

# 207 Acres in Temple, TX Offering Memorandum (OM)



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**Property Owners:**

Austin15 Sai Investments LLC

**Contact:** Madhu Nallabelli ; **Call/ Text:** 248-321-9005; **WhatsApp:** <https://wa.me/+12483219005>



# Temple, TX : 207.47 Acres

## SUMMARY:

- Address: [Apple Cider Rd, Temple, TX 76501](#)
- Google Map Link:
  - <https://goo.gl/maps/JcuvrFW96MeYvdAk9>
- Bell CAD Property ID: 58408
- Bell CAD Link:
  - <https://gis.bisclient.com/bellcad/index.html?find=58408>
  - <https://app.regrid.com/us/tx/bell/east-bell/43177>
- No Deed Restrictions
- No Zone Restrictions
- Temple ETJ; Bell County
- AG Exemption with Farming Lease
- Temple ISD
- Total 207.47 Acres
- No House on the Land
- Plain Farm Land, No Hills, No Valleys
- Survey Available





# Photos:





# FEMA Floodplain



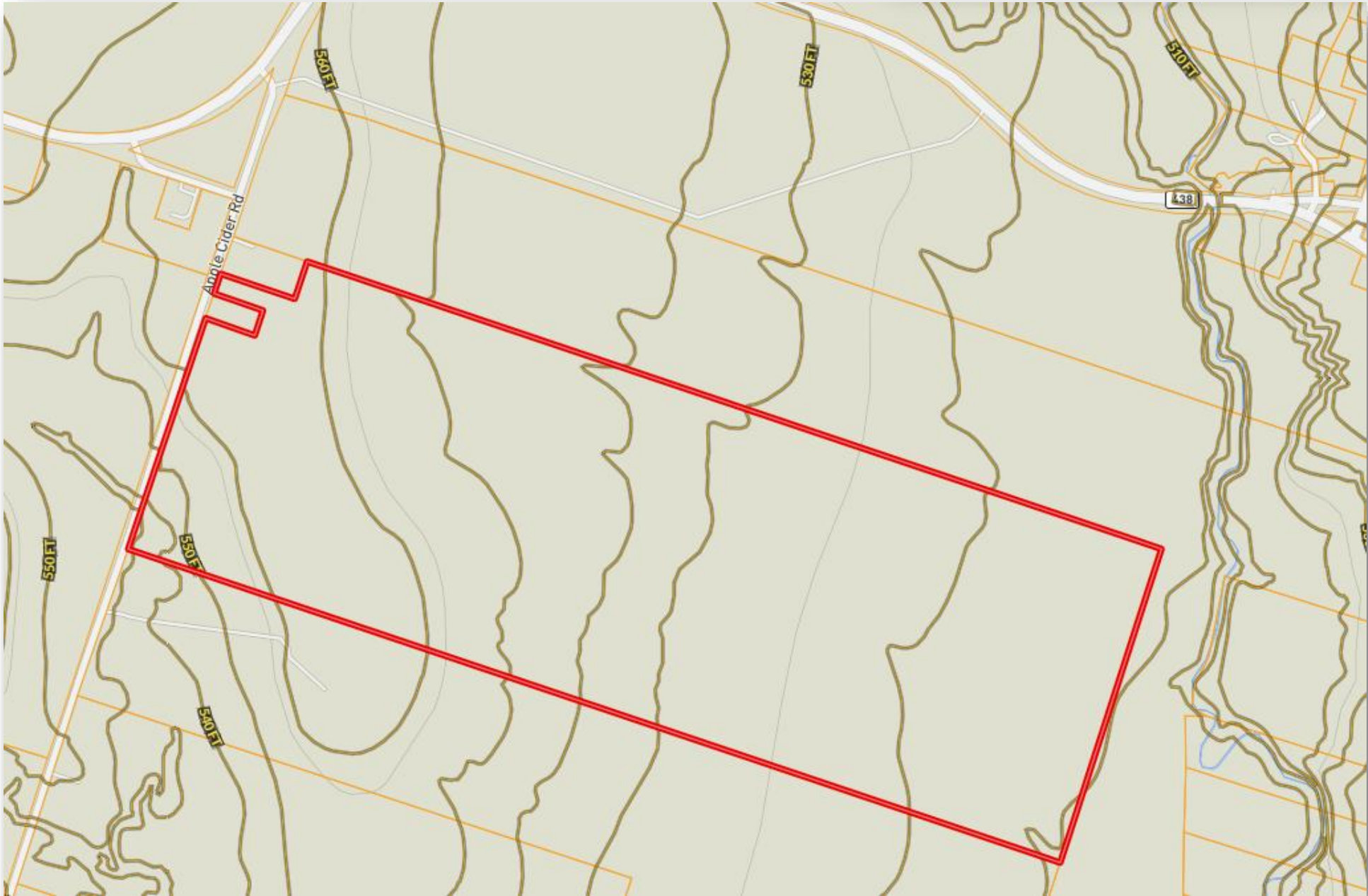


# Surface Water





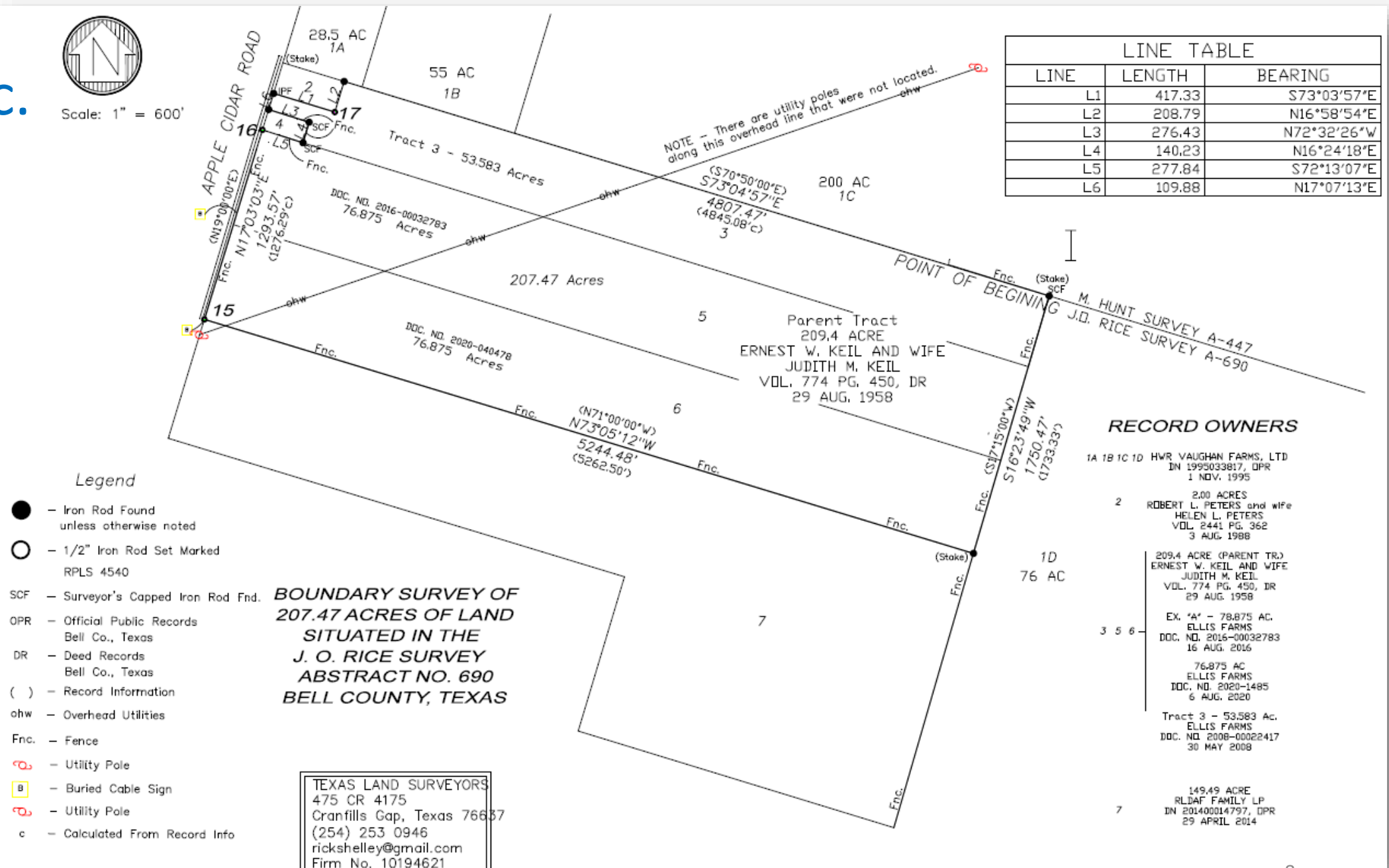
# Contour Map



# Survey 207.47 Ac.



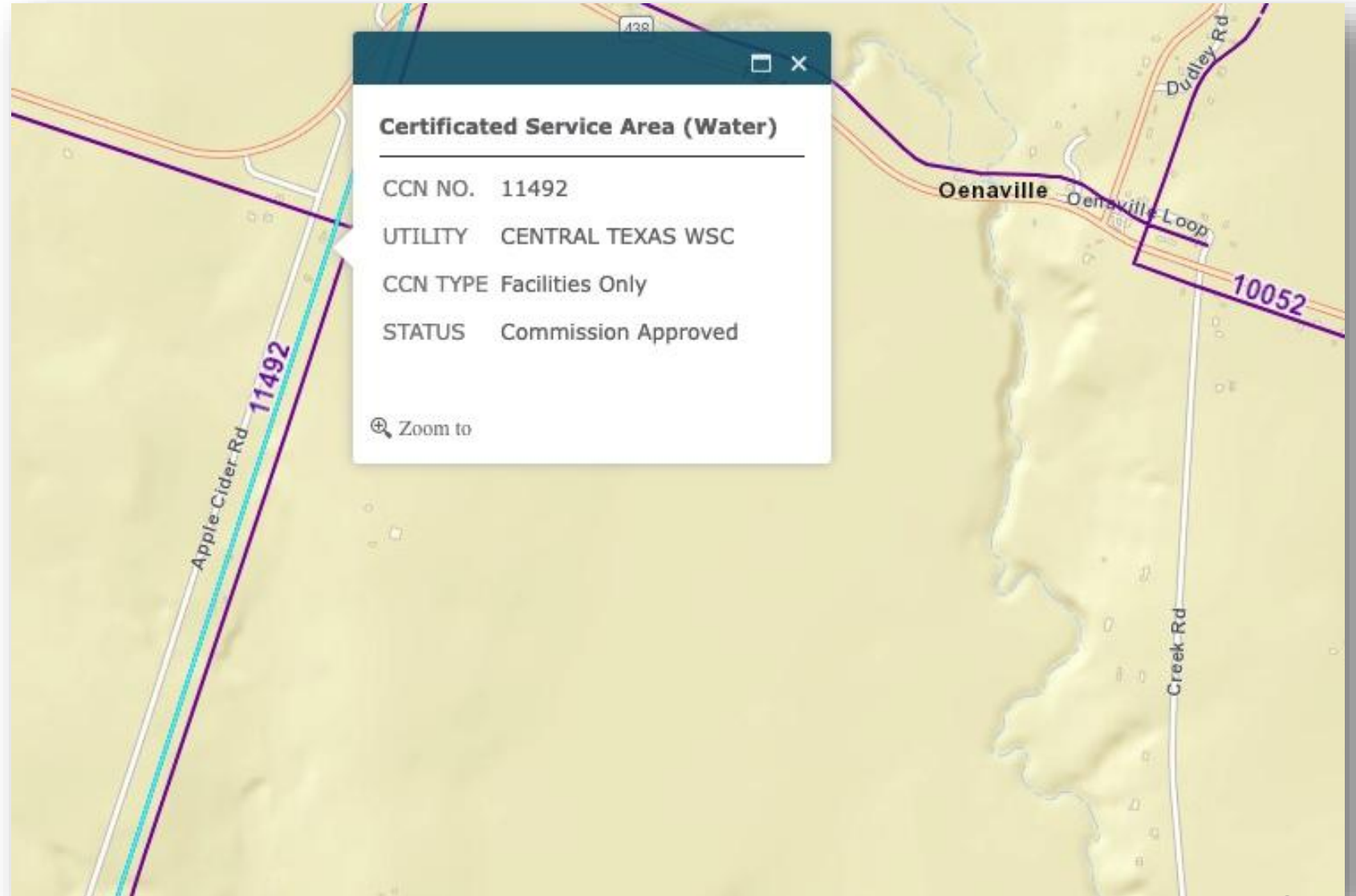
Scale: 1" = 600'





# Water Pipeline

- Purple line is the Water Pipeline; it is on Front Road Side of the property (Apple Cider Rd)
- Utility Provider: Central Texas WSC



# City Limits : Temple ETJ

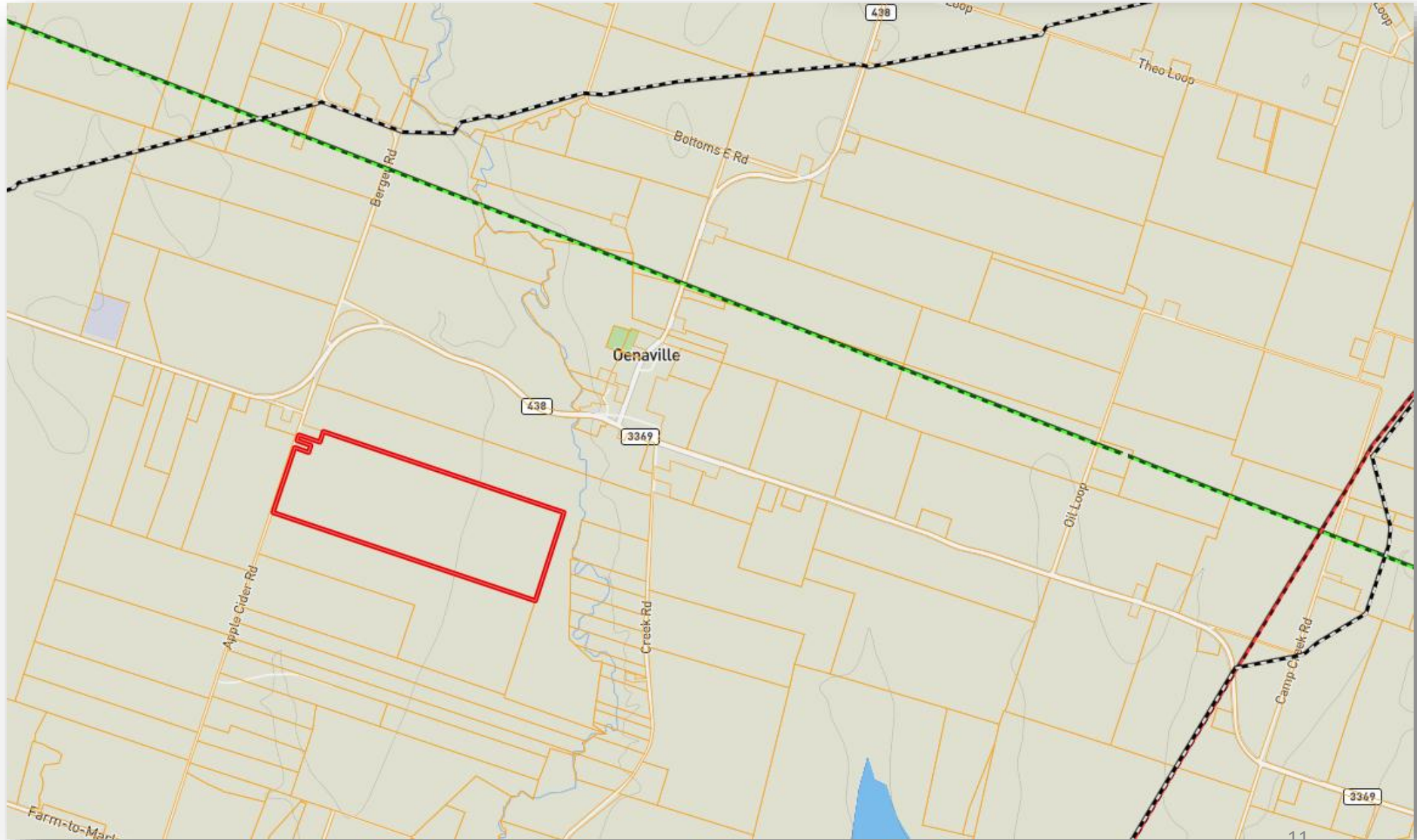
- Subject land is Partially in Temple ETJ
- 5 Mins (4.3 Miles) from Temple City





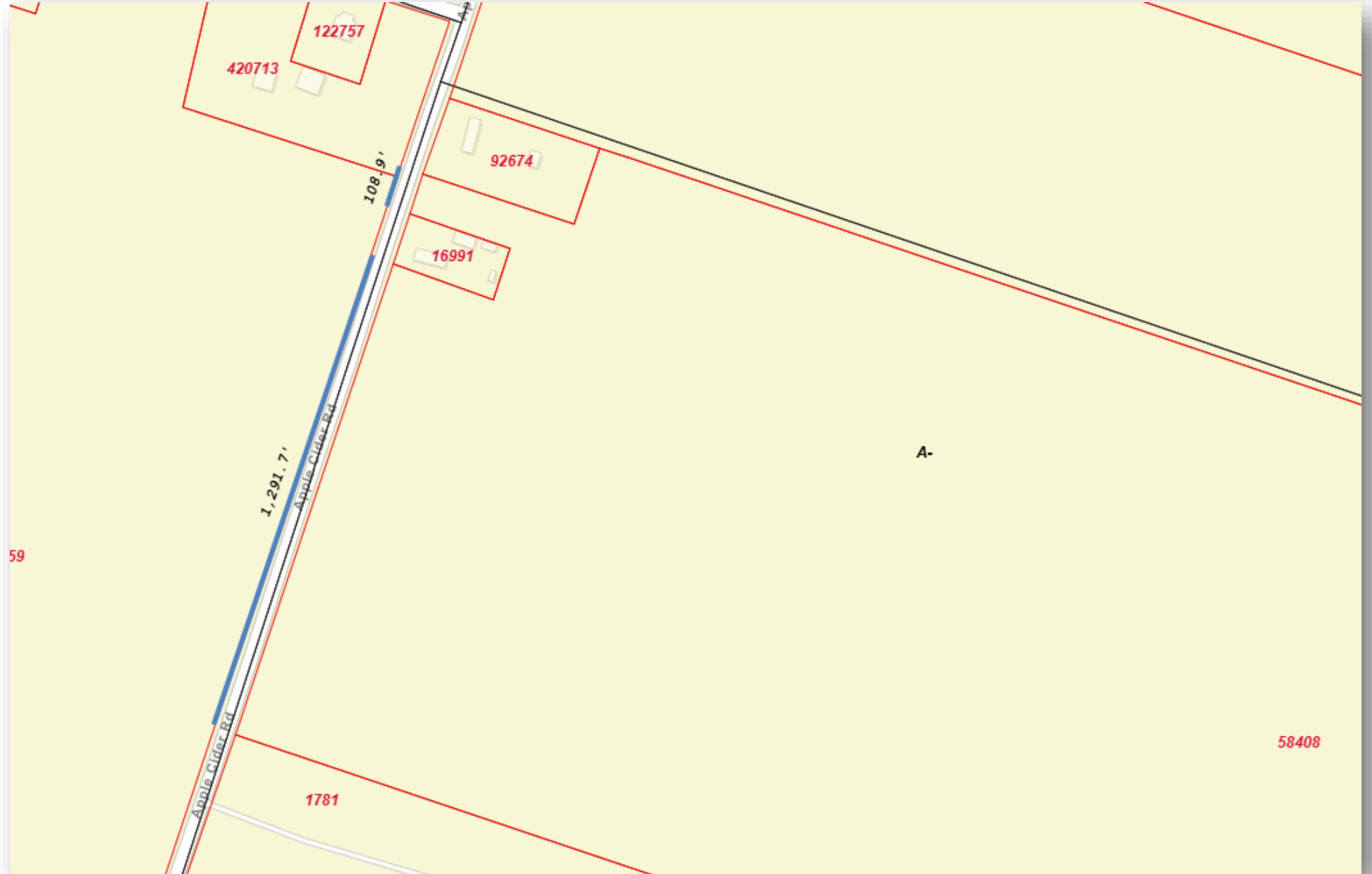
# Pipelines

- No Pipelines on Property



# Road Frontage

- Total Road Frontage:  
1400 ft (Approx.)





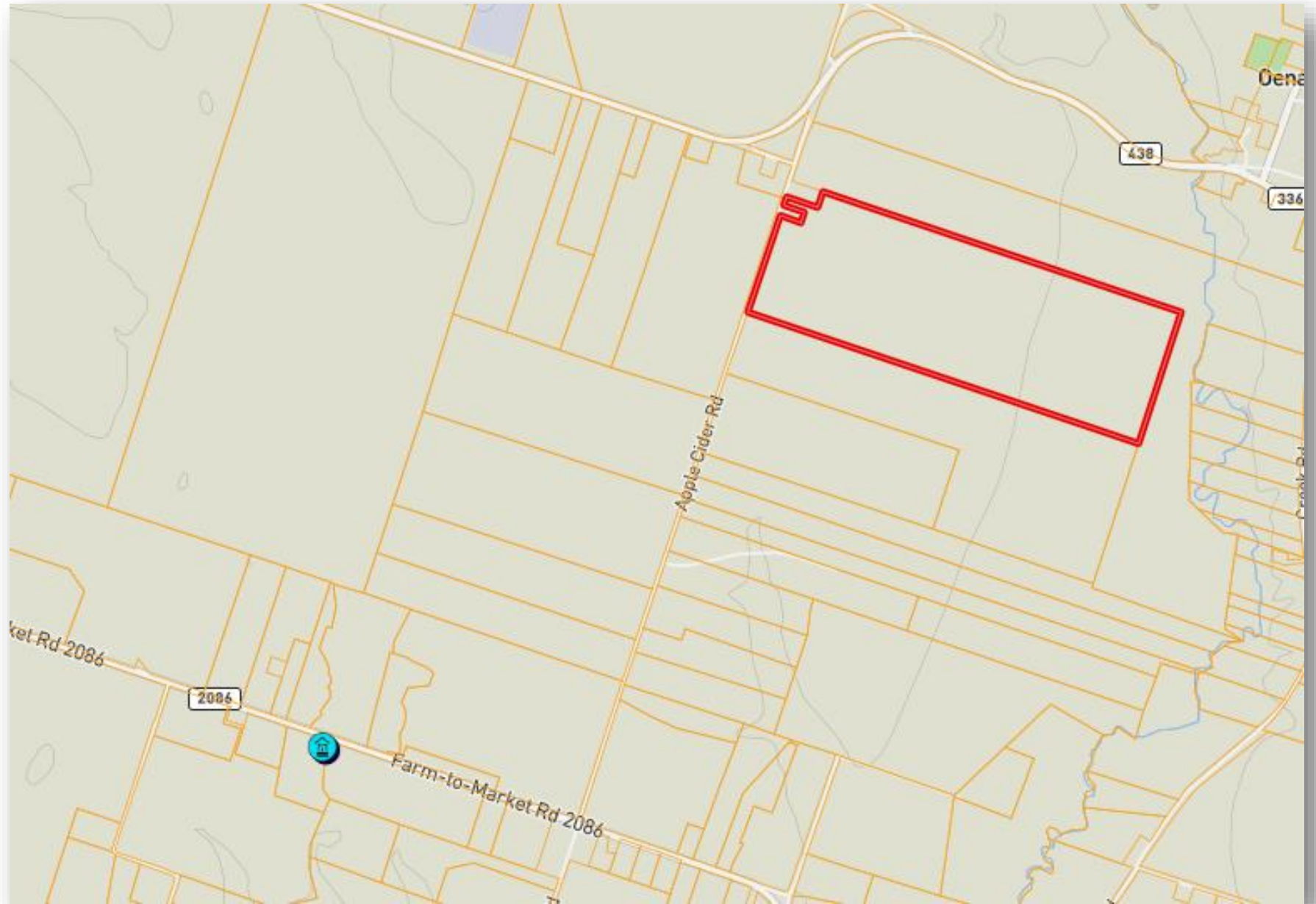
# Transmission Lines

No Transmission lines on  
Subject Property



# Water Wells

No Water Wells on  
Subject Property





# Rail Road

No Rail Road on  
Subject Property



# AG Exemption : Taxes

- Total Taxes \$497.97/ Yr. (2025)
- Lower Taxes with AG Exemption
- Crop is being Grown by Farmer
- Farmer has lease that can be terminated at end of each Harvest



**TAX APPRAISAL DISTRICT  
OF BELL COUNTY**  
PO BOX 390  
BELTON, TX 76513-0390  
(254) 939-5841  
[www.bellcad.org](http://www.bellcad.org)

**TAX APPRAISAL DISTRICT  
OF BELL COUNTY**

## 2024 TAX STATEMENT

**STATEMENT NUMBER**

**8687**

**PROPERTY ID NUMBER**

**58408**

| NAME & ADDRESS                                                                                                              | PROPERTY DESCRIPTION              | PROPERTY GEOGRAPHICAL ID        |
|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------------------------|
| Owner ID: 918677 Pct: 100.000%<br>AUSTIN15 SAI INVESTMENTS LLC<br>2400 LOUIS HENNA BLVD UNIT 301<br>ROUND ROCK, TX 78664 US | A0690BC J O RICE, 5, ACRES 207.47 | 0573690000                      |
|                                                                                                                             |                                   | PROPERTY SITUS / LOCATION       |
|                                                                                                                             |                                   | APPLE CIDER RD TEMPLE, TX 76501 |

Acreage: 207.4700 Type: R

| LAND MARKET VALUE | IMPROVEMENT MARKET VALUE | AG/TIMBER USE VALUE | AG/TIMBER MARKET | ASSESSED VALUE | TOTAL LATE AG PENALTY |
|-------------------|--------------------------|---------------------|------------------|----------------|-----------------------|
| 0                 | 634                      | 38,382              | 1,133,336        | 39,016         | 0.00                  |

100% Assessment Ratio

Appraised Value:

39,016

| Taxing Unit         | Assessed | Homestead Exemption | OV65 or DP Exemption | Other Exemptions | Freeze Year and Ceiling | Taxable Value | Rate Per \$100 | Tax Due |
|---------------------|----------|---------------------|----------------------|------------------|-------------------------|---------------|----------------|---------|
| CLEARWATER U.W.C.D. | 39,016   | 0                   | 0                    | 0                |                         | 39,016        | 0.0022300      | 0.87    |
| ELM CREEK WATERSHED | 39,016   | 0                   | 0                    | 0                |                         | 39,016        | 0.0242000      | 9.44    |
| TROY ISD            | 39,016   | 0                   | 0                    | 0                |                         | 39,016        | 0.9054000      | 353.25  |
| BELL COUNTY         | 39,016   | 0                   | 0                    | 0                |                         | 39,016        | 0.3237000      | 126.29  |
| BELL COUNTY ROAD    | 39,016   | 0                   | 0                    | 0                |                         | 39,016        | 0.0208000      | 8.12    |

Amounts below reflect discounts for payments made in the months shown.

| Taxing Unit         | October | November | December | January |
|---------------------|---------|----------|----------|---------|
| CLEARWATER U.W.C.D. | 0.84    | 0.85     | 0.86     | 0.87    |
| ELM CREEK WATERSHED | 9.16    | 9.25     | 9.35     | 9.44    |
| *TROY ISD           | 353.25  | 353.25   | 353.25   | 353.25  |
| BELL COUNTY         | 122.50  | 123.76   | 125.02   | 126.29  |
| BELL COUNTY ROAD    | 7.88    | 7.96     | 8.04     | 8.12    |

Total Taxes Due By Jan 31, 2025

**497.97**

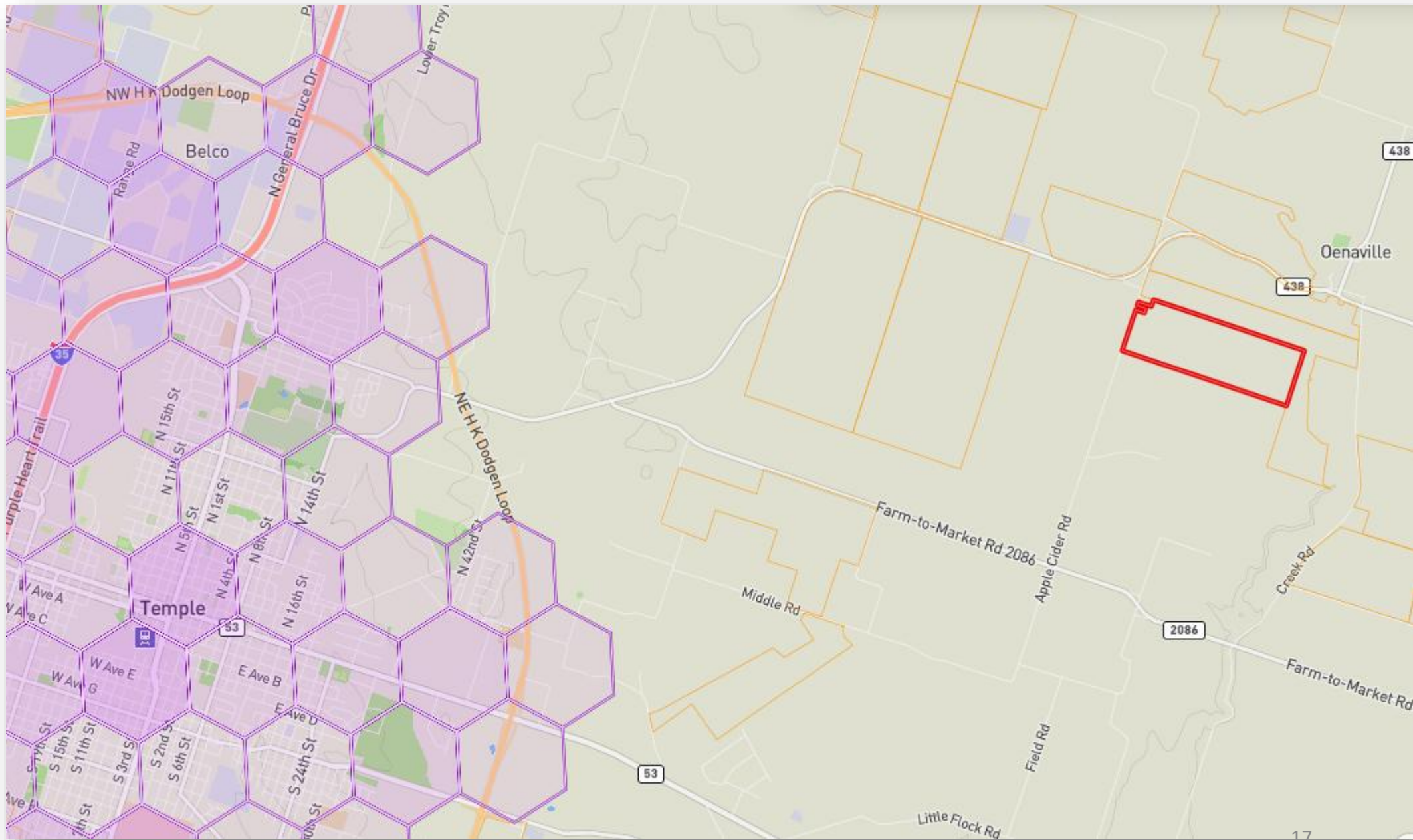
Penalty & Interest if paid after Jan 31, 2025

| If Paid in Month | P&I Rate | Tax Due* |
|------------------|----------|----------|
| February 2025    | 7%       | 532.84   |
| March 2025       | 9%       | 542.80   |
| April 2025       | 11%      | 552.75   |
| May 2025         | 13%      | 562.71   |
| June 2025        | 15%      | 572.68   |



# Fiber Optic Service

Presence of Meta  
(Facebook) Data  
Center and Many  
other Data Centers



# Streets

Google Map  
Link:

<https://goo.gl/maps/JcuvrFW96MeYvdAk9>





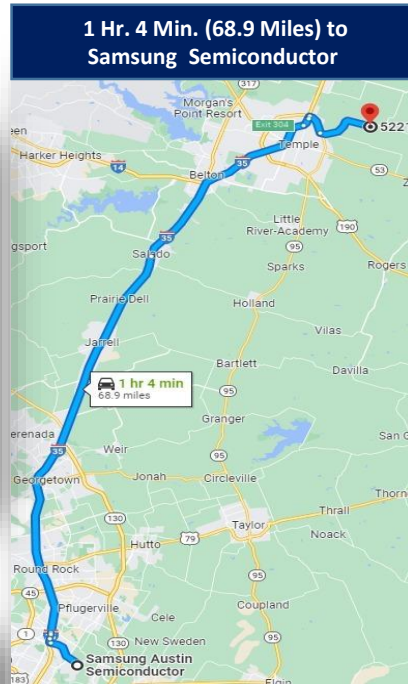
# Proximity to High Tech Companies

- Austin is a High Tech Corridor with many large companies such as Apple, Tesla, ebay, Paypal, Samsung, IBM, Facebook, Micron and many more coming...
- 12 Mins to Facebook, Austin (1 Hr.), Dallas (2 Hrs.), San Antonio (2 Hrs.)
- Close by Benton lake. University of Mary Hardin-Baylor : 15 Mins.

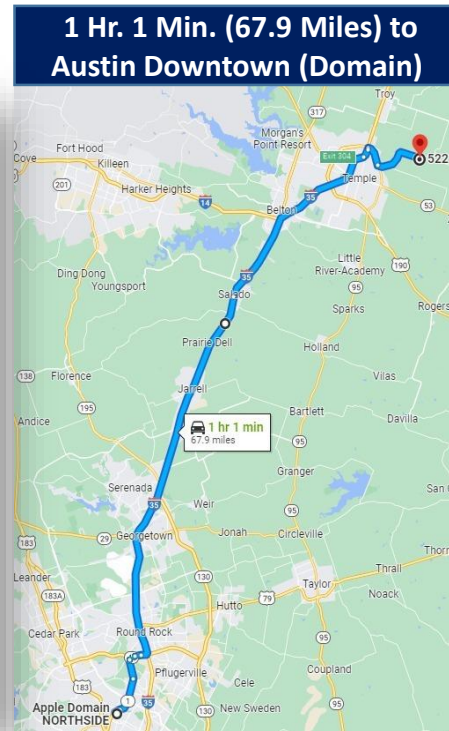
12 Mins (9.6 Miles) to Facebook (Meta)



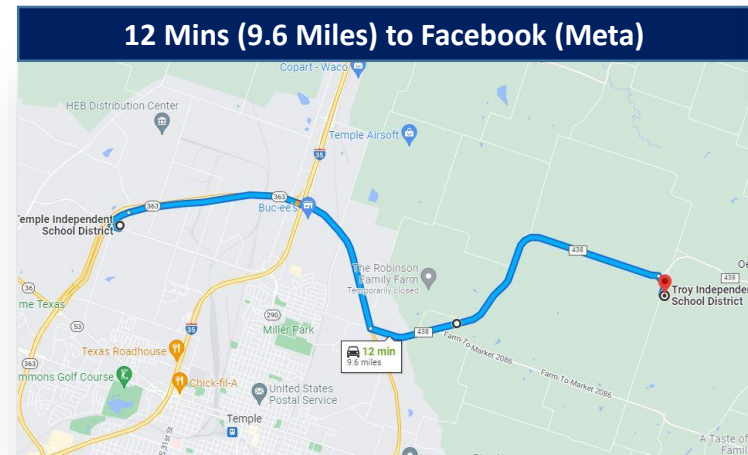
1 Hr. 4 Min. (68.9 Miles) to Samsung Semiconductor



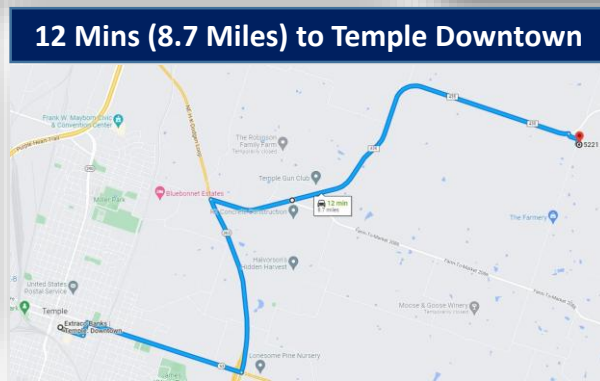
1 Hr. 1 Min. (67.9 Miles) to Austin Downtown (Domain)



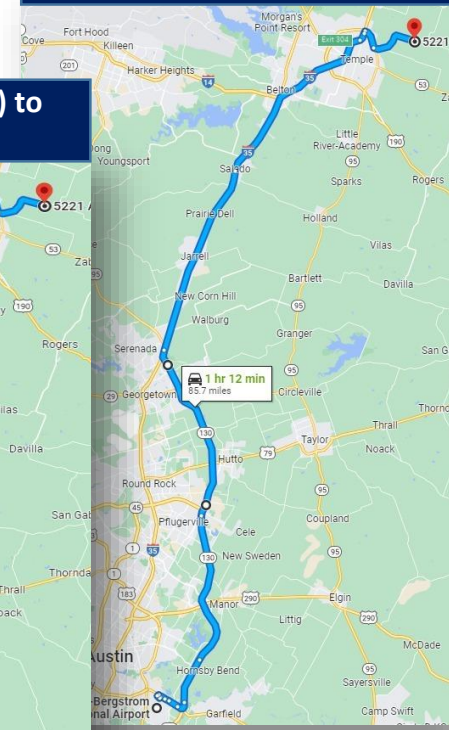
12 Mins (9.6 Miles) to Facebook (Meta)



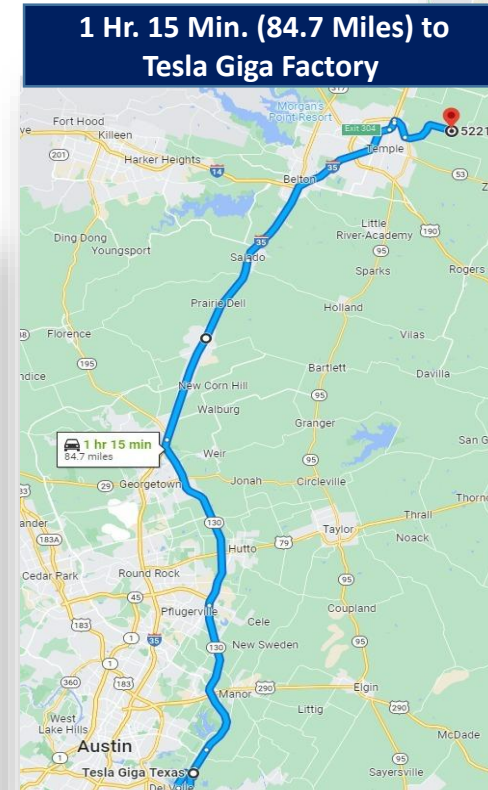
12 Mins (8.7 Miles) to Temple Downtown



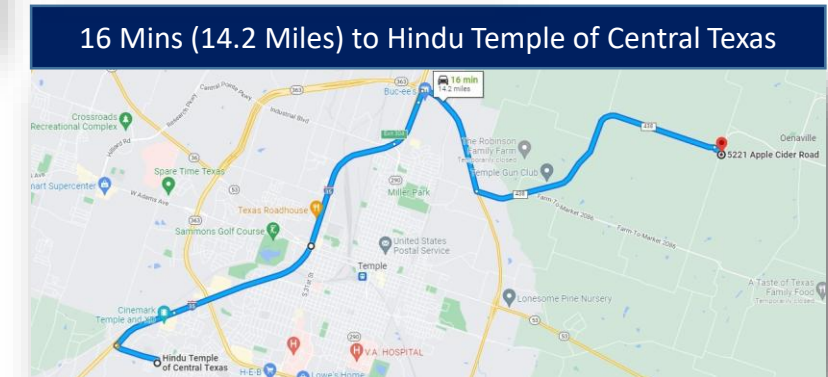
1 Hr. 12 Mins (85.7 Miles) to AUS Airport



1 Hr. 15 Min. (84.7 Miles) to Tesla Giga Factory



16 Mins (14.2 Miles) to Hindu Temple of Central Texas



# Neighborhood Growth: Solar Project

- **Meta signs credits deal for Pine Gate's 204-MW solar project; For Meta Data center in Temple, TX;**
- 1500 Acres project; \$250MM
- Pecan Creek Substation Close by
- News Link:  
<https://pinegaterenewables.com/wp-content/uploads/2024/03/Limewood-Fact-Sheet-March-2024.pdf>



## LIMEWOOD

### Powering Energy Solutions in Texas

Limewood Solar, a solar and energy storage project located outside of Temple, Texas, will generate approximately **204** megawatts (MW) of cost-effective and reliable renewable energy for the ERCOT grid.

### Benefitting Bell County

- Limewood Solar will deliver long-term economic benefits to Bell County through construction investment, new taxes, landowner payments over the life of the project, and a boost for local businesses during construction.
- We work with landowners and local experts to preserve and protect the land where we site our projects, utilizing the right native, drought-tolerant plants and trees that maintain the look and feel of the natural landscape.
- We strive to work with local businesses, vendors, and organizations throughout the life of the project. The estimated 315 jobs supported during construction will be sourced locally as possible.

### Limewood Project Timeline



**204 MW**

Clean, cost-effective and reliable energy delivered to the ERCOT grid



**\$250M**

Estimated investment in Bell County and a boost for local businesses



**315**

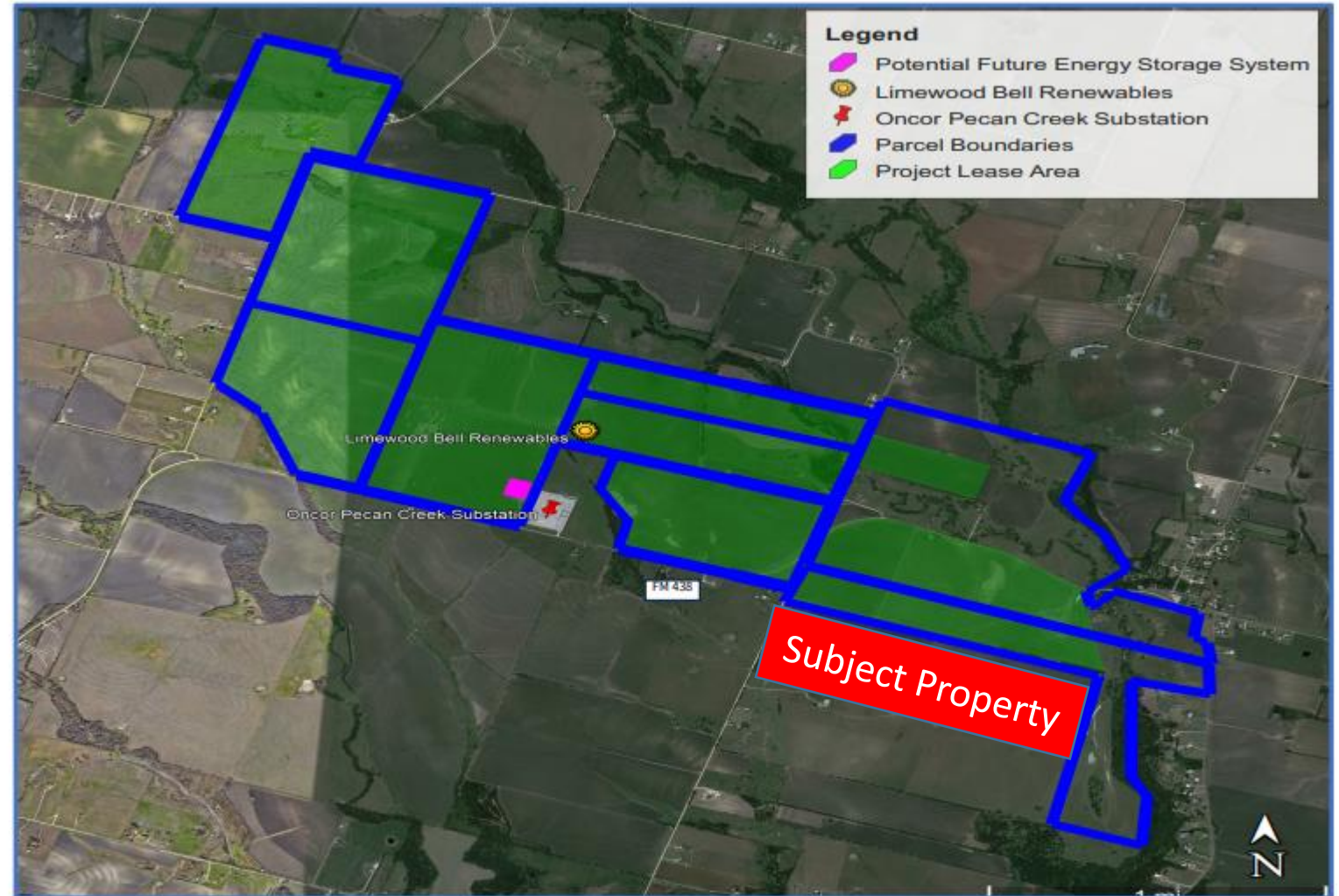
Estimated jobs during construction



# Neighborhood Solar Project

- Adjacent to subject property
- Subject property is not in the Solar project
- Solar Project Potential:
  - 1500 Acres project
  - \$250MM
  - Phase 1 Development – In Progress
  - 20 to 30 year Lease

## Project Area Map



- The Limewood Solar project is located off of FM438 between Temple and Oenaville in Bell County.
- This project will be located on privately owned land, have an approximate 1500-acre footprint, and include *minimum* setbacks of 50 feet.
- Equipment including solar panels, inverters, and a substation that will interconnect to the existing Temple Pecan Creek substation, is anticipated to use approximately 1200 acres of the 1500-acre footprint.



# Neighborhood Solar Project



Click and drag to rotate, or clic

**SUB  
STATION**

**SOLAR  
PANELS**

**SOLAR  
PANELS**

**SOLAR  
PANELS**

5117 Apple Cider Rd

**Subject Land:  
Austin15 Sai Inv. Land - 207 Acres**

Image © 2025 Airbus



# Neighborhood Solar Project : Photos



# News Links:

- <https://pinegaterenewables.com/wp-content/uploads/2024/03/Limewood-Fact-Sheet-March-2024.pdf>
- [https://www.renewableenergyworld.com/solar/utility-scale/pine-gate-renewables-and-meta-ink-agreement-for-204-mw-texas-solar-farm/?related=post\\_cards](https://www.renewableenergyworld.com/solar/utility-scale/pine-gate-renewables-and-meta-ink-agreement-for-204-mw-texas-solar-farm/?related=post_cards)
- <https://www.govtech.com/products/new-data-center-coming-to-temple-texas-near-meta-campus>
- <https://liveworktemple.com/800-million-meta-data-center-to-be-built-in-temple/>
- <https://templeedc.com/temple-a-thriving-hub-for-manufacturing-innovation/>
- <https://www.templecollege.edu/news/2024/10/temple-college-and-texas-am-university-central-texas-launch-new-pathway-bring-roots-education-semiconductor-and-advanced-manufacturing-training-system-to-texas.html>
- [https://www.tdtnews.com/news/central\\_texas\\_news/article\\_8bf8fb00-a21e-11ef-a6c7-634612026dcc.html](https://www.tdtnews.com/news/central_texas_news/article_8bf8fb00-a21e-11ef-a6c7-634612026dcc.html)
- <https://templeedc.com/temple-edc-wins-business-facilities-2024-deal-of-the-year-impact-award-for-seah-superalloy-technologies-investment/>
- <https://www.prnewswire.com/news-releases/vero-networks-announces-temple-texas-fiber-network--delivering-connectivity-in-a-new-market-302344808.html>
- [https://www.templetx.gov/news\\_detail\\_T13\\_R305.php](https://www.templetx.gov/news_detail_T13_R305.php)
- <https://templeedc.com/seah-superalloy-technologies-investment-temple-texas/>
- <https://www.statesman.com/story/business/technology/2025/04/02/data-center-temple-development-meta-facebook-oppidan/82776062007/>
- [https://www.bellcountytexas.com/publicnotice\\_detail\\_T3\\_R486.php](https://www.bellcountytexas.com/publicnotice_detail_T3_R486.php)
- <https://renewablesnow.com/news/meta-signs-credits-deal-for-pine-gates-204-mw-solar-project-in-texas-858718/>
- <https://www.pv-tech.org/pine-gate-meta-in-204mw-texas-solar-agreement/>
- [https://www.bellcountytexas.com/publicnotice\\_detail\\_T3\\_R587.php](https://www.bellcountytexas.com/publicnotice_detail_T3_R587.php)
- <https://www.pv-tech.org/ai-data-centre-demand-to-more-than-double-by-2030/>



# Madhu-Realtor-Commercial Real Estate

- Texas Licensed Real Estate Agent (“Realtor”)
- “Texas Accredited Commercial Specialist” (TACS) – Certified
- Specialized in Land Deals
- Call/Text: (248) 321-9005; MadhuRealtor2023@gmail.com



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*Certifies that*

**Madhu Nallabelli**

has successfully  
completed 30 qualifying classroom hours  
in **TACS 1: Introduction to Commercial Real Estate**  
#860

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Real Estate Commission  
Texas REALTORS® Provider #4520

*Gregory Lang*

Texas REALTORS® Authorized Signature

Ginger Unger

Instructor Name(s)

0803577

Recipient License Number

October 2, 2023

Registration Date

Gregory Lang

Texas REALTORS® Authorized Representative

October 10, 2023 Round Rock

Date Issued Class Location

October 2, 2023 October 10, 2023

Class Start Date Class Completion Date



*Certifies that*

**Madhu Nallabelli**

has successfully  
completed 30 qualifying classroom hours  
in **TACS 3: Commercial Real Estate Marketing & Negotiation**  
#561



*Certifies that*

**Madhu Nallabelli**

has successfully  
completed 30 qualifying classroom hours  
in **TACS 2: Commercial Real Estate Property Development**  
#861

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*Gregory Lang*

Texas REALTORS® Authorized Signature

Michica Guillory, Ginger Unger

Instructor Name(s)

0803577

Recipient License Number

February 22, 2024

Registration Date

Gregory Lang

Texas REALTORS® Authorized Representative

March 1, 2024 Houston

Date Issued Class Location

February 22, 2024 March 1, 2024

Class Start Date Class Completion Date