

TEXAS BAYFRONT RANCH

LAND USE SUMMARY

	Development Acres	Lake Acres	Amenity Acres	Open Space / ROW Acres	Total Acres	Approx. # of Dwelling Units	Dwellings Units per Acre	Average Sales Price per Dwelling Unit	Gross Sales
Commercial	279.5				279.5			50,000.00	13,975,000.00
Town Center	116.6				116.6			50,000.00	5,830,000.00
Private Ranches	718.9		35.1		754.0	14	50	500,000.00	7,189,000.00
Ranchettes	153.0				153.0	15	10	150,000.00	2,295,000.00
Estuary Golf Club Estates	429.8	20.2	205.6	277.7	933.3	1,289	3	30,000.00	38,682,000.00
Air Club Estates	287.5		218.7	10.5	516.7	115	2.5	70,000.00	8,050,000.00
Waterfront Estates	287.4			186.7	474.1	862	3	75,000.00	64,665,000.00
Lakeside Golf Club Estates	525.5	222.0	199.9	109.6	1,057.0	1,577	3	50,000.00	78,825,000.00
Equestrian Estates	289.4		20.5	51.7	361.6	289	1	60,000.00	17,364,000.00
Canal Front Estates	284.1				284.1	1,136	4	125,000.00	142,050,000.00
Bayside Estates	302.5		16.2	137.7	456.4	1,210	4	200,000.00	242,000,000.00
Lakeside Estates	223.1	160.3		35.9	419.3	669	3	50,000.00	33,465,000.00
Sportsman Golf Club Estates	190.6	20.2	207.0	223.7	641.5	572	3	75,000.00	42,885,000.00
Resort & Conference Center	67.9			14.3	82.2			100,000.00	6,790,000.00
Marina	14.8			35.2	50.0			75,000.00	1,110,000.00
Hunting Preserve & Sanctuary				2,403.3	2,403.3				
Marshland Preserve				432.3	432.3				
Estuary Preserve				349.7	349.7				
TOTAL	4,170.6	422.7	867.9	4,303.4	9,764.6	7,750		90,994.10	705,175,000.00
PERCENTAGE	43%	4%	9%	44%					
PERCENTAGE (less preserves)	63%	6%	13%	17%					

The above land use summary is based off a conceptual land plan not yet submitted to Calhoun County or Army of Corps of Engineers for approvals and permitting. All preserves labeled on the land plan are conceptual, and no land has been formally put aside for preservation purposes.

Any and all figures relating to dwelling units per acre and dollar amounts for lots are solely for illustrative and projection purposes. Neither owner, employees or affiliates give opinion, warrant, guarantee, expressed or implied, that the above figures are attainable or economical. It is up to the Prospective Buyer to perform an independent market study.