

ROMAN C. ESPARZA  
RANCH & COUNTRY CRE

**2 2 0**  
**a c r e s**  
205 lot subdivision

**Nature's Cove  
Shovel Ready  
Paper Lot Subdivision**

FM 2657 | Kempner, TX

**\$6.5M | \$29,545 per acre**







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**ROMAN C. ESPARZA, BROKER**

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Austin, TX. 78750



# Executive Summary

**\$6.5M | \$29,545 per acre**

Nature's Cove is a 220-acre gated-community with 98 half-acre lots and 107 one-acre estate size lots, with a 3-acre amenity center set aside. This is the ideal product for those wishing to move away from the urban centers and into the countryside, for those yearning to upgrade from the high density, cookie-cutter homes and to have more space and freedom.

The property has a gentle rolling terrain, with views and 1605 feet of frontage on County Road 2657. Currently the ranch is under an agricultural tax exemption, however Nature's Cove will be permit ready in mid-April 2023.

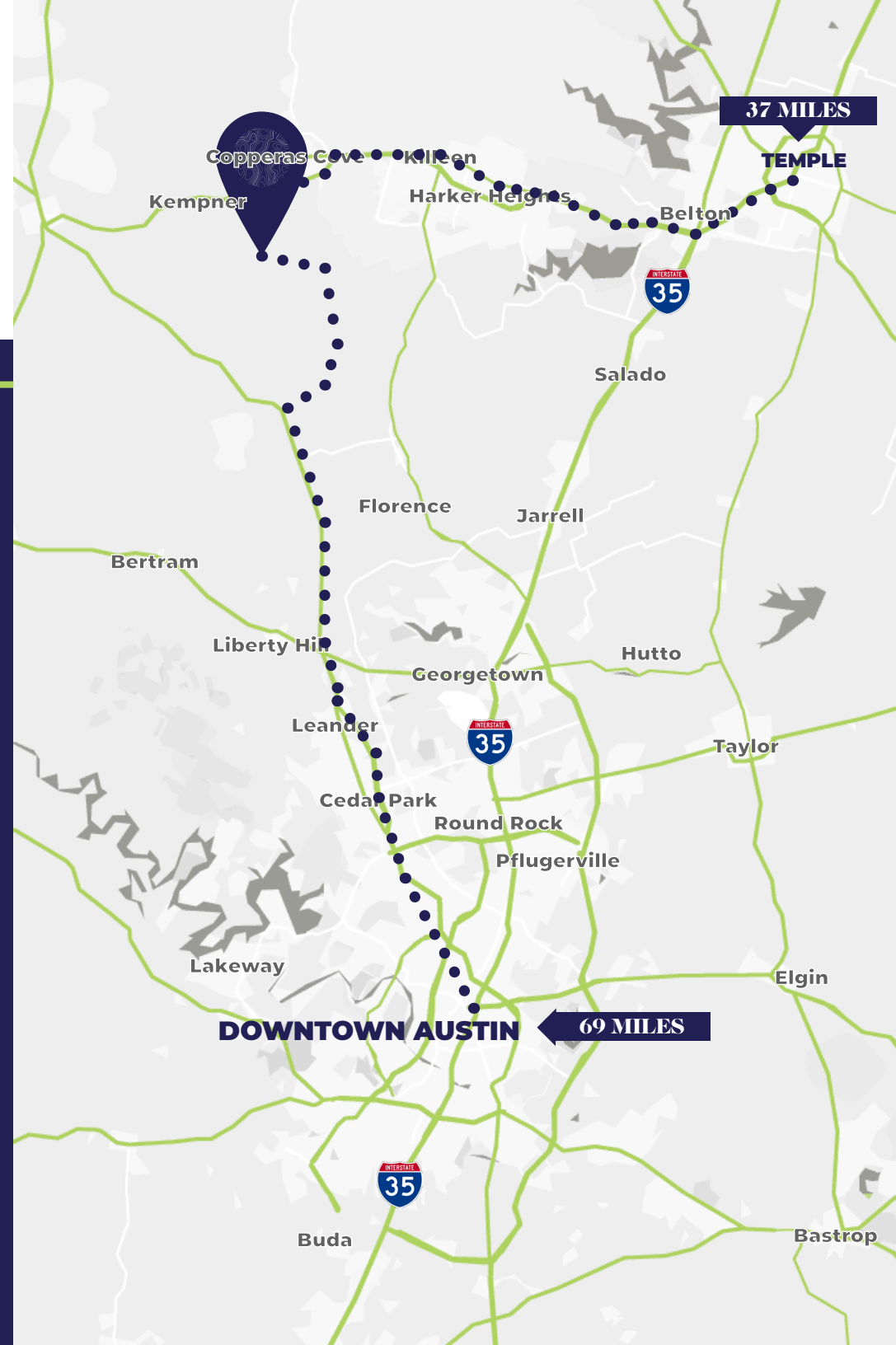
Nature's Cove is located outside of Kempner, Texas which resides in the Killeen-Temple-Fort Hood MSA, which has a population of over 500,000 people and the population is expected to grow by 6% or more in the next 5 years.

The local economy is driven by a mix of small businesses, agriculture, and construction. Major employers in the area include Fort Hood, Killeen ISD, Seton Medical Center, BS&W Medical Center, Temple VA Hospital (4th largest in U.S.A) and higher education consists of University Mary Hardin Baylor, Central Texas College, Texas A&M and Temple College.

Household income in this area is projected to change over the next five years, from \$78,396 to \$84,900. The number of households in this area is estimated to change from 144,119 to 170,174, resulting in an increase of 18.1% between 2010 and the current year. Over the next five years, the number of households is projected to increase by 6.1%.

The population in this area is estimated to change from 405,300 to 473,790, resulting in a growth of 16.9% between 2010 and the current year. Over the next five years, the population is projected to grow by 5.4%.

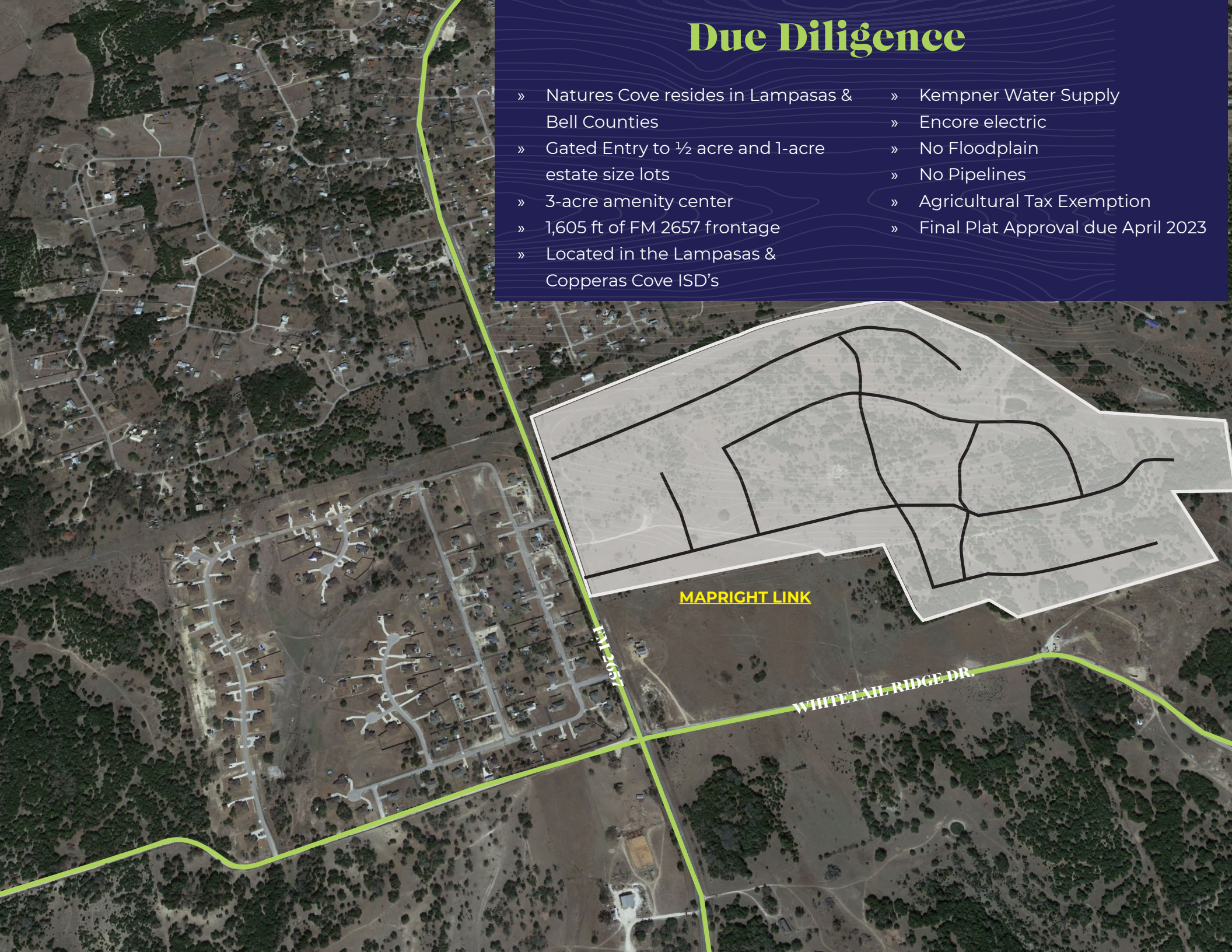
Overall, Nature's Cove offers an excellent opportunity for investment in a growing area with access to major employers and a diverse local economy. With final approvals expected in April/May 2023, interested parties should act quickly.





# Due Diligence

- » Natures Cove resides in Lampasas & Bell Counties
- » Gated Entry to ½ acre and 1-acre estate size lots
- » 3-acre amenity center
- » 1,605 ft of FM 2657 frontage
- » Located in the Lampasas & Copperas Cove ISD's
- » Kempner Water Supply
- » Encore electric
- » No Floodplain
- » No Pipelines
- » Agricultural Tax Exemption
- » Final Plat Approval due April 2023

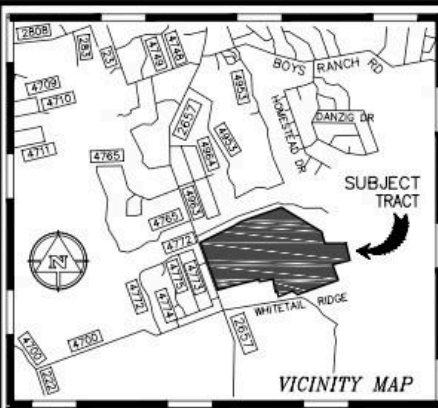


**MAPRIGHT LINK**

FM 2657

WHITTAIL RIDGE DR.





**LEGEND**

- IRF IRON PIPE FOUND
- IRFD IRON ROD FOUND
- IRFC IRON ROD FOUND WITH CAP
- CONC MON. CONCRETE MONUMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE
- P.O.B. POINT OF BEGINNING
- E-E EDGE-EDGE OF STREET SECTION
- R.O.W. RIGHT-OF-WAY
- ( ) DEED CALLS

BLOCK NO.	# OF LOTS
1	5
2	87
3	37
4	19
5	17
6	14
7	9
8	17
<b>TOTAL=205</b>	

STREET NAME	LENGTH(FT)	AREA IN ROW(SF)
ACADIA GROVE	3756.89	229555.34
ARCHES CIRCLE	146.02	11508.74
BISCAYNE AVENUE	501.49	29407.52
CONGAREE COURT	443.87	29030.11
EVERGLADES WAY	1371.44	78706.75
GLACIER BAY DRIVE	2362.86	141146.62
GRAND CANYON TRAIL	2611.32	158291.02
MAMMOTH CAVE DRIVE	867.87	51362.88
RAINIER DRIVE	1074.49	60870.39
REDWOOD COURT	647.62	42102.51
SEQUOIA DRIVE	1628.88	99942.36
SMOKY MOUNTAINS TRL	4315.97	263395.51
YOSEMITE DRIVE	572.38	33186.98
ZION CIRCLE	572.38	13993.56
<b>TOTAL</b>	<b>20,480.31</b>	<b>1,242,500.29</b>

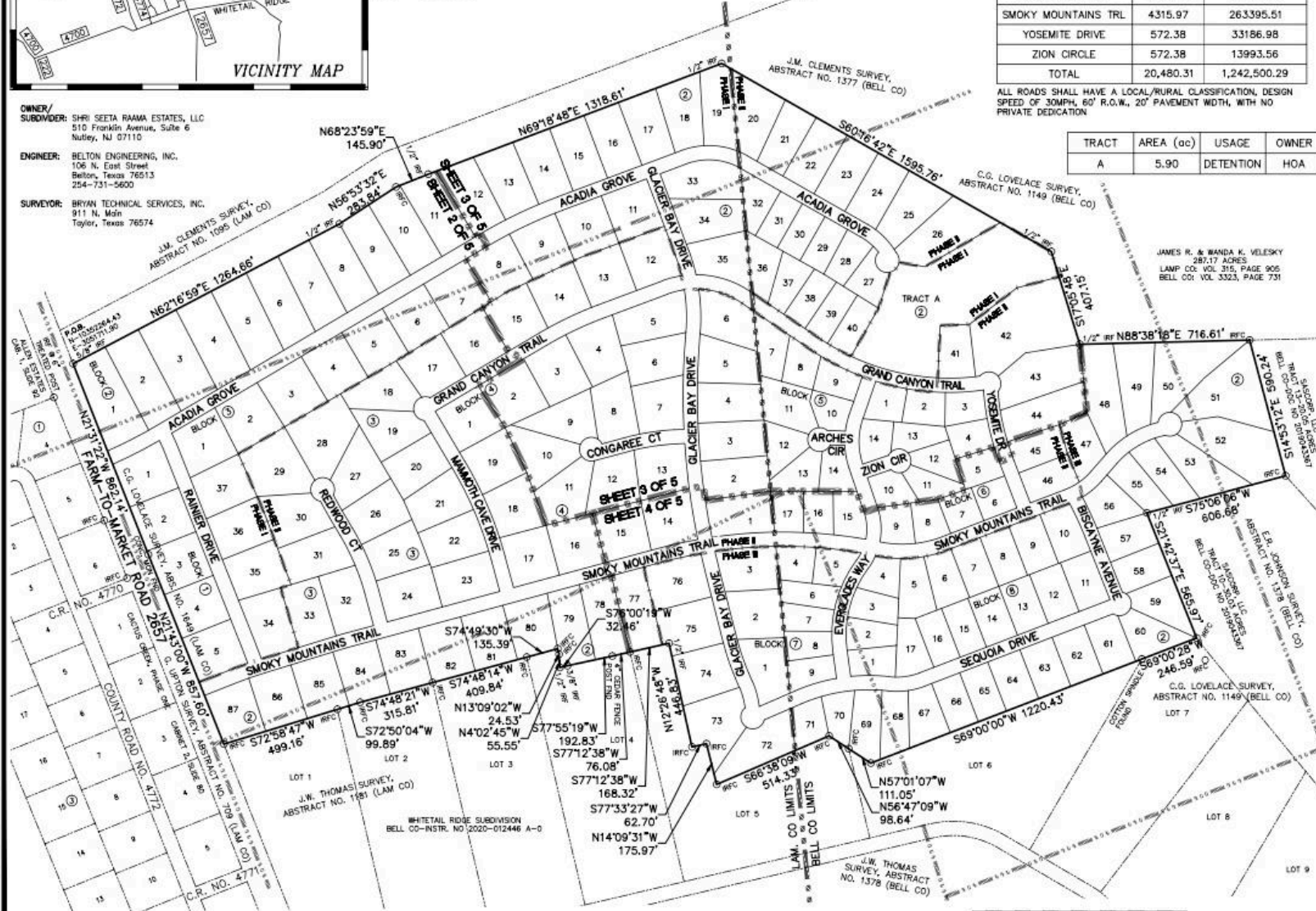
ALL ROADS SHALL HAVE A LOCAL/RURAL CLASSIFICATION, DESIGN SPEED OF 30MPH, 60' R.O.W., 20' PAVEMENT WIDTH, WITH NO PRIVATE DEDICATION

TRACT	AREA (ac)	USAGE	OWNER
A	5.90	DETENTION	HOA

**OWNER/SUBDIVIDER:** SHRI SEETA RAMA ESTATES, LLC  
510 Franklin Avenue, Suite 6  
Nutley, NJ 07110

**ENGINEER:** BELTON ENGINEERING, INC.  
106 N. East Street  
Belton, Texas 76513  
254-731-5600

**SURVEYOR:** BRYAN TECHNICAL SERVICES, INC.  
911 N. Main  
Taylor, Texas 76754



JAMES R. & WANDA K. VELESKY  
287.17 ACRES  
LAMP CO. VOL. 315, PAGE 906  
BELL CO. VOL. 3323, PAGE 731

**SURVEYORS NOTES:**

- THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
- THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 4808990245B (LAMPASAS CO), EFFECTIVE DATE JANUARY 02, 1991, AND 4802700250E (BELL CO) EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).
- THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
- ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
- THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

PRELIMINARY PLAT OF:  
**NATURES COVE**  
PAGE 1 OF 6

205 LOTS, 8 BLOCKS, 1 TRACT  
220.855 ACRES

OUT OF THE: J.W. THOMAS SURVEY, #1378  
J.M. CLEMENTS SURVEY, #1377  
C.G. LOVELACE SURVEY, #1149  
E.R. JOHNSON SURVEY, #1036  
LAMPASAS COUNTY, TEXAS

OUT OF THE: J.W. THOMAS SURVEY, #1181  
J.M. CLEMENTS SURVEY, #1095  
C.G. LOVELACE SURVEY, #1649  
BELL COUNTY, TEXAS

**BELTON ENGINEERING, INC.**  
Engineering • Design/Build • Planning  
106 EAST STREET, BELTON, TEXAS 76513  
BELTONENGINEERINGINC@GMAIL.COM  
WWW.BELTONENGINEERS.COM

**BRYAN TECHNICAL SERVICES, INC.**

**BTS**

911 NORTH MAIN TAYLOR, TX 76754 PHONE: (512) 352-9090  
FIRM No. 10128500

NO.	DATE	REVISIONS	BY
01	07/22/22	LOT SIZE CHANGES/COUNT PHASING LINES	RR

DRAWN BY: RR CHECKED BY: BLB  
SCALE: 1" = 300' APPROVED BY: BLB  
PROJECT NO. 21034 DATE: JULY 27, 2022

220  
a c r e s

# Utility Commitment Letter

FM 2657 | Kempner, TX

## JONES - HEROY & ASSOCIATES, INC.



April 1, 2022

Mr. Brandon Nault  
Kempner Water Supply Corporation  
P.O. Box 103  
11986 East Hwy 190  
Kempner, Texas 76539

Re: Kempner Water Supply Corporation  
Feasibility Study for FM 2657, 220 Acre Development  
Supplement to December 8, 2021 Feasibility Review  
JHA Project No. 1031-031

Dear Mr. Nault:

Per the developer's request dated March 7, 2022 and on behalf of Kempner Water Supply Corporation (KWSC), Jones-Heroy & Associates (JHA) has updated our December 21, 2021 hydraulic analysis for domestic water service to a proposed 220-acre development located along FM 2657 in Lampasas and Bell Counties. **The updated analysis includes domestic service to 226 proposed 0.75-acre single family lots in lieu of the originally proposed 186 1-acre single family lots.**

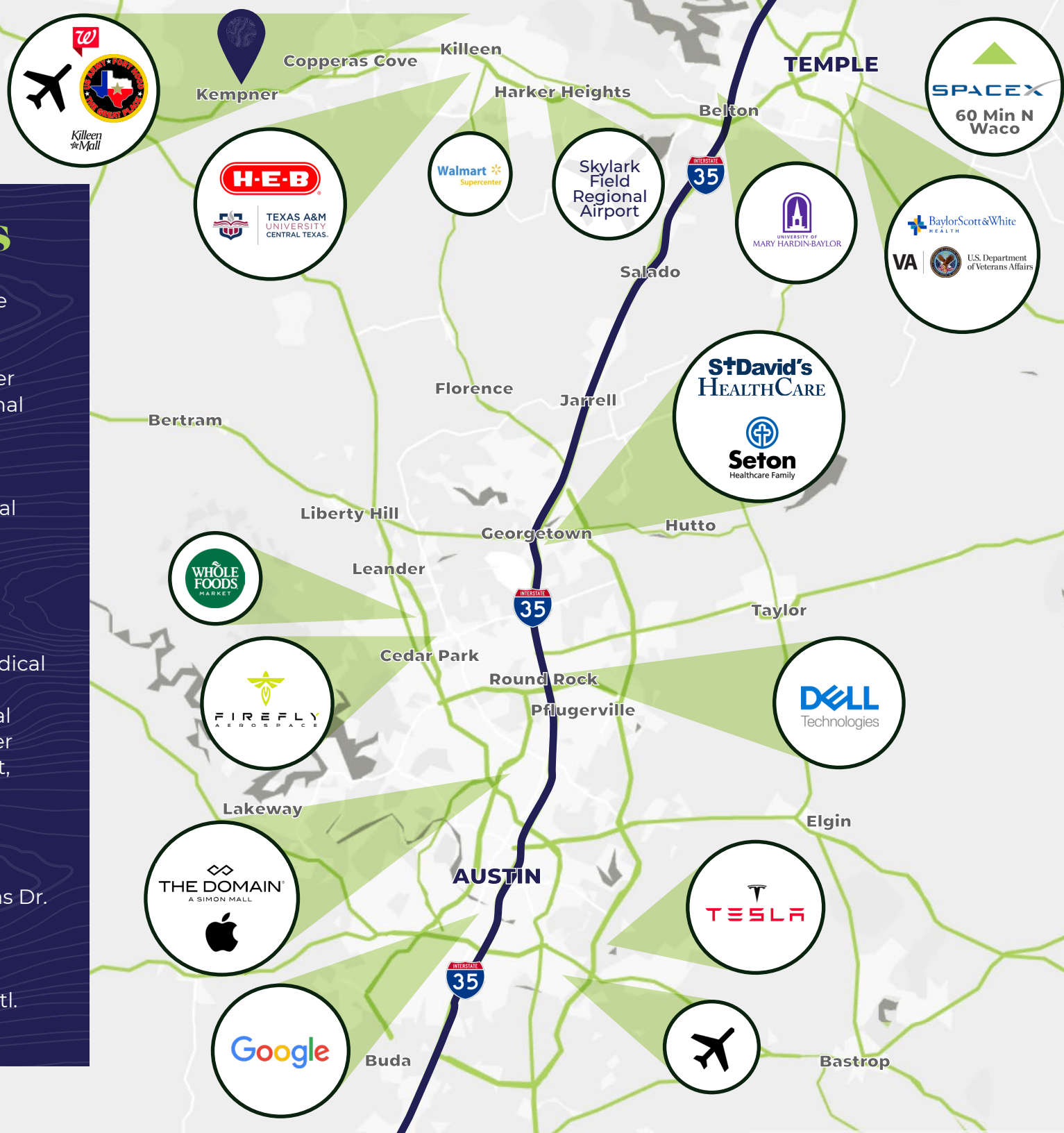
Domestic service to the additional 40 lots can be provided with the 8-inch offsite waterline improvements recommended in our December 21, 2021 analysis. Assuming completion of the offsite improvements, the additional demand will decrease the peak demand pressures by approximately 4 psi; therefore, dynamic pressures are expected to range between 52 and 108 psi within the development.

We appreciate the opportunity to provide our analysis to KWSC. Should you have any questions or need additional information, please do not hesitate to contact me.



# Travel Times

- » 17 Mins to Fort Hood Army Base
- » 18 Mins to Walgreens
- » 20 Mins to Killeen Mall
- » 20 Mins to Walmart Supercenter
- » 22 Mins Killeen Ft. Hood Regional Airport GRK
- » 23 Mins to H.E.B. Killeen
- » 23 Mins to Texas A&M Central
- » 25 Mins to Skylark Field Regional Airport
- » 37 Mins to University of Mary Hardin-Baylor
- » 43 Mins to VA Medical Center, Temple
- » 44 Mins Baylor Scott White Medical Center, Temple
- » 54 Mins to Georgetown Hospital
- » 54 Mins to Seton Medical Center
- » 54 Mins to Whole Foods Market, Cedar Park
- » 54 Mins from Firefly Aerospace
- » 60 Mins to SpaceX Waco
- » 67 Mins to The Domain
- » 67 Mins to Apple Campus/Dallas Dr.
- » 67 Mins to Dell
- » 71 Mins to Tesla Giga Texas
- » 75 Mins to Google
- » 77 Mins to Austin Bergstrom Intl. Airport AUS





## Kempner, TX

According to the U.S. Census Bureau, as of 2020, Kempner has a population of 1,276 people. Kempner is in the Killeen-Temple-Fort Hood MSA. This MSA has a population of over 450,000 people and includes Bell, Coryell, and Lampasas Counties.

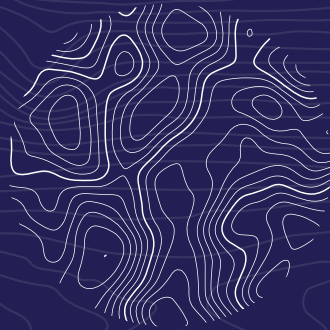
The local economy in Kempner is driven by a mix of small businesses and agriculture. The town is situated in the heart of Central Texas, and many residents work in nearby cities such as Killeen, Temple, and Copperas Cove.

There are several major employers in the Kempner area, including Fort Hood, which is the largest employer in the region. Other significant employers include the Killeen Independent School District, Metroplex Hospital, and Central Texas College.

The local economy in Killeen is driven by a mix of military and civilian employment. The city is home to Fort Hood, which is one of the largest military installations in the world, and employs over 40,000 people. In addition, Killeen has a thriving retail industry, with several shopping centers and malls in the city.

Killeen has received several accolades and awards in recent years. In 2020, the city was named one of the “Best Places to Live in Texas” by Niche, a website that ranks cities and towns across the United States. Killeen was also named one of the “Most Affordable Places to Live in Texas” by SmartAsset in 2020.





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