on-tract footprint for the district's water and wastewater treatment facilities. Locating the plant on-site eliminates the off-site easement and capacity-purchase frictions that typically delay development under regional providers. Reserved footprint, design capacity (MGD), phasing, and operator assignment are detailed in the engineering report in the data room.

REIMBURSEMENT, IMPACT FEES & TCEQ STATUS

The district's reimbursement-agreement framework, impact-fee schedule, and tap-fee posture govern how developer-funded infrastructure is recovered from future connections — including any pre-paid taps. Current TCEQ docket status and the most recent commission order are filed under the district's docket; buyers should review the full filing set with utility-finance counsel during diligence.

ILLUSTRATIVE 5,301-LUE ALLOCATION — FULL ±1,536-AC DISTRICT

District-wide illustrative split across the entire MUD (not the ±549-acre subject alone): single-family, multifamily, and commercial draw the 5,301 LUEs; civic / parks / open space is a land reserve with no LUE draw.



DEVELOPMENT VISION

05 Concept / Development Plan

ILLUSTRATIVE PROGRAM

Across the full ±1,536-acre district, the 5,301-LUE allocation supports a master-planned community at scale. This offering is the ±549-acre parcel within that district (LUE share not yet determined). While not yet site-engineered by an incoming buyer’s planner, the district’s entitled count and topographic envelope support an illustrative program along the following lines:

USE	LUE DRAW	APPROXIMATE YIELD
Single-Family Residential (50' / 60' / 70' lots)	4,400–4,800	~4,400–4,800 lots
Multifamily / Build-to-Rent	400–600	~400–600 units
Commercial / Mixed-Use Pads	100–250	~50–80 AC pads
Civic / Parks / Open Space / Detention	—	~75–110 AC reserve
Total · Full District	5,301	±1,536 AC

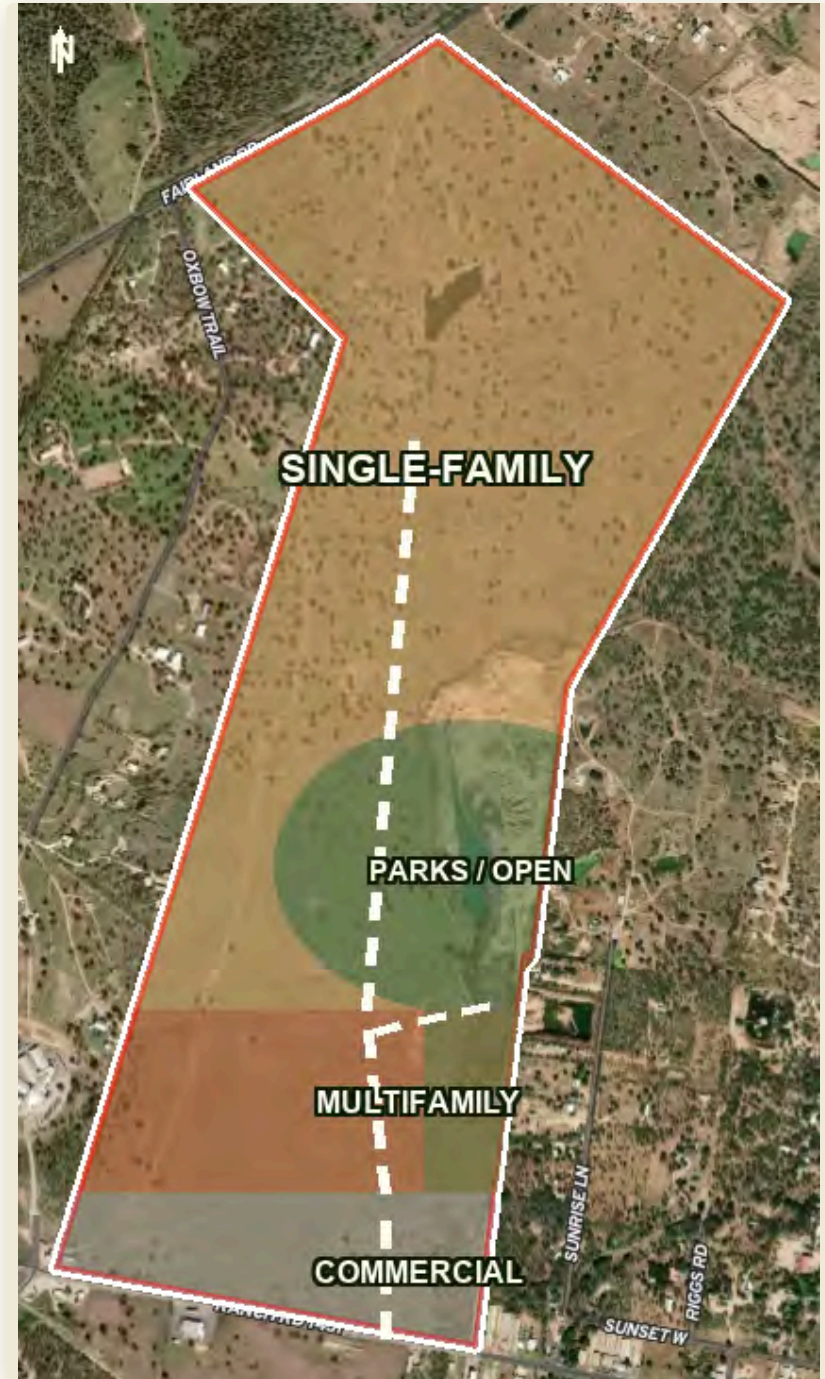
Illustrative concept for the full ±1,536-acre district — not site-engineered, and not the ±549-acre subject parcel alone. Lot counts and unit yields are illustrative pending the buyer’s planner; the district’s service plan governs final use distribution and the subject parcel’s LUE allocation.

DENSITY & PHASING

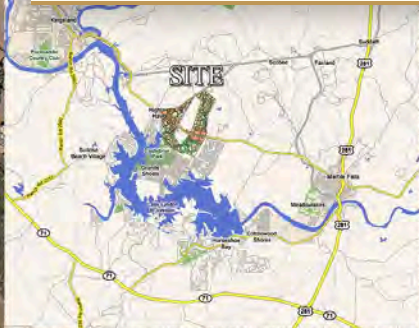
Blended residential density lands in the ~9–10 DU/acre range on net residential acreage, consistent with comparable suburban Austin-MSA master plans. A reasonable horizon is three to four phases over 7–10 years, anchored on the on-tract plant’s MGD rollout and the district’s bonding strategy.

SUPPORTABLE END-USES & CONSTRAINTS

The corridor has absorbed a steady mix of move-up single-family, active-adult, and limited BTR — supporting a master developer with two to four homebuilder takedowns or a phased lot-sale program. Deed restrictions, environmentally sensitive areas, and overlay design controls are documented in the data room; nothing on the public record indicates a material constraint to the program above.



THE DISTRICT
06 The Master Plan — MUD Context



SECTION MAP



SCORECARD

HOLE	YARDS	PAR	HOLE	YARDS	PAR
1	395	4	10	355	4
2	428	4	11	418	4
3	410	4	12	425	4
4	570	5	13	178	3
5	205	3	14	555	5
6	400	4	15	183	3
7	333	4	16	430	4
8	216	3	17	398	4
9	520	5	18	536	5
OUT	3477	36	IN	3478	36
			OUT	3477	36
			TOTAL	6955	72

LAND USE SUMMARY

	SEC1	SEC2	SEC3	SEC4	OVERALL
TOTAL ACREAGE	386.64	654.97	279.81	336.49	1636.91
SINGLE FAMILY RESIDENTIAL	50.98	239.07	68.5	120.22	478.77
MULTI FAMILY	90.41	32.04	48.7	12.42	184.47
MULTI FAMILY CONDO		17.22			17.22
LAKESIDE CONDO				15.91	15.91
ASSISTED LIVING		11.14			11.14
VILLAGE CLUSTER	9.97	59.41	68.73	33.76	171.87
MIXED USE		11.89		12.48	24.37
NEIGHBORHOOD COMMERCIAL	12.14	10.14	9.34		31.62
COMMUNITY COMMERCIAL	58.92	65.99	63.13	51.54	239.58
90' ROW		6.75	7.59	1.71	16.41
70' ROW	15.77	29.7	5.75	19.67	70.89
60' ROW		7.73		3.19	10.92
GOLF CLUBHOUSE	111.32			31.18	142.5
QUARRY	3.33				3.33
MARINA/PARKS/GREENBELT/LAKES	10.62				10.62
	5.18	70.99	7.71	33.41	117.29

Conceptual plan for the full 21,536-acre Granite Shoals Municipal Utility District (5,301 LUEs across four sections). This offering is the 2549-acre Texas Pink Ranch parcel — one portion of the district; the balance is held in separate parcels not included in this sale. Source: Planned Environments, Inc. · Bechtol Golf Design · Waters of America.

**GRANITE SHOALS
 CONCEPTUAL M.U.D. PLAN**



PREPARED FOR:
 FOX REAL ESTATE INVESTMENTS
 515 HIGHWAY 387
 MARBLE FALLS, TX 78046

PLANNED ENVIRONMENTS, INC. BECHTOL GOLF DESIGN WATERS OF AMERICA



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THIS MAP AND ANY TREATMENT PLANS
 SHOWN ARE SUBJECT TO ALL REGULATIONS
 BASED ON INFORMATION RECEIVED

07

THE LAND

Property Aerial

±3,000 ft

11,829

RM 1431 FRONTAGE

VPD · 2024 TRAFFIC



08

REGIONAL POSITION

Location & Regional Access

221 MI.
To Downtown
Dallas

**TEXAS
PINK
RANCH**

GRANITE SHOALS

96 MI.
To Downtown
San Antonio

59 MI.
To Downtown
Austin

218 MI.
To Downtown
Houston

DRIVE TIMES & DISTANCES

DESTINATION	DIST.	DRIVE
Marble Falls (US 281)	-8 mi	-13 min
Cedar Park (RM 1431 / 183A)	-38 mi	-50 min
Downtown Austin	-50 mi	-1 hr
Austin-Bergstrom (AUS)	-61 mi	-1:17
San Antonio	-90 mi	-1.5 hr
Houston	-215 mi	-3.5 hr
Dallas / Fort Worth	-200 mi	-3.5 hr
Horseshoe Bay Jet Ctr	-14 mi	-25 min
Burnet Municipal	-17 mi	-27 min

Texas Pink Ranch sits on the western edge of the Austin–Round Rock–Georgetown MSA — the fastest-growing of the four Texas Triangle metros. RM 1431 runs east through Marble Falls, Lago Vista, and Cedar Park to US 183 / 183A Toll and the I-35 / SH-130 spine; US 281 runs south through Marble Falls and Johnson City to US 290 and Dripping Springs. Both deliver the site to downtown Austin inside an hour and to AUS inside 80 minutes.

DEMAND CASE

09 Market Overview & Demographics

2.55M AUSTIN MSA · JUL 2024	+2.3% YOY — 4TH FASTEST US	6.3% BURNET HOUSING GROWTH
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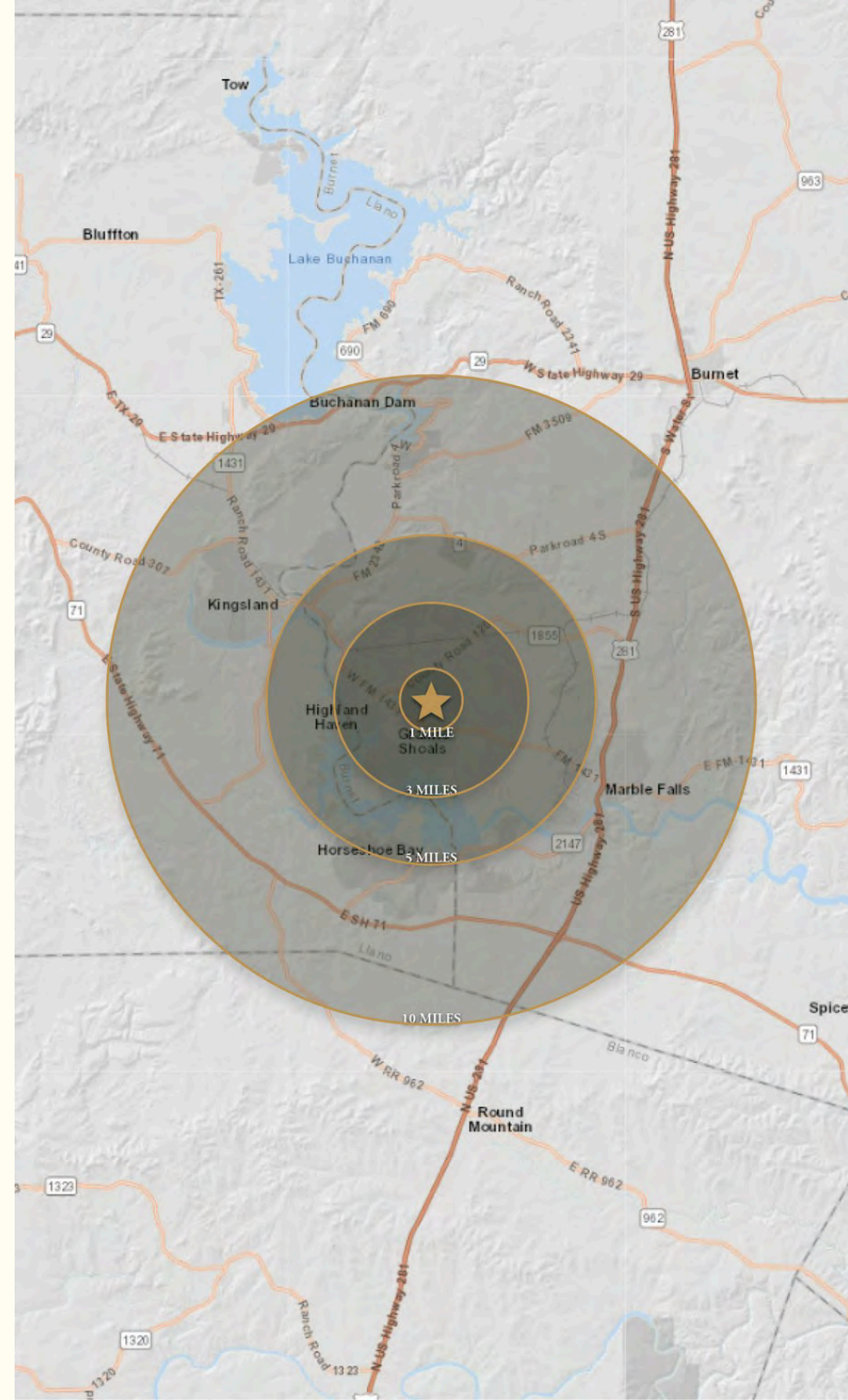
AUSTIN MSA — GROWTH TRAJECTORY

The MSA crossed 2.55M residents in July 2024, up 58,000+ in a single year at 2.3% — the fourth-fastest rate among U.S. metros. Burnet County recorded the MSA's third-fastest housing-stock increase at 6.3%; population sits near 57,000, drawing Highland Lakes retirees and buyers priced out of Cedar Park and Leander.

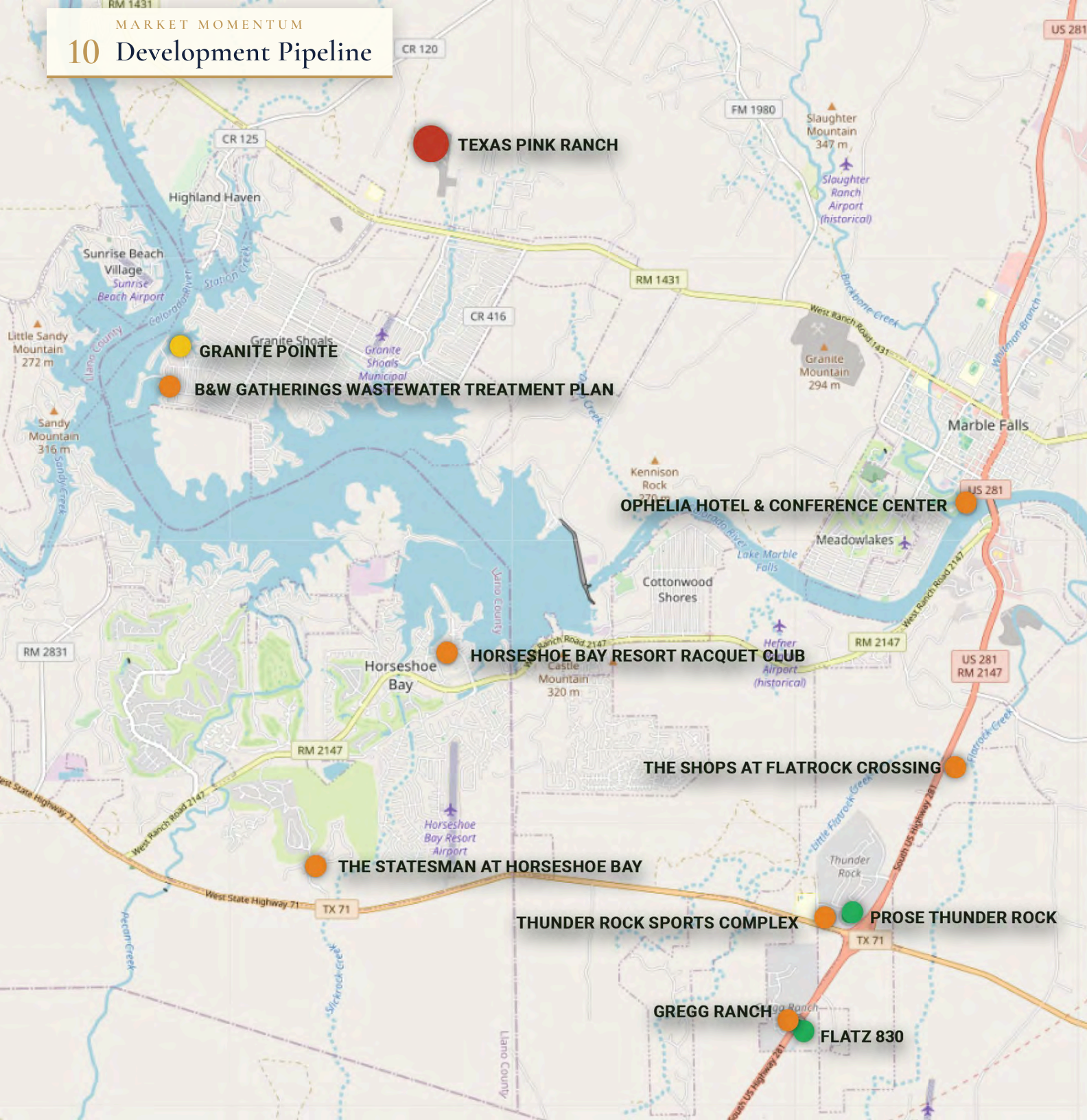
RING DEMOGRAPHICS — ACS 5-YEAR (2022-2024)

METRIC	1 MI	3 MI	5 MI	10 MI
Population	319	5,809	13,112	40,067
Households	117	2,271	5,441	17,377
Median HHI	\$87,368	\$81,409	\$82,963	\$79,930
Avg HHI	\$101,528	\$109,803	\$115,435	\$109,928
Under 18	90	1,388	2,645	7,811
18-64	173	3,022	6,880	20,751

U.S. Census ACS 5-Year (2022-2024), ring stats centered on the subject (1 / 3 / 5 / 10 mi).



MARKET MOMENTUM
10 Development Pipeline



Texas Pink Ranch — Nearby Developments

Within 10 miles of RM 1431 & FM 120, Granite Shoals, TX · DG-2026-0015-H03

- Subject site
- Planned
- Under construction
- Recently completed

● Under construction (7)

The Shops at Flatrock Crossing

retail · 350,000 sf · 2027-fall

Ophelia Hotel & Conference Center

hospitality · 96,000 sf, 127 rooms · 2026-10

Gregg Ranch

mixed_use · ~1,000 residences · phased (build-out ongoing)

The Statesman at Horseshoe Bay

residential · 314,000 sf, 180 units · 2027 (est.)

Horseshoe Bay Resort Racquet Club

commercial · 7,000 sf · 2027-05

B&W Gatherings Wastewater Treatment Plant

industrial · 2026-09

Thunder Rock Sports Complex

other · 26 acres · 2026 (delayed from fall 2025)

● Planned (1)

Granite Pointe

residential · 25 lots + condos · 2026+ (post-wastewater plant)

● Recently completed (2)

Prose Thunder Rock

multifamily · 2025 (now leasing)

FLATZ 830

multifamily · 170 units · 2025 (now leasing)

GET IN TOUCH

11 Contact & Confidentiality

INQUIRIES · NDA REQUESTS · DATA-ROOM ACCESS

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ABOUT MARK FOX CO.

Mark Fox Co. Real Estate is a Texas Hill Country brokerage based in Marble Falls, specializing in ranch, recreational, and development land across Burnet, Llano, and the surrounding Highland Lakes counties.

CONFIDENTIALITY & NON-RELIANCE

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