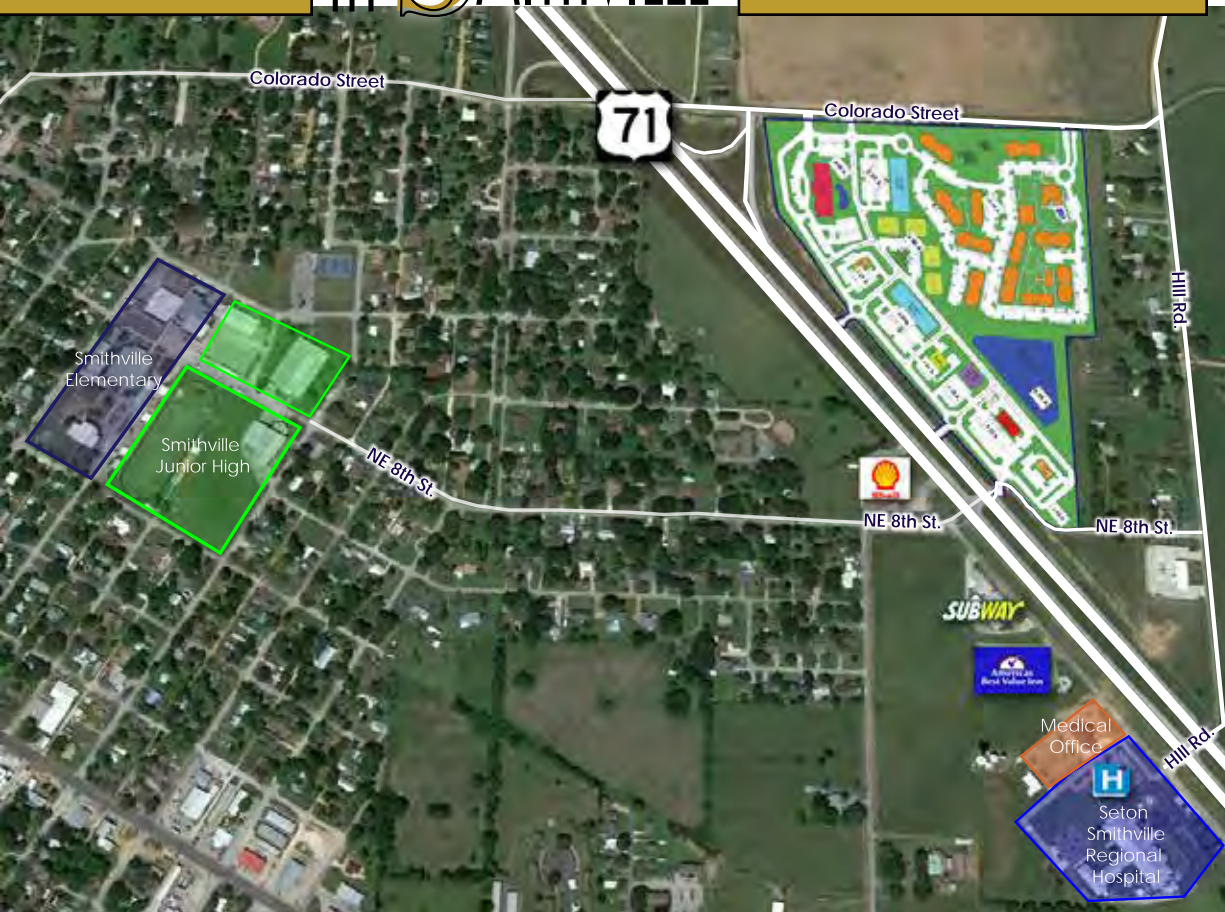


Mixed Use Development Opportunities

HIGHWAY 71 @ COLORADO

Smithville, Texas 78736

THE Village AT SMITHVILLE



The Village at Smithville is an exclusive mixed-use development offered by Capella Commercial, LLC located on Highway 71 in Smithville, Texas. Capella carefully chose this location due to the high visibility and access from Highway 71, the growing local population in Smithville and Bastrop County, and the welcoming and encouragement from the economic development at the City of Smithville. The 42 acre A Class Development will consist of a corner convenience store / gas station, two to three quick serve restaurants, various retail and service tenants, hotel, senior assisted living and multi-family housing. The convenient location is situated not only to serve the local community but to attract and service the many vehicles on Highway 71 travelling between Austin, Houston, and San Antonio

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Development Information

SITE

Location : NE side of Highway 71 Between Hill Street & Colorado Street, Smithville, TX

Total Land Size : 42+/- Acres

Frontage : Approximately 916' on the west side of NW bound Highway 71 service road.

Visibility : High visibility from Highway 71

Access : NW Hwy 71 @ Hill St., 8th St., & Loop Road
SE Hwy 71 @ Colorado St. & 8th St.

Traffic Count: 70,000 VPD (2015)

Water: Available

Sewer/Wastewater Available

Retention: Natural Retention Pond in Place

Approval: Capella's Mixed Use Development Plan has been approved by Smithville P & Z.

AVAILABILITY

	USE	TOTAL SIZE	BLDG SIZE	PRICE	PRICE PSF
1	Multi- Family	15.75+/- A.		\$700,000	\$1.02
2	Retail	2.53+/- A.	20,000 SF	\$150,000	\$1.36
3	Hotel	5.50+/- A.		\$325,000	\$1.36
4	Senior Living	2.30+/- A.	4,000 - 8,000 SF	\$130,000	\$1.30
5	Quick Serve Restaurant	1.61+/- A.		\$210,000	\$2.99
6	Retail	2.39+/- A.	20,000 SF	\$150,000	\$1.44
7	Bank/Retail/Restaurant	2.40+/- A.	3,000-11,000 SF	\$145,000	\$2.37
8	C-Store	2.33+/- A.		\$235,000	\$2.32
9	Quick Serve Restaurant	1.90+/- A.		\$305,000	\$3.69
10	Water Feature/Parklands	5.35+/- A.			

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Current Needs



Senior
Housing

Bastrop County has a deficiency of facilities in the area suitable for senior care. According to a housing assessment conducted by Texas A & M University in May of 2016, approximately a quarter of the Bastrop County population is age 55 or older. There is a 120 bed skilled nursing facility next to Seton Regional Hospital. The facility is at capacity. With the aging population in Smithville and Bastrop County and the ideal Highway location accessible to Austin, Houston, and San Antonio it is determined The Village at Smithville is a viable site for a Senior Housing product.

Affordable
Housing

Education and Health Services are currently the largest industries in Bastrop, Texas where affordable housing for hospital employees and teachers is minimal. The economic development department has voiced their concern for the lack of affordable housing and multi-family and backs the development of multi-family type product.

Hotel

As a perimeter area of the Austin Metroplex, Smithville has a draw of tourism coinciding with Austin festivities such as South by Southwest, Austin City Limits Festival, and F-1 Races. The local airport is often utilized by private aircraft coming into Austin. In addition to picking up rollover Austin lodging, the area has a necessity for year round hotel rooms to accommodate local guests, weekenders, hospital visitors and highway traffic.

Fast Food
Restaurant

A fast food restaurant establishment would benefit from traveler traffic, c-store rollover as well as the local population. Travelling from Houston, the last drive-thru food establishment is located 20 miles before reaching Smithville in the town of La Grange. La Grange currently has 7 quick serve restaurants, McDonalds and Whataburger are located at the highway where the remainder of the restaurants are located off the highway inward towards town. The next town with drive-thru options will be Bastrop 16

Retail

The growing population and new planned residential developments will open up opportunity for all types of retail uses. Based on a recent Smithville community survey conducted by the economic development department, local patrons are eager for additional retail options, most notably one of the major drugstore chains and a dollar store.

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Site Plan

THE *Village*
AT SMITHVILLE



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THE Village AT SMITHVILLE

Smithville, Texas is located on the banks of the Colorado River in Bastrop County along the Highway 71 corridor approximately 45 miles from Austin, 110 miles from San Antonio, and 120 miles from Houston and within 2 hours from San Marcos, San Antonio and College Station. Highway 71 is a highly travelled artery by thousands of travelers, commuters, and locals per day. The City of Smithville serves over 76,000 people from the surrounding communities and highway traffic.

Bastrop County has been noted by the U.S. Census Bureau as the 8th fastest growing county in the United States. The county has an annual growth rate of 3% where the City of Smithville has an anticipated 18-24% increase in population by the year 2020. The availability and affordability of land and housing, the newly installed high speed Google Fiber network, the growing popularity among the Texas artist community combined with the close proximity to Austin are all attractive population draws to the The City of Smithville.

Smithville Economic Development is strategically planning re-vitalization of the area as the population continues to grow. In preparation for the upcoming growth, the City of Smithville is implementing plans to connect housing, jobs and dynamic mixed-use developments through transportation improvements. Simultaneously, The City is promoting economic development of the area to yield a positive impact on the local tax base, high quality jobs, and community services.

Smithville, TX



The City of Smithville is a rail served community and houses Smithville Crawford Municipal Airport, the only Bastrop County Airport. Airport improvements have been approved for an overhaul of the airport which would allow single engine planes to be fueled and parked at the airport accommodating fire-fighting aircraft. Additional plans call for elongating the current runway to allow larger aircraft to land and take-off.

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THE Village AT SMITHVILLE

Capella Commercial has enlisted the support of the City of Smithville in bringing in a mixed-use concept into the area. The Smithville comprehensive plan outlines the city's vision to spur economic and population growth within the city while maintaining a small town closeness and atmosphere. The City's efforts include corporation recruitment at the state level while simultaneously focusing on population growth. Affordable housing is a key need to the community which would help spur the economic growth.

Several Austin based restaurants have recognized the opportunity in Smithville including Austin based Amy's Ice Cream who has recently opened adjacent to their sister eatery Honey's Pizza in historical downtown Smithville, Chinatown Restaurant and an undisclosed favorite Austin BBQ. The City is also popular among artists and the film industry. Over 60 movies, commercials, and videos have been shot in and around Smithville, most notably the Sandra Bullock classic, Hope Floats.



Economic Development

Smithville has attracted the attention of artists and art lovers as a community which supports and grows the arts with the establishment of the Richard D. Latham cultural District which encompasses downtown Smithville and the Lost Pines Artisan Alliance which is made up of local Smithville and Austin Artists.



Downtown Smithville is made up of charming historical red brick buildings. The City of Smithville is open and in support of new development in the area and hopes to keep new construction under the same classic feel of the older architecture. The red brick façade was added to the First National Bank building adding a clean but old fashioned look to a newly constructed building.

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Aerial



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REAL ESTATE SERVICES

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer) you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as sub-agent represents the owner in a cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a sub-agent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the

transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant