

231 Acres in Troy, TX

Offering Memorandum (OM)



**CITY OF
TROY**

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Property Owners:

Troy Sai Investments LLC

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

Troy, TX – 231 Acres

SUMMARY:

- Address: [E Main St, Troy, TX 76579;](#)
- Google Map Link:
<https://goo.gl/maps/i8hEviSzvZmP7Sgk6>
- Bell CAD Property ID: 24527
- Bell CAD Link:
<https://gis.bisclient.com/bellcad/index.html?find=24527>
<https://app.regrid.com/us/tx/bell/east-bell/281832>
- No Deed Restrictions
- No Zone Restrictions
- Troy City ; Bell County
- AG Exemption with Farming
- Troy ISD
- Total 231.11 Acres
- Mostly Level Land - No Hills, Valleys, Rocks
- City Utilities Right Across



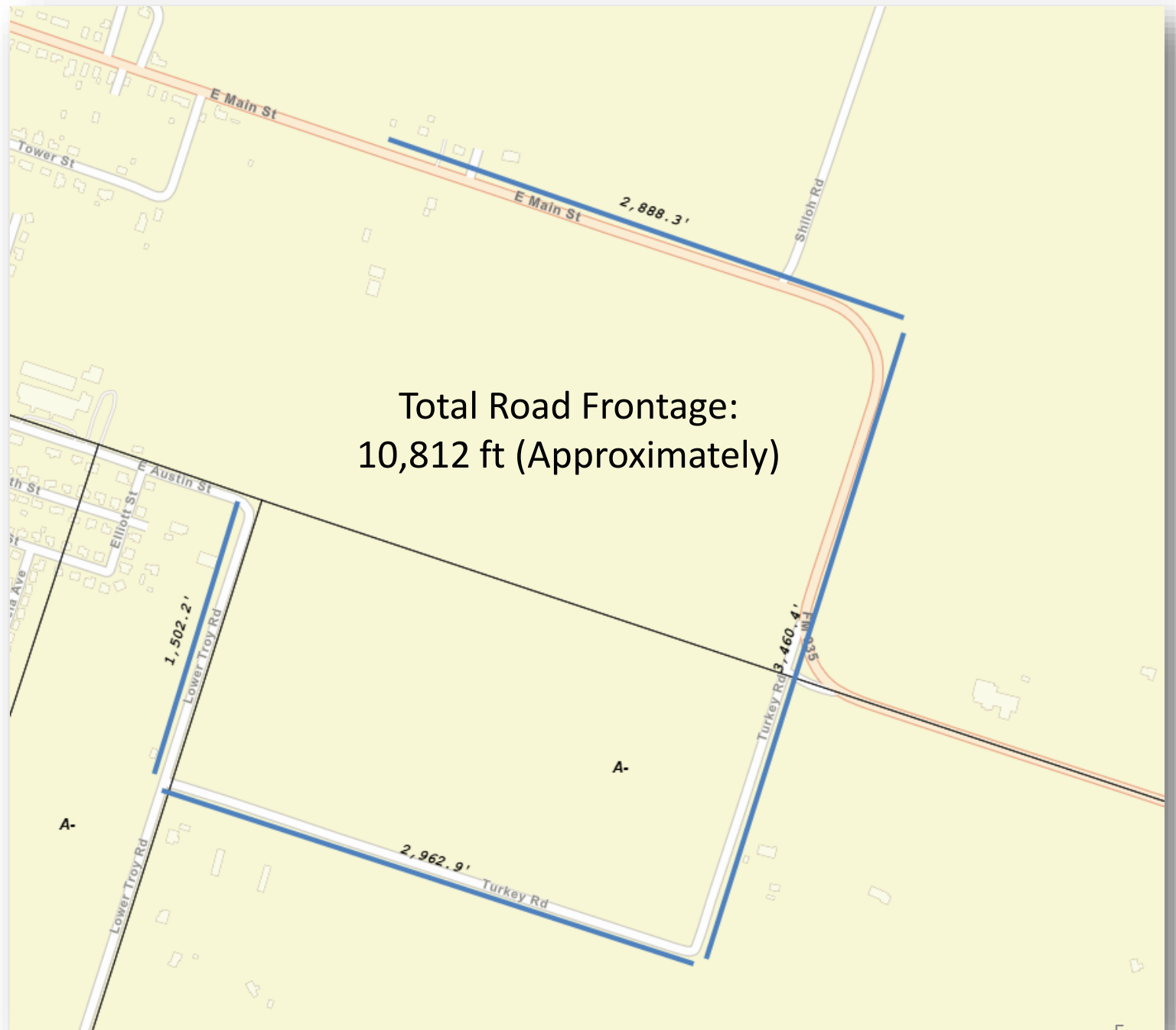
FEMA Floodplain

Partial Floodplain

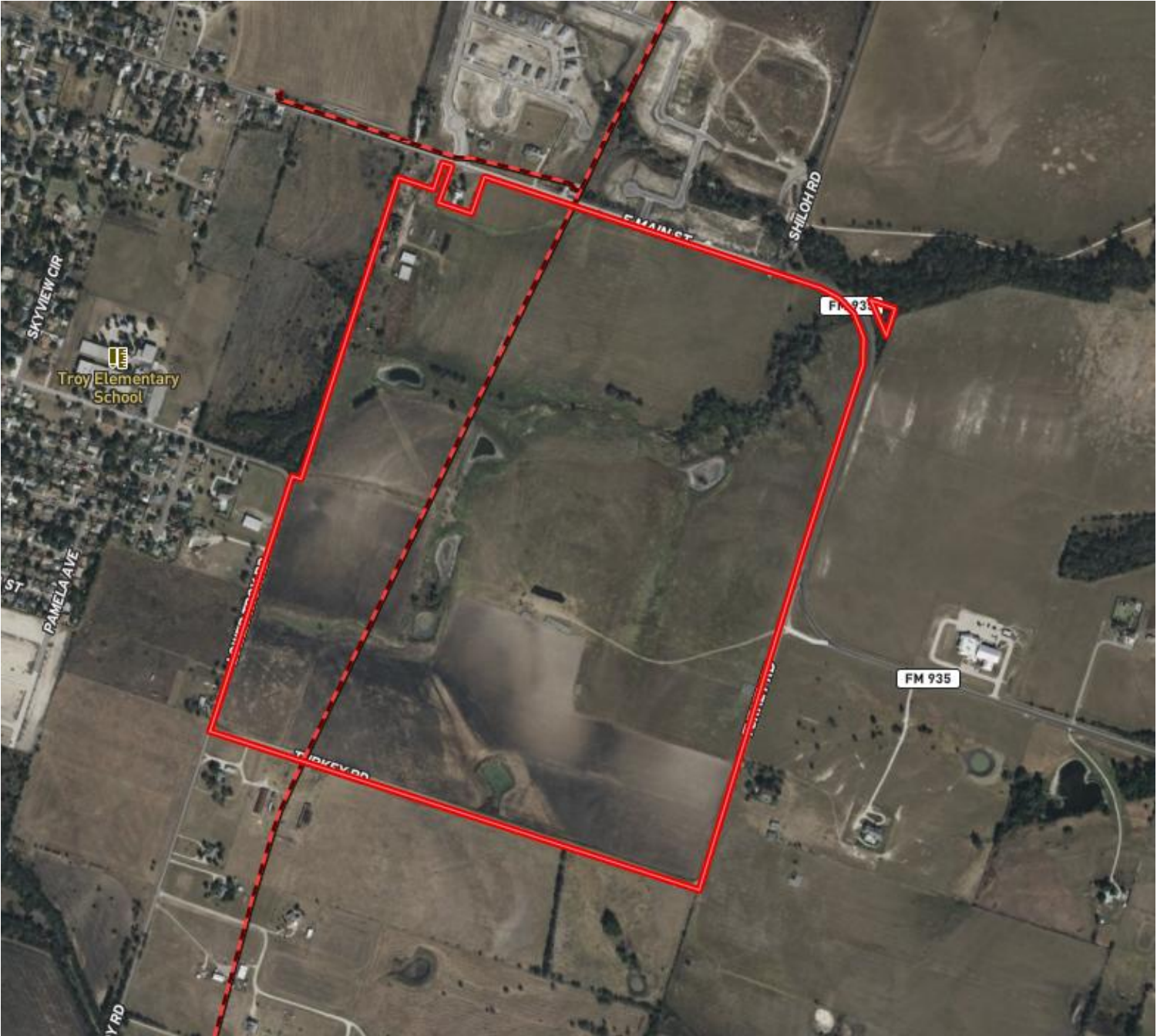


Road Frontage

- Total Road Frontage: 10,812 Ft (Approx.)
- North Side (E Main Rd): 2,888 Ft
- East Side (FM935 + Turkey Rd.) : 3,460 Ft
- South Side (Turkey Rd) : 2,962 Ft
- West Side (Lower Troy Rd.) : 1,502 Ft



Pipelines



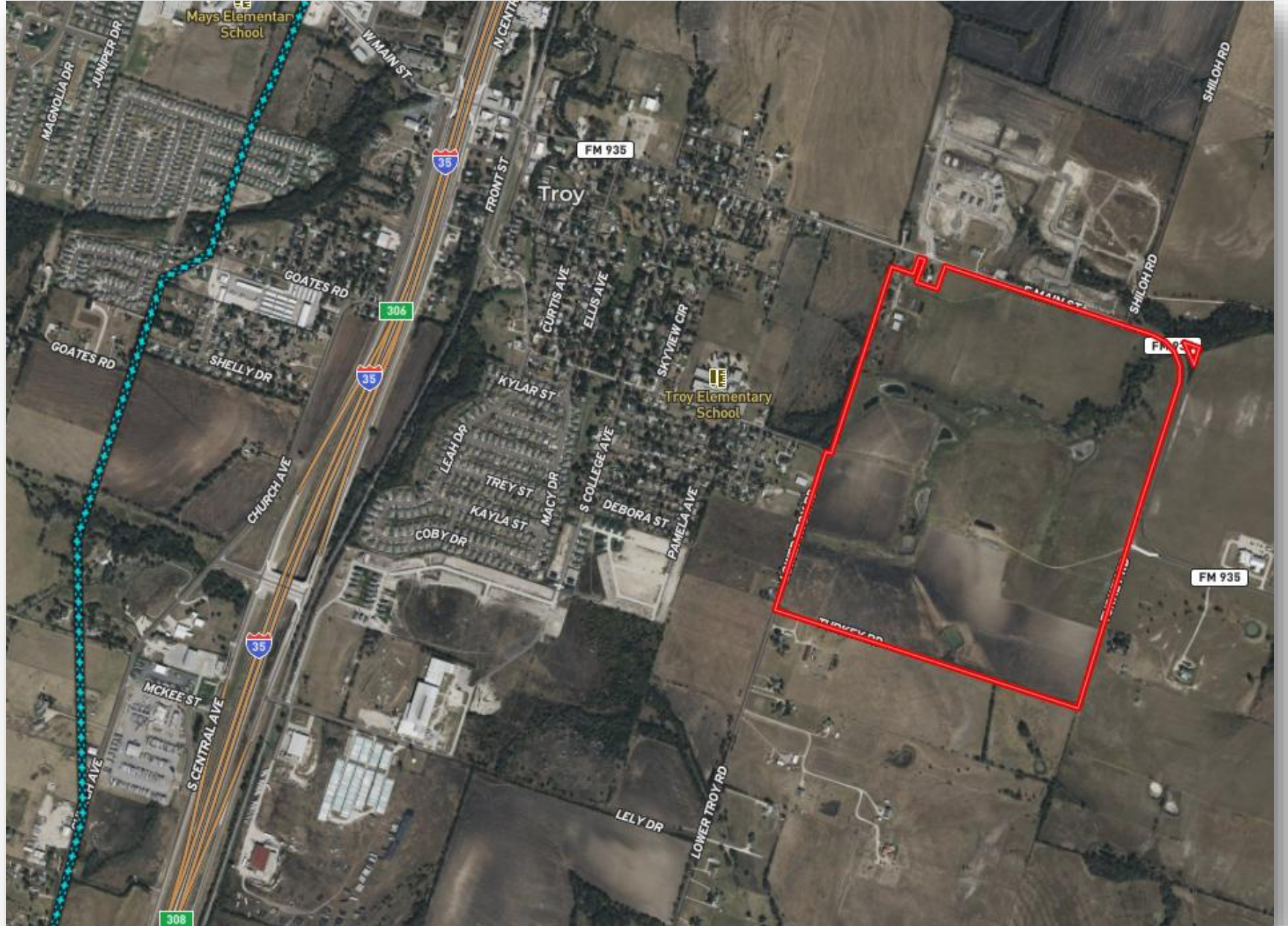
Surface Water

Minimal surface water



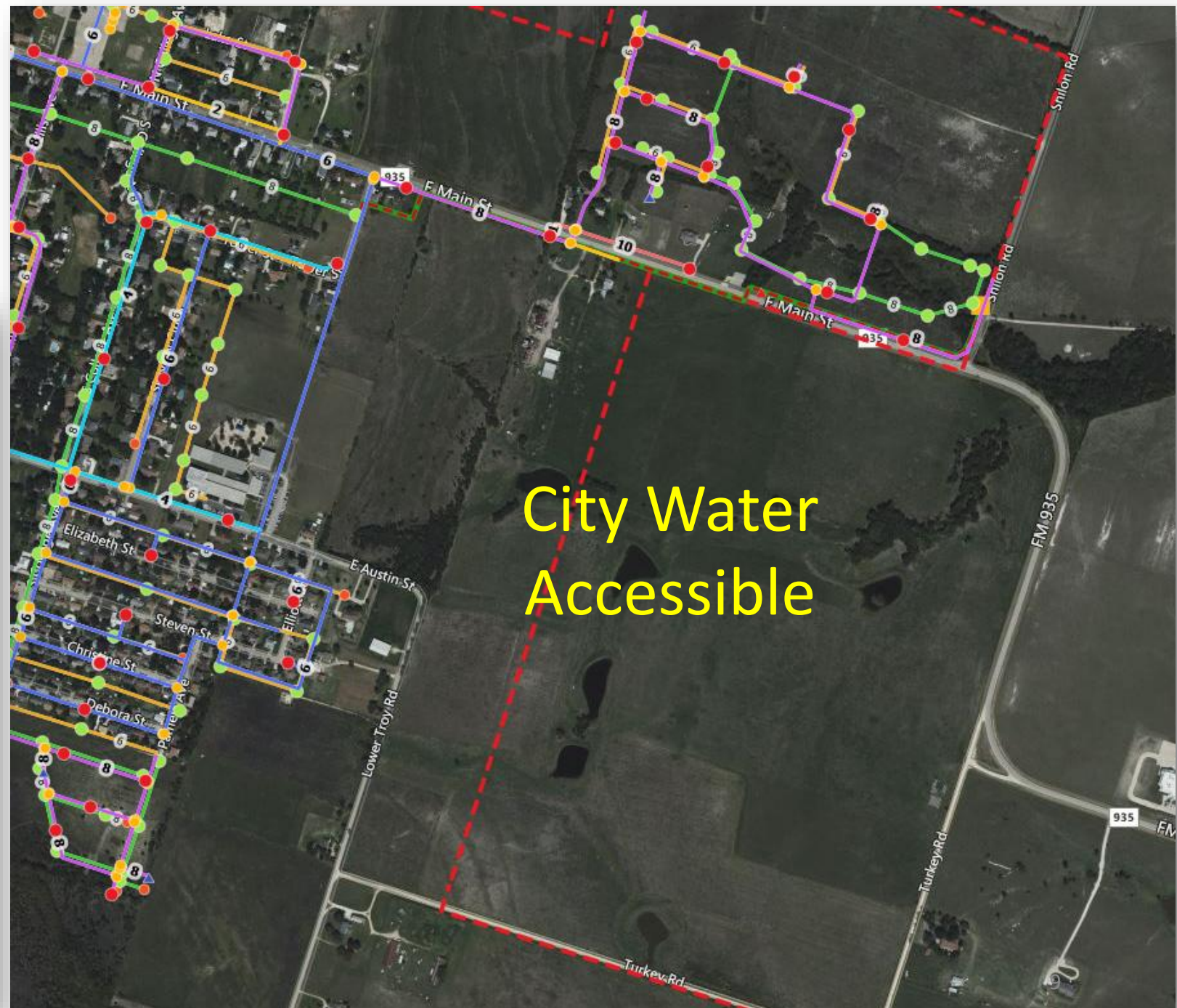
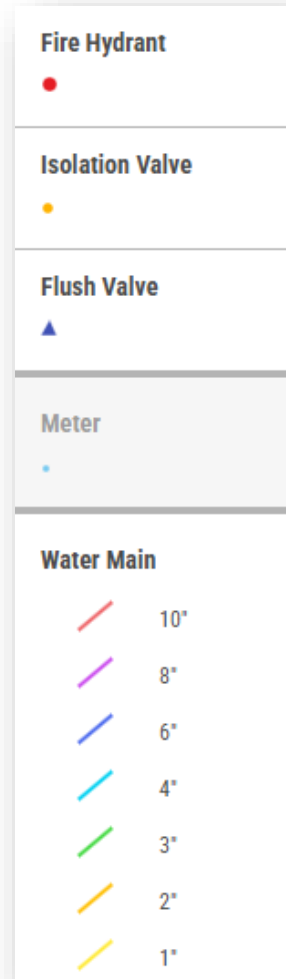
Transmission Lines

No Transmission lines on
Subject Property



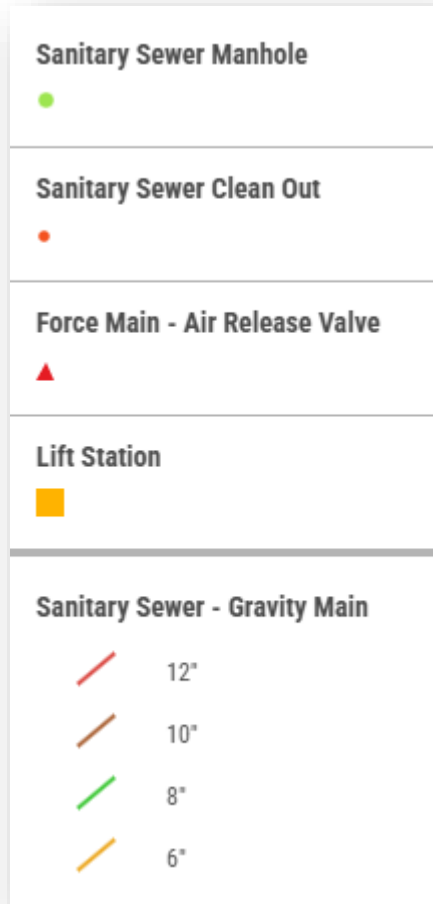
City Water Access

- 10 In. and 8 in Water pipes are right across the subject property
- Red Dots are Fire Hydrants

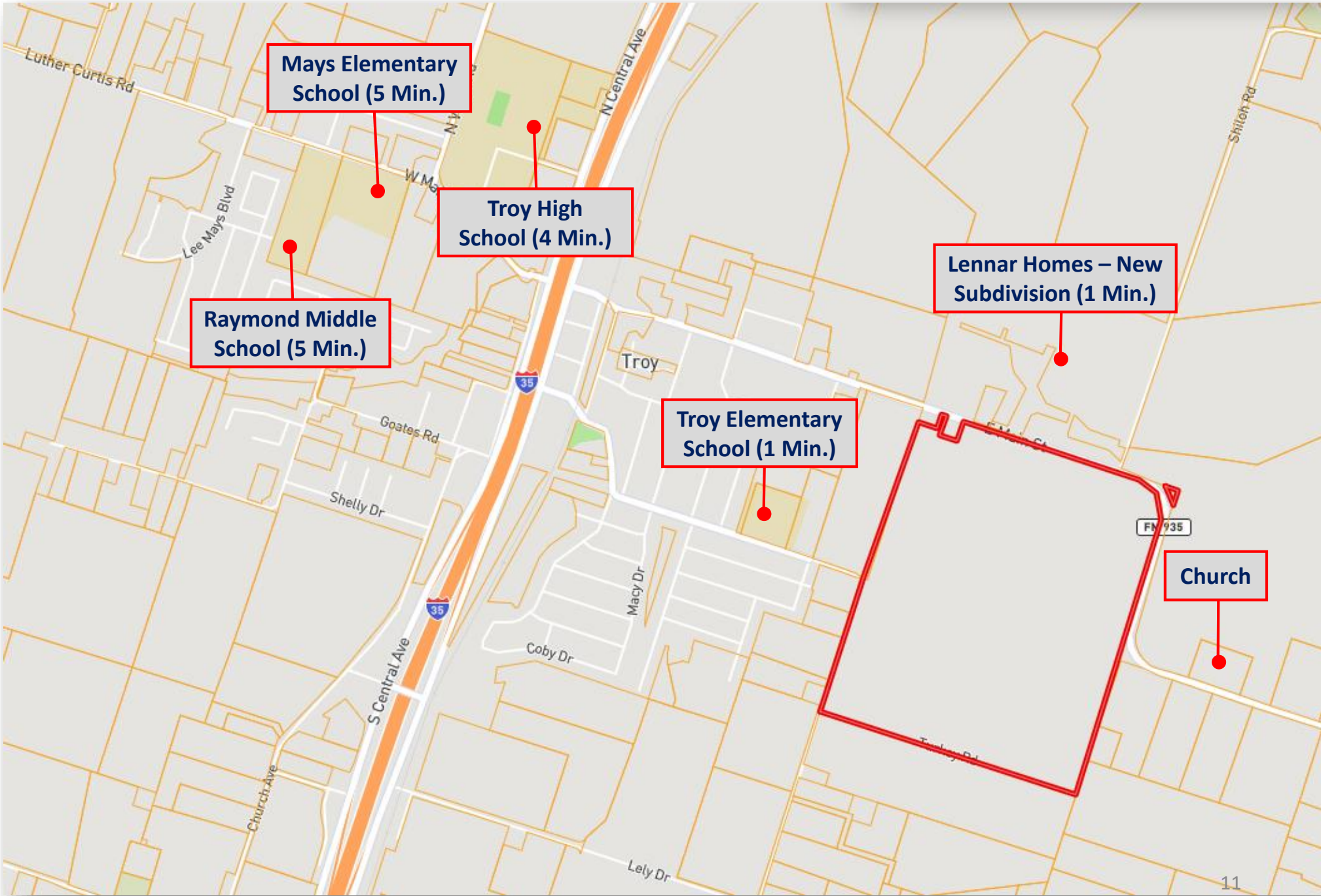


City Waste Water (Sewer)

- 10 In. and 8 in Waste Water pipes are right across the subject property
- List station is on Shiloh Rd (Yellow Square)

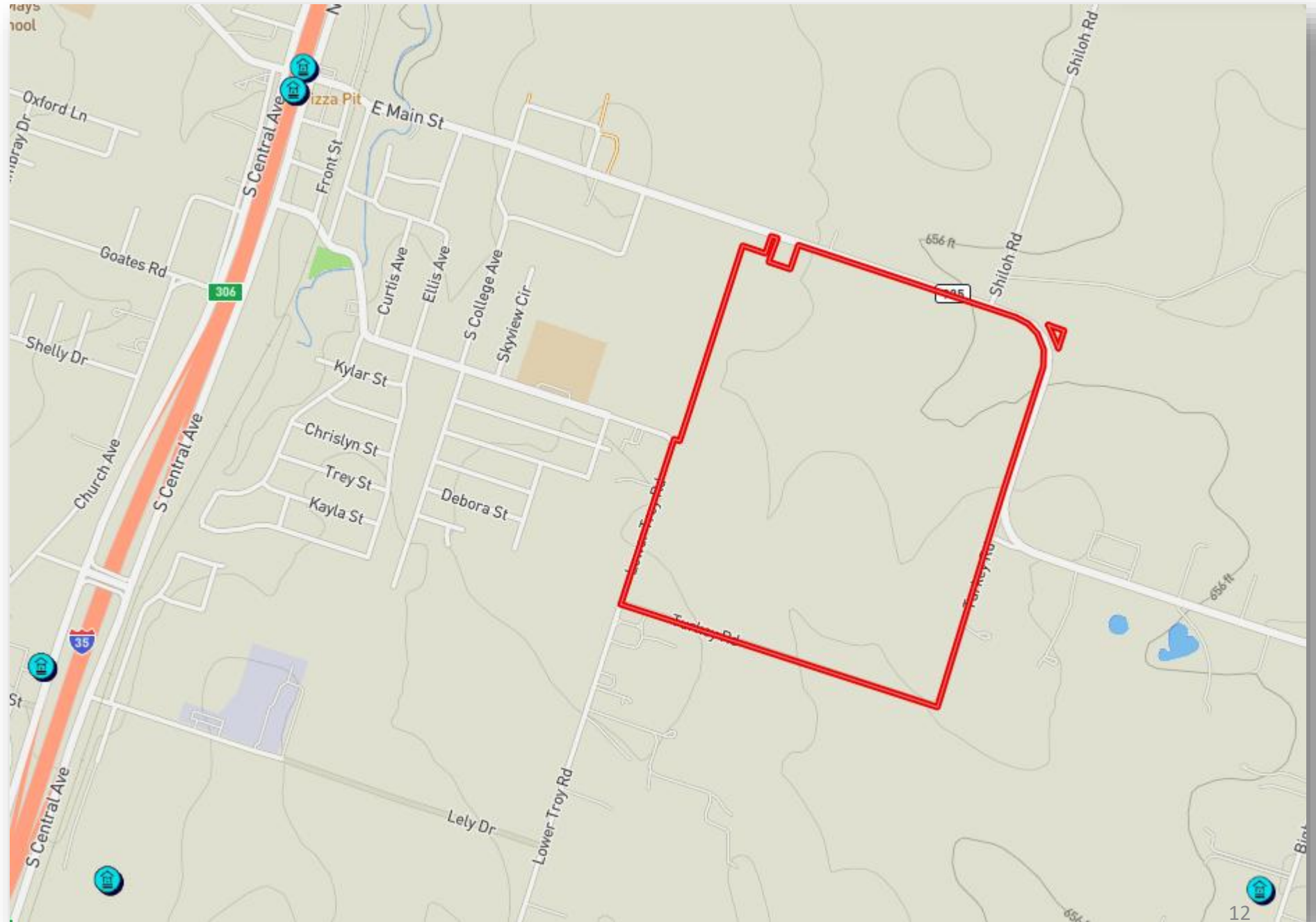


Neighborhood



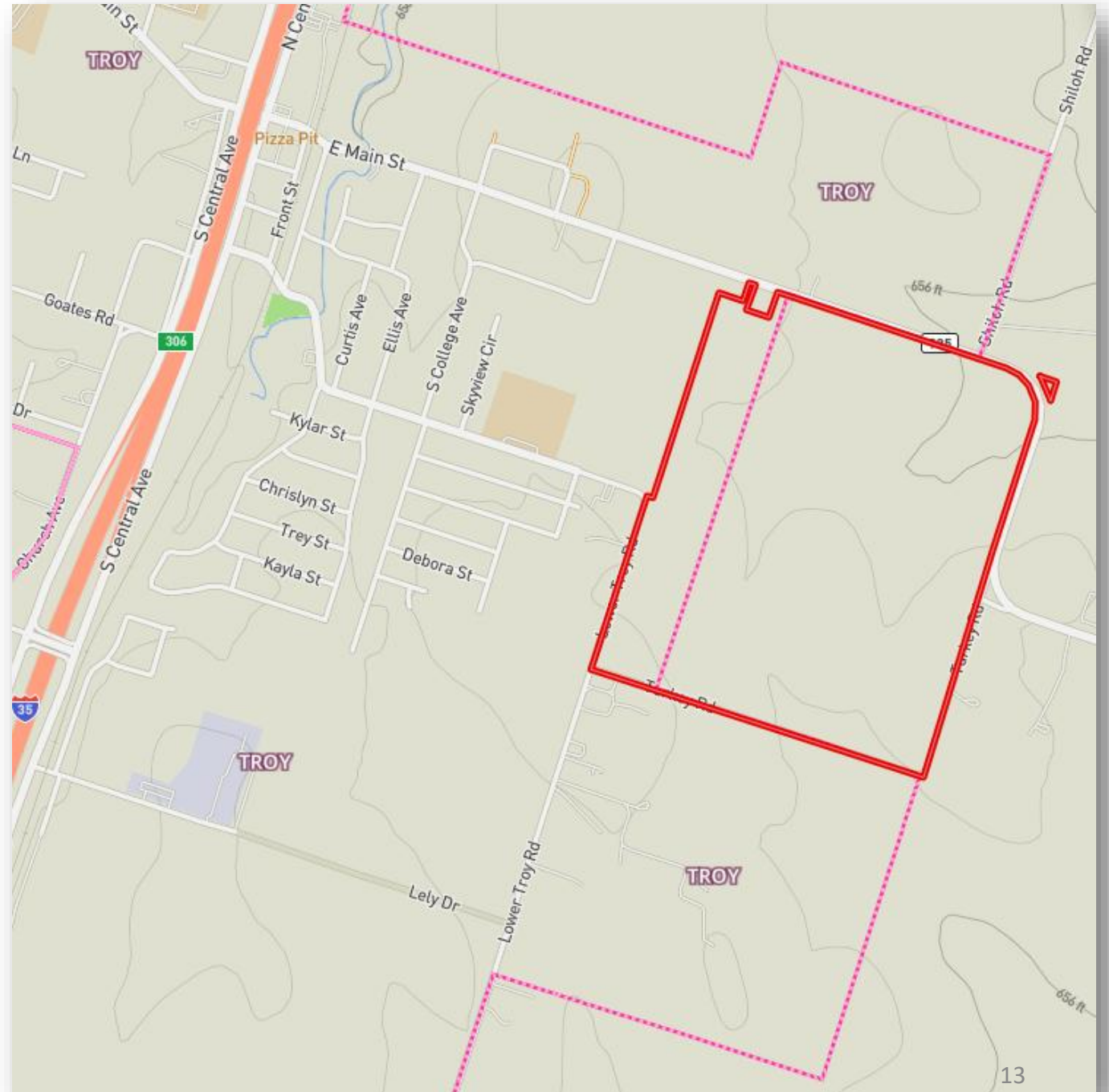
Water Wells

No Water Wells on
Subject Property



City Limits

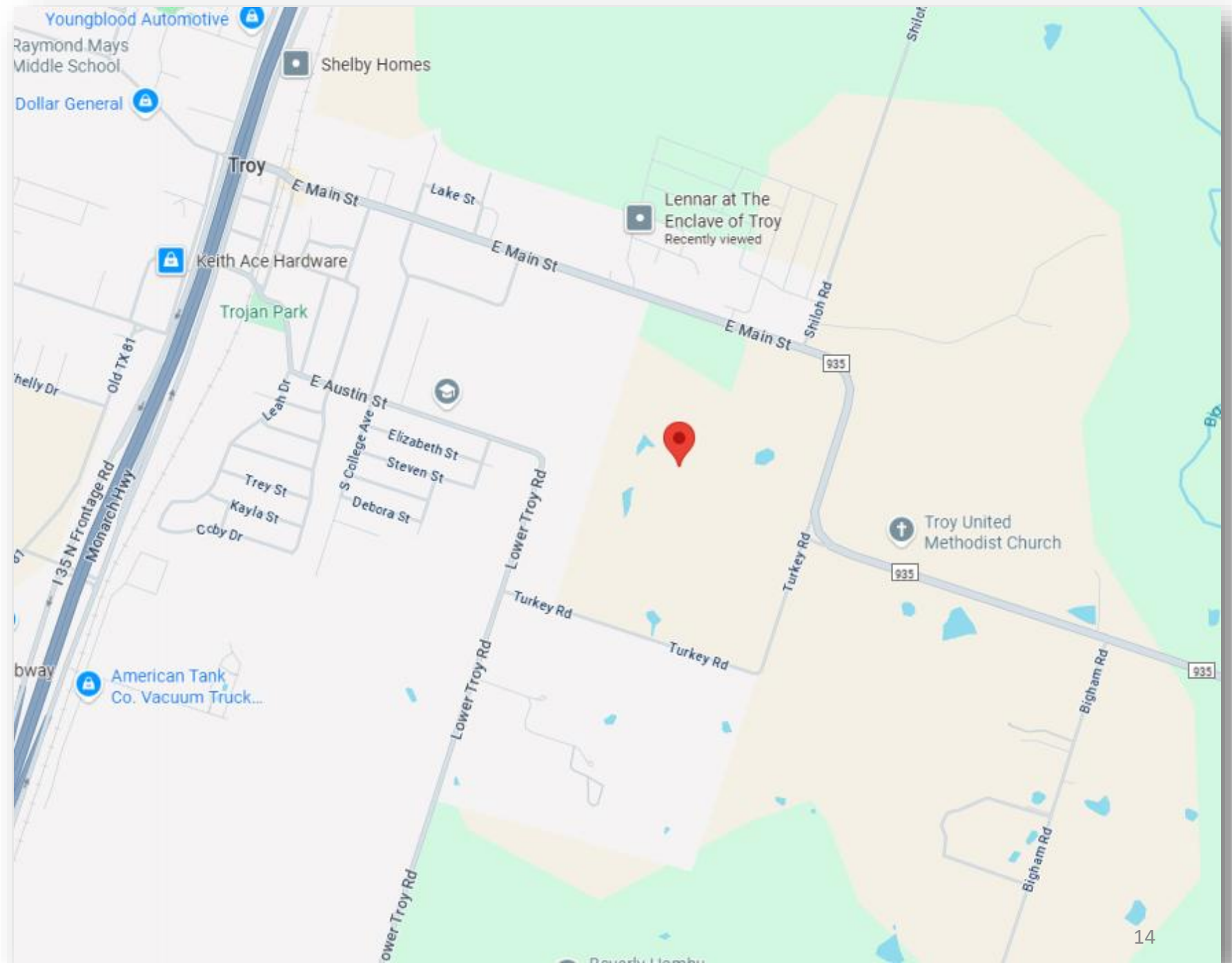
- About 42 Acres in City of Troy
- Rest in Troy ETJ – Can be Annexed into the City



Streets

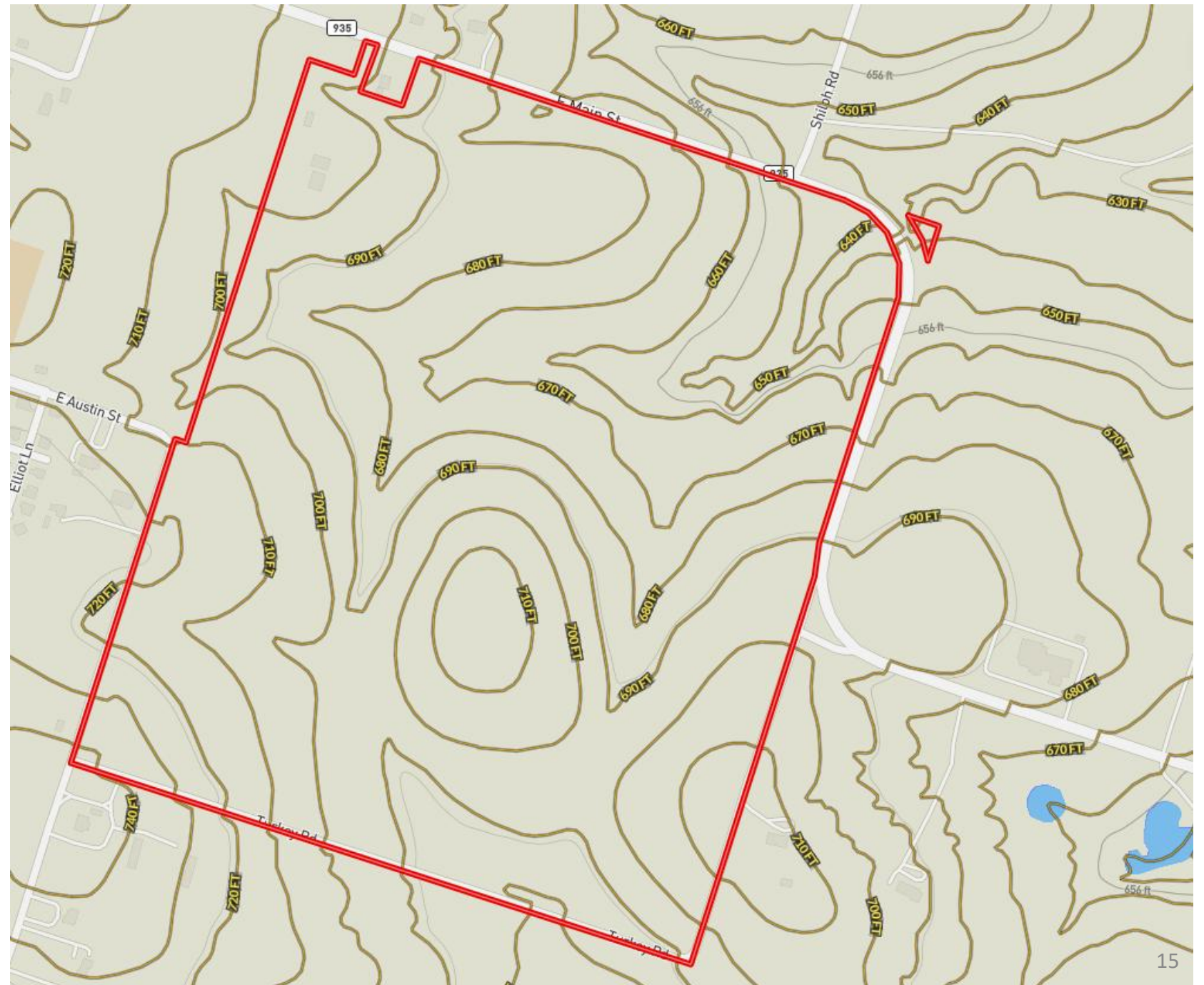
Google Map Link:

<https://maps.app.goo.gl/7bRVC9yhYRTDwV3J7>

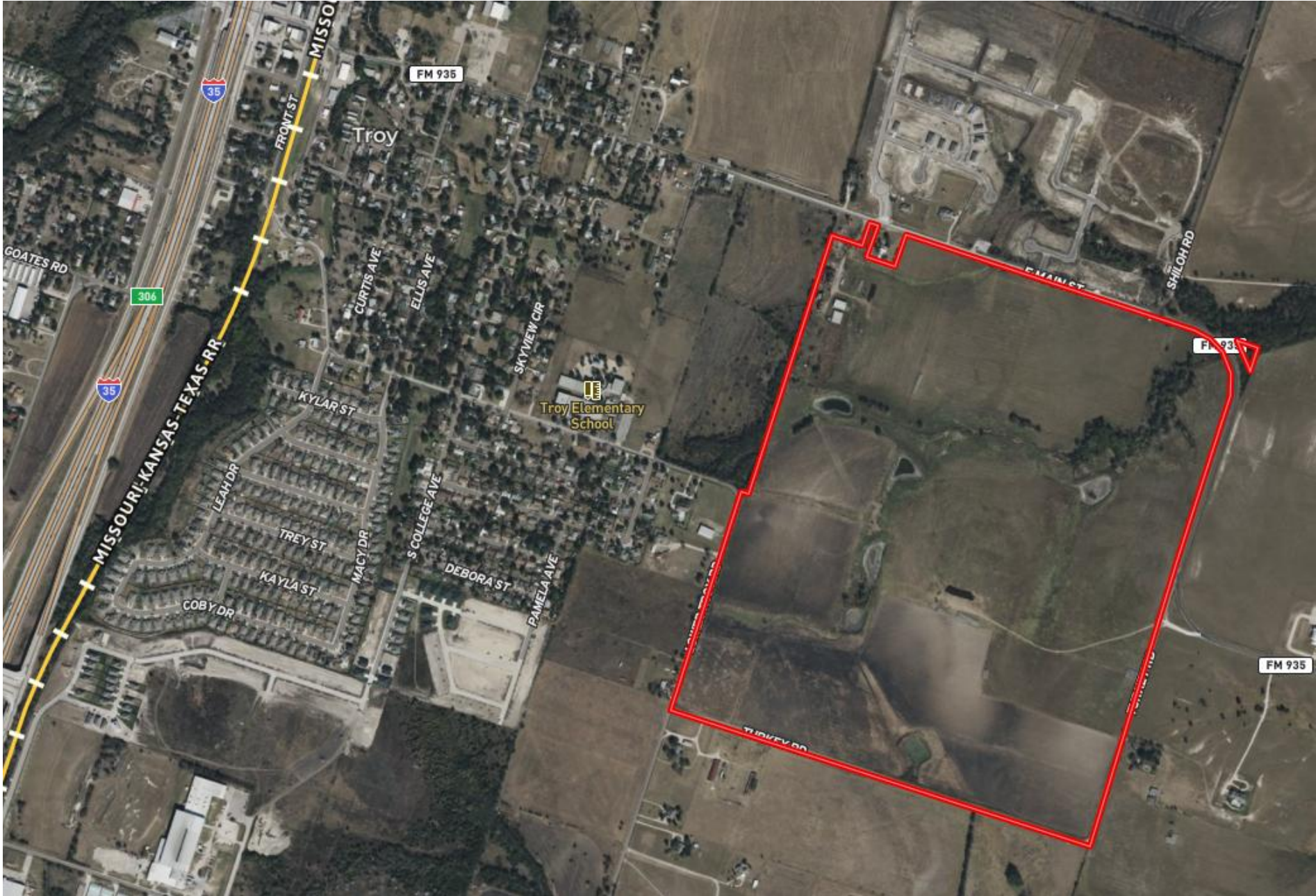


Contour Map

- Mostly Level Land
- Land is Sloped towards North – East Corner



Rail Road



Taxes : AG Exemption

- Total Taxes \$401.44/ Yr. (2024)
- Lower Taxes with AG Exemption Taxes
- Hay 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

**TAX APPRAISAL DISTRICT
OF BELL COUNTY**

2024 TAX STATEMENT

STATEMENT NUMBER

170696

PROPERTY ID NUMBER

24527

NAME & ADDRESS	PROPERTY DESCRIPTION	PROPERTY GEOGRAPHICAL ID
Owner ID: 912991 Pct: 100.000% TROY SAI INVESTMENTS LLC 2400 LOUIS HENNA BLVD UNIT 301 ROUND ROCK, TX 78664 US	A0385BC T HUGHES, 37 & A0571BC F H MILLER, 4, (1.983AC SITS IN RD), ACRES 230.88	0525030001
		PROPERTY SITUS / LOCATION
		99999 FM 935 TROY, TX 76579

Acreage: 230.8800 Type: R

LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE	TOTAL LATE AG PENALTY
0	0	30,257	1,234,019	30,257	0.00

100% Assessment Ratio Appraised Value: 30,257

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.	30,257	0	0	0		30,257	0.0022300	0.67
ELM CREEK WATERSHED	30,257	0	0	0		30,257	0.0242000	7.32
TROY ISD	30,257	0	0	0		30,257	0.9054000	273.95
BELL COUNTY	30,257	0	0	0		30,257	0.3237000	97.94
BELL COUNTY ROAD	30,257	0	0	0		30,257	0.0208000	6.29
CITY OF TROY	3,405	0	0	0		3,405	0.4484000	15.27

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

Taxing Unit	October	November	December	January
CLEARWATER U.W.C.D.	0.65	0.66	0.66	0.67
ELM CREEK WATERSHED	7.10	7.17	7.25	7.32
*TROY ISD	273.95	273.95	273.95	273.95
BELL COUNTY	95.00	95.98	96.96	97.94
BELL COUNTY ROAD	6.10	6.16	6.23	6.29
CITY OF TROY	14.81	14.96	15.11	15.27

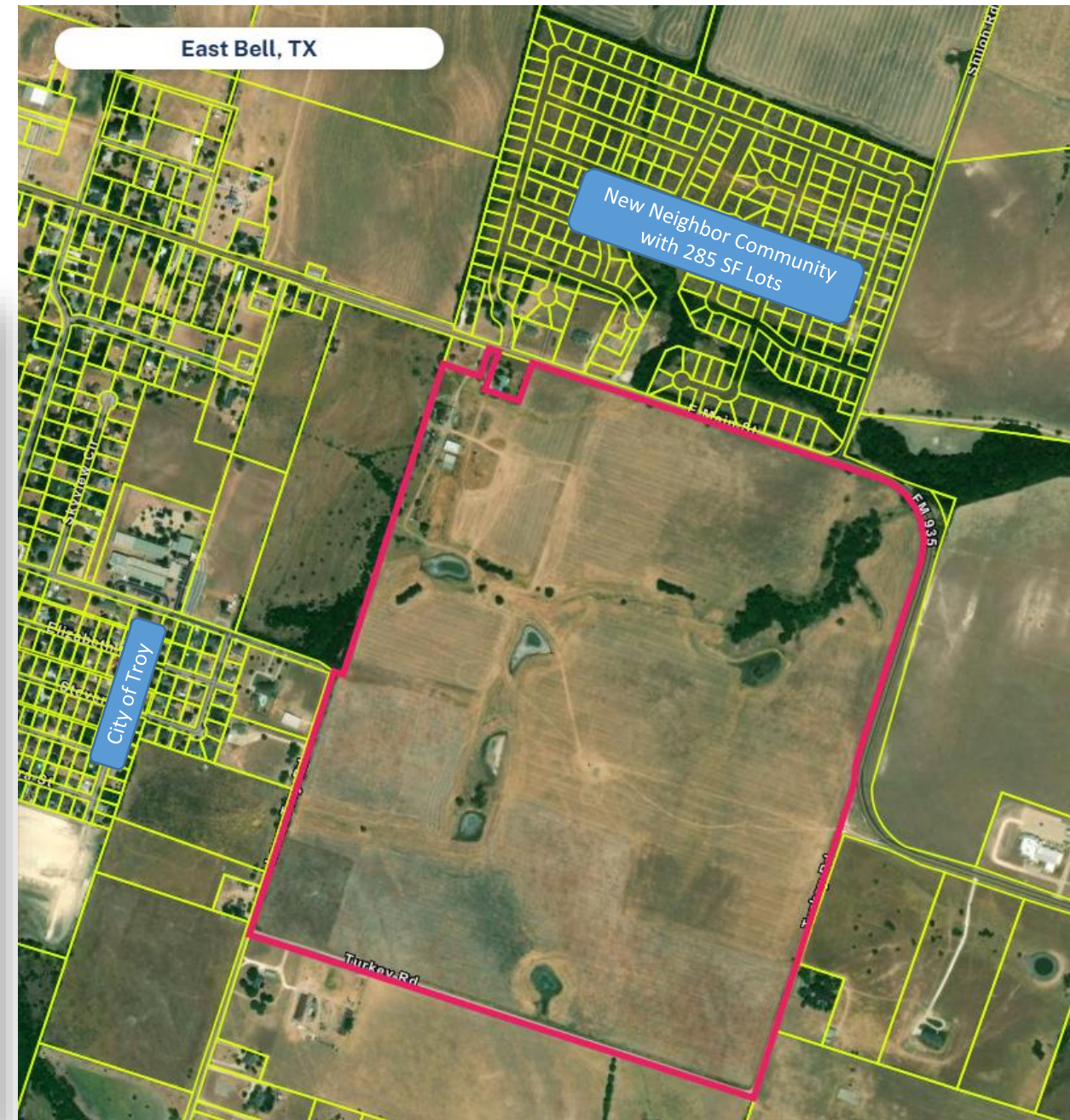
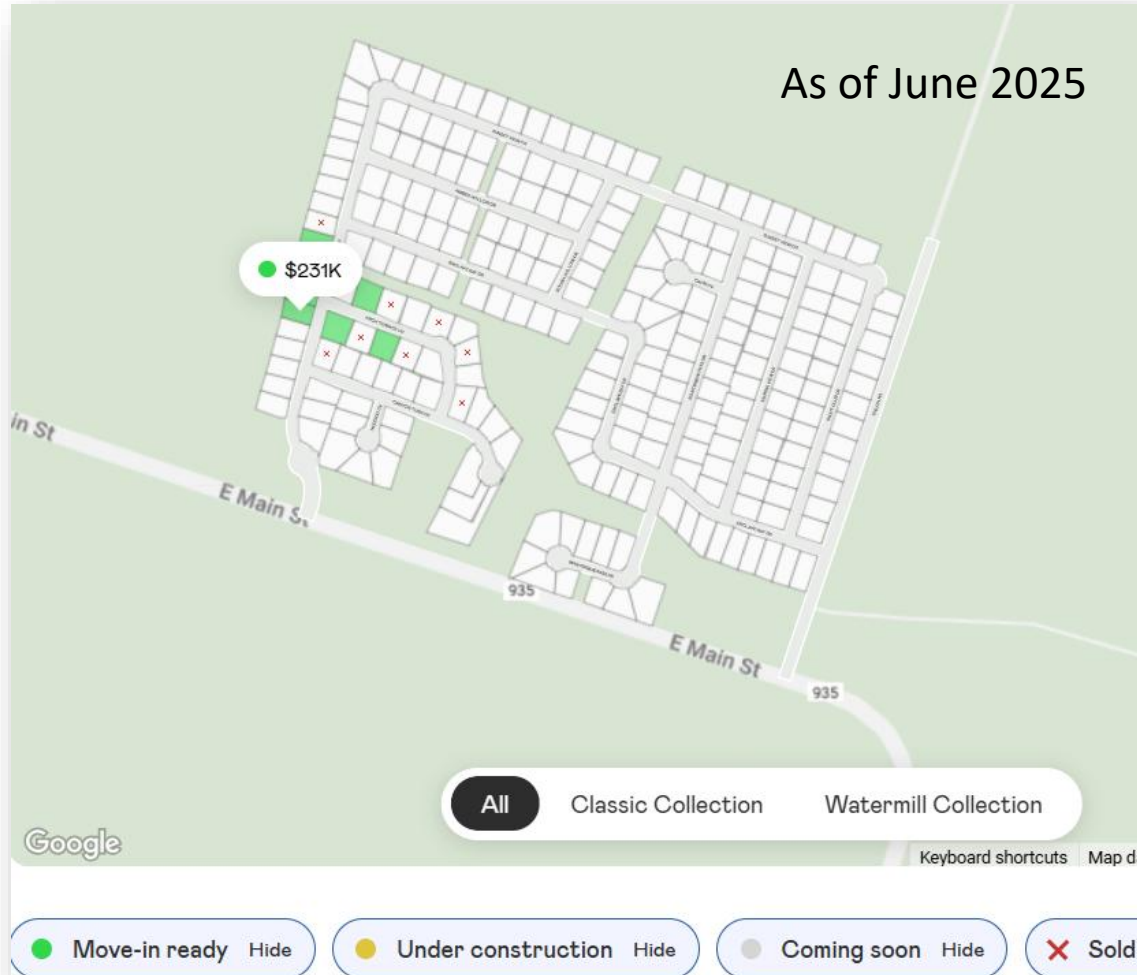
Total Taxes Due By Jan 31, 2025 **401.44**

Penalty & Interest if paid after Jan 31, 2025

If Paid in Month	P&I Rate	Tax Due*
February 2025	7%	429.56
March 2025	9%	437.57
April 2025	11%	445.60
May 2025	13%	453.65
June 2025	15%	461.68

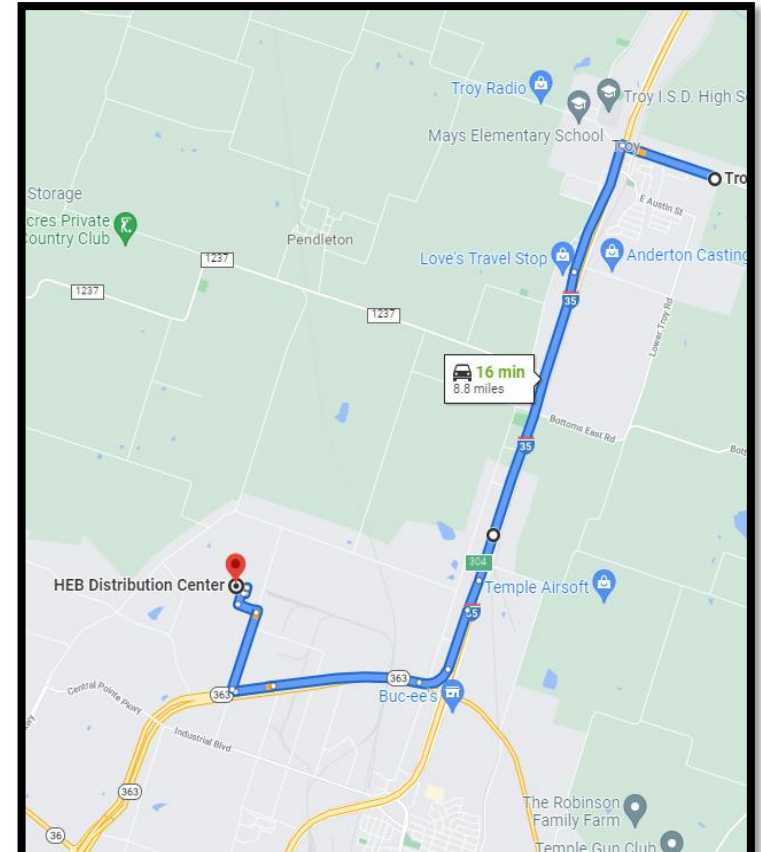
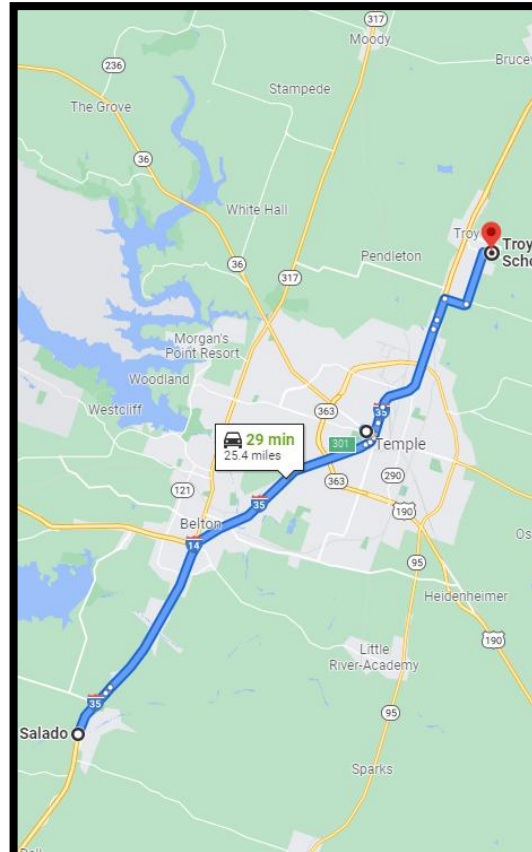
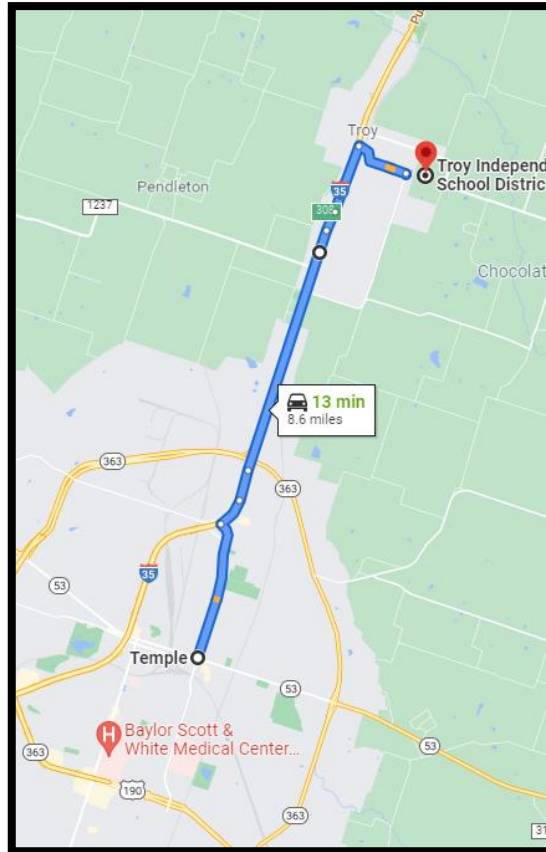
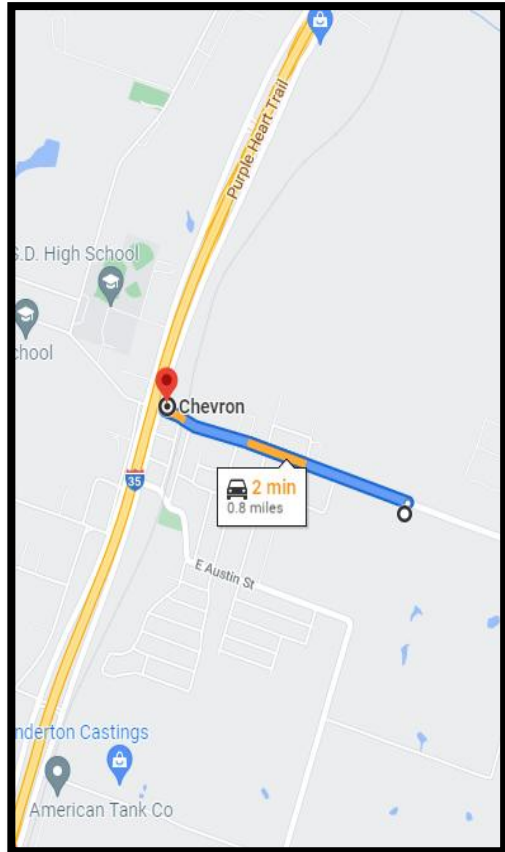
Neighborhood Development:

- Neighborhood “Enclave of Troy” Community with 285 Single Family Lots
- Some lots are Built and Sold by Lennar
- Enclave of Troy Lennar Website: [Click Here](#)



Prominent Area

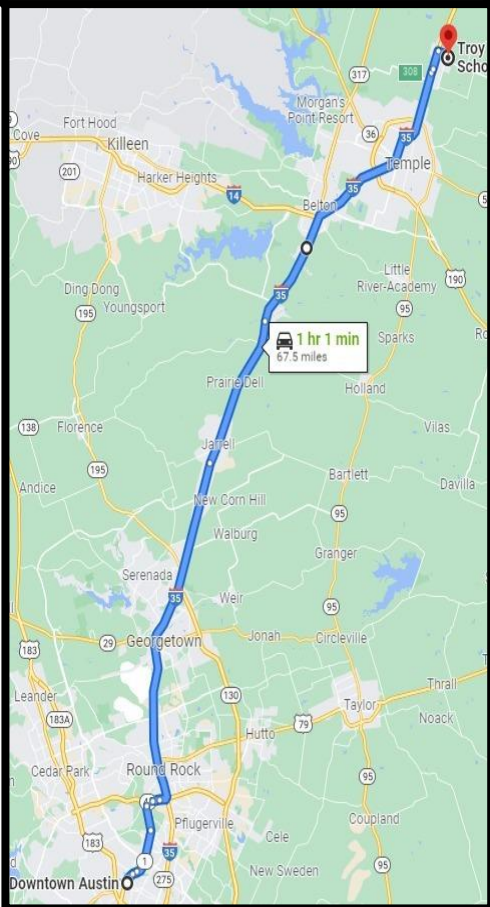
- 2 Mins (0.8 Miles) from I-35
- 13 Mins to Temple, TX
- 30 Min to Salado
- 16 Min (8.8 Miles) HEB Distribution Center/ Ware house



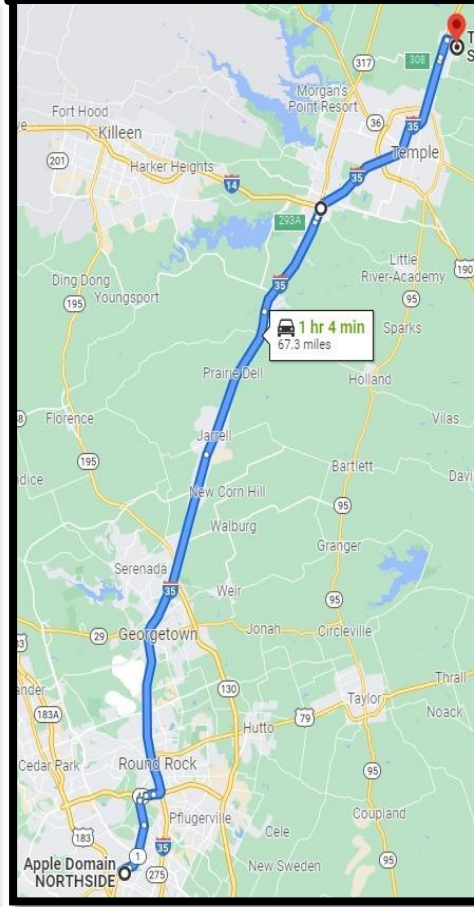
Proximity to High Tech Companies

Austin is a High Tech Corridor with many large companies such as Apple, Tesla, ebay, Paypal, Samsung, IBM and many more coming...

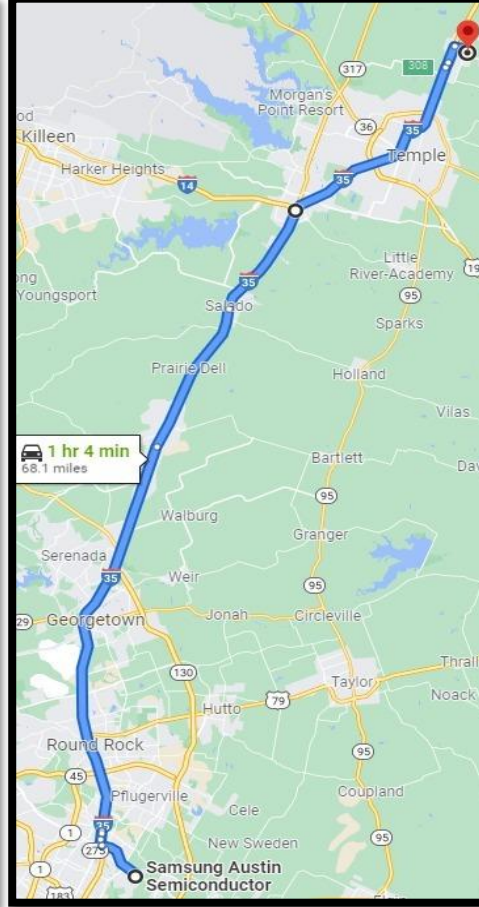
1 Hr. 1 Mins. from The Domain (Downtown)



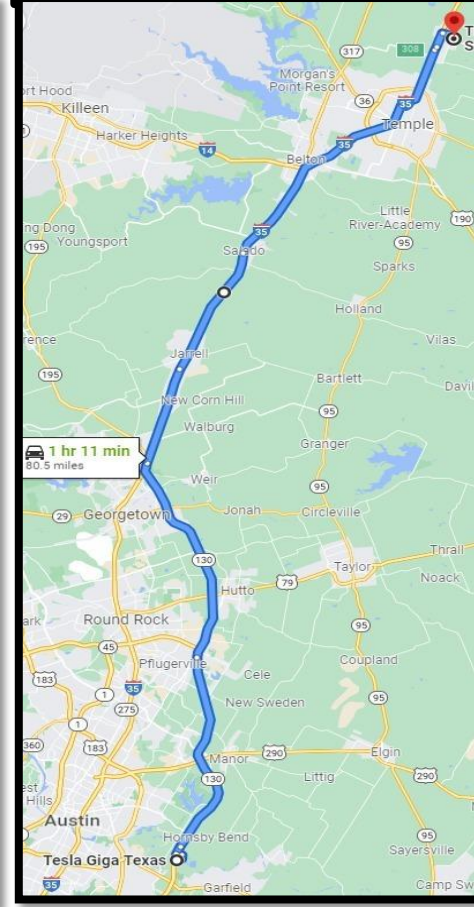
1 Hr. 4 Mins. from Apple Domain



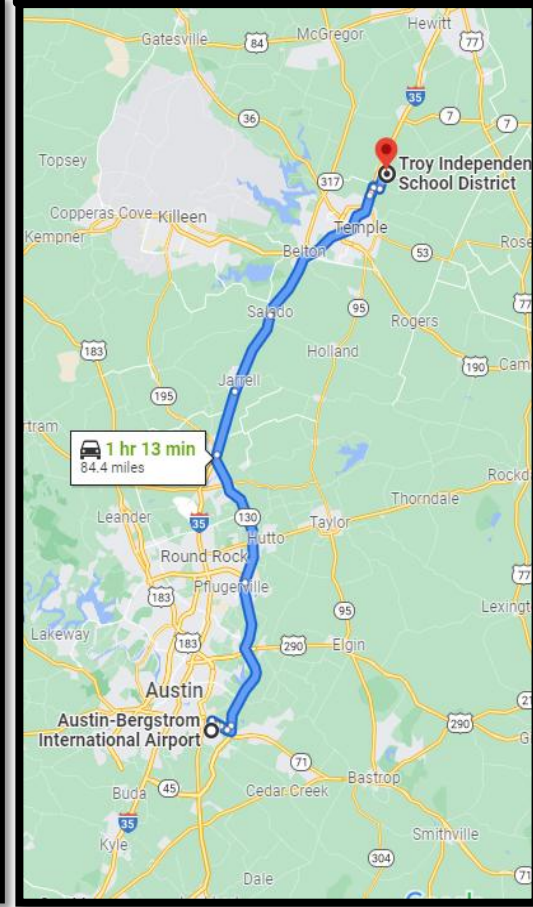
1 Hr. 4 Mins. from Samsung Semiconductor



1Hr. 11 Mins. from Tesla Giga Factory



1 Hr. 13 Mins. from The Airport (AUS)



Contact : Madhu Nallabelli – President of Land Owning Entities

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- WhatsApp Madhu At:
 - <https://wa.me/+12483219005>