



FLATROCK CROSSING

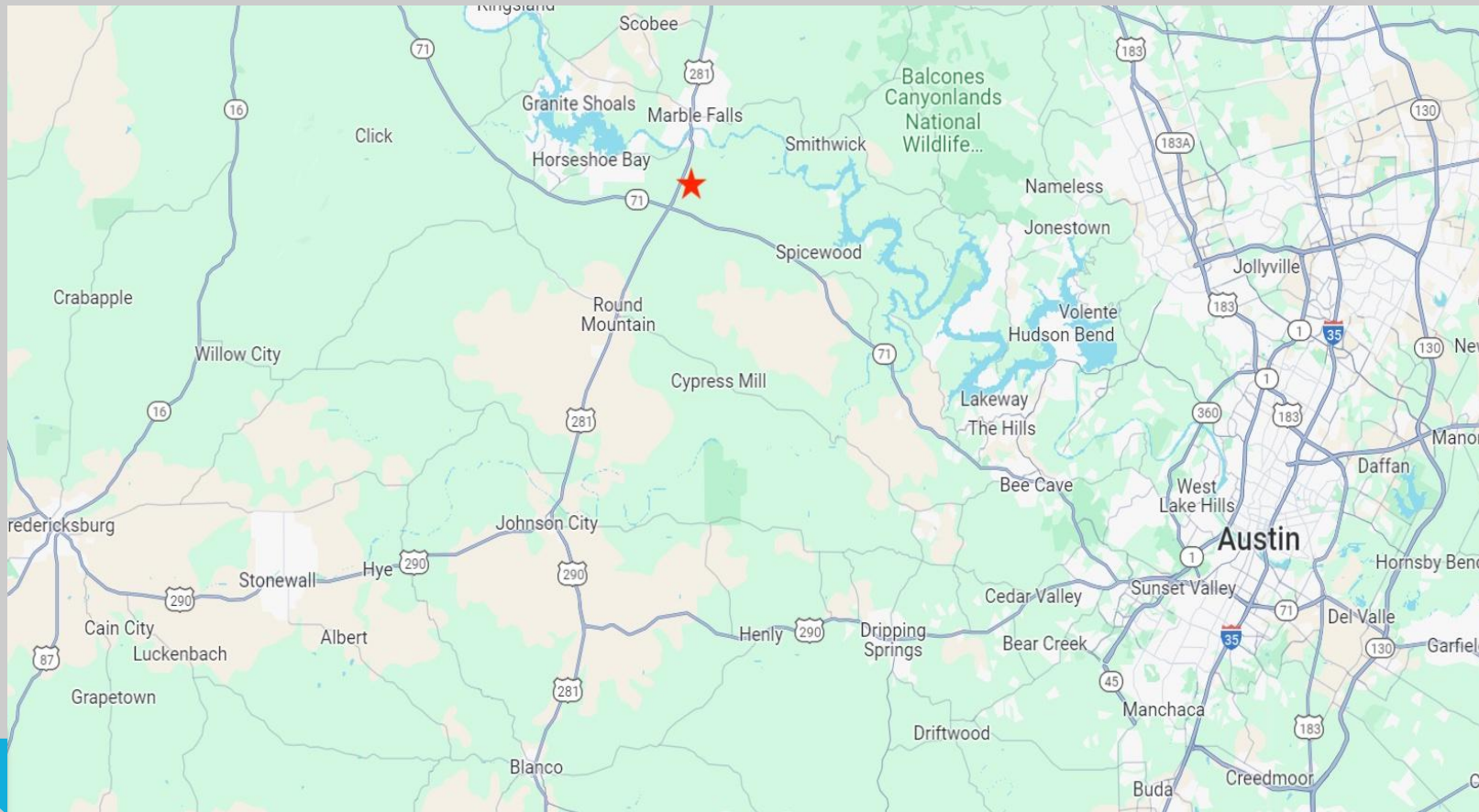


The New Retail Destination in Texas Hill Country

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Growth Statistics

- Marble Falls drew over 1 million visitors in 2022.
- Over 5000 new single-family homes and 2000 Multi-family units planned within 2 miles of Flatrock Crossing
- 1,500+/- multi-family units currently in permitting/under construction.
- 4,100 new residents from Williamson & Travis counties from 2019-2022.
- 4,500 total new residents over the last 3 years
- \$450,000 average market value of primary residence
- Over the past five years, the Highland Lakes region has experienced a 15-20% increase in out-of-state buyers, particularly from urban areas like Austin, Houston, and Dallas, seeking lakefront homes for vacation or remote work.

HOUSEHOLD INCOME

AVERAGE HOUSEHOLD INCOME

\$ 1 2 3 , 4 7 6

MEDIAN HOUSEHOLD INCOME

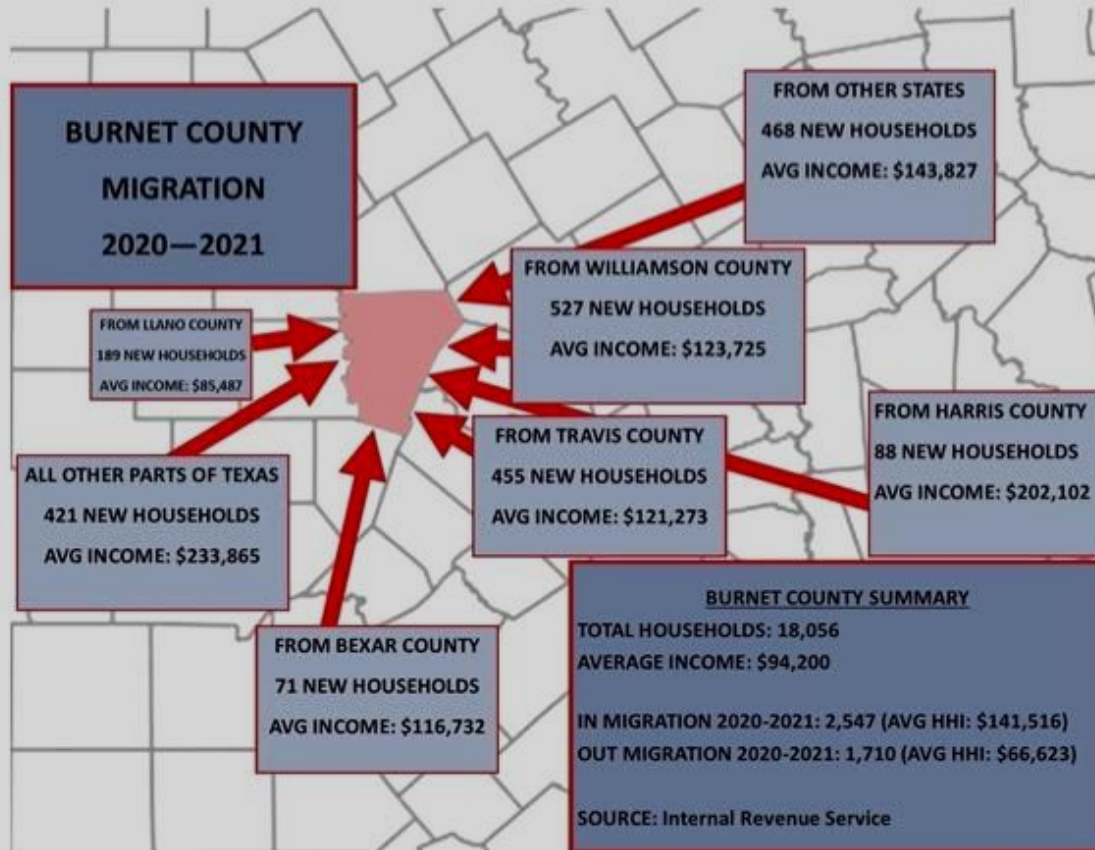
\$ 8 6 , 4 8 1

PER CAPITA INCOME

\$ 5 0 , 3 6 2

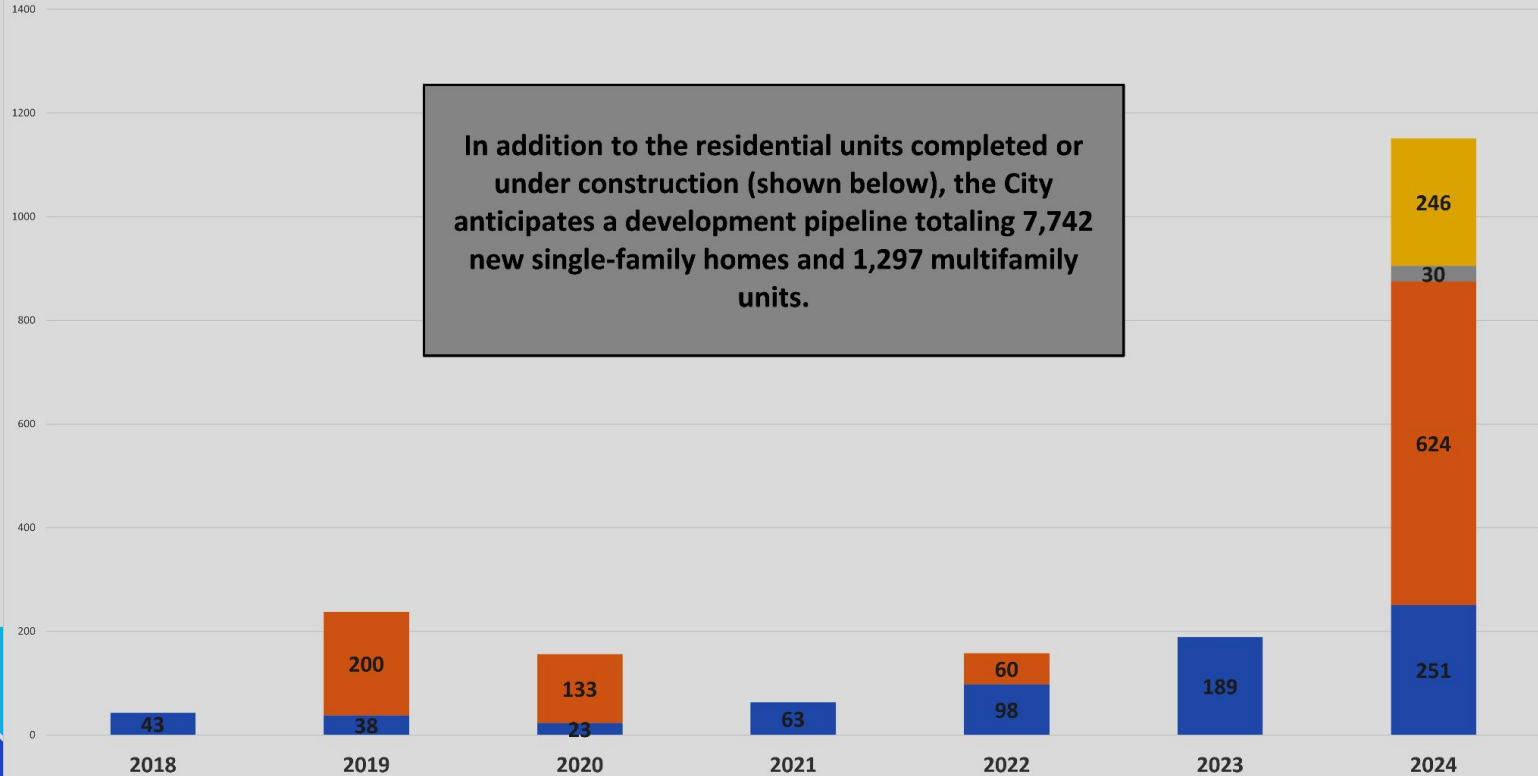


Migration of Wealth into Burnet County

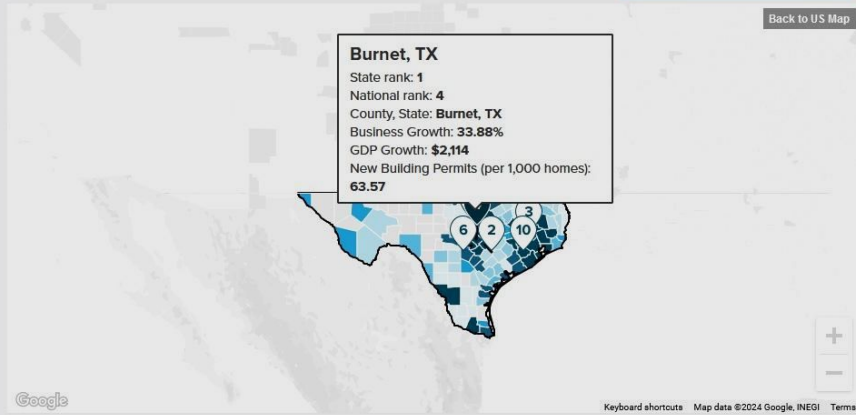


Marble Falls Residential Growth by Category

- New Single Family CO'd
- New Multifamily Units CO'd
- New Single Family Permitted, Under Construction
- New Multifamily Units Permitted, Under Construction



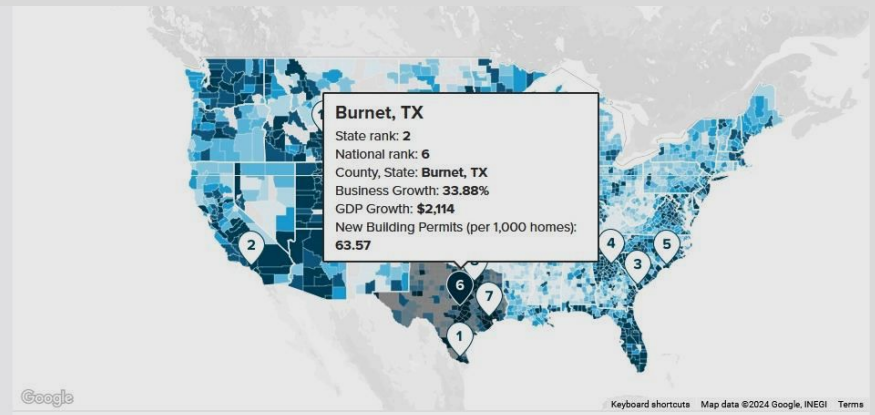
New-Build Permits



LEAST MOST

| Rank | County, State | Business Growth | GDP Growth | New Building Permits (per 1,000 homes) | New Building Permits Index |
|------|----------------|-----------------|-------------------|--|----------------------------|
| 1 | Burnet, TX | 33.88% | \$2,114 | 63.57 | 68.96 |
| 2 | Caldwell, TX | -0.78% | \$998 | 53.40 | 57.93 |
| 3 | Montgomery, TX | 1.33% | \$20,074 | 53.22 | 57.74 |
| 4 | Hays, TX | 63.05% | \$7,574 | 50.09 | 54.34 |
| 5 | Rockwall, TX | 1.75% | \$4,087 | 46.10 | 50.02 |
| 6 | Comal, TX | 34.81% | \$6,563 | 43.94 | 47.67 |
| 7 | Collin, TX | 218.92% | \$41,936 | 42.60 | 46.22 |
| 8 | Ellis, TX | 3.66% | \$5,267 | 39.10 | 42.42 |
| 9 | Grayson, TX | 0.90% | \$4,013 | 38.92 | 42.22 |
| 10 | Fort Bend, TX | 26.00% | \$24,146 | 37.01 | 40.15 |
| | TX | 14.49% | \$4,591.62 | 8.2 | |

Overall Incoming Investments

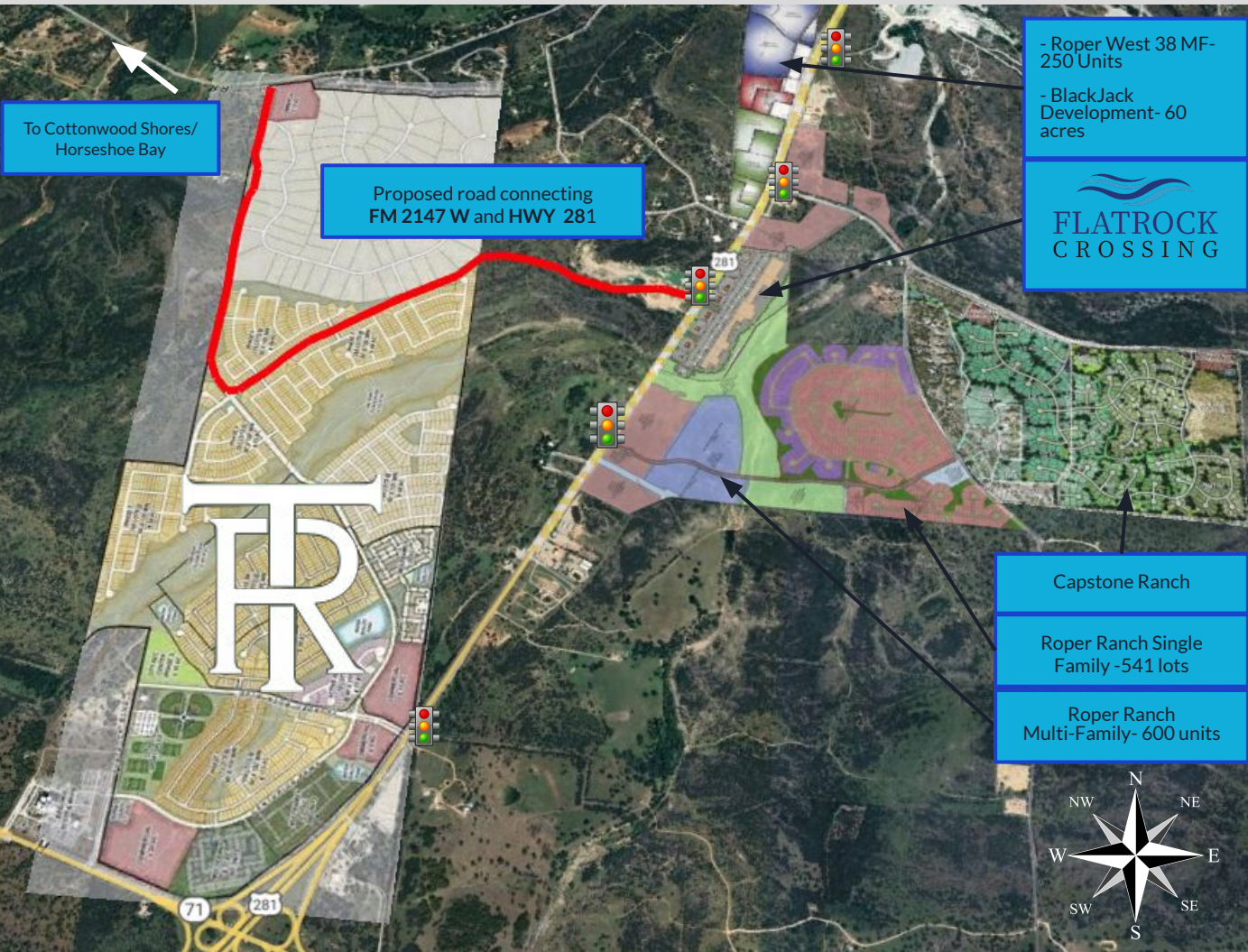


LEAST MOST

| Rank | County, State | Business Growth | GDP Growth | New Building Permits (per 1,000 homes) | Incoming Investment Index |
|------|-----------------|-----------------|-------------------|--|---------------------------|
| 1 | Hidalgo, TX | 3152.25% | \$18,645 | 20.67 | 100.00 |
| 2 | Los Angeles, CA | 119.46% | \$405,600 | 6.33 | 8715 |
| 3 | Jasper, SC | 8.37% | \$804 | 92.17 | 7912 |
| 4 | Jackson, GA | 0.43% | \$1,717 | 68.35 | 58.74 |
| 5 | Brunswick, NC | 1.96% | \$3,152 | 66.16 | 57.19 |
| 6 | Burnet, TX | 33.88% | \$2,114 | 63.57 | 55.57 |
| 7 | Harris, TX | 255.35% | \$160,287 | 17.56 | 52.51 |
| 8 | Dallas, TX | 852.16% | \$103,413 | 12.17 | 51.77 |
| 9 | Custer, SD | 4.64% | \$336 | 59.65 | 51.15 |
| 10 | Teton, ID | 0.49% | \$578 | 59.08 | 50.61 |
| | US | 7.17% | \$3,368.27 | 6.56 | |



| Area/Development | Population/ # of units |
|--------------------|------------------------|
| Marble Falls* | 8395 - People |
| Horseshoe Bay* | 4526 - people |
| Cottonwood Shores* | 1563 - people |
| Thunder Rock | 1926 SF 1000 MF |
| Greg Ranch | 707 SF 250 MF |
| Thousand Oaks | 300 SF |
| Legacy Crossing | 1346 SF 264 MF |
| Roper Ranch | 541 SF 600 MF |
| * = Existing town | |



To Cottonwood Shores/
Horseshoe Bay

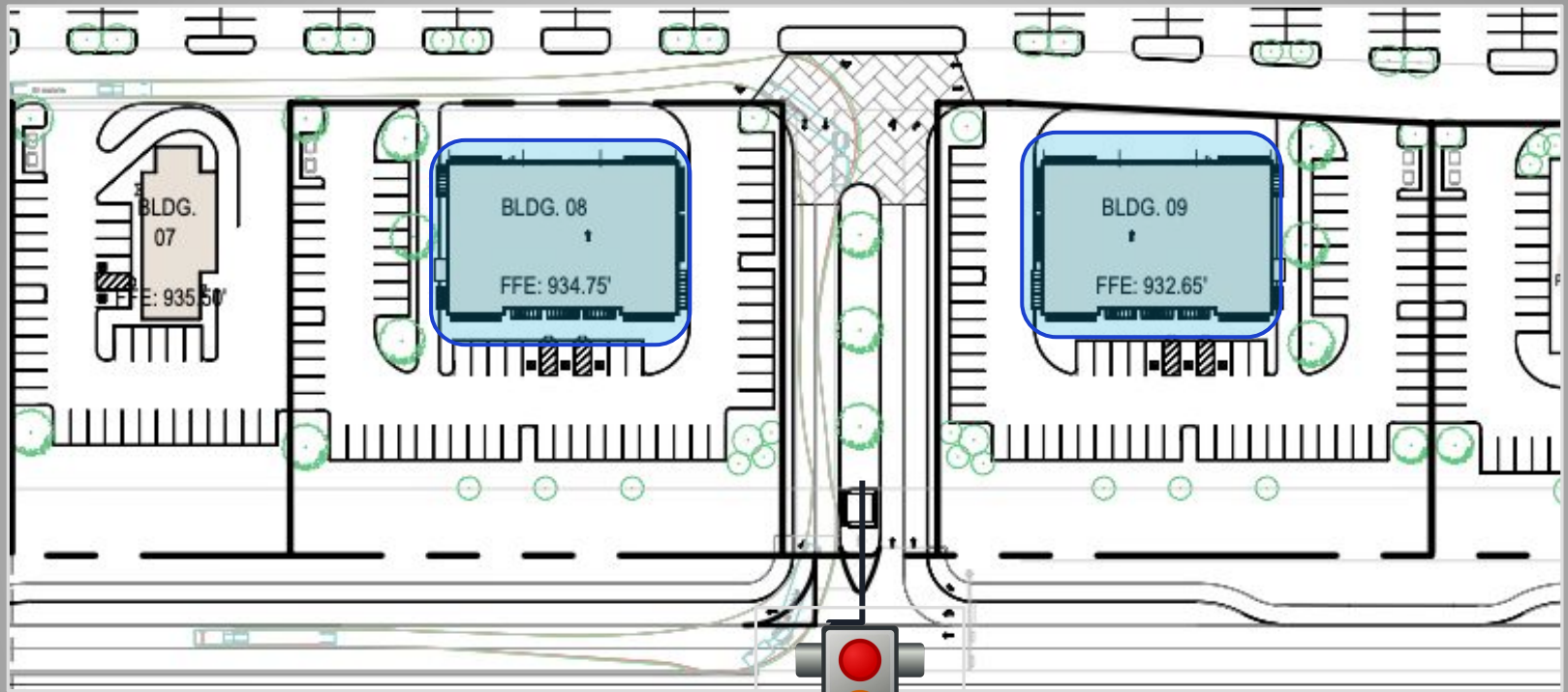
Proposed road connecting
FM 2147 W and HWY 281

- Roper West 38 MF-
250 Units
- BlackJack
Development- 60
acres

FLATROCK
CROSSING

Capstone Ranch
Roper Ranch Single
Family -541 lots
Roper Ranch
Multi-Family- 600 units





2- Multi-Tenants **AVAILABLE** +/- 10,000 sqft
off main entry



