



Investor Presentation

1735 SH 75, Huntsville, TX 77320

Executive Summary

Project Type: Site development and construction of six new fourplex residential/office condo units, plus conversion of high-bay warehouses into office/warehouse units.

Location: Huntsville, Texas – prime frontage on State Highway 75.

Investment Opportunity: Mixed-use development combining rental housing, office condos, and industrial office/warehouse units.

Status: Permitted, partially constructed, with infrastructure plans in place.

Compliance: Approved by Walker County and City of Huntsville – Certificate of Compliance issued May 2, 2023.

Project Highlights

- Six Fourplex Units
- Approved by Walker County Planning & Development.
- Each fourplex: 1,263 sq. ft. living / 1,367 sq. ft. total covered.
- Unit 1: foundation-ready (plumbing installed).
- Units 2, 3, 4: in progress (Unit 2 ~85%, Unit 3 ~75%, Unit 4 ~60%).
- Units 5 & 6: foundation prep and plumbing in place.
- High Bay Storage Conversion
- West side frontage: three storage units with SH-75 exposure.
- Stand-alone metal building: ~85% complete AC office/warehouse conversion.
- 23 storage units: 7 units ~75% complete, with AC office space, epoxy floors, mezzanine storage, and roller doors.

- 2 units combined for larger capacity.

Site Development

- Utilities: Electrical upgrades with Mid-South Utilities, potable water connection under discussion with Walker

County SUD.

- Drainage & Roadways: Fully engineered by L Squared Engineering (Conroe, TX).
- Wastewater: OSSF system engineered by Water Engineers, Inc. (Cypress, TX); TCEQ-ready.
- Permits: Walker County Development Permit (commercial multifamily) and City of Huntsville Certificate of Compliance.
- TXDOT compliance confirmed.

Investment Potential

- Mixed-use flexibility: Approved for commercial or multi-family residential.
- Near completion: Several fourplexes & warehouse conversions significantly advanced.
- Highway frontage: Excellent exposure on SH-75.
- Revenue options: Rentals or condo sales; office/warehouse leasing.
- Exit strategies: Hold for cash flow, condo sales, or hybrid approach.

Contact Information

Camelot Realty Group
4306 Yoakum Blvd Ste 430 Houston, TX 77006
TREC: 0331008

Heather Niemeyer: 979.733.2669 | Heather@CamelotHouston.com
Thu Nguyen: 713.725.8121 | Thu@CamelotHouston.com



Development Permit Application

City of Huntsville | 448 State Highway 75 North | Huntsville, TX 77320 | 936-294-5782

This application is for a Certificate of Compliance. You must fill this form out completely (including signatures) and attach the required documents or this application cannot be accepted. Allow up to 7 business days to process. Do not submit payment at this time.

Property Information

Is Property in Floodplain? ☐ Yes ☒ No

Physical Address 1735 TX-75, Huntsville, TX 77320

☐ City Limits or ☒ ETJ

If the physical address is not known give a legal description of the property below:

☐ Residential or ☒ Commercial

Development Type - Attach one (1) site plan on letter size (8-1/2x11) paper and drawn to a measurable scale.

Describe what you are doing on this property: Commercial development of six multifamily residences

☒ Building Construction

Construction: ☒ New ☐ Add-on ☐ Remodel

Sewer Tap: ☐ New ☐ Existing ☒ OSSF

Water Tap: ☒ New ☐ Existing ☐ Well ☐ Other

☐ Accessory Building or Construction

☐ Storage Building ☐ Carport/Garage ☐ Swimming Pool

☐ Driveway Construction

☐ Driveway Culvert - for non-curb & gutter streets

☐ Change of Use

Current Use _____ Proposed Use _____

☐ Manufactured Home Placement

Year Model _____

Sewer Tap ☐ New ☐ Existing ☐ OSSF

Water Tap ☐ New ☐ Existing ☐ Well ☐ Other

☐ On-Site Sanitary Sewer Facility

(You must submit a design by a Registered Sanitarian)

☐ Sign Placement

☐ Electricity to sign

☐ 911 Address for Utility Purposes Only

Property Owner Information - By signing below, I acknowledge that I am the rightful owner of the property proposed for development; and, if different, I authorize the "Applicant" to serve as my agent to file and execute this application on my behalf.

Property Owner Name PWB LAND HOLDINGS, LLC

16726 Hunters Trail Montgomery TX 77356

Mailing Address

City

State

Zip Code

Phone Number 832-651-1800

E-mail bohlmann@gmail.com

Phil W. Bohlmann
PROPERTY OWNER SIGNATURE REQUIRED

2/6/2023
Date

Applicant Information - As authorized by the property owner or if same as the property owner write in "Same as above".

Name or Company L Squared Engineering - Jonathan Payne

3307 W Davis St., Suite 100 Conroe TX 77304

Mailing Address

City

State

Zip Code

Phone Number 936-647-0420

E-mail jpayne@L2Engineering.com

Jonathan Payne
APPLICANT SIGNATURE REQUIRED

02-02-23
Date

FOR STAFF USE ONLY

☒ Signatures

☒ Site Plan(s)

☐ OSSF Design

Received/By: Jim 02/06/23

GEO ID _____

PD-DA-1

Called w/ cost of permit + permitting hours - Jim

Revised: September 2014

STAFF USE ONLY
Development Permit Application

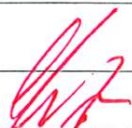
173-0520

PERMIT INFORMATION

GEO ID Number	Property Address (911 Address)		
0079-104-0-00800	1735 HWY 75 N HUNTSVILLE TX 77320		
Subdivision: BUTLER S A	Section	Block	Lot

Property Owner: **PWB LAND HOLDINGS LLC**

WCAD Description: **BUTLER S A (A-79), TRACT 8, ACRES 11.768**

☒ Approved	☐ CoC in CITY	☒ CoC in ETJ	Date 2.9.23	By 
--	--------------------------------------	--	--------------------	--

DENIAL

☐ Denied	Date	By	Reason
---------------------------------	------	----	--------

PROPERTY INFORMATION

Recorded Subdivision Volume/Page	Recorded Deed Volume/Page 73058			
Setbacks	Front 25'	Side 10'	Rear 10'	Street 25'
Zoning District	M ☐ NC ☐ D ☐ ETJ ☒	Overlay District	A ☐ H ☐ VMP ☐ None ☒	
City Utility Availability	Water: ☐ Yes ☒ No	Sewer: ☐ Yes ☒ No	Fire hydrant: ☐ Yes ☒ No	
Zoning	Utilities	Site Plan		
☐ Comply	☐ Approved	☒ Meets setbacks ☐ Does not meet setbacks		
☐ Does not comply	☐ Not approved			
☒ NA - in the ETJ	☒ NA- in the ETJ			

FLOODPLAIN

Subject Property ☐ is IN or ☒ is NOT IN a 100-year FEMA Flood Hazard Boundary, according to the Federal Insurance Rate Map, Panel Number 0225D, Effective Date 8-16-2011.

Comments from City Engineer regarding 100-year floodplain:

NOTES &/or ADD TO NOTES ON CoC

Walker County Planning and Development is responsible for the final approval, permitting, inspection, etc. of commercial multi-unit dwelling.

Ensure building setbacks comply with subdivision standards.





City of Huntsville
448 SH 75 N, Huntsville, TX 77320
Phone: 936-294-5717
E-Mail: permits@huntsvilletx.gov

Certificate of Compliance

ISSUED TO:

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the use and occupancy identified. No change of occupancy or use is authorized unless a new Certificate is obtained.

CERTIFICATE NUMBER:23-0133

Property Address: 1735 SH 75 N Parcel Number: 15690 Permit Number: 23-0526 Purpose: Site Approval for New Construction of Multi-Family Dwellings	Certificate Type: Compliance Effective Date: November 3, 2022 Expiration Date:
CLASSIFICATION Type of Constructions: Use and Occupancy Classification:	FIRE PROTECTION EQUIPMENT Sprinkler System Provided: 0
CODE COMPLIANCE STANDARDS USED Code Year: Code Book:	
SPECIAL STIPULATIONS Comments: Notes:	

Jesse Ferguson
Permit Technician

May 2, 2023
Date

OSSF SITE PLAN FOR APARTMENT COMPLEX 1735 HIGHWAY 75 N COMMERCIAL OSSF WITH DRIP IRRIGATION DISPOSAL FIELD

DESIGN CRITERIA:

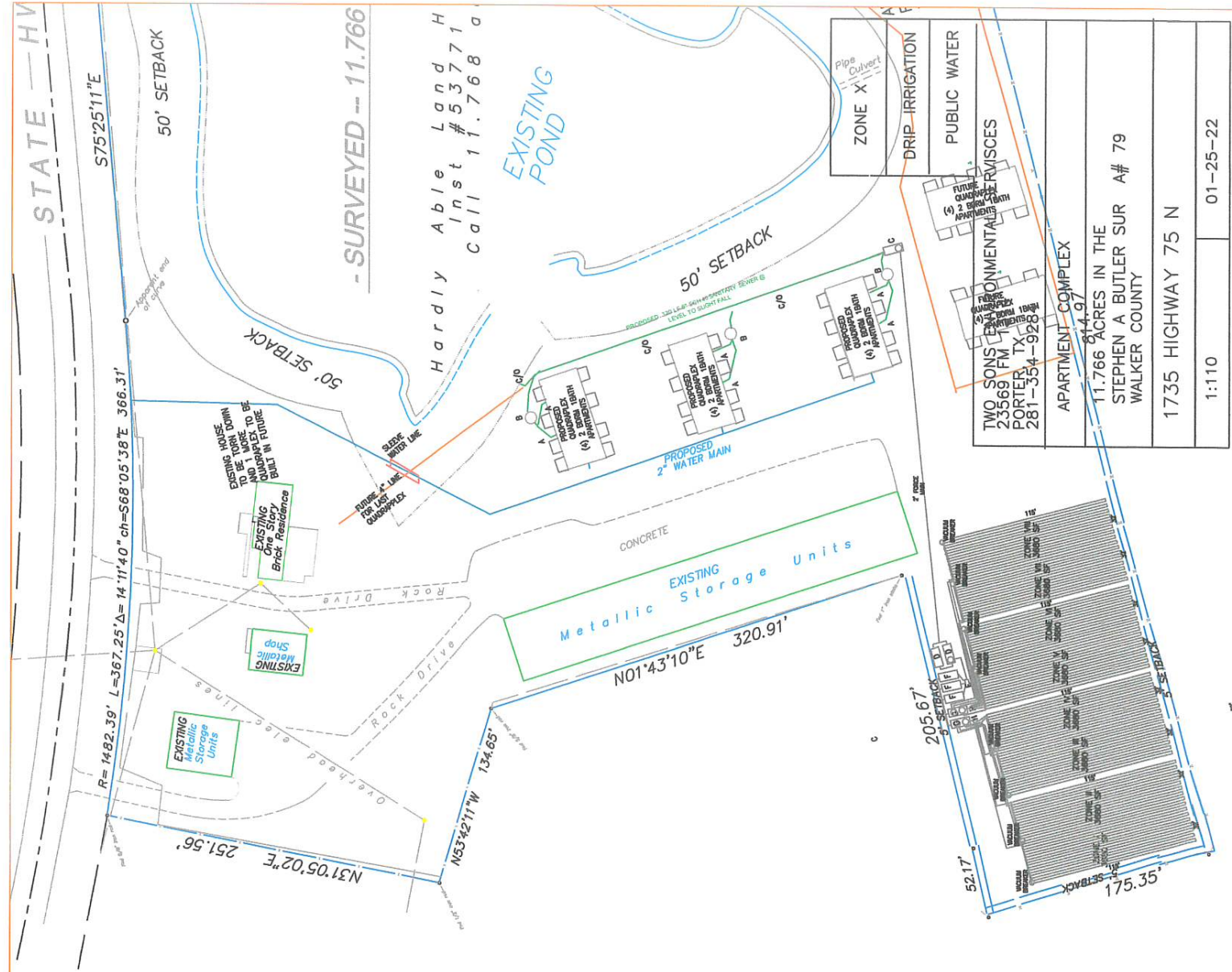
PROPOSED 3 QUADRAPLEXES W/ 1 FUTURE QUADRAPLEX
 ALL W/ (4) 2 BDRM APTS IN EACH ONE
 EACH APARTMENT RATED AT 180 GPD (ULF)
 16 APARTMENTS X 180 GPD = 2880 GPD
 2880 GPD TOTAL DAILY FLOW
 EFFLUENT LOAD RATE: .10
 REQUIRED DRIP DISPOSAL AREA: 28800 SF
 DESIGNED DRIP DISPOSAL AREA: 29440 SF

DESIGN DETAILS:

USE: 3 CLEARSTREAM 1500 N TREATMENT PLANTS
 CHLORINATOR: NOT APPLICABLE
 2500 GAL LIFT STATION W DUPLEX ON DEMAND
 PANEL AND PUMPS
 5000 GAL PUMP TANKS(DOSING)WITH DUPLEX TIMED
 DOSING PANEL AND 2" SOLIDS PUMPS
 5000 GAL PUMP TANK W/ 2 SETS OF DUPLEX
 PANELS AND PUMPS WITH MINUTE TIMING
 DEVICES TO DRIP TO EACH OF THE
 8 ZONES(4 ZONES PER EACH DUPLEX SET UP)
 EFFLUENT PUMPS : 4 .5 HP GOULDS 20 GPM
 2 RAINBIRD ZONING VALVES(4 CAMS)

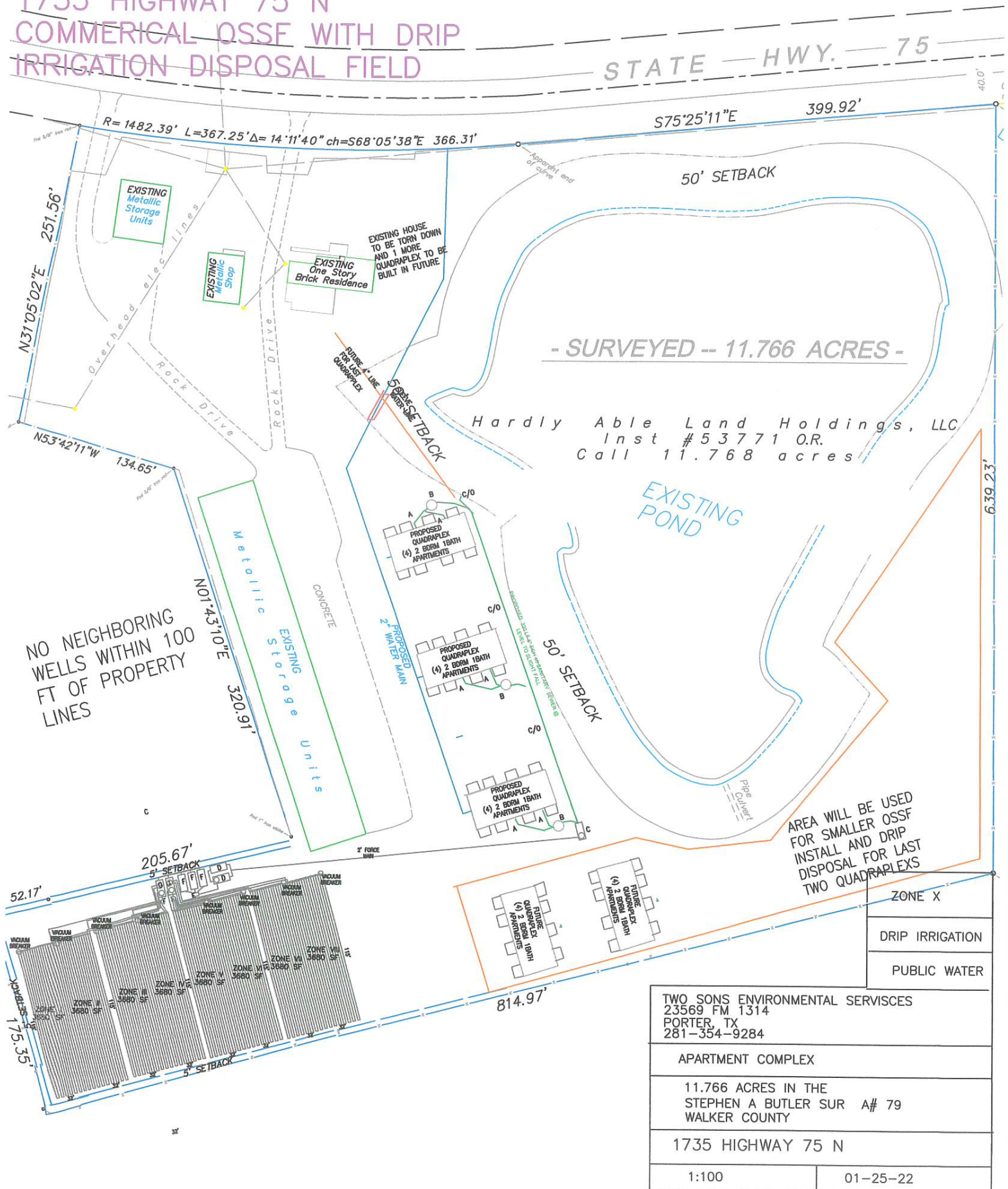
TANK LEGEND:

- A 2 WAY C/O'S
- B 3 1000 GAL PRETREAT TANKS
- C 2550 GAL LIFT STATION W/ DUPLEX PANEL AND PUMPS
- D 5000 GAL PUMP/DOSING TANKS WITH DUPLEX
DOSING PANEL AND 2" SOLIDS PUMPS
- E 3 HOLE DISTRIBUTION BOX FOR EACH TREATMENT
TANK
- F 3 CLEARSTREAM 1500 N TREATMENT PLANTS
- G 5000 GAL PUMP TANK W/ 2 SETS OF DUPLEX PANELS AND
GOULDS 20 GPM PUMPS FOR EACH SEPERATE DRIP SECTION
- H 2 RAINBIRD ZONING VALVES WITH 4 CAMS IN EACH



TWO SONS ENVIRONMENTAL SERVICES 23569 FM 1789 PORTER, TX 77057 281-354-9284	
APARTMENT COMPLEX	
11.766 ACRES IN THE STEPHEN A BUTLER SUR A# 79 WALKER COUNTY	
1735 HIGHWAY 75 N	
1:110	01-25-22

OSSF SITE PLAN FOR
APARTMENT COMPLEX
1735 HIGHWAY 75 N
~~COMMERICAL OSSF WITH DRIP~~
~~IRRIGATION DISPOSAL FIELD~~

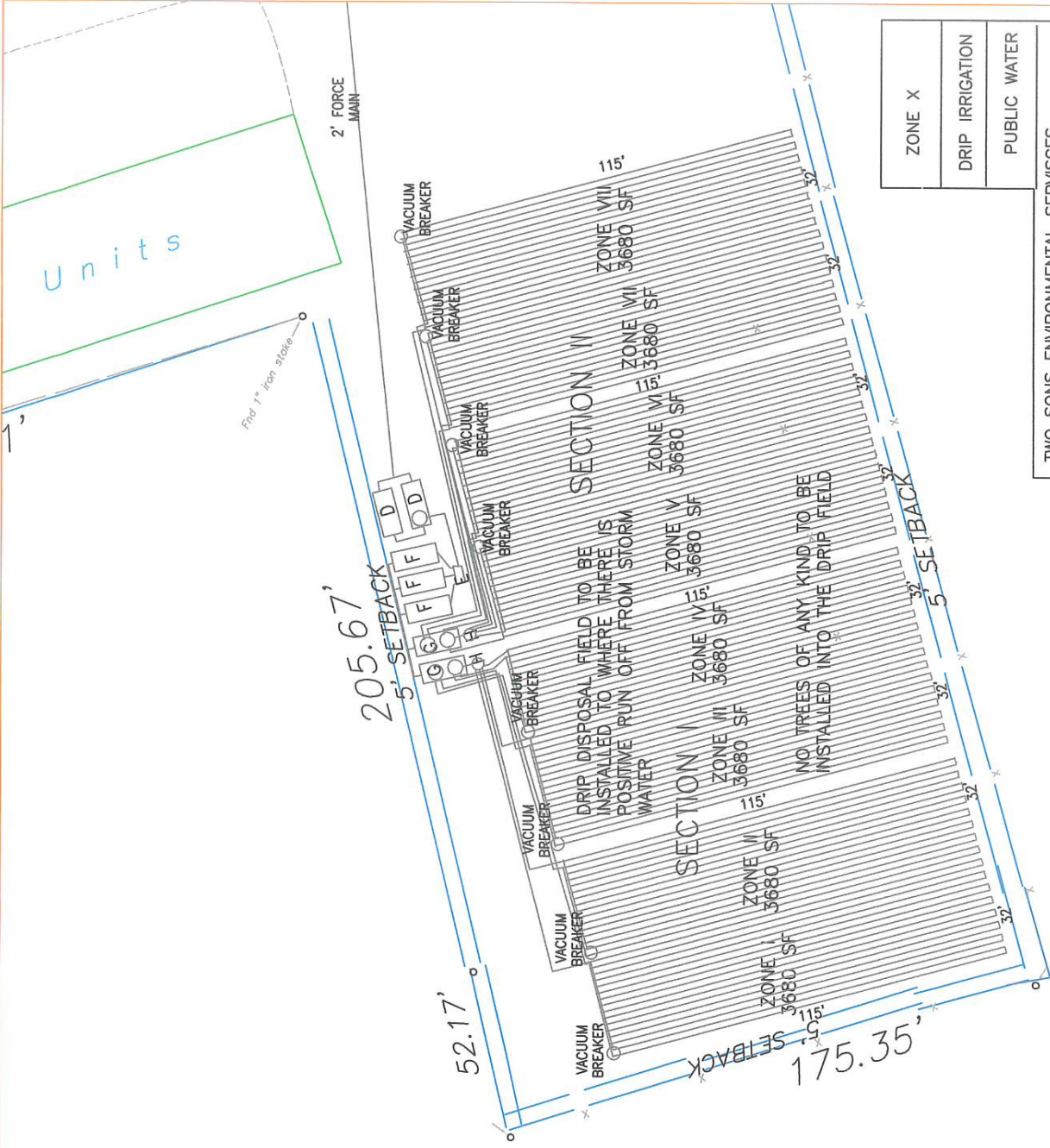


OSSF SITE PLAN FOR
APARTMENT COMPLEX
1735 HIGHWAY 75 N
COMMERICAL OSSF WITH DRIP
IRRIGATION DISPOSAL FIELD

DRIP FIELD DOSING CALCULATIONS;
REQ. DOSING AREA $2880' \times 20' = 28800$ SF
DESIGNED AREA = 29440 SF
FIELD SIZE 29440 SF / 8 ZONES DIVIDED TWO 2
SECTIONS = 3680 SF PER ZONE
 3680 SF / 2 = 1840 LF PER ZONE
 1840 LF / 2 = 920 EMITTERS PER ZONE
FLOW RATE .91 X $920/60 = 14$ GPM
DOSING SCHEDULE FOR SEC I (2440 GPD)
DOSING SCHEDULE FOR SEC II (2440 GPD)
12 TIMES DAILY ALTERNATING BETWEEN 4 ZONES AT 15
MIN/DOSE FOR A TOTAL OF 2520 GPD PER SECTION
EACH ZONE TO RECEIVE 610 GPD.
REST TIME FOR EACH ZONE IS 8 HRS

- DESIGNED DRIP FIELD
- SECTION I
- ZONE I
- 16'-115' RUNS LOOPED
1840 LINEAR FT TUBING PER ZONE
- ZONE II
- 16'-115' RUNS LOOPED
1840 LINEAR FT TUBING PER ZONE
- ZONE III
- 16'-115' RUNS LOOPED
1840 LINEAR FT TUBING PER ZONE
- ZONE IV
- 16'-115' RUNS LOOPED
1840 LINEAR FT TUBING PER ZONE
- SECTION II
- ZONE V
- 16'-115' RUNS LOOPED
1840 LINEAR FT TUBING PER ZONE
- ZONE VI
- 16'-115' RUNS LOOPED
1840 LINEAR FT TUBING PER ZONE
- ZONE VII
- 16'-115' RUNS LOOPED
1840 LINEAR FT TUBING PER ZONE
- ZONE VIII
- 16'-115' RUNS LOOPED
1840 LINEAR FT TUBING PER ZONE

DRIP TUBING TO BE NO DEEPER THAN 8"
TRENCHES TO BE 24" APART



ZONE X	
DRIP IRRIGATION	
PUBLIC WATER	
TWO SONS ENVIRONMENTAL SERVICES 23569 FM 1314 PORTER, TX 281-354-9284	
APARTMENT COMPLEX	
11.766 ACRES IN THE STEPHEN A BUTLER SUR A# 79 WALKER COUNTY	
1735 HIGHWAY 75 N	
1:45	01-25-22

DESIGN CRITERIA:

PROPOSED 3 QUADRAPLEXES W/ 1 FUTURE QUADRAPLEX
ALL W/ (4) 2 BDRM APTS IN EACH ONE (TOTAL OF 16)
16 X 180 GPD ULF = 2880 GPD
2880 GAL TOTAL DAILY FLOW

APPLICATION RATE: .10 GAL/SF/DAY
DRIP AREA REQUIRED: 28800 SQ FT
DRIP AREA DESIGNED: 29440 SF FT
LOW FLOW FIXTURES YES

OPERATING HRS:

MON - SUN

ORGANIC LOADING CALCULATIONS:

COMMERCIAL EFFLUENT STRENGTH FOR APARTMENTS WILL BE RATED AT 1.5 TIMES
THE STRENGTH OF RESIDENTIAL BOD (240 MG/L)

$240 \times 1.5 = 360 \text{ MG/L}$

$2880 \text{ GPD} \times 360 \text{ MG/L} \times 8.34 \text{ LBS} / 1000000 = 8.64 \text{ LBS}$
TOTAL DAILY BOD = 8.64 LBS

1500 GPD CLEARSTREAM AEROBIC PLANT TREATS 3.75 LBS/BOD
WILL USE 3 1500 CLEARSTREAM PLANTS FOR A BOD TREATMENT CAPACITY
OF 11.25 LBS/BOD

FLOW EQUALIZATION REQUIREMENT:

NSF TESTS THE 1500 GAL ATU AT 40% OF ITS RATED CAPACITY FOR 3 HRS

1500 GAL ATU CAN TREAT 3.75 LBS/BOD DAILY

$(1500 \times .40) / 3 \text{ HR} = 200 \text{ GAL/HR}$ (3.75 LBS/BOD $\times .40$) / 3 HR = .5 LBS/HR

A PEAK FLOW OF 1200 GAL OCCURS FROM 6:00 - 9:00 AM. THIS IS 400 GAL/HR

$400 \text{ GAL/HR} / 3 \text{ TREATMENT TANKS} = 134 \text{ GAL/HR}$

$134 \text{ GAL/HR} = 200 \text{ GAL/HR}$ 1500 ATU IS HYDRAULICALLY OK

$(134/2880) \times 8.64 \text{ LB} = .40 \text{ LB/HR} > .50 \text{ LB/HR}$ 1500 ATU IS ORGANICALLY OK

THE 3 1500 CLEARSTREAM TREATMENT PLANTS WILL NOT REQUIRE DOSING BUT
IS BEING USED FOR BETTER QUALITY OF TREATMENT

DOSING TANK FLOW:

GALLONS TO DOSE = 2880 GPD

DOSING FLOW RATE = 12 GAL/MIN $< 4 \text{ GAL/MIN}$ PER EACH PLANT

DOSING INTERVALS = EVERY 2 HRS

2880 GPD / 12 DOSES = 240 GAL/DOSE

SET TIMER TO DOSE 12 TIMES DAILY @ 20 MIN/DOSE

FOR A TOTAL FLOW OF 2880 GALLONS.

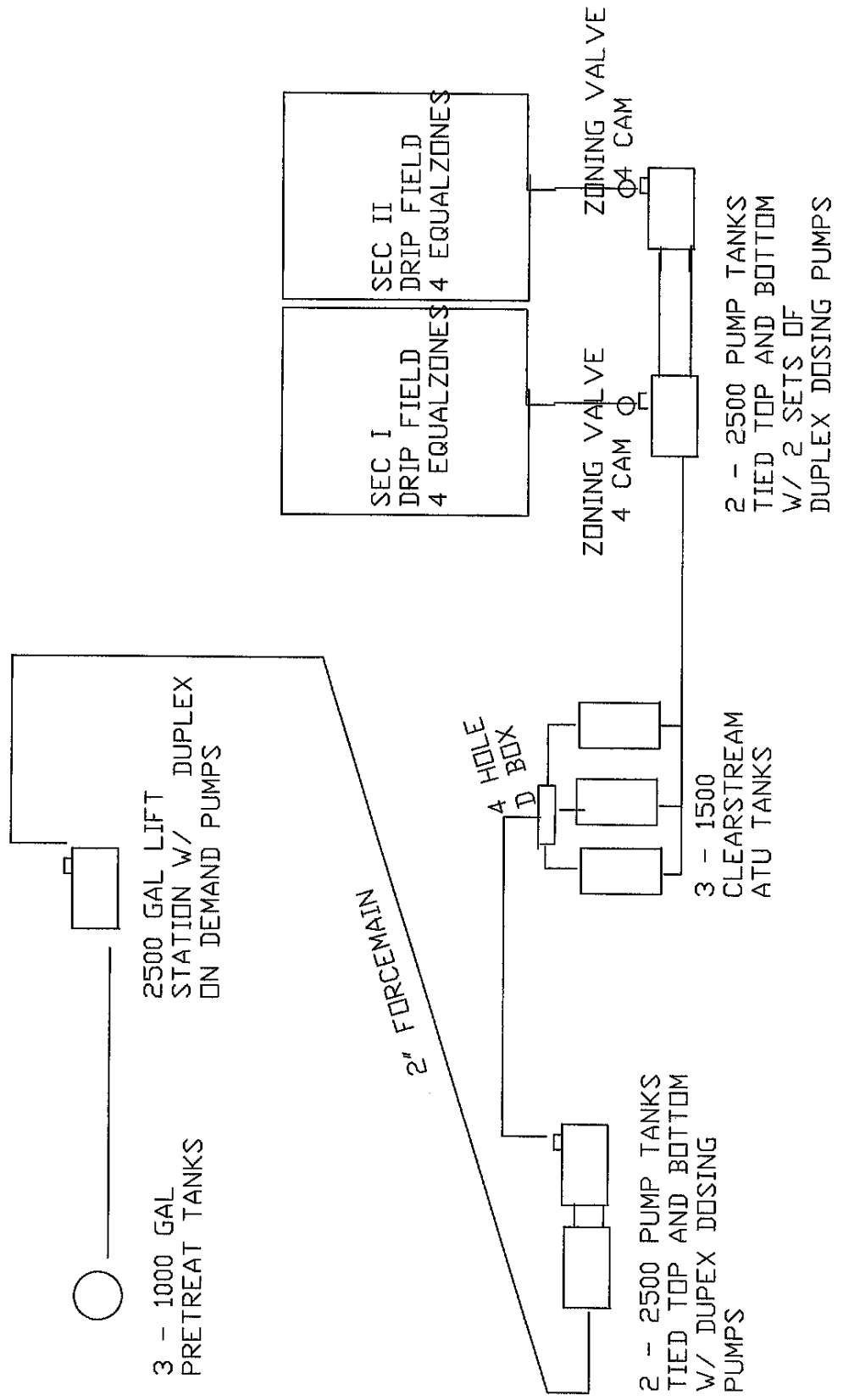
ON-SITE SEWAGE GENERAL NOTES:

1. AN ON-SITE SEWAGE LICENSE MUST BE OBTAINED FROM THE PERMITTING AUTHORITY PRIOR TO INSTALLING THIS WASTEWATER DISPOSAL SYSTEM.
2. SYSTEM INSTALLATION MUST BE A REGISTERED INSTALLER OF ON-SITE SEWAGE FACILITIES AS REQUIRED BY ARTICLE 4477-7E OF VERNONS CMI STATUTES BY THE OWNER OF THE PROPERTY UNDER LICENSE. NO COMPONENT OF THIS SYSTEM SHALL BE COVERED UP WITHOUT THE PERMITTING AUTHORITY'S WRITTEN APPROVAL.
3. IF ANY DISCREPANCIES EXIST BETWEEN THIS DESIGN AND ACTUAL FIELD CONDITIONS IT IS THE INSTALLERS RESPONSIBILITY TO IMMEDIATELY NOTIFY THE DESIGNER AND THE PERMITTING AUTHORITY PRIOR TO START OF ANY WORK.
4. ALL CONSTRUCTION METHODS AND MATERIAL MUST BE IN ACCORDANCE WITH COUNTY AND STATE RULES AND POLICIES UNLESS SPECIFICALLY NOTED ON THIS DRAWING AND APPROVED BY THE PERMITTING AUTHORITY.
5. AFTER INSPECTION BY PERMITTING AUTHORITY, SITE SHALL BE CAREFULLY GRADED TO PROVIDE POSITIVE STORM WATER RUNOFF. ABSORPTION AREA SHALL BE CROWNED. DRAINAGE SWALES SHALL BE CONSTRUCTED TO ADEQUATELY CONVEY STORM WATER AWAY FROM THE ABSORPTION AREA. ENTIRE DISPOSAL AREA SHALL BE SEEDED OR SODDED.
6. THIS SYSTEM, IF INSTALLED AND OPERATED IN ACCORDANCE WITH THIS PLAN SHOULD NOT PRESENT A HAZARD TO PUBLIC HEALTH OR THREATEN PROPOSED OR ADJACENT WATER WELLS.
7. DRIP FIELD MAY BE MOVED SLIGHTLY TO STAY AWAY FROM TREE ROOTS AND SWALES.
8. ELECTRICAL WIRING SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE.
9. THIS OSSF DESIGN IS SPECIFIC TO THIS SITE ONLY AND CANNOT BE USED AS A MODEL FOR OTHER PROPERTIES. WATER USAGE IN EXCESS OF 2880 GPD WILL VOID THIS DESIGN.
10. PIPE FROM FACILITY TO SEPTIC SYSTEM HAS TO BE SCH 40 OR DWV THICK WALL PIPE

PROPERTY OWNER ASSUMES ALL LIABILITY FOR BOD LOADINGS GREATER THAN WHAT IS IN THE DESIGN DETAIL. PROPERTY OWNER AGREES TO UPGRADE THIS OSSF IF AND WHEN THIS SYSTEM BECOMES INADEQUATE

ZONE X	
DRIP IRRIGATION	
PUBLIC WATER	
TWO SONS ENVIRONMENTAL SERVICES 23569 FM 1314 PORTER, TX 281-354-9284	
APARTMENT COMPLEX	
11.766 ACRES IN THE STEPHEN A BUTLER SUR A# 79 WALKER COUNTY	
1735 HIGHWAY 75 N	
01-25-22	

1735 HIGHWAY 75 N TANK SCHEMATIC



(3) Table III. Wastewater Usage Rate.

This table shall be used for estimating the hydraulic loading rates only. Sizing formulas are based on residential strength BOD₅. Commercial/institutional facilities must pretreat their wastewater to 140 BOD₅ prior to disposal unless secondary treatment quality is required. For design purposes, restaurant wastewater will be assumed to have a BOD₅ of at least 1,200 mg/l after exiting the grease trap or grease interceptor.

Actual water usage data or other methods of calculating wastewater usage rates may be used by the system designer if it is accurate and acceptable to the Texas Commission on Environmental Quality or its authorized agents. If actual water use records are greater than the usage rates in this table, the system shall be designed for the higher flow.

Type Of Facility	Usage Rate Gallons/Day (Without Water Saving Devices)	Usage Rate Gallons/Day (With Water Saving Devices)
Single family dwelling (one or two bedrooms)-less than 1,500 square feet.	225	180
Single family dwelling (three bedrooms)-less than 2,500 square feet.	300	240
Single family dwelling (four bedrooms)-less than 3,500 square feet	375	300
Single family dwelling (five bedrooms)-less than 4,500 square feet.	450	360
Single family dwelling (six bedrooms)-less than 5,500 square feet.	525	420
Greater than 5,500 square feet, each additional 1,500 square feet or increment thereof.	75	60
Condominium or Townhouse (one or two bedrooms)	225	180
Condominium or Townhouse (each additional bedroom)	75	60
Mobile home (one or two bedrooms)	225	180
Mobile home (each additional bedroom)	75	60
Country Clubs (per member)	25	20
Apartment houses (per bedroom)	125	100
Boarding schools (per room capacity)	50	40
Day care centers (per child with kitchen)	25	20
Day care centers (per child without kitchen)	15	12
Factories (per person per shift)	15	12
Hospitals (per bed)	200	160
Hotels and motels (per bed)	75	60
Nursing homes (per bed)	100	80
Laundries (self service per machine)	250	200
Lounges (bar and tables per person)	10	8
Movie Theaters (per seat)	5	4
Office buildings (no food or showers per occupant)	5	4