

# Columbus, Texas Development Lots – Investor Prospectus

## Exclusive Investment Opportunity

Opportunities like this in Columbus are rare — especially with all the heavy lifting already done. These parcels are cleared, fully surveyed, and development ready. The Live Oak & 3rd Avenue lots, positioned directly across from the Colorado River, even have new water meters and sewer connections installed for each lot, with utilities already accessible. With prime locations, minimal prep time, and strong market demand, these properties are positioned for exceptional returns.

## Executive Summary

This investor package presents two prime development opportunities in Columbus, Texas:

1. Live Oak & 3rd Avenue Lots – Directly across from the Colorado River, rare river-adjacent parcels.
2. 2nd Avenue Lots – Three blocks from the river, high-demand residential infill opportunity.

These properties provide investors with turnkey opportunities to execute either luxury or mid-market projects.

### **Live Oak & 3rd Avenue Lots – River-Adjacent Premium Development**

- Location: Directly across from the Colorado River.
- Availability: One of the last remaining development-ready parcels in Columbus.
- Preparation: Trees cleared, land cleared, new water meters and sewer connections installed for each lot, surveys complete, and soil tests complete.
- Pricing: 5 lots (0.84 acres) for \$700,000.
- Best Use: Luxury homes, vacation rentals, condos.
- Market Advantage: Premium resale potential due to limited riverfront availability.

### **Survey & Plat Information:**

Professional surveys completed for each lot. Preliminary plat confirms lot boundaries, dimensions, and contiguity.

## **2nd Avenue Lots – High-Demand Residential Infill Development**

- Location: Three blocks from the Colorado River.
- Preparation: Cleared, surveyed, utilities accessible.
- Pricing: 4 lots (0.60 acres) for \$400,000.
- Best Use: Mid-range residential or small multifamily.
- Market Advantage: Close to schools, parks, and retail; strong demand for workforce housing.
- ROI Potential: Lower acquisition cost per door, faster build cycles.

### **Survey Information:**

Survey completed showing lot boundaries and access.

Soil Foundation Investigation – Summary (Live Oak & 3rd Avenue Only)

The geotechnical investigation confirms the site is suitable for shallow foundations or drilled piers.

### **Key recommendations:**

- Slab-on-grade: Suitable for post-tensioned slabs with minimal swelling potential.
- No groundwater encountered during borings.
- Soil composition: Clayey sand, silty sand, sandy lean clay with calcareous nodules.

This ensures the land is ready for immediate construction with minimal risk.

### **Parcel Comparison & ROI Snapshot**

Live Oak & 3rd Avenue Lots:

- Price: \$700k (5 lots – 0.84 acres, 36,590 sq.ft)
- Premium river-adjacent location
- Target: Luxury market, higher margins

- Example ROI: Build cost \$1.4M → Sale \$2.0M = \$600k gross profit (~33% margin)

**COLORADO COUNTY, TEXAS  
CITY OF COLUMBUS  
SMITH & JONES ADDITION  
RANGE 4**



