

BiG AUSTIN Opp Zone

RENTAL HOUSING DEVELOPMENT ASSISTANCE APPLICATION

November 1, 2024



The Wedgewood
11302 Wedgewood Drive
Austin, Texas 78753

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

Attachment 1 – Project Narrative

EXECUTIVE SUMMARY

The Wedgewood

BiG Opp Zone LLC (BOZ) is excited to present the Wedgewood Senior Living mixed-use multifamily development on E. Braker Lane and Wedgewood Road in Austin, Texas. This unique Affordable Housing Development covering 11 acres aims to provide affordable living options for seniors while integrating sustainable energy solutions and smart technologies to enhance their quality of life. The project is designed with the principles of Blue Zone characteristics, ensuring a holistic approach to senior living that promotes longevity and well-being.

"You never change things by fighting the existing reality.

To change something, build a new model that makes the existing model obsolete." - Buckminster Fuller

Located on 11 acres zoned GR-MU-V-CO, The Wedgewood Senior Living will be a 217-unit, Class-A, affordable multifamily community for Seniors (55+) individuals and families. This high-end Senior housing community will offer residents an affordable, attractive, comfortable, sustainable energy features, and smart technology engaging living experience designed to enhance quality of life that promotes and encourages activity, interaction, wellness, and convenience.

The Wedgewood is proposed to be a partnership with Austin Housing Finance Corporation, BiG Opp Zone Partners, and its non-profit minority limited partner, BIGAUSTIN. If AHFC were to not partner on this development, the development has other partnerships that it's presently exploring, primarily with The Housing Authority of Travis County (HATC). This is BOZ's first RHDA application for this development. The development initially came in late last year for construction funding but was not funded due to oversubscription in that particular funding cycle.

BOZ purchased the site in total 38 acres, which includes the 11 acre-tract on February 27, 2020. BOZ has already incurred approximately \$2M in predevelopment - architectural and engineering cost and expects to invest an additional \$3.85M for schematic design over the next 6 months.

The Wedgewood site, an 11-acre lush green space, will maximize the use of green infrastructure, such as parks, walkways, and trails, promoting gardening, environmental responsibility, and enhancing the quality of life for residents.

Overall, this project is a worthwhile investment due to its holistic approach, strong partnerships, and focus on community-driven solutions. It aims to create a thriving, inclusive community that addresses the diverse needs of its residents and promotes sustainable development.

The United States is experiencing a significant demographic shift, with the senior population (65 years and older) expected to surpass 80 million by 2040, up from 55.7 million in 2020. This growing population underscores the urgent need for affordable and supportive housing solutions. Currently, there are nearly 22,000 senior living units across the country, but many seniors still face challenges in accessing affordable housing. In 2019, 2.9 million seniors lived in publicly supported housing, and an additional 3.6 million likely qualified for rental assistance but did not receive it.

EXECUTIVE SUMMARY

The Wedgewood

Finding available affordable units for seniors in Austin, Texas, and across the nation presents significant challenges. Many seniors are on fixed incomes, making it difficult to find housing options that fit their budgets. Some seniors have too much income to qualify for low-income housing but cannot afford market-rate rents. This issue is exacerbated by the rapid growth of the senior population in the Austin-Round Rock Metropolitan Area, which is home to the second-fastest growing population of adults aged 65 and older in the U.S. and the fastest-growing population of pre-seniors aged 55-64. More than 765,000 older Texans are struggling to cover housing costs, with many spending over 30% of their income on housing. This affordability crisis often leads to seniors being priced out of their longtime homes and becoming unhoused.

*"The ache for Home lives in all of us,
the safe place where we can go as we are and not be questioned." - Maya Angelo*

The inadequacies of available units highlight the importance of incorporating advanced and innovative technologies in multifamily senior housing. The Wedgewood focuses on a new way of developing affordable housing that supports Seniors and families whose income falls below the minimum level necessary for survival, as well as historically marginalized communities. We aim to address the underlying conditions and inequitable systems that affect these individuals and families by providing affordable housing designed to meet the quality of life needs of seniors (55+). This includes health and wellness support, better use of daily life assistance technologies, and education and training in ways to work with social service organizations and businesses in the building that supports the senior community, providing economic opportunities to residents.

As a mixed-income community, the development proposed will offer affordable units to qualifying households as well as some market units. Affordable units will be rent, and income restricted, and on average will be for households earning 60% of the Area Median Income (AMI). And affordable non-profit and business spaces for senior community support.

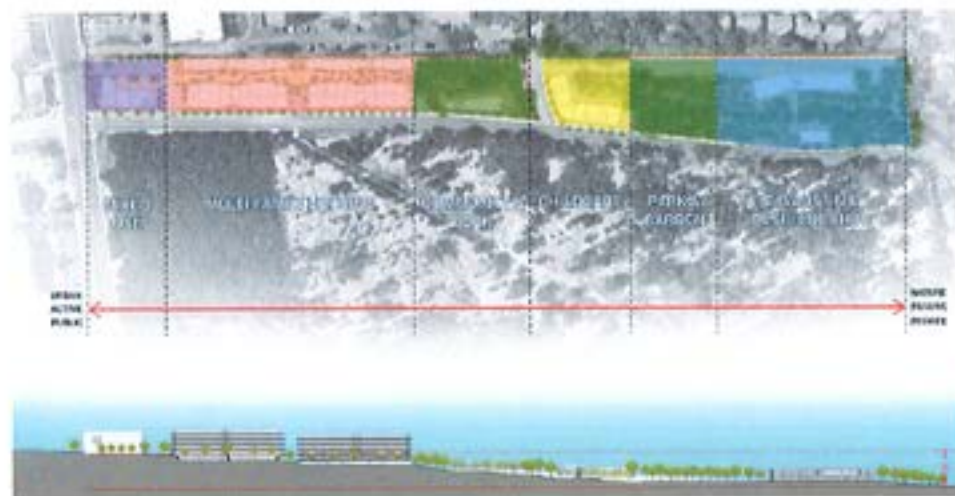
A mix of one- and two-bedroom floor plans will give residents the option to choose the unit type that best fits their individual lifestyle and preferences. With copious amenities, high-end interiors, easy access to Interstate 35, and just 9 minutes from downtown, The Wedgewood is well-positioned to become a model community for premiere Senior mixed-income residential communities in the nation.

The total development cost for The Wedgewood is \$108.5M with soft cost included. The financing structure will include a construction to permanent FHA insured 221(d)(4) mortgage. This structure anticipates the issuance of bonds which will be outstanding during the construction period. The anticipated bond collateral fund will generate bond reinvestment proceeds that will partially offset the bond interest incurred during construction, and which is shown as a source. A bridge loan will also be necessary during construction which will be provided by Texas Growth Fund (TGF). The remaining sources will be tax credit equity, a City of Austin RHDA request and deferred developer fee.

EXECUTIVE SUMMARY
The Wedgewood



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The Wedgewood



EXECUTIVE SUMMARY

The Wedgewood

The Wedgewood senior living development will offer a comprehensive range of resident supportive services provided by partners such as BiGAUSTIN. Detailed information on these services can be found in the attached Resident Services and Support section. Key services include:

- ✓ legal assistance and crisis intervention,
- ✓ various case management services,
- ✓ career placement and job training for seniors,
- ✓ health screening services,
- ✓ health and nutritional courses, a wellness center,
- ✓ social events and recreation,
- ✓ community safety,
- ✓ self-esteem and problem-solving programs,
- ✓ income tax seminars or preparation, and
- ✓ transportation.

BOZ and Partners, a real estate and business development organization, specializes in mixed-use, age-restricted, faith-based, affordable, garden-style, and urban infill projects, as well as sustainable energy and smart technology initiatives for small businesses. Their mission is to build affordable, beautiful, functional, and sustainable living environments that connect people and places, enhancing the quality of life.

This project is the final component of a three-part comprehensive development of a 38-acre tract in the heart of an Opportunity Zone in Austin, Texas, between Urbana Garden Homes, Aspire at BiGAUSTIN, and The Wedgewood. It will ultimately provide almost 800 units of affordable quality housing in Northeast Austin.

The Wedgewood will be a transformative community in the Tech Ridge area, embodying the guiding principles of affordability, equity, and sustainability.

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

APPLICATION TABS

Tab A1 – Executive Summary/Project Proposal

APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER NAME:Big Opp Zone, LLC	BORROWER ENTITY NAME : Big Opp Zone, LLC
DEVELOPMENT NAME : Wedgewood	FUNDING CYCLE DEADLINE : November 1, 2024
FEDERAL TAX ID NO: 84-4692891	DUNS NO: 091226327
PROJECT ADDRESS: 11302 Wedgewood	PROGRAM : RHDA
CONTACT NAME : Stacy Rhone	AMOUNT REQUESTED: \$10,730,000
CONTACT ADDRESS AND PHONE : 8000 Centre Park Ste 200; Austin Texas 78754	


APPLICATION TABS		INITIALS
A 1	EXECUTIVE SUMMARY/PROJECT PROPOSAL	SR
A 2	PROJECT SUMMARY FORM	SR
A 3	PROJECT TIMELINE	SR
A 4	DEVELOPMENT BUDGET	SR
A 5	OPERATING PRO FORMA	SR
A 6	SCORING SHEET	SR

ATTACHMENT TABS				
1	ENTITY INFORMATION	1.a.	Detailed listing of developer's experience	SR
		1.b.	Certificate of Status	SR
		1.c.	Statement of Confidence	N/A
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	SR
		2.b.	Resumes of development team	SR
		2.c.	Resumes of property management team	SR
3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification	SR
		3.b.	Certified Financial Audit	SR
		3.c.	Board Resolution	N/A
		3.d.	Financial Statements	SR
		3.e.	Funding commitment letters.	SR
4	PROJECT INFORMATION	4.a.	Market Study	SR
		4.b.	Good Neighbor Policy	SR
		4.c.	SMART Housing Letter	SR
		4.d.	MOU with ECHO	SR
		4.e.	Resident Services	SR
5	PROPERTY INFORMATION	5.a.	Appraisal	SR
		5.b.	Property Maps	SR
		5.c.	Zoning Verification Letter	SR
		5.d.	Proof of Site control	SR
		5.e.	Phase I ESA	SR

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct.

Unsigned/undated submissions will not be considered.

SIGNATURE OF APPLICANT



PRINTED NAME

Stacy Rhone

TITLE OF APPLICANT

Chief Executive Officer

DATE OF SUBMISSION

11/1/2024

DATE AND TIME STAMP OF RECEIPT

FOR AHFC USE ONLY

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

APPLICATION TABS

Tab A2 – Project Summary Form

Project Summary Form

1) Project Name Wedgewood	2) Project Type Mixed-Income	3) New Construction or Rehabilitation New Construction
4) Address(s) or Location Description 11302 Wedgewood Drive		5) Mobility Bond Corridor
6) Census Tract 18.32	7) Council District District 1	8) Elementary School GRAHAM EL
		9) Affordability Period 99 Years
10) Type of Structure Multi-family	11) Occupied? No	12) How will funds be used? Construction

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI	15	25	15			55
Up to 40% MFI						0
Up to 50% MFI						0
Up to 60% MFI	9	35	7			51
Up to 80% MFI	19	32	10			61
Up to 120% MFI						0
No Restrictions	10	33	7			50
Total Units	53	125	39	0	0	217

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	65	Continuum of Care Units	
Accessible Units for Sensory Impairments	217		

Use the City of Austin GIS Map to Answer the questions below

- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? ☐ Yes
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop? ☐ No
- 18) Is the property within 3/4 mile of Transit Service? ☐ Yes
- 19) The property has Healthy Food Access? ☐ Yes

20) Estimated Sources and Uses of funds

Sources	
Debt	80,765,036
Equity	15,300,000
Grant	
Other	
Deferred Developer Fee (not applicable for OHDA)	1,624,017
Previous AHFC Funding	
Current AHFC Request	10,730,000

Uses	
Acquisition	
Off-Site	
Site Work	
Site Amenities	
Building Costs	83,955,611
Contractor Fees	1,679,112
Soft Costs	6,866,450
Financing	12,669,845
Developer Fees	3,248,035

Total \$ 108,419,053

Total \$ 108,419,053

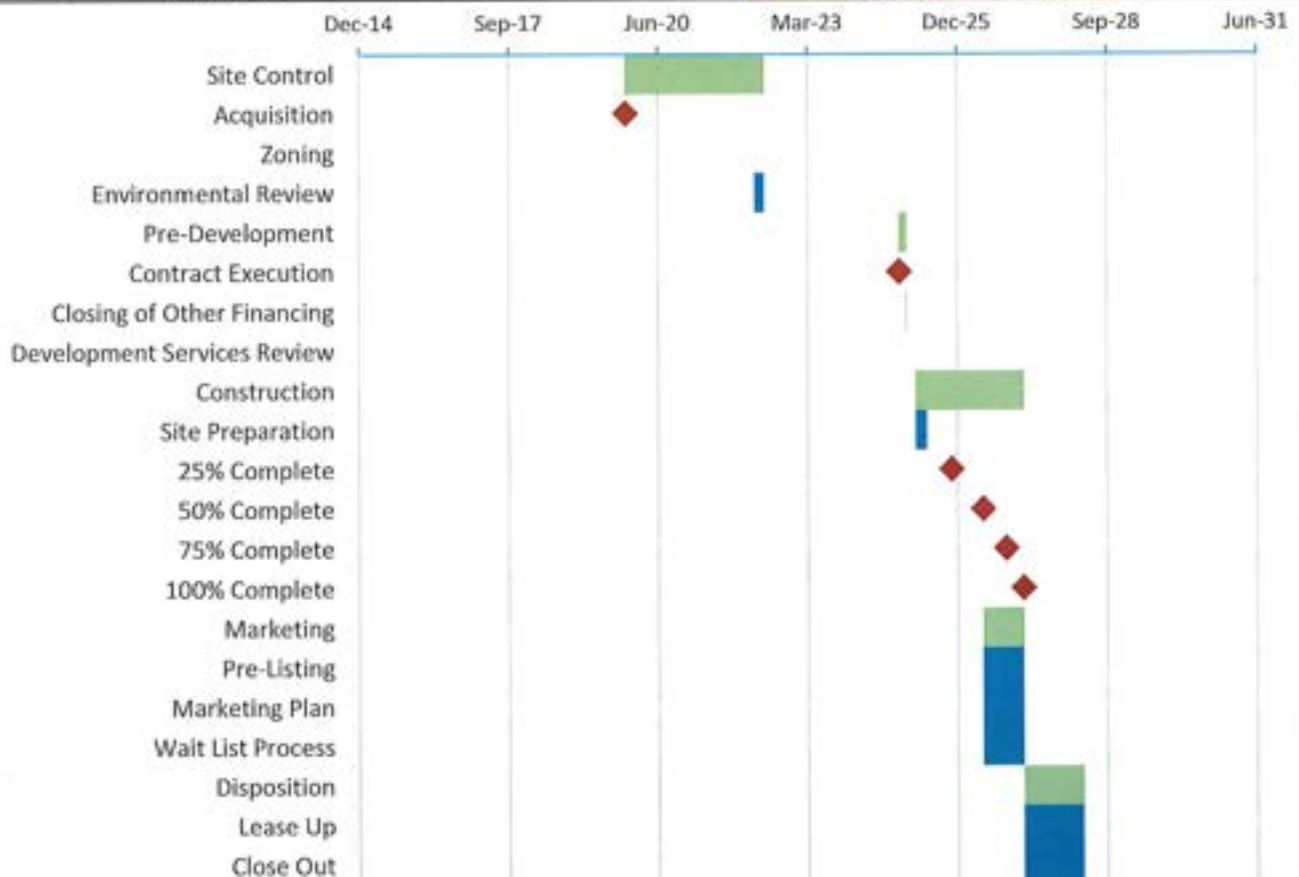
Wedgewood /BiG Opp Zone AUSTIN, TEXAS

APPLICATION TABS

Tab A3 – Project Timeline

Development Schedule

	Start Date	End Date
Site Control	Nov-19	May-22
Acquisition	Nov-19	
Zoning	n/a	n/a
Environmental Review	Mar-22	May-22
Pre-Development	Nov-24	Jan-25
Contract Execution	Nov-24	
Closing of Other Financing	Jan-25	Jan-25
Development Services Review		
Construction	Mar-25	Feb-27
Site Preparation	Mar-25	May-25
25% Complete	Oct-25	
50% Complete	May-26	
75% Complete	Oct-26	
100% Complete	Feb-27	
Marketing	May-26	Feb-27
Pre-Listing	May-26	Feb-27
Marketing Plan	May-26	Feb-27
Wait List Process	May-26	Feb-27
Disposition	Feb-27	Mar-28
Lease Up	Feb-27	Mar-28
Close Out	Feb-27	Mar-28



Wedgewood /BiG Opp Zone AUSTIN, TEXAS

APPLICATION TABS

Tab A4 – Development Budget

Development Budget

	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	20,000		
Environmental Review	10,500	10,500	
Engineering	2,364,416		
Survey	15,000		
Architectural	2,790,084		
Subtotal Pre-Development Cost	\$5,200,000	\$10,500	
Acquisition			
Site and/or Land			
Structures			
Other (specify)			
Subtotal Acquisition Cost	\$0	\$0	
Construction			
Infrastructure	5,722,240		
Site Work	2,905,000		
Demolition			
Concrete	10,000,000		
Masonry	2,868,257	2,868,257	
Rough Carpentry	2,257,132	2,257,132	
Finish Carpentry	1,930,239	1,930,239	
Waterproofing and Insulation	1,608,532		
Roofing and Sheet Metal	1,286,826		
Plumbing/Hot Water	8,534,923		
HVAC/Mechanical	10,267,462	3,663,872	
Electrical	10,068,245		
Doors/Windows/Glass	4,503,990		
Lath and Plaster/Drywall and Acoustical	3,217,064		
Tiel Work	1,320,000		
Soft and Hard Floor	2,895,358		
Paint/Decorating/Blinds/Shades	4,400,000		
Specialties/Special Equipment	687,807		
Cabinetry/Appliances	1,600,000		
Carpet			
Other (specify)			
Construction Contingency	7,882,536		
Subtotal Construction Cost	\$83,955,611	\$10,719,500	
Soft & Carrying Costs			
Legal	350,000		
Audit/Accounting	85,000		
Title/Recordin	125,000		
Architectural (Inspections)	1,150,000		
Construction Interest	5,321,354		
Construction Period Insurance	2,500,000		
Construction Period Taxes			
Relocation			
Marketing	2,550,810		
Davis-Bacon Monitoring	500,000		
Developer Fee	4,765,003		
Other (specify)	1,916,275		Construction Management
Subtotal Soft & Carrying Costs	\$19,263,442	\$0	
TOTAL PROJECT BUDGET	\$108,419,053	\$10,730,000	

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

APPLICATION TABS

Tab A5 – Operating Pro Forma

15 Year Rental Housing Operating Pro Forma (RHDA)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth mode during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$4,258,112	\$4,419,033	\$4,507,414	\$4,597,562	\$4,689,514	\$4,976,549	\$5,494,513
Secondary Income	\$887,963	\$951,572	\$970,817	\$990,448	\$1,010,472	\$1,072,975	\$1,184,884
POTENTIAL GROSS ANNUAL INCOME	\$5,146,075	\$5,370,605	\$5,478,231	\$5,588,010	\$5,699,986	\$6,049,524	\$6,679,396
Provision for Vacancy & Collection Loss	-\$360,225	-\$375,942	-\$383,476	-\$391,161	-\$398,999	-\$423,467	-\$486,165
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$4,785,850	\$4,994,663	\$5,094,755	\$5,196,849	\$5,300,987	\$5,626,057	\$6,193,231
EXPENSES							
General & Administrative Expenses	\$96,727	\$99,960	\$101,959	\$103,998	\$106,078	\$112,571	\$129,234
Management Fee	\$188,143	\$197,281	\$201,241	\$205,281	\$209,401	\$222,262	\$255,177
Payroll, Payroll Tax & Employee Benefits	\$247,099	\$257,500	\$265,225	\$273,182	\$281,377	\$307,468	\$356,440
Repairs & Maintenance	\$148,260	\$154,500	\$159,135	\$163,909	\$168,826	\$184,481	\$213,864
Electric & Gas Utilities	\$118,608	\$123,600	\$127,308	\$131,127	\$135,061	\$147,585	\$171,091
Water, Sewer & Trash Utilities	\$103,636	\$107,100	\$109,242	\$111,427	\$113,655	\$120,612	\$138,465
Annual Property Insurance Premiums	\$168,027	\$173,400	\$176,868	\$180,405	\$184,013	\$195,277	\$224,181
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacements	\$59,304	\$61,200	\$62,424	\$63,672	\$64,946	\$68,921	\$79,123
Other Expenses	\$24,710	\$25,500	\$26,010	\$26,530	\$27,061	\$28,717	\$32,968
TOTAL ANNUAL EXPENSES	\$1,154,514	\$1,200,041	\$1,229,412	\$1,259,531	\$1,290,418	\$1,387,894	\$1,600,544
NET OPERATING INCOME	\$3,631,336	\$3,794,622	\$3,865,343	\$3,937,318	\$4,010,569	\$4,238,163	\$4,592,688
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$2,867,321	\$3,718,321	\$3,718,321	\$3,718,321	\$3,718,321	\$3,718,321	\$3,718,321
Second Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL NET CASH FLOW	\$764,015	\$76,301	\$147,022	\$218,997	\$292,248	\$519,842	\$874,367
CUMULATIVE NET CASH FLOW	\$764,015	\$840,316	\$987,338	\$1,206,335	\$1,498,583	\$3,528,808	\$7,014,330
Debt Coverage Ratio	1.27	1.02	1.04	1.06	1.08	1.14	1.24

Wedgewood /BiG Opp Zone

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APPLICATION TABS

Tab A6 – Scoring Sheet

Project Name	Wedgewood	
Project Type	Mixed Income	
Council District	District 1	
Census Tract	18.32	
Prior AHFC Funding	0	
Current AHFC Funding Request Amount	\$10,730,000	
Estimated Total Project Cost	\$108,450,053	
High Opportunity	No	
High Displacement Risk	NO	
High Frequency Transit	No	
Imagine Austin	Yes	
Mobility Band Corridor	0	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	15	# of rental units at < 30% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Band Corridor	0%	% of City's affordable housing goal within mobility band corridors
SCORE	8	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Band Corridor	0%	% of City's affordable housing goal within mobility band corridors
SCORE	8	% of annual goal * units * 25%, max of 75
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Band Corridor	0%	% of City's affordable housing goal within mobility band corridors
SCORE	8	% of annual goal * units * 50%, max of 75
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Band Corridor	0%	% of City's affordable housing goal within mobility band corridors
SCORE	8	% of annual goal * units * 25%, max of 75
Unit Score	8	MAXIMUM SCORE = 300
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 500 per year
Continuum of Care Score	0	(Total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	15	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	5	Multi-bedroom Unit/Total Units * 20
TEA Grade	94	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	2	Educational Attainment, Environment, Community Institutions, Social Cohesion, C
Accessible Units	282	mobility and sensory units
Non-PSL Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	103	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	44	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	155	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	33%	% of total project cost funded through AHFC request
Leverage Score	9	8 points per 5% reduction in leverage below 50% (max 20)
AHFC Per Unit Subsidy (including prior amounts)	\$195,091	Amount of assistance per unit
Subsidy per unit score	1	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$153,286	Amount of assistance per bedroom
Subsidy per Bedroom Score	6	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	1.08	Measured at the 5 Year mark
Debt Coverage Ratio Score	7.859676451	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	23	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	136	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 1 – ENTITY INFORMATION

1a. Detailed listing of developer's experience

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 1 – ENTITY INFORMATION

1b. Certificate of Status

Corporations Section
P.O. Box 13697
Austin, Texas 78711-3697



Jane Nelson
Secretary of State

Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Certificate of Formation for BiG Opp Zone, LLC (file number 803413324), a Domestic Limited Liability Company (LLC), was filed in this office on September 06, 2019.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on October 31, 2024.



A handwritten signature of Jane Nelson in black ink.

Jane Nelson
Secretary of State

Phone: (512) 463-5555
Prepared by: SOS-WEB

Come visit us on the internet at <https://www.sos.texas.gov/>

Fax: (512) 463-5709
TID: 10264

Dial: 7-1-1 for Relay Services
Document: 1419440140003

Wedgewood /BiG Opp Zone

AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 1 – ENTITY INFORMATION

1c. Statement of Confidence

Bank of America



November 4, 2024

City of Austin
ATTN: Rental Housing Development Representative
Neighborhood Housing and Community Development
1000 East 11th Street
Austin, TX 78702

Re: The Wedgewood Affordable Senior Housing Development

Dear Development Representative:

Banc of America Community Development Company, LLC ("BACDC") is excited to be teaming with BiGAUSTIN and BiG Opp Zone LLC ("BOZ Team") on the development of affordable senior housing for Austin residents. The housing project envisioned would be integrated into a cohesive mixed-use development that promotes community and services for the surrounding area. BACDC shares a vision for improved opportunities and housing alternatives for the Austin community, including Austin's rapidly expanding population. We will strive to ensure that we can create the right financial solutions to enable BOZ to create strong neighborhoods and reach its goals.

Bank of America is a leader in the community development industry with the expertise and scope to deliver innovative and full-service solutions. We are proud of the work Bank of America's community development teams have completed to create sustainable and economically integrated communities. Founded in 1992, BACDC is the nation's first, largest and most productive bank-owned real estate development organization among U.S. financial institutions. Dedicated to the revitalization of urban communities, throughout its history BACDC has successfully developed, rehabilitated and/or invested in more than 30,000 affordable and mixed-income housing units within the Bank of America franchise. This includes a variety of housing types and projects that range in scale from \$5MM to \$100MM. Specifically in Texas, BACDC has or is in the process of investing in nearly 3,000 middle-income housing units totaling \$100,000,000 in BACDC equity, including collaboration with multiple public facility corporations across the state.

We are excited about this project and look forward to working with the BOZ Team on this much-needed development.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Kramer", with a long horizontal flourish extending to the right.

Michael Kramer
Senior Vice President
Senior Development Manager

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 2 – PRINCIPALS INFORMATION

2a. Resumes of principals

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 2 – PRINCIPALS INFORMATION

2b. Resumes of development team

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 2 – PRINCIPALS INFORMATION

2c. Resumes of property management team

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 3 – FINANCIAL INFORMATION

3a. Federal IRS Certification

Date of this notice: 02-12-2020

Employer Identification Number:
84-4692891

Form: SS-4

Number of this notice: CP 575 B

For assistance you may call us at:
1-800-829-4933

BIG OPP ZONE LLC
STACY HICKOK MGR
8000 CENTRE PARK DR STE 200
AUSTIN, TX 78754

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 84-4692891. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2020

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 3 – FINANCIAL INFORMATION

3b. Certified Financial Audit

**NOT
APPLICABLE**

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 3 – FINANCIAL INFORMATION

3c. Board Resolution

**NOT
APPLICABLE**

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 3 – FINANCIAL INFORMATION

3d. Financial Statements

**FINANCIAL
STATEMENTS
TO BE
PROVIDED
UNDER
SEPARATE
COVER**

Wedgewood /BiG Opp Zone

AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 3 – FINANCIAL INFORMATION

3e. Funding commitment letters



November 4, 2024

City of Austin
ATTN: Rental Housing Development Representative
Neighborhood Housing and Community Development
1000 East 11th Street
Austin, TX 78702

Re: The Wedgewood Affordable Senior Housing Development

Dear Development Representative:

Banc of America Community Development Company, LLC ("BACDC") is excited to be teaming with BiGAUSTIN and BiG Opp Zone LLC ("BOZ Team") on the development of affordable senior housing for Austin residents. The housing project envisioned would be integrated into a cohesive mixed-use development that promotes community and services for the surrounding area. BACDC shares a vision for improved opportunities and housing alternatives for the Austin community, including Austin's rapidly expanding population. We will strive to ensure that we can create the right financial solutions to enable BOZ to create strong neighborhoods and reach its goals.

Bank of America is a leader in the community development industry with the expertise and scope to deliver innovative and full-service solutions. We are proud of the work Bank of America's community development teams have completed to create sustainable and economically integrated communities. Founded in 1992, BACDC is the nation's first, largest and most productive bank-owned real estate development organization among U.S. financial institutions. Dedicated to the revitalization of urban communities, throughout its history BACDC has successfully developed, rehabilitated and/or invested in more than 30,000 affordable and mixed-income housing units within the Bank of America franchise. This includes a variety of housing types and projects that range in scale from \$5MM to \$100MM. Specifically in Texas, BACDC has or is in the process of investing in nearly 3,000 middle-income housing units totaling \$100,000,000 in BACDC equity, including collaboration with multiple public facility corporations across the state.

We are excited about this project and look forward to working with the BOZ Team on this much-needed development.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Kramer", with a long horizontal flourish extending to the right.

Michael Kramer
Senior Vice President
Senior Development Manager



TERM SHEET
BY AND BETWEEN

TEXAS GROWTH FUND PROJECT XIX, LP,
a Texas limited partnership
("Lender")
AND
BiG OPP Zone, LLC
a Texas limited liability company
("Sponsor")

Dated Effective: October 31, 2024

Lender(s):

TEXAS GROWTH FUND PROJECT XIX, LP, a Texas limited partnership (the "Lender" or "TGF"), is an entity sponsored by **TEXAS GROWTH FUND REGIONAL CENTER, LLC**, an approved and federally-designated "regional center," authorized to raise capital from foreign investors ("EB-5 Investors") who seek to obtain permanent residency in the United States in accordance with the EB-5 Investor Visa Program of the Immigration and Nationality Act (the "EB-5 Program"). Lender, along with certain other financial institution(s) who may become parties to the transaction via direct assignment or participation, shall together with **TEXAS GROWTH FUND PROJECT XIX, LP**, comprise the "Lenders". Borrower shall have the right to approve additional Lenders, such approval not to be unreasonably withheld.

Administrative Agent:

TEXAS GROWTH FUND PARTNERS XIX, LLC, the General Partner of **TEXAS GROWTH FUND PROJECT XIX, LP**, shall act as administrative agent (the "Agent") on behalf of the Lender or Lenders.

Borrower:

A to-be-determined single purpose entity (the "Borrower") that is the owner of the real property described in Exhibit A (the "Property").

Sponsor:

BiG OPP Zone, LLC, a Texas limited liability company.

Exhibit A

The Property

A vibrant mixed-use affordable development located at the intersection of Wedgewood Drive and East Braker Lane in Austin, focused on multi-generational living with an emphasis upon well-being (the "Project").



Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 4 – PROJECT INFORMATION

4a. Market Study

Comprehensive Neighborhood Report

11302 Wedgewood Dr, Austin, TX 78753

October 31, 2024



Report Contents

About This Neighborhood

[Map](#) | [Overview](#)

Real Estate

44 Statistics | 3 Alerts

Economics & Demographics

136 Statistics | 0 Alerts

Crime

67 Statistics | 5 Alerts

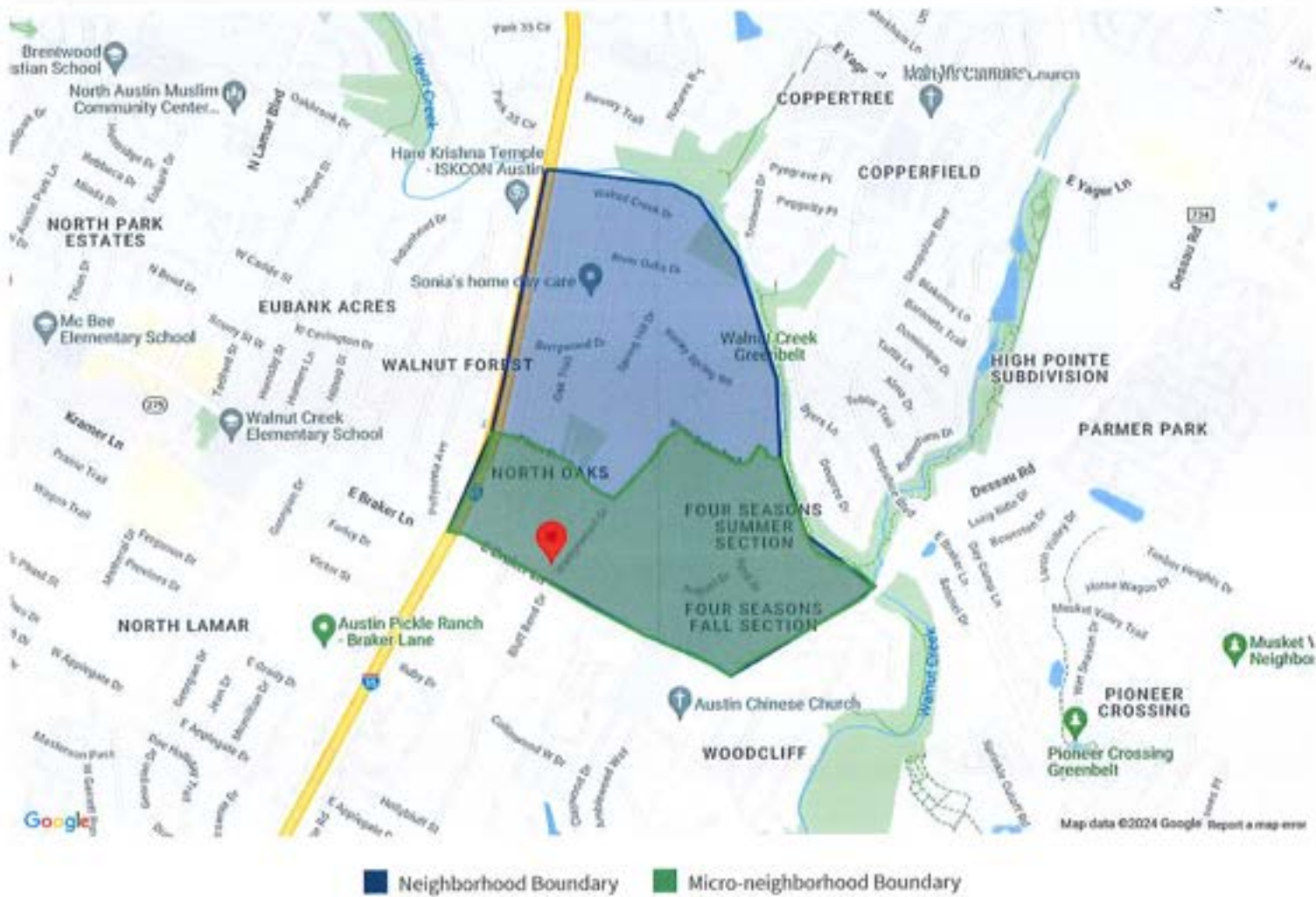
Schools

65 Statistics | 6 Alerts

Trends & Forecasts

328 Statistics | 23 Alerts

NEIGHBORHOOD MAP



REAL ESTATE PRICES & OVERVIEW

This neighborhood's median real estate price is \$458,756, which is more expensive than 78.3% of the neighborhoods in Texas and 62.1% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,677, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 58.6% of Texas neighborhoods.

This is a suburban neighborhood (based on population density) located in Austin, Texas.

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 1940 and 1969.

In this neighborhood, the current vacancy rate is 0.7%, which is a lower rate of vacancies than 92.2% of all neighborhoods in the U.S. This means that the housing supply in this neighborhood is very tight compared to the demand for property here.

NOTABLE & UNIQUE NEIGHBORHOOD CHARACTERISTICS

The way a neighborhood looks and feels when you walk or drive around it, from its setting, its buildings, and its flavor, can make all the difference. This neighborhood has some really cool things about the way it looks and feels as revealed by NeighborhoodScout's exclusive research. This might include anything from the housing stock to the types of households living here to how people get around.

People

According to NeighborhoodScout's research, Walnut Forest is better suited for first-time home buyers than 85.0% of neighborhoods in the state. Most homes here are priced below the state's median house value, yet maintain comparably good appreciation rates over the last decade relative to other neighborhoods in Texas. Along with an exclusive multi-metric measure of neighborhood quality developed by NeighborhoodScout that scores high here in this neighborhood, this means that buying into the neighborhood is not only an accessible option but considered a decent first time home buyer choice for building equity in your first home, while being in a quality neighborhood

Diversity

Significantly, 7.2% of its residents five years old and above primarily speak Italian at home. While this may seem like a small percentage, it is higher than 96.2% of the neighborhoods in America.

Migration / Stability

Do you like to be surrounded by people from all over the country or world, with different perspectives and life experiences? Or do you instead prefer to be in a neighborhood where most residents have lived there for a long time, creating a sense of cohesiveness? NeighborhoodScout's analysis reveals that this neighborhood stands out among American neighborhoods for the uniqueness of the mobility of its residents. In the Walnut Forest neighborhood, a greater proportion of the residents living here today did not live here five years ago than is found in 95.3% of U.S. Neighborhoods. This neighborhood, more than almost any other in America, has new residents from other areas.

THE NEIGHBORS

There are two complementary measures for understanding the income of a neighborhood's residents: the average and the extremes. While a neighborhood may be relatively wealthy overall, it is equally important to understand the rate of people - particularly children - who are living at or below the federal poverty line, which is extremely low income. Some neighborhoods with a lower average income may actually have a lower childhood poverty rate than another with a higher average income, and this helps us understand the conditions and character of a neighborhood.

The neighbors in the Walnut Forest neighborhood in Austin are middle-income, making it a moderate income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 43.4% of the neighborhoods in America. With 18.8% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 66.8% of U.S. neighborhoods.

What we choose to do for a living reflects who we are. Each neighborhood has a different mix of occupations represented, and together these tell you about the neighborhood and help you understand if this neighborhood may fit your lifestyle.

In the Walnut Forest neighborhood, 51.5% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 21.4% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (13.6%), and 13.5% in clerical, assistant, and tech support occupations.

Languages

The languages spoken by people in this neighborhood are diverse. These are tabulated as the languages people preferentially speak when they are at home with their families. The most common language spoken in the Walnut Forest neighborhood is English, spoken by 69.8% of households. Other important languages spoken here include Spanish and Italian.

Ethnicity / Ancestry

Culture is the shared learned behavior of peoples. Undeniably, different ethnicities and ancestries have different cultural traditions, and as a result, neighborhoods with concentrations of residents of one or another ethnicities or ancestries will express those cultures. It is what makes the North End in Boston so fun to visit for the Italian restaurants, bakeries, culture, and charm, and similarly, why people enjoy visiting Chinatown in San Francisco.

In the Walnut Forest neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (27.4%). There are also a number of people of German ancestry (9.0%), and residents who report Sub-Saharan African roots (8.0%), and some of the residents are also of English ancestry (8.0%), along with some Irish ancestry residents (6.8%), among others. In addition, 17.9% of the residents of this neighborhood were born in another country.

GETTING TO WORK

How you get to work - car, bus, train or other means - and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in Walnut Forest neighborhood spend between 30 and 45 minutes commuting one-way to work (29.8% of working residents), which is at or a bit above the average length of a commute across all U.S. neighborhoods.

Here most residents (61.3%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (13.9%). In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.



Neighborhood Real Estate Data

11302 Wedgewood Dr, Austin, TX 78753

44 Vital Statistics | 3 Condition Alerts

October 31, 2024

AVERAGE HOME VALUES

Median Home Value

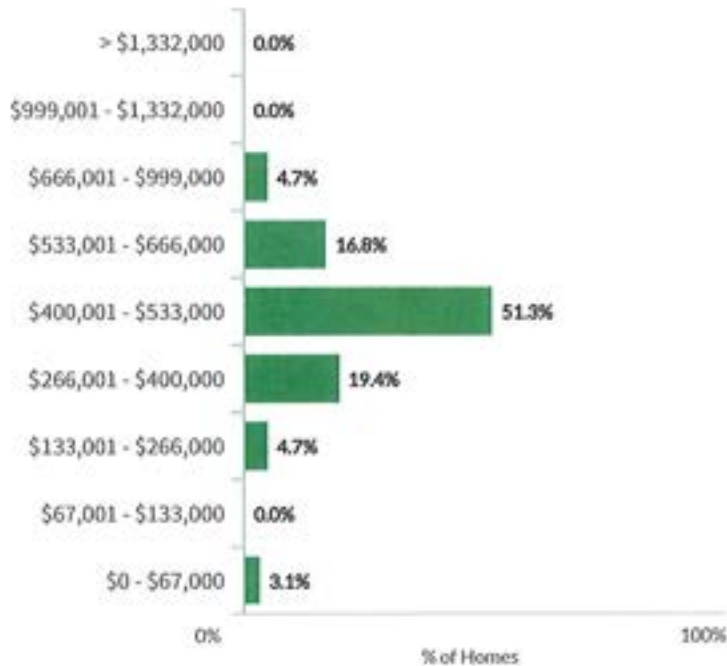
\$458,756

Median Real Estate Taxes

\$6,205

(1.4% effective rate)

Neighborhood Home Prices



Higher home value than 78.3% of Texas neighborhoods.



Higher home value than 62.1% of U.S. neighborhoods.

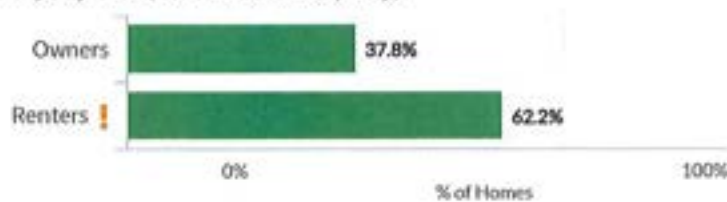


HOMEOWNERSHIP

Homeownership Rate

⚠ This neighborhood has among the **highest** percentage of renter-occupied residences of all neighborhoods in America according to NeighborhoodScout analysis.

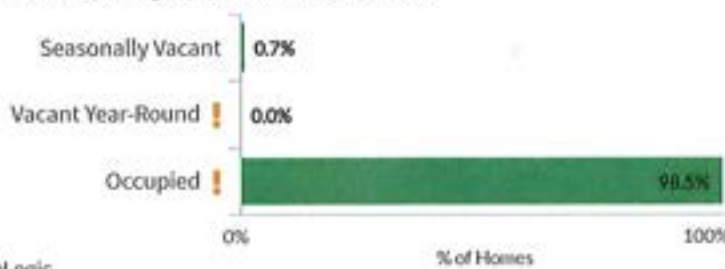
The percentage of housing units in the neighborhood that are occupied by the property owner versus occupied by a tenant. (Vacant units are counted separately.)



Vacancy Rate

⚠ This neighborhood has among the **lowest** percentage of vacant residences of all neighborhoods in America according to NeighborhoodScout analysis.

The average annual change in the vacancy rate in the neighborhood during the latest five years. Trend is based on the percentage of properties that are vacant year round.



RENTAL MARKET

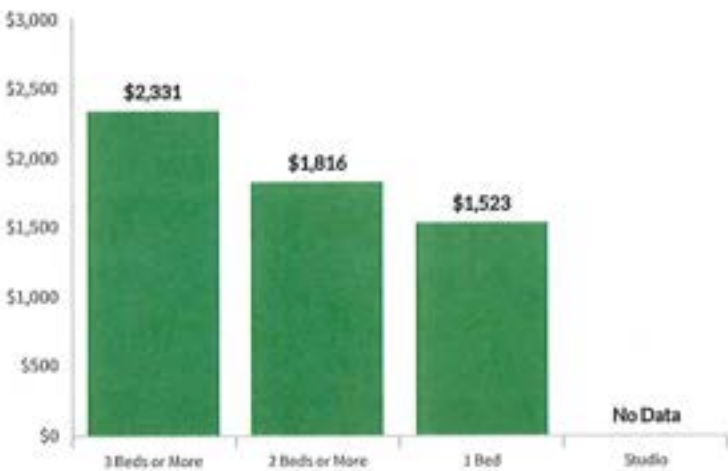
Average Market Rent

\$1,677 / per month

Gross Rental Yield

5.57%

Median monthly rent by number of bedrooms



Higher average rent than 41.4% of Texas neighborhoods.



Higher average rent than 37.2% of U.S. neighborhoods.



NEIGHBORHOOD SETTING

Coastal

Neighborhoods on the ocean or tidally influenced rivers.

Lakefront

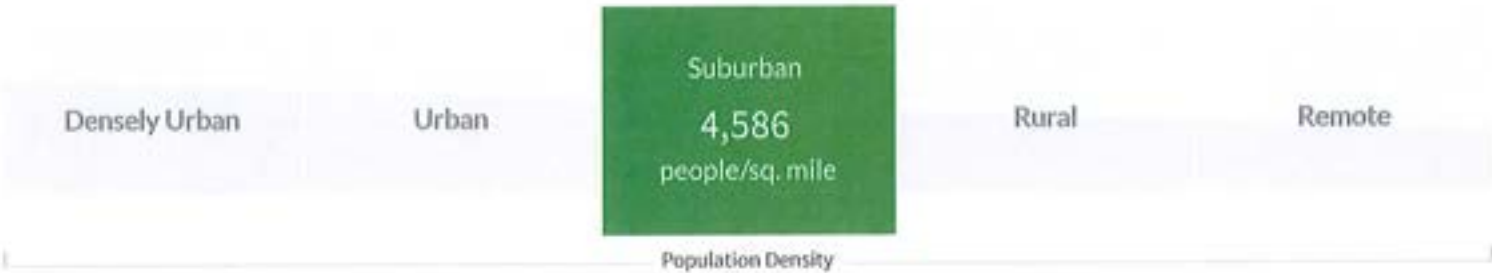
The neighborhood includes shoreline on a significant body of freshwater. These are lakes large enough to include recreation and scenic areas. (Note that smaller lakes are not included, or neighborhoods that have little shoreline on a lake, relative to the size of the entire neighborhood).

Farms

Agricultural land uses are a significant part of the neighborhood and contribute to its character.

Neighborhood Look and Feel

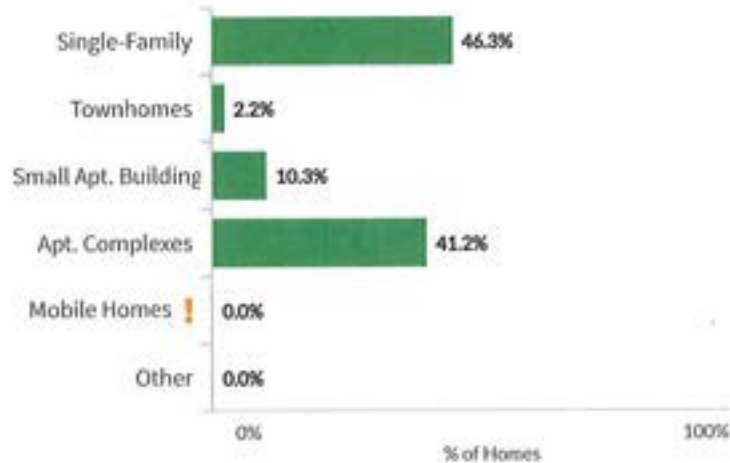
Suburban: Although not necessarily outside city limits, these neighborhoods have a more generous amount of space per person with densities generally between 1,000 and 5,000 people per square mile.



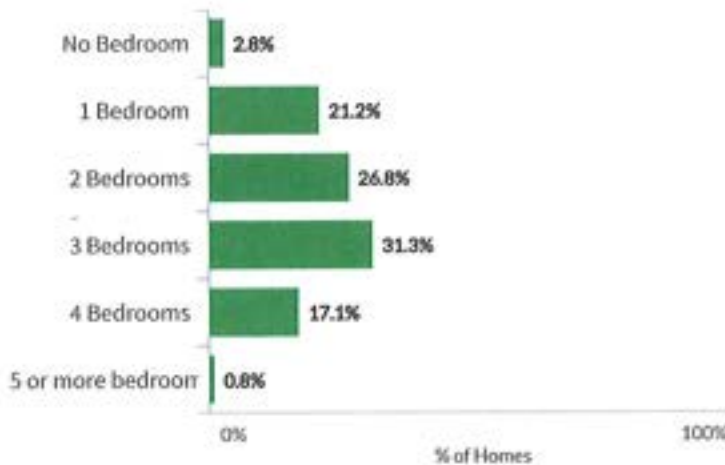
HOUSING MARKET DETAILS

Types of Homes

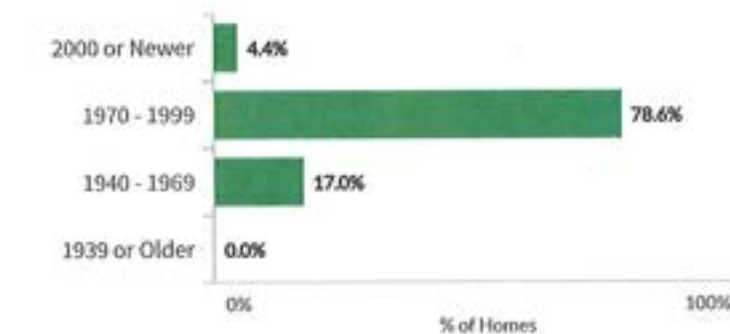
⚠ This neighborhood has among the **lowest** percentage of mobile homes and trailers of all neighborhoods in America according to NeighborhoodScout analysis.



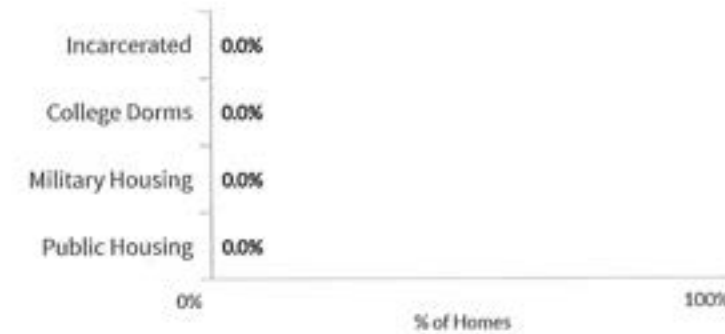
Home Size



Age of Homes



Special Purpose Housing



Neighborhood Economics & Demographics Data

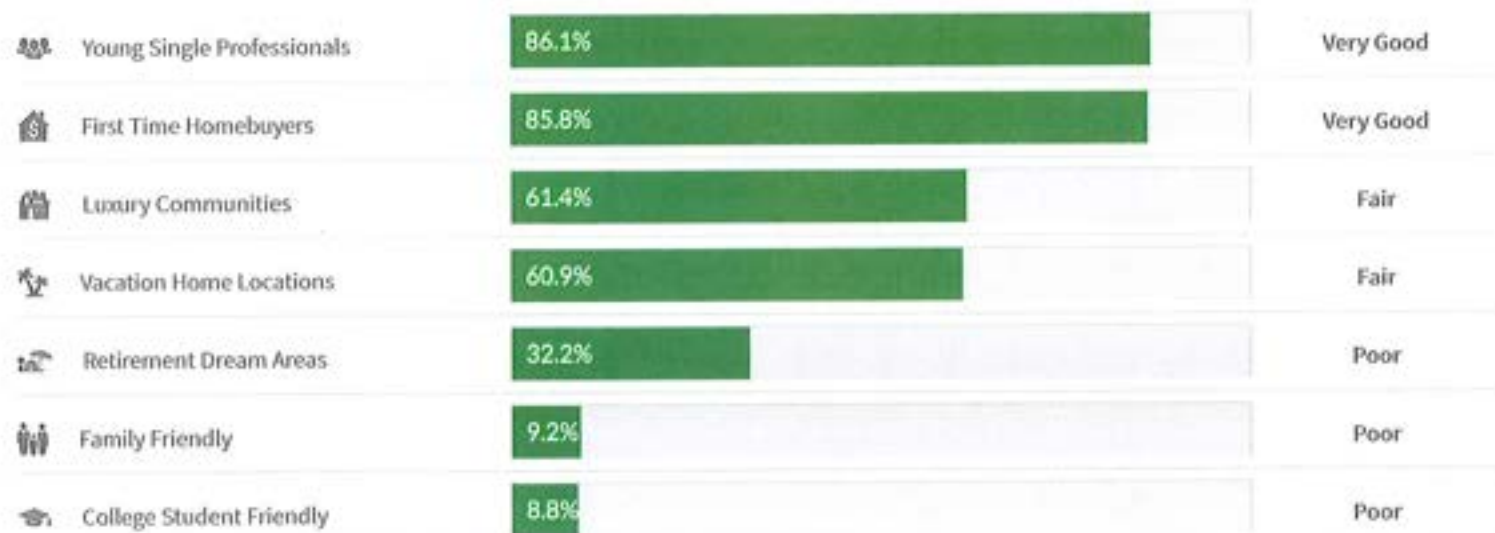
11302 Wedgewood Dr, Austin, TX 78753

136 Vital Statistics | 0 Condition Alerts

October 31, 2024

LIFESTYLE

Percentage of neighborhoods in America that this neighborhood surpasses.

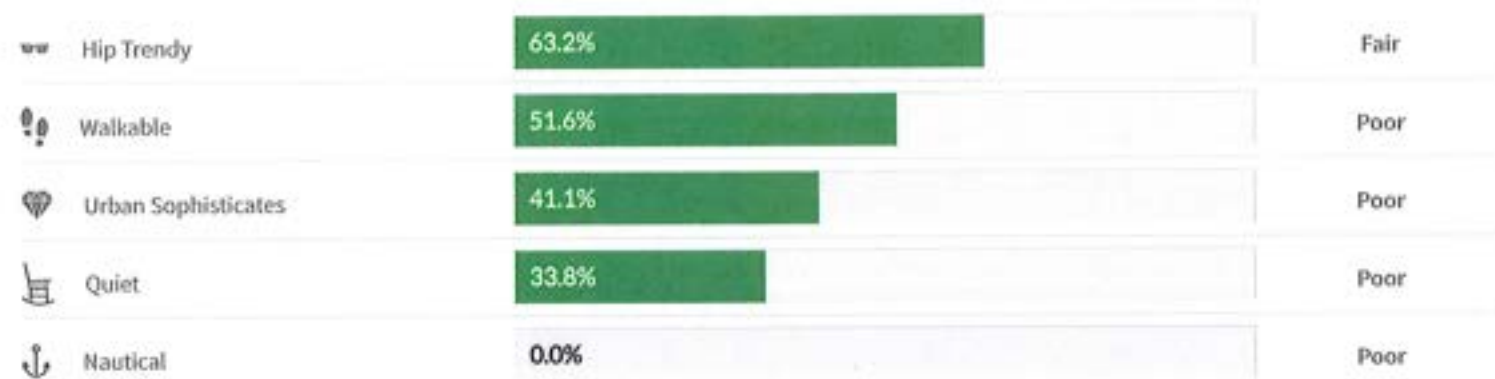


There isn't one neighborhood that is best for everyone. The best neighborhood for you may not be the best one for someone else. Similarly, what you want as a first-time home buyer may be different than what you want when you have school-aged children, or when you are nearing retirement.

The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more family-friendly than, more college student friendly than, more luxurious than, and so forth.

SPECIAL CHARACTER

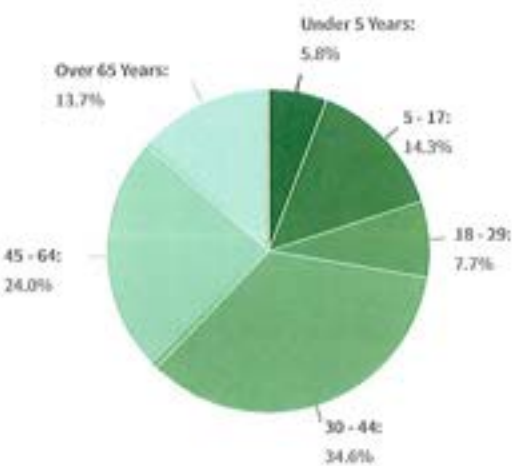
Percentage of neighborhoods in America that this neighborhood surpasses.



People have personalities, and so do neighborhoods. A neighborhood's character describes its personality and the feeling one gets when experiencing the neighborhood as a true resident. Quiet and sophisticated? Hip and walkable? The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more Urbane than, more Hip than, more Quiet than, more Nautical than, more Walkable than.

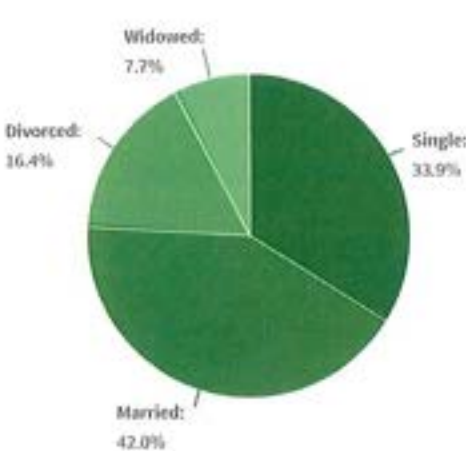
AGE

Neighborhoods that score highest for mixed ages have the most equitable distribution across all age groups.



MARITAL STATUS

Based on residents who are 18 and over. We are unable to include same-sex marriages due to data limitations.



GENDER



MILITARY

Currently active in the military living on or off base.



COLLEGE

Enrolled undergraduate or graduate students living on or off campus.



HOUSEHOLD TYPES

One person households



Married Couple with Child

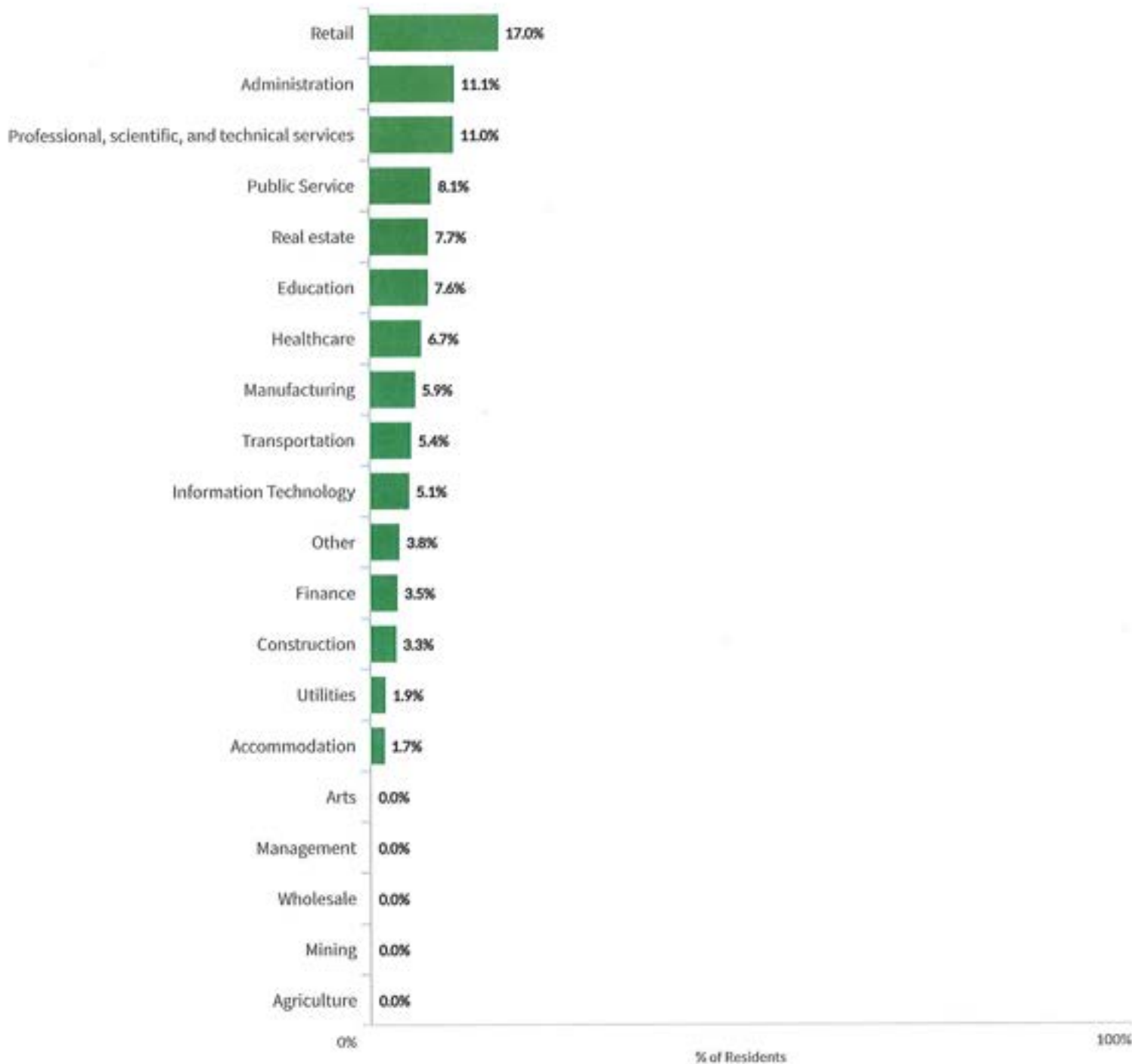


Single Parent with Child



EMPLOYMENT INDUSTRIES

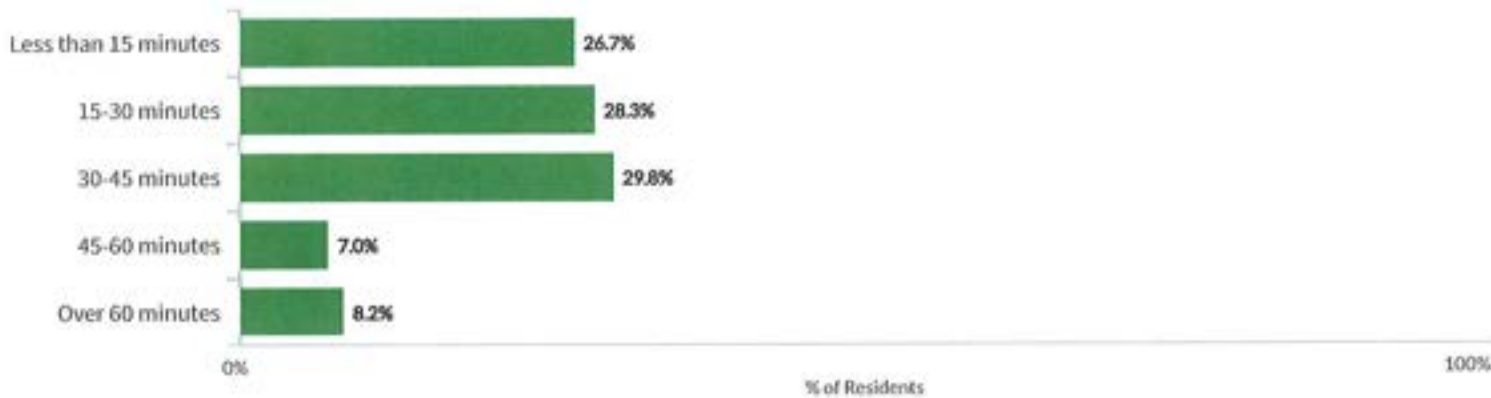
Types of employers for whom residents work. Neighborhoods where residents cluster into particular industries are often found near particular employers or institutions.



COMMUTE TO WORK

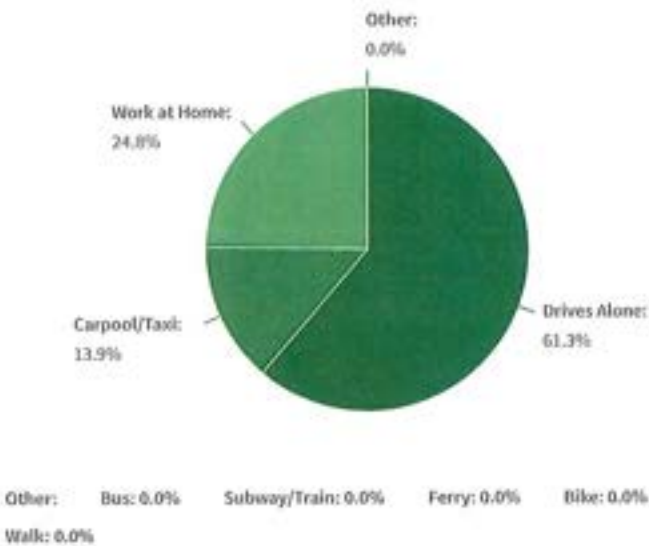
Average One-way Commute Time

The amount of time spent commuting tells a lot about a neighborhood's access to jobs and the degree of congestion in the area. The time is calculated for all residents working outside the home.



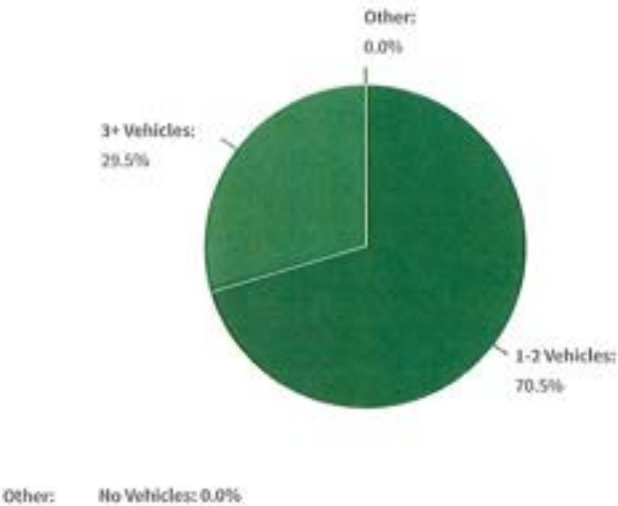
Means of Transport

The share of using each mode of transport is measured as percentage of all working adults.



Vehicles per household

Number of vehicles registered per household, as a percentage of all households in the neighborhood.



MIGRATION & MOBILITY

Moved Last Year

Very high values show a lack of stability in the neighborhood. Very low values may represent insularity to outsiders.



Born Out of State

High in neighborhoods that attract new residents from around the country.



Foreign Born

Residents have immigrated to the U.S. from another country and may or may not be naturalized citizens.



RACE & ETHNIC DIVERSITY

Race/Ethnicity: Self-reported to the US Census. Asian and Hispanic residents may identify with one of the more specific subcategories..html_safe

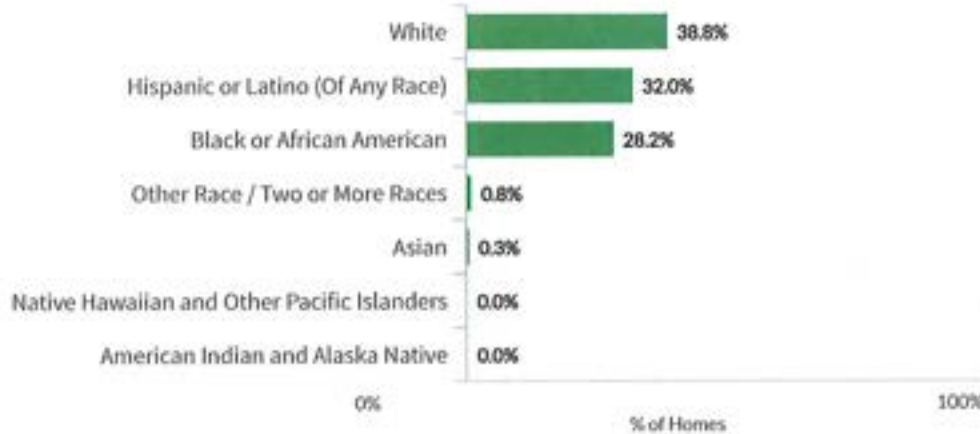
Diversity Index

83

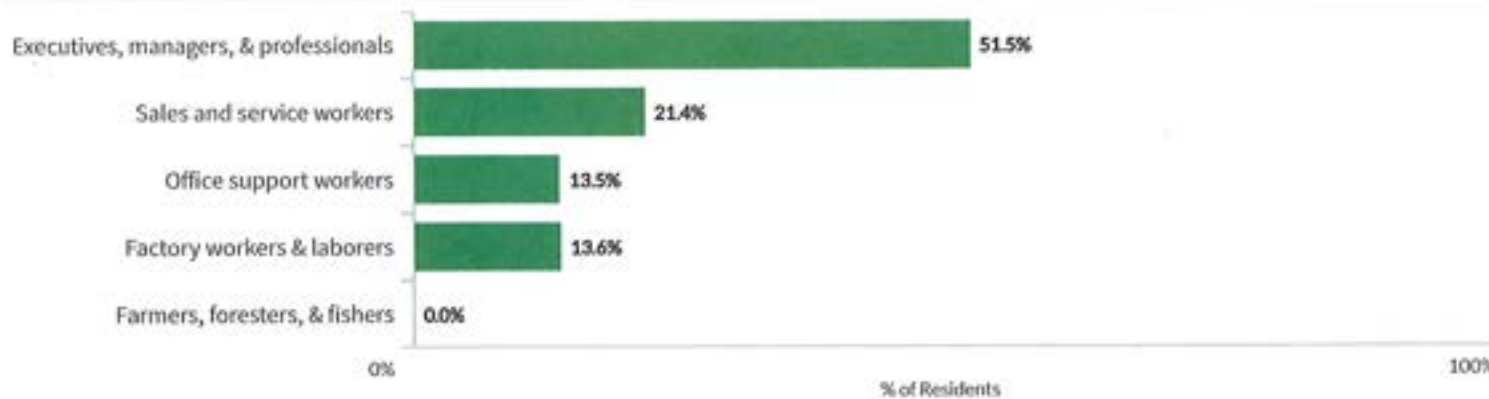
(100 is the most diverse)

⚠ This neighborhood has one of the **highest** overall rates of crime incidents per 1,000 resident population in America, according to exclusive NeighborhoodScout analysis. Overall crimes include both property crimes and violent crimes. To see the details of violent vs. property crime rates for this neighborhood, please refer to the respective sections below.

More diverse than 83% of U.S. neighborhoods.

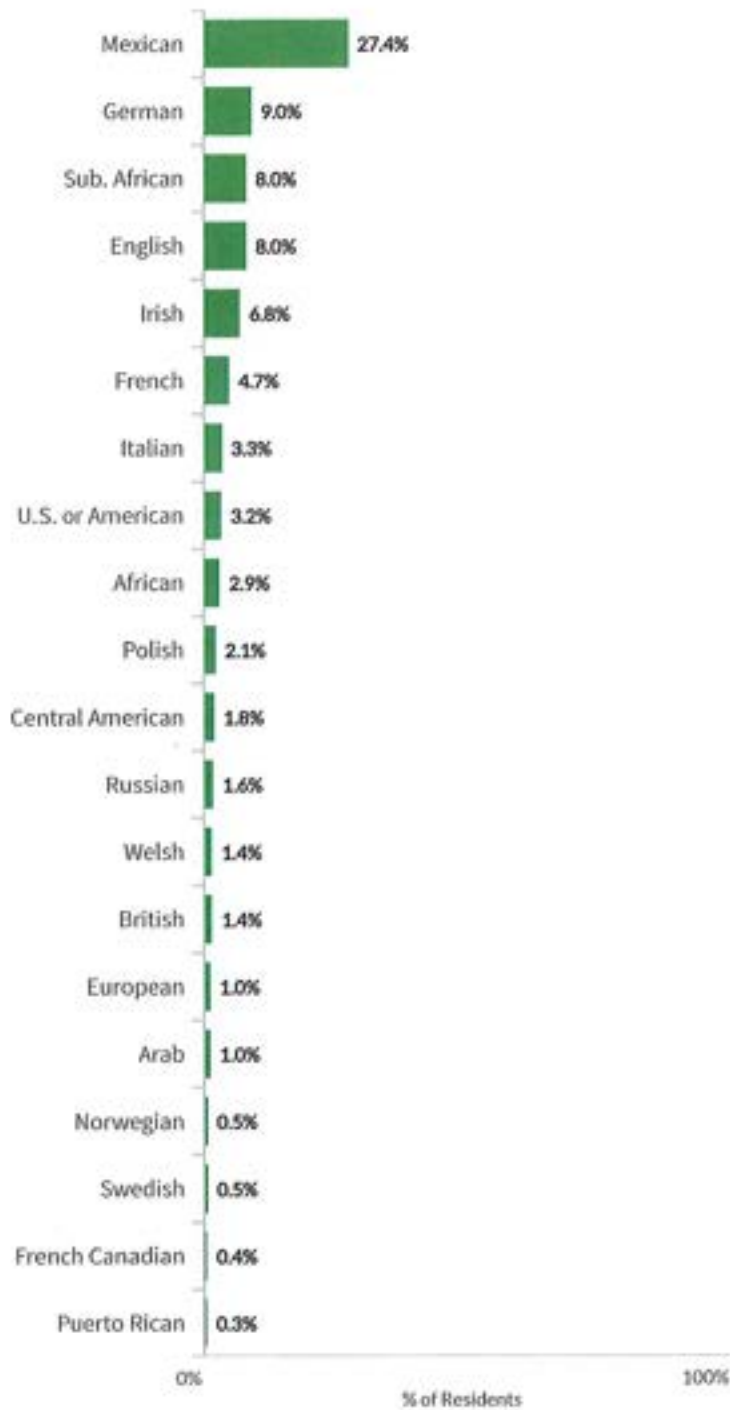


OCCUPATIONS



ANCESTRY

Top 20 most common groups that neighborhood residents self-report as their ancestry.



LANGUAGES SPOKEN

Top 20 most common languages neighborhood residents preferentially speak when they are at home with their families.



AVERAGE INCOME

Per Capita Income

Best measure of the average spending power of each person in the neighborhood.



Median Household Income

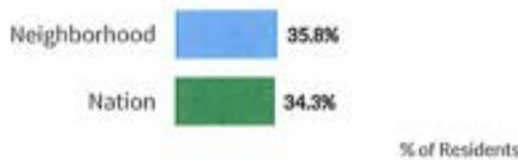
Best measure of the budget of the typical family or other non-family household.



EDUCATION

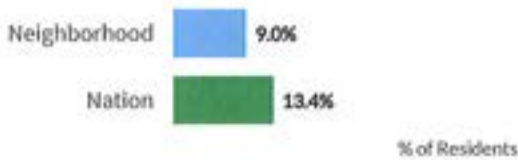
Adults with College Degree

Adults aged 25 and older that have attained at least a 4 year college degree like a BA.



Adults with Advanced Degree

Adults aged 25 and older that have attained a graduate or professional degree above and beyond a 4 year degree.



UNEMPLOYMENT RATE

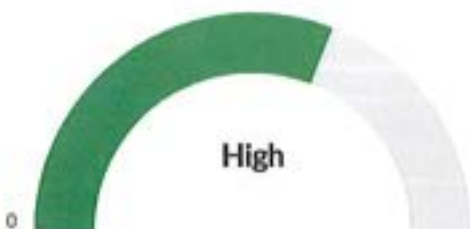
The percent of neighborhood residents who are seeking employment, but are currently unemployed.



CHILDREN LIVING IN POVERTY



More educated than 62.87% of U.S. neighborhoods.



Higher income than 43.42% of U.S. neighborhoods.



Neighborhood Crime Data

11302 Wedgewood Dr, Austin, TX 78753

67 Vital Statistics | 5 Condition Alerts

October 31, 2024

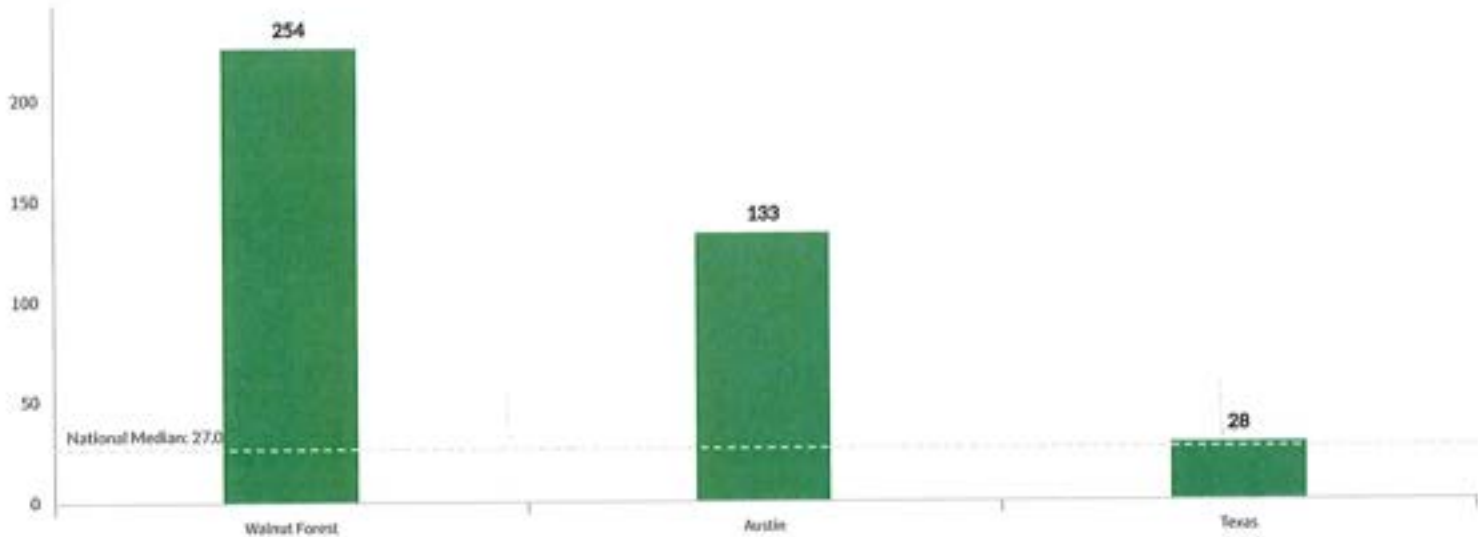
NEIGHBORHOOD CRIME INDEX



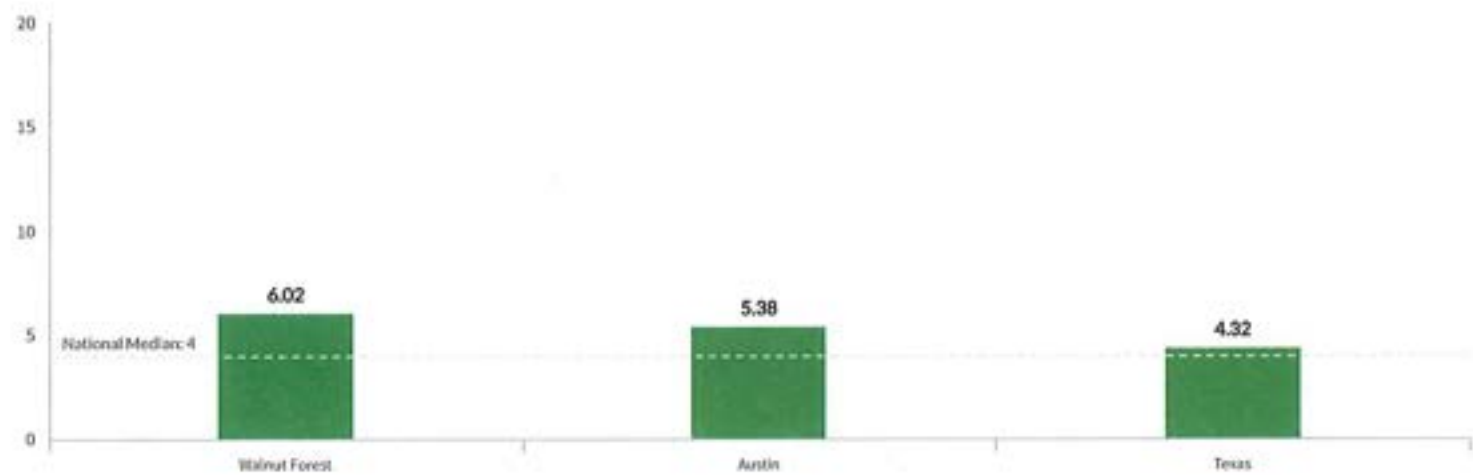
NeighborhoodScout® provides exclusive crime risk analytics for every neighborhood in America with up to 98% predictive accuracy. Crime risk indices are nationally comparable on a 1 – 100 scale, where 100 means safer than 100% of U.S. neighborhoods.

Crime risk data are updated annually. Raw crime incidents are sourced from all 18,000+ local law enforcement agencies – municipal, county, transit, park, port, university, tribal and more, assigned to localities, then built into NeighborhoodScout’s proprietary predictive models to provide a comprehensive crime risk profile for every neighborhood and address-vicinity in the U.S.

CRIMES (per square mile)



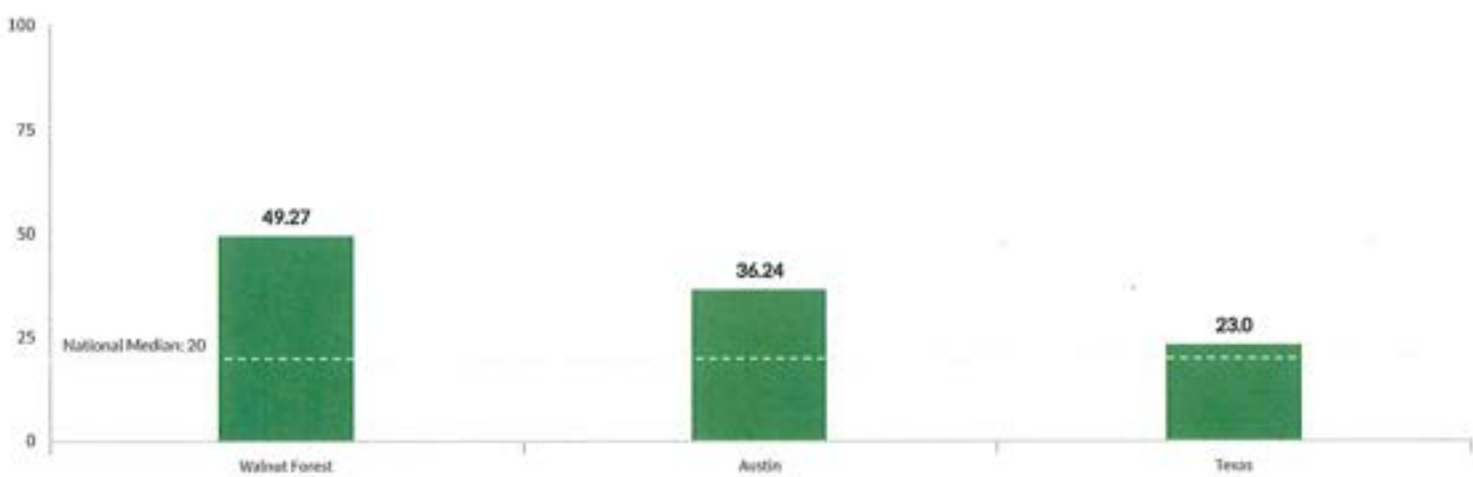
VIOLENT CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Violent Crime

1 in 166 in this Neighborhood	1 in 186 in Austin	1 in 232 in Texas
----------------------------------	-----------------------	----------------------

PROPERTY CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Property Crime

1 in 20 in this Neighborhood	<div><div></div><div>In this neighborhood residents have one of the highest chances of becoming a victims of property crime of any neighborhood in this state, according to exclusive NeighborhoodScout data and analysis. Property crimes include burglary (i.e., breaking and entering, including home break-ins), theft (over \$50), and motor vehicle theft.</div></div>	1 in 28 in Austin	1 in 43 in Texas
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Neighborhood Public School Data

11302 Wedgewood Dr, Austin, TX 78753

65 Vital Statistics | 6 Condition Alerts

October 31, 2024

ZONED SCHOOL RATING INFORMATION

* 10 is the highest

School Quality

School Quality Rating, rates the quality of the zoned K-12 public schools that serve this address.

13

(100 is best)

Better than 13% of all U.S. schools.

⚠️ Among the lowest in the U.S.

Elementary Schools

4

Middle Schools

1

High Schools

1

SCHOOLS THAT SERVE THIS ADDRESS

Quality rating scores are provided below with 10 being the highest possible score. * 10 is the highest

School Details	Grades	Compared to TX	Compared to Nation
Dobie Middle School 1200 E Rundberg Ln Austin, TX 78753	06-08	1	1
Graham Elementary School 11211 Tom Adams Dr Austin, TX 78753	PK-05	4	4
Northeast Early College H S School 7104 Berkman Dr Austin, TX 78752	09-12	1	1

THIS ADDRESS IS SERVED BY 1 DISTRICT:

Austin Isd		
73,384	128	17
students enrolled in this district	schools in district	students per classroom
		Among the highest in this state.

District Quality Compared to TX

6

(10 is best)

Better than 53.8% of all TX school districts.

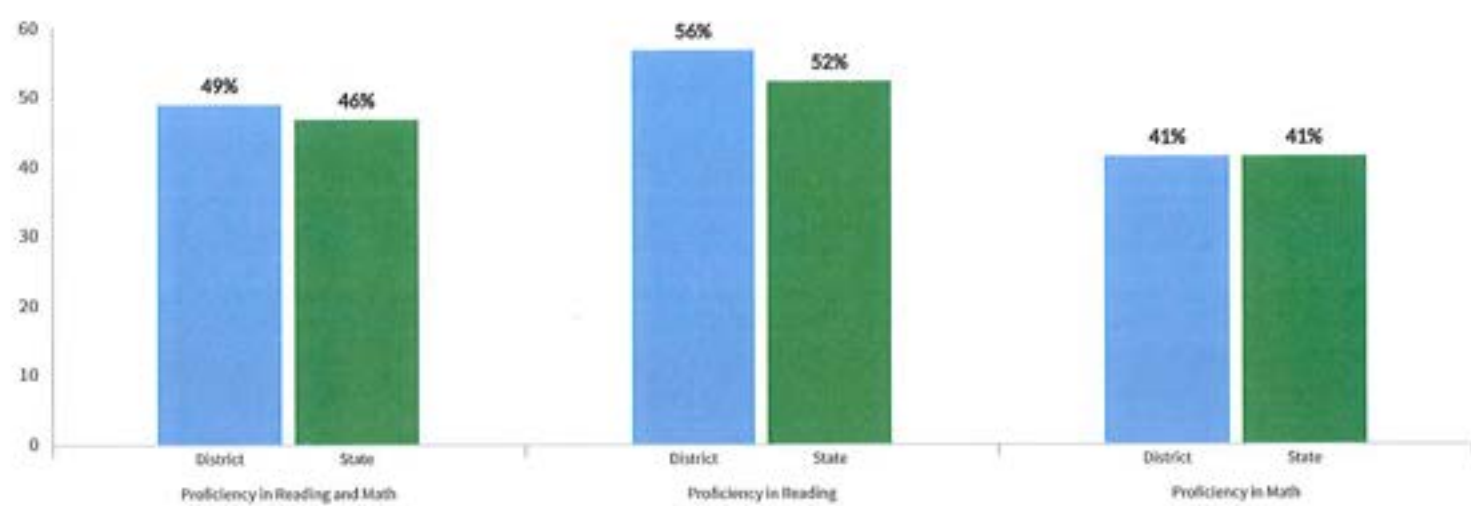
District Quality Compared to U.S.

6

(10 is best)

Better than 52.5% of all US school districts.

PUBLIC SCHOOL TEST SCORES



SCHOOL DISTRICT ENROLLMENT BY GROUP

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	32.0%	26.7%
Black	6.4%	13.3%
Hispanic	56.3%	54.2%
Asian Or Pacific Islander	5.1%	5.3%
American Indian Or Native Of Alaska	0.3%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
Economically disadvantaged	51.5%	61.3%
Free lunch eligible	49.3%	56.5%
Reduced lunch eligible	2.1%	4.8%

EDUCATIONAL EXPENDITURES

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$6,786	\$497,978,000	24.9%
Support Expenditures			
Student	\$692	\$50,797,000	2.5%
Staff	\$864	\$63,426,000	3.2%
General Administration ⚠ Among the lowest per student in this state.	\$144	\$10,566,000	0.5%
School Administration	\$776	\$56,915,000	2.8%
Operation	\$1,370	\$100,548,000	5.0%
Transportation ⚠ Among the highest per student in this state.	\$485	\$35,561,000	1.8%
Other	\$1,015	\$74,511,000	3.7%
Total Support	\$5,346	\$392,324,000	19.6%
Non-instructional Expenditures ⚠ Among the highest per student in this state.	\$15,142	\$1,111,151,000	55.5%
Total Expenditures ⚠ Among the highest per student in this state.	\$27,274	\$2,001,453,000	100.0%



Neighborhood Trends and Forecasts

11302 Wedgewood Dr, Austin, TX 78753

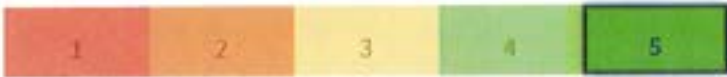
328 Vital Statistics | 23 Condition Alerts

October 31, 2024

RISING STAR INDEX

Appreciation Potential (3 years)

RISING STAR



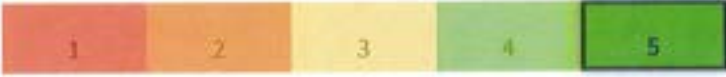
Forecast to appreciate 30% or more over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

BLUE CHIP INDEX

Past Appreciation and Existing Fundamentals

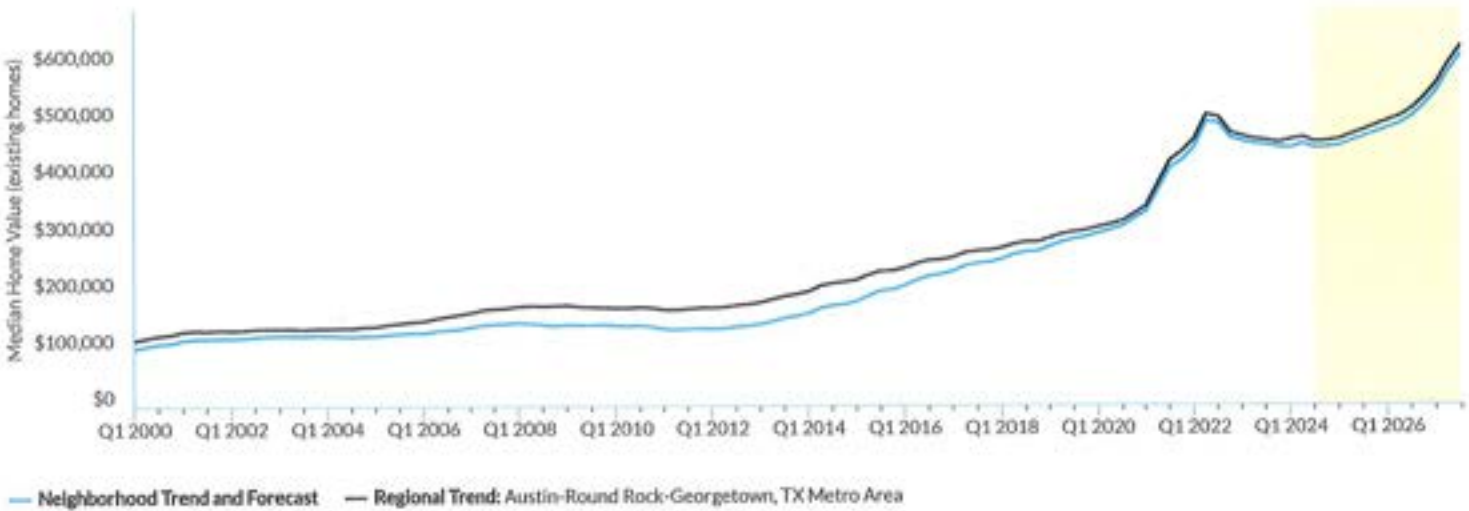
BLUE CHIP



Ranked in the top 10% of all neighborhoods in the nation for investment security

1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION® NEIGHBORHOOD HOME VALUE TREND & FORECAST



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

Comparison ratings are provided below with 10 being the highest possible score.

Time Period	Total Appreciation	Average Annual Rate	Compared To Metro	Compared To America
3 Year Forecast: 2024 Q3 - 2027 Q3	34.07%	10.27%	5	3
Latest Quarter: 2024 Q1 - 2024 Q2	1.70%	6.99%	9	5
Last 12 Months: 2023 Q2 - 2024 Q2 Among the lowest appreciation rate in the U.S.	0.10%	0.10%	6	1
Last 2 Years: 2022 Q2 - 2024 Q2 Among the lowest appreciation rate in the U.S.	-7.90%	-4.03%	5	1
Last 5 Years: 2019 Q2 - 2024 Q2	60.02%	9.86%	8	7
Last 10 Years: 2014 Q2 - 2024 Q2 Among the highest appreciation rate in the U.S.	168.24%	10.37%	10	10
Since 2000: 2000 Q1 - 2024 Q2 Among the highest appreciation rate in the U.S.	312.76%	6.15%	9	10

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

Likely to drive home values upward over the next few years or indicators of upward trends already underway.

- + Vacancies
- + Access to High Paying Jobs
- + Real Estate Values Nearby

Cons

Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

- Neighborhood Look & Feel
- School Performance
- Crime
- Regional Housing Market Outlook
- Income Trend

SCOUT VISION® PROXIMITY INDEX

Price Advantage Score



Similar price per sq ft to other neighborhoods nearby.

1=Strong Disadvantage 2=Disadvantage 3=Similar Price 4=Advantage 5=Strong Advantage

Access to High-Paying Jobs



On average in the **top 20%** for job accessibility.

1=Limited 2=Below Average 3=Average 4=Very Good 5=Excellent

JOBS WITHIN AN HOUR	HIGH-PAYING JOBS*
5 minutes	3509
10 minutes	66946
15 minutes	253894
20 minutes	432444
30 minutes	606354
45 minutes	667810
60 minutes	728996

*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS (LAST 5 YEARS)

Avg. Annual Homeownership Trend

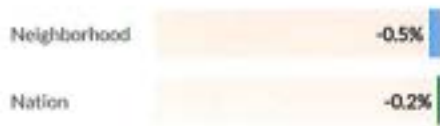


Avg. Annual Rent Price Trend

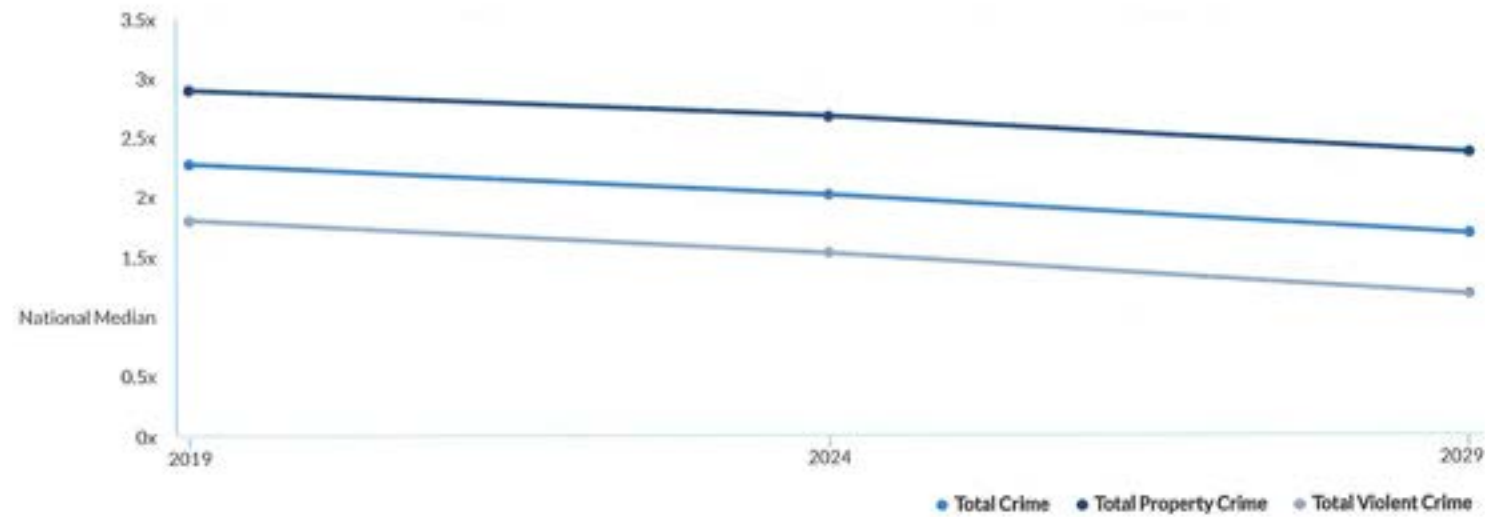


Avg. Annual Vacancy Trends

Based on the percentage of properties that are vacant year round.



SCOUT VISION® CRIME TRENDS AND FORECAST



SCOUT VISION® EDUCATION TRENDS (LAST 5 YEARS)

Avg. Annual Change in College Graduates

College graduates are defined as adults 25 and older with at least a 4-year college degree.



Avg. Annual Change in K-12 School Performance

Based on the percentage of students testing proficient or advanced in standardized testing.



SCOUT VISION® ECONOMIC TRENDS (LAST 5 YEARS)

Avg. Annual Change in per Capita Income



Avg. Annual Change in Household Income



Avg. Annual Change in Unemployment Rate



SCOUT VISION® POPULATION TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	3,498	3,997	14.27% ↑
⚠️ Population growth within one half mile of this location has been among the highest in the nation over the last 5 years.			
1 Mile	12,165	13,305	9.37% ↑
3 Miles	123,623	121,025	-2.10% ↓
5 Miles	296,074	299,967	1.31% ↑
10 Miles	824,720	879,285	6.62% ↑
⚠️ Population growth within 10 miles of this location has been among the highest in the nation over the last 5 years.			
15 Miles	1,372,546	1,467,672	6.93% ↑
⚠️ Population growth within 15 miles of this location has been among the highest in the nation over the last 5 years.			
25 Miles	1,892,618	2,119,944	12.01% ↑
⚠️ Population growth within 25 miles of this location has been among the highest in the nation over the last 5 years.			
50 Miles	2,511,215	2,841,674	13.16% ↑
⚠️ Population growth within 50 miles of this location has been among the highest in the nation over the last 5 years.			

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

Austin-Round Rock-Georgetown, TX Metro Area Regional Investment Potential

Regional Appreciation Potential (3yr)



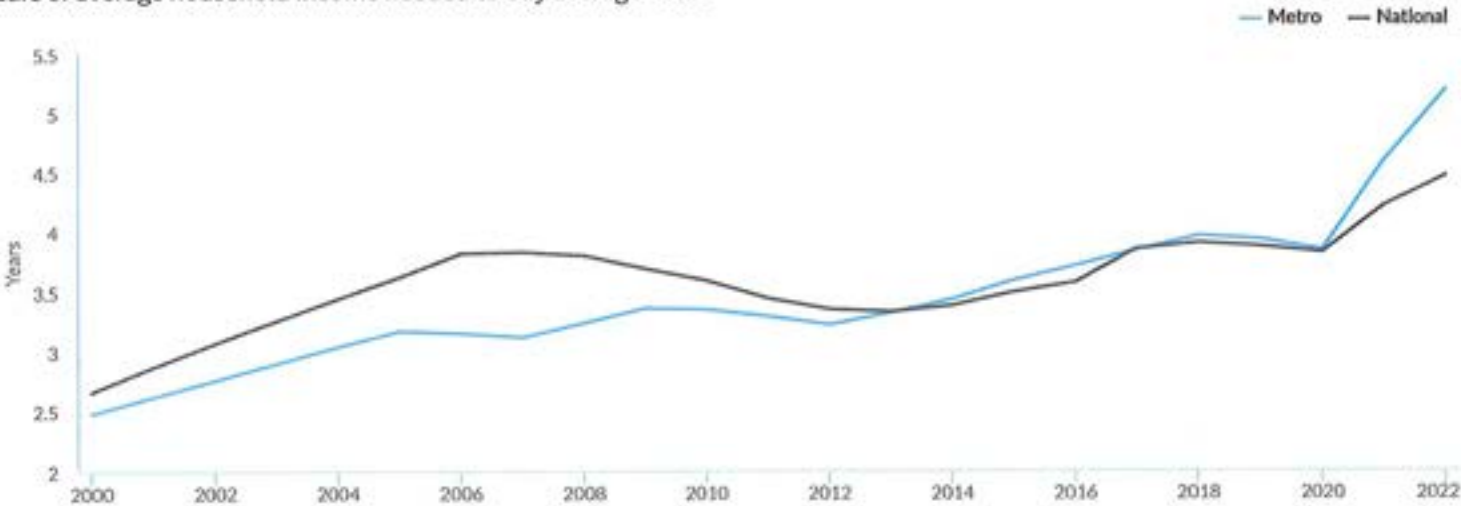
Forecast to appreciate 30% or more over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Very High

HOUSING AFFORDABILITY TRENDS

Austin-Round Rock-Georgetown, TX Metro Area

Years of average household income needed to buy average home



<div>2.48</div> <div>Region's Historical Low</div>	<div>5.18</div> <div>Region's Historical High</div> <div>⚠ The number of years of income needed to buy a home in this region has historically been among the highest in the nation. Housing has been very unaffordable to the average household.</div>	<div>5.18</div> <div>Current</div> <div>⚠ The number of years of income needed to buy a home in this region is at or very close to its historical maximum. Housing may be becoming less affordable to the average household.</div>
--	---	--

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

Comparison ratings are provided below with 10 being the highest possible score.

Regional Trend	Last 2 years	Compared to Nation	Last 1 year	Compared to Nation
Population Growth	9.05% ↑ ⚠ Among the highest in the nation over the last 2 years.	10	3.96% ↑ ⚠ Population growth in this region has been among the highest in the nation over the last year.	10
Job Growth	11.38% ↑ ⚠ Job growth in this region has been among the highest in the nation over the last 2 years.	10	2.68% ↑ ⚠ Job growth in this region has been among the highest in the nation over the last year.	9
Income Trend	21.80% ↑ ⚠ Wage and income growth in this region has been among the highest in the nation over the last 2 years.	10	6.93% ↑ ⚠ Wage and income growth in this region has been among the highest in the nation over the last year.	9
Unemployment Trend	0.45% ↑ 5	5	0.19% ↑ 8	8
Stock Performance of Region's Industries	42.83% ↑ ⚠ The stock market performance of this region's industries has been among the best in the nation over the last 2 years.	10	26.12% ↑ ⚠ The stock market performance of this region's industries has been among the best in the nation over the last year.	10
Housing Added	9.77% ↑ ⚠ The rate of new housing construction in this region has been among the highest in the nation over the last 2 years.	10	4.17% ↑ ⚠ The rate of new housing construction in this region has been among the highest in the nation over the last year.	10
Vacancy Trend	-2.09% ↓ 8	8	0.36% ↑ ⚠ The increase in vacancy rates in this region has been among the highest in the nation over the last year.	2

* 10 is highest

DISCLAIMER

Forecasts of potential occurrences or non-occurrences of future conditions and events are inherently uncertain. Actual results may differ materially from what is predicted in any information provided by Location Inc. Nothing contained in or generated by a Location Inc. product or services is, or should be relied upon as, a promise or representation as to the future performance or prediction of real estate values. No representation is made as to the accuracy of any forecast, estimate, or projection.

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Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 4 – PROJECT INFORMATION

4b. Good Neighbor Policy

BiG OppZone

Good Neighbor Policy

THE WEDGEWOOD

11302 Wedgewood Drive
Austin, TX 78753

Contact: Stephanie Douglass, COO
BiG Opp Zone
8000 Centre Park Dr., Ste. 200
Austin, TX 78754
512-928-8010

Email: stephanie@bigoppzone.com

RE: Community Engagement Plan for Wedgewood Development

Up-to-date Community Engagement Process (2020-24)

Since 2020, BiGAUSTIN has maintained direct communication with the Northeast Walnut Creek Neighborhood Association (NEWCNA), formerly known as the North Oaks Neighborhood Association. This association covers the areas of Walnut Creek, Dessau Road, East Braker Lane, and I-35, including the subdivisions of North Oaks, Hillside, and Four Seasons. Our communications have encompassed the 2021 Rezoning Process, ongoing site cleaning, and active displacement population management. Over the past three years, we have established protocols and practices to manage the persistent homeless population, ensuring the safety and security of the surrounding community.

As we progress through each phase of development, BiG Opp Zone, LLC (BOZ) will continue to engage with the neighborhood and communicate with key stakeholders about the project, target population, and future



BiG OppZone

development plans. This open communication aims to foster a harmonious relationship between the surrounding community and future residents.

To avoid overwhelming the surrounding community, the following steps have been or will be taken in partnership with the BiGAUSTIN Aspire team to communicate with the neighborhood surrounding the proposed development at 11302 Wedgewood Drive, Austin, TX 78753:

Preliminary Research: Using the City of Austin's Community Registry site and general internet searches, BiG Opp Zone identified the following active organizations within the proposed site area:

- Northeast Walnut Creek Neighborhood Association
- TechRidge Neighbors
- Yager Community

Neighborhood Plan: The development is not located in a City of Austin neighborhood planning area.

Neighborhood Contact: Stephanie Douglass, COO of BOZ, will continue to work directly with Daniel White, President of NEWCNA, and will reach out to priority neighborhood organizations to share information on the development plans for Wedgewood. The City of Austin Housing & Planning Department (HPD) will be updated once these meetings have occurred.

Neighborhood Notification: All organizations outlined above will be notified as part of the Tax Credit and other processes that require such communications. At this time, we do not anticipate a zoning change. The team will also engage with the neighborhood publicly to discuss the development plans.

Neighborhood Engagement: The BOZ team will ensure participation, either in person or virtually, in any upcoming neighborhood meetings and will present relevant information about the project and future residents. After initial phone contact, meetings will be scheduled with any organization that requests them. BiG Opp Zone, LLC will also invite neighborhood members to volunteer events to get more involved with the project.

Implementation/Ongoing Relations: BiG Opp Zone, LLC will implement the following processes to encourage ongoing relations with neighborhood members:

- Neighborhood members will be invited to the Ground Breaking and Ribbon Cutting events for the property, with recognition given for their support.

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 4 – PROJECT INFORMATION

4c. SMART Housing Letter

Wedgewood /BiG Opp Zone
AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 4 – PROJECT INFORMATION

4d. MOU with ECHO

**NOT
APPLICABLE**

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 4 – PROJECT INFORMATION

4e. Resident Services

RESIDENT SERVICES and SUPPORT at the WEDGEWOOD

COMPREHENSIVE SUPPORT SERVICES PLAN FOR WEDGEWOOD SENIOR LIVING MULTIFAMILY COMPLEX

The Wedgewood senior living development is created with resident services and support at the forefront of design with a comprehensive range of services and support to enhance the quality of life for senior residents built into its very framework.

Below we provide a summary of the specific resident services and support that will be provided by BIGAUSTIN, St. John's Community Garden, Health and Wellness and other partners:

1. **Wellness Services:** The development will offer health and wellness support, including access to daily life assistance technologies and education on working with social service organizations. This will ensure that residents can maintain their health and well-being effectively.
2. **Community Engagement:** The Wedgewood will foster a strong sense of community through various initiatives. This includes creating volunteer programs that encourage residents to participate in community activities and give back to the community. Regular social events and activities will be organized to promote social engagement and interaction among residents.
3. **Learning Opportunities:** Residents will have access to educational and training programs that focus on various aspects of daily life and personal development. This includes cooking classes and nutrition workshops to educate residents on healthy eating habits.
4. **Exploration of Green Spaces:** The development will maximize the use of green infrastructure, such as parks, walkways, and trails, to promote gardening and environmental responsibility. These green spaces will provide residents with opportunities to explore nature and engage in physical activities.



Harmonizing wellness, community, learning, exploration, and sharing into a singular living experience, crafting a vibrant, innovative space where every aspect of life is enriched by seamless design and meaningful connections, inviting residents into a journey of continuous growth and discovery.

Guiding Principles

5. **Shared Work and Living Spaces:** Communal spaces such as lounges, activity rooms, and gardens will be available for residents to gather and interact. These spaces will be designed to encourage collaboration and a sense of belonging among residents.

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 5 – PROPERTY INFORMATION

5a. Appraisal

We have attached the 2022 Appraisal of BOZ initial 38 acres. The LIV site is the land that is the location of the Wedgewood. (See Attached)

BOZ is currently in the process of getting an updated land Appraisal for the land associated with Wedgewood. (See Attached)

Executive Summary	
Client	Bank of America, N.A. and its affiliates
Vendor Preparing the Report	Newmark Valuation & Advisory, LLC
CVS VSIMS Project ID	22-002585-APR-001
Service Type	Appraisal (Order)
Property Address (if applicable)	11302 WEDGEWOOD DRIVE, Austin, TX, 78753 (USA)
Borrower	BIG Opp Zone, LLC
Cover Page attachment Date	2022-07-02 01:35:58 GMT

This cover page was automatically appended to the underlying document by the Bank of America Commercial Valuation Services department, but the document is otherwise presented in its original state. The following statements apply to the attached report.

- **REVIEW COMPLETE-** For Bank of America associates, please refer to the Commercial Appraisal Services - Appraisal Review Report for guidance on use of the report (internal use only). Other intended users of this report will refer to their own procedures for determining use of this report for their purposes.
- **REPS AND WARRANTIES-** Bank of America, N.A. and its affiliates make no representations or warranties regarding the content of this report, or any conclusions therein.

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 5 – PROPERTY INFORMATION

5b. Property Maps

Attached please find maps of the proposed site for Wedgewood, produced prior to the Zoning Change in 2021.





ZONING BOUNDARY

ZONING CASE#: C14-2021-0028

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or







Created: 3/9/2021

 $1'' = 400'$



Urbana III

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2021-0028
 LOCATION: 11300 - 11408 Wedgewood Dr
 SUBJECT AREA: 1.891 Acres
 GRID: M31
 MANAGER: MARK GRAHAM



1" = 250'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Urbana I



1" = 250'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

ZONING CASE#: C14-2021-0026

LOCATION: Plaza Dr at Wedgewood Dr

SUBJECT AREA: 4.210 Acres

GRID: M31 & M32

MANAGER: MARK GRAHAM



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 5 – PROPERTY INFORMATION

5c. Zoning Verification Letter

General Information

Location: **11300 WEDGEWOOD DR**
Parcel ID: **0247230810**
Grid: **MM31**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **GR-MU-V-CO**

Zoning Cases: [C14-2017-0066](#)
[C14-2021-0028](#)

Zoning Ordinances: [19990225-070b](#)
[20190307-044](#)
[20210610-109](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking**

Infill Options: **--**

Neighborhood Restricted Parking Areas: **Northeast Walnut Creek NA**

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **No**

Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **SUBURBAN**
Watershed Boundaries: **Walnut Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **1**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, North Growth Corridor Alliance, Northeast Walnut Creek Neighborhood Assn., Overton Family Committee, SELTexas, Save Our Springs Alliance, Sierra Club, Austin Regional Group, TechRidge Neighbors, Yager Community**

Zoning Map



Imagery Map



Vicinity Map

Property Profile Report

General Information

Location: 11302 WEDGEWOOD DR
Parcel ID: 0247230809
Grid: MM31

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): No Future Land Use Map

Regulating Plan: No Regulating Plan

Zoning: GR-MU-V-CO

Zoning Cases: [C14-2017-0066](#)
[C14-2021-0028](#)

Zoning Ordinances: [19990225-070b](#)
[20190307-044](#)
[20210610-109](#)

Zoning Overlays: ADU Approximate Area Reduced Parking

Infill Options: --

Neighborhood Restricted Parking Areas: Northeast Walnut Creek NA

Mobile Food Vendors: --

Historic Landmark: --

Urban Roadways: No

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Austin Watershed Regulation Areas: SUBURBAN
Watershed Boundaries: Walnut Creek
Creek Buffers: No
Edwards Aquifer Recharge Zone: No
Edwards Aquifer Recharge Verification Zone: No
Erosion Hazard Zone Review Buffer: No

Political Boundaries

Jurisdiction: AUSTIN FULL PURPOSE
Council District: 1
County: TRAVIS
School District: Austin ISD
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Zoning Map



Imagery Map

Vicinity Map

Property Profile Report

General Information

Location: 11304 WEDGEWOOD DR
Parcel ID: 0247230808
Grid: MM31

Planning & Zoning

*Right click hyperlinks to open in a new window.

Future Land Use (FLUM): No Future Land Use Map
Regulating Plan: No Regulating Plan
Zoning: GR-MU-V-CO
Zoning Cases: [C14-2017-0066](#)
[C14-2021-0028](#)
Zoning Ordinances: [19990225-070b](#)
[20190307-044](#)
[20210610-109](#)
Zoning Overlays: ADU Approximate Area Reduced Parking
Infill Options: --
Neighborhood Restricted Parking Areas: Northeast Walnut Creek NA
Mobile Food Vendors: --
Historic Landmark: --
Urban Roadways: No

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FEMA Floodplain: No
Austin Watershed Regulation Areas: SUBURBAN
Watershed Boundaries: Walnut Creek
Creek Buffers: No
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Edwards Aquifer Recharge Verification Zone: No
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Political Boundaries

Jurisdiction: AUSTIN FULL PURPOSE
Council District: 1
County: TRAVIS
School District: Austin ISD
Community Registry: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, North Growth Corridor Alliance, Northeast Walnut Creek Neighborhood Assn., Overton Family Committee, SELTexas, Save Our Springs Alliance, Sierra Club, Austin Regional Group, TechRidge Neighbors, Yager Community



Zoning Map



Imagery Map



Vicinity Map

Property Profile Report

General Information

Location: **11306 WEDGEWOOD DR**
Parcel ID: **0247230807**
Grid: **MM31**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**
Regulating Plan: **No Regulating Plan**
Zoning: **GR-MU-V-CO**
Zoning Cases: [C14-2017-0066](#)
[C14-2021-0028](#)
Zoning Ordinances: [20190307-044](#)
[20210610-109](#)
[850411-S](#)
Zoning Overlays: **ADU Approximate Area Reduced Parking**
Infill Options: **--**
Neighborhood Restricted Parking Areas: **Northeast Walnut Creek NA**
Mobile Food Vendors: **--**
Historic Landmark: **--**
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Zoning Map



Imagery Map

Vicinity Map

Property Profile Report

General Information

Location: 11308 WEDGEWOOD DR
Parcel ID: 0247230806
Grid: MM31

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): No Future Land Use Map
Regulating Plan: No Regulating Plan
Zoning: GR-MU-V-CO
Zoning Cases: [C14-2017-0066](#)
[C14-2021-0028](#)
Zoning Ordinances: [20190307-044](#)
[20210610-109](#)
[850411-S](#)
Zoning Overlays: ADU Approximate Area Reduced Parking
Infill Options: --
Neighborhood Restricted Parking Areas: Northeast Walnut Creek NA
Mobile Food Vendors: --
Historic Landmark: --
Urban Roadways: No

Zoning Guide

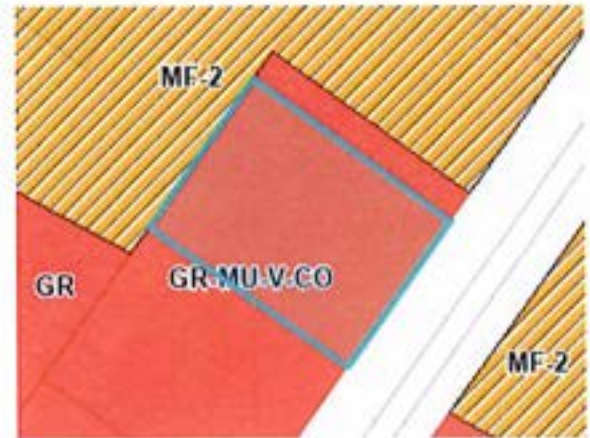
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: No
FEMA Floodplain: No
Austin Watershed Regulation Areas: SUBURBAN
Watershed Boundaries: Walnut Creek
Creek Buffers: No
Edwards Aquifer Recharge Zone: No
Edwards Aquifer Recharge Verification Zone: No
Erosion Hazard Zone Review Buffer: No

Political Boundaries

Jurisdiction: AUSTIN FULL PURPOSE
Council District: 1
County: TRAVIS
School District: Austin ISD
Community Registry: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, North Growth Corridor Alliance, Northeast Walnut Creek Neighborhood Assn., Overton Family Committee, SELTexas, Save Our Springs Alliance, Sierra Club, Austin Regional Group, TechRidge Neighbors, Yager Community



Zoning Map



Imagery Map



Vicinity Map

Property Profile Report

General Information

Location: **11310 WEDGEWOOD DR**
Parcel ID: **0247230805**
Grid: **MM31**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **MF-2**

Zoning Cases: [C14-2017-0066](#)
[C14-2021-0028](#)

Zoning Ordinances: [19990225-070b](#)
[20190307-044](#)
[20210810-109](#)
[850411-S](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking**

Infill Options: **--**

Neighborhood Restricted Parking Areas: **Northeast Walnut Creek NA**

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **No**

Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **SUBURBAN**
Watershed Boundaries: **Walnut Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **1**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, North Growth Corridor Alliance, Northeast Walnut Creek Neighborhood Assn., Overton Family Committee, SELTexas, Save Our Springs Alliance, Sierra Club, Austin Regional Group, TechRidge Neighbors, Yager Community**

Zoning Map



Imagery Map



Vicinity Map

Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 5 – PROPERTY INFORMATION

5d. Proof of Site control

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501160	Name:	BIG OPP ZONE LLC
Geographic ID:	0247230801	Secondary Name:	
Type:	R	Mailing Address:	8000 CENTRE PARK DR STE 200 AUSTIN TX 78754-5140
Zoning:	SF2	Owner ID:	1837835
Agent:		% Ownership:	100.00
Legal Description:	LOT 10 BLK A VALLEY SIDE HEIGHTS		
Exemptions:			
Property Use:			

LOCATION

Address:	11406 WEDGEWOOD DR, TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

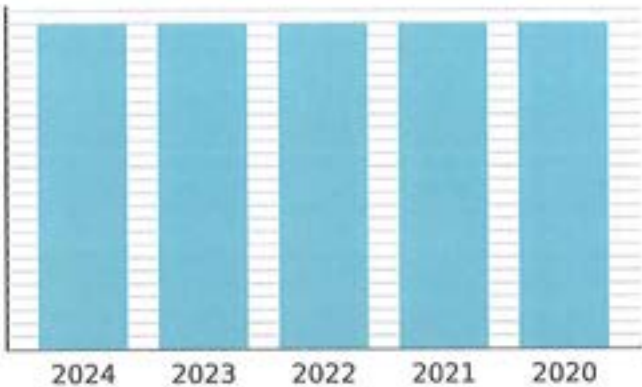
Protest Status:	
Informal Date:	
Formal Date:	

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$12,500
Special Use Land Market:	\$0
Total Land:	\$12,500
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$12,500
Special Use Exclusion (-):	\$0
Appraised:	\$12,500
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$12,500

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2023	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2021	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2020	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$12,500	\$12,500
02	CITY OF AUSTIN	0.477600	\$12,500	\$12,500
03	TRAVIS COUNTY	0.344445	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.101300	\$12,500	\$12,500

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.3096	13,487.22	\$0.93	\$12,500	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501161	Name:	BIG OPP ZONE LLC
Geographic ID:	0247230802	Secondary Name:	
Type:	R	Mailing Address:	8000 CENTRE PARK DR STE 200 AUSTIN TX 78754-5140
Zoning:	SF2	Owner ID:	1837835
Agent:		% Ownership:	100.00
Legal Description:	LOT 9 BLK A VALLEY SIDE HEIGHTS		
Property Use:		Exemptions:	

LOCATION

Address:	11404 WEDGEWOOD DR, TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

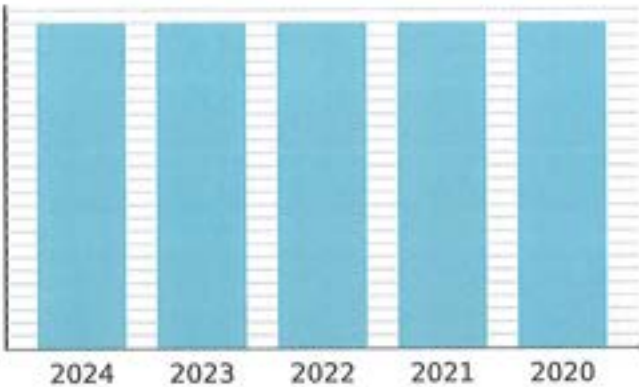
Protest Status:	
Informal Date:	
Formal Date:	

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$12,500
Special Use Land Market:	\$0
Total Land:	\$12,500
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$12,500
Special Use Exclusion (-):	\$0
Appraised:	\$12,500
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$12,500

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2023	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2021	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2020	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$12,500	\$12,500
02	CITY OF AUSTIN	0.477600	\$12,500	\$12,500
03	TRAVIS COUNTY	0.344445	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.101300	\$12,500	\$12,500

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IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.3051	13,290.32	\$0.94	\$12,500	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501162	Name:	BIG OPP ZONE LLC
Geographic ID:	0247230803	Secondary Name:	
Type:	R	Mailing Address:	8000 CENTRE PARK DR STE 200 AUSTIN TX 78754-5140
Zoning:	SF2	Owner ID:	1837835
Agent:		% Ownership:	100.00
Legal Description:	LOT 8 BLK A VALLEY SIDE HEIGHTS		
Exemptions:			
Property Use:			

LOCATION

Address:	11402 WEDGEWOOD DR, TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

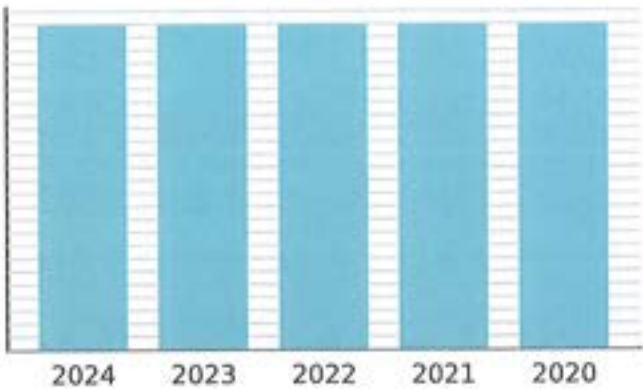
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$12,500
Special Use Land Market:	\$0
Total Land:	\$12,500
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$12,500
Special Use Exclusion (-):	\$0
Appraised:	\$12,500
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$12,500

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2023	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2021	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2020	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$12,500	\$12,500
02	CITY OF AUSTIN	0.477600	\$12,500	\$12,500
03	TRAVIS COUNTY	0.344445	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.101300	\$12,500	\$12,500

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IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.3002	13,078.75	\$0.96	\$12,500	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501163	Name:	BIG OPP ZONE LLC
Geographic ID:	0247230804	Secondary Name:	
Type:	R	Mailing Address:	8000 CENTRE PARK DR STE 200 AUSTIN TX 78754-5140
Zoning:	SF2	Owner ID:	1837835
Agent:		% Ownership:	100.00
Legal Description:	LOT 7 BLK A VALLEY SIDE HEIGHTS		
Exemptions:			
Property Use:			

LOCATION

Address:	11400 WEDGEWOOD DR, TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

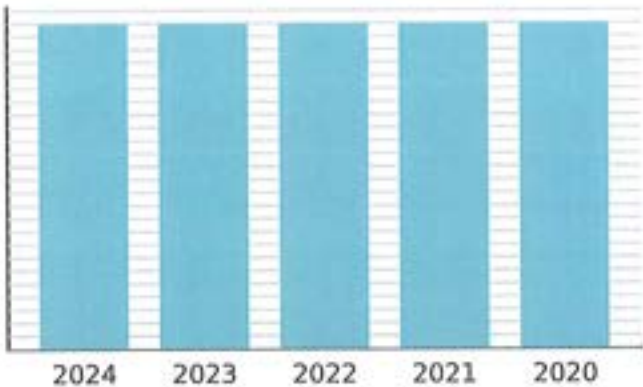
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$12,500
Special Use Land Market:	\$0
Total Land:	\$12,500
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$12,500
Special Use Exclusion (-):	\$0
Appraised:	\$12,500
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$12,500

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2023	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2021	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2020	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$12,500	\$12,500
02	CITY OF AUSTIN	0.477600	\$12,500	\$12,500
03	TRAVIS COUNTY	0.344445	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.101300	\$12,500	\$12,500

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IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.3030	13,196.65	\$0.95	\$12,500	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501164	Name:	BIG OPP ZONE LLC
Geographic ID:	0247230805	Secondary Name:	
Type:	R	Mailing Address:	8000 CENTRE PARK DR STE 200 AUSTIN TX 78754-5140
Zoning:	SF2	Owner ID:	1837835
Agent:		% Ownership:	100.00
Legal Description:	LOT 6 BLK A VALLEY SIDE HEIGHTS		
Property Use:	Exemptions:		

LOCATION

Address:	11310 WEDGEWOOD DR, TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

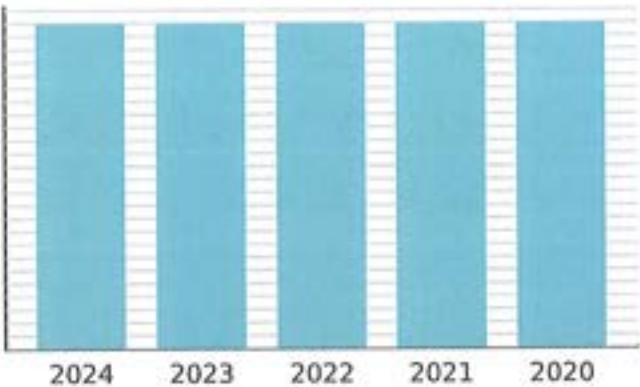
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$12,500
Special Use Land Market:	\$0
Total Land:	\$12,500
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$12,500
Special Use Exclusion (-):	\$0
Appraised:	\$12,500
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$12,500

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2023	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2021	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2020	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$12,500	\$12,500
02	CITY OF AUSTIN	0.477600	\$12,500	\$12,500
03	TRAVIS COUNTY	0.344445	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.101300	\$12,500	\$12,500

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IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2984	12,998.46	\$0.96	\$12,500	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501165	Name:	BIG OPP ZONE LLC
Geographic ID:	0247230806	Secondary Name:	
Type:	R	Mailing Address:	8000 CENTRE PARK DR STE 200 AUSTIN TX 78754-5140
Zoning:	SF2	Owner ID:	1837835
Agent:		% Ownership:	100.00
Legal Description:	LOT 5 BLK A VALLEY SIDE HEIGHTS		
Property Use:	Exemptions:		

LOCATION

Address:	11308 WEDGEWOOD DR, TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

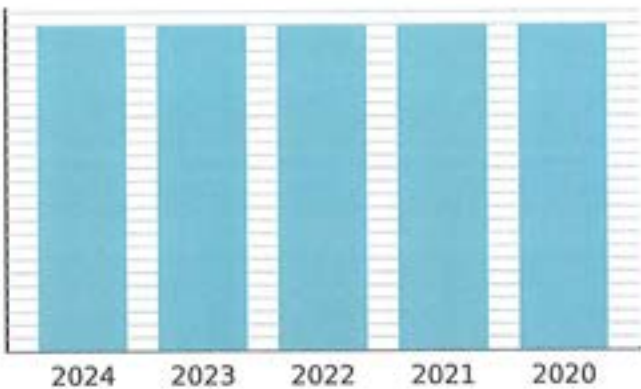
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$12,500
Special Use Land Market:	\$0
Total Land:	\$12,500
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$12,500
Special Use Exclusion (-):	\$0
Appraised:	\$12,500
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$12,500

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2023	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2021	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2020	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$12,500	\$12,500
02	CITY OF AUSTIN	0.477600	\$12,500	\$12,500
03	TRAVIS COUNTY	0.344445	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.101300	\$12,500	\$12,500

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2941	12,812.71	\$0.98	\$12,500	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501166	Name:	BIG OPP ZONE LLC
Geographic ID:	0247230807	Secondary Name:	
Type:	R	Mailing Address:	8000 CENTRE PARK DR STE 200 AUSTIN TX 78754-5140
Zoning:	SF2	Owner ID:	1837835
Agent:		% Ownership:	100.00
Legal Description:	LOT 4 BLK A VALLEY SIDE HEIGHTS		
Exemptions:			
Property Use:			

LOCATION

Address:	11306 WEDGEWOOD DR, TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

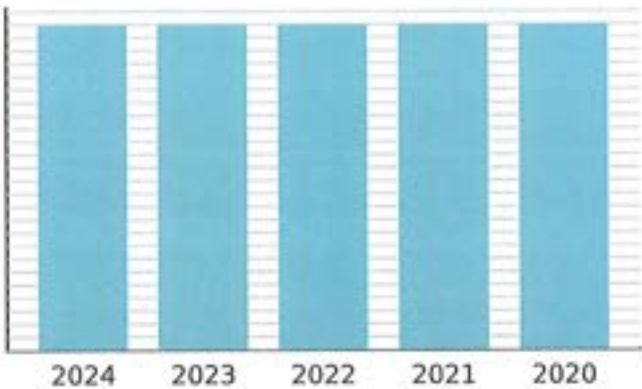
Protest Status:	
Informal Date:	
Formal Date:	

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$12,500
Special Use Land Market:	\$0
Total Land:	\$12,500
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$12,500
Special Use Exclusion (-):	\$0
Appraised:	\$12,500
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$12,500

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2023	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2021	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2020	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$12,500	\$12,500
02	CITY OF AUSTIN	0.477600	\$12,500	\$12,500
03	TRAVIS COUNTY	0.344445	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.101300	\$12,500	\$12,500

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.3028	13,192.03	\$0.95	\$12,500	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

GENERAL INFO

ACCOUNT

Property ID: 501167
Geographic ID: 0247230808
Type: R
Zoning: SF2
Agent:
Legal Description: LOT 3 BLK A VALLEY SIDE HEIGHTS

Property Use:

OWNER

Name: BIG OPP ZONE LLC
Secondary Name:
Mailing Address: 8000 CENTRE PARK DR STE 200 AUSTIN TX 78754-5140
Owner ID: 1837835
% Ownership: 100.00
Exemptions:

LOCATION

Address: 11304 WEDGEWOOD DR, TX 78753

Market Area:
Market Area CD: C4300
Map ID: 024221

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

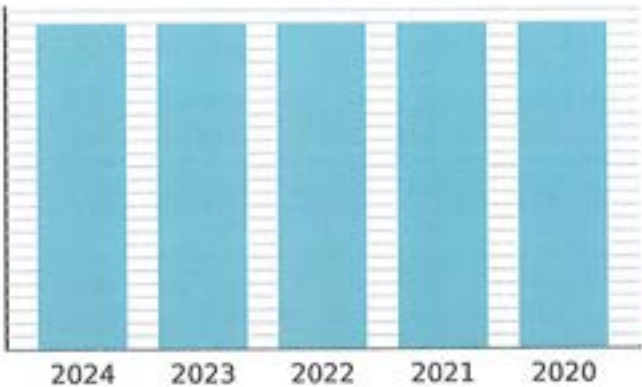
Land Homesite: \$0
Land Non-Homesite: \$12,500
Special Use Land Market: \$0
Total Land: \$12,500

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$12,500
Special Use Exclusion (-): \$0
Appraised: \$12,500
Value Limitation Adjustment (-): \$0

Net Appraised: \$12,500

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2023	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2021	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2020	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$12,500	\$12,500
02	CITY OF AUSTIN	0.477600	\$12,500	\$12,500
03	TRAVIS COUNTY	0.344445	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.101300	\$12,500	\$12,500

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IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.3097	13,491.33	\$0.93	\$12,500	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501168	Name:	BIG OPP ZONE LLC
Geographic ID:	0247230809	Secondary Name:	
Type:	R	Mailing Address:	8000 CENTRE PARK DR STE 200 AUSTIN TX 78754-5140
Zoning:	SF2	Owner ID:	1837835
Agent:		% Ownership:	100.00
Legal Description:	LOT 2 BLK A VALLEY SIDE HEIGHTS		
Exemptions:			
Property Use:			

LOCATION

Address:	11302 WEDGEWOOD DR, TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

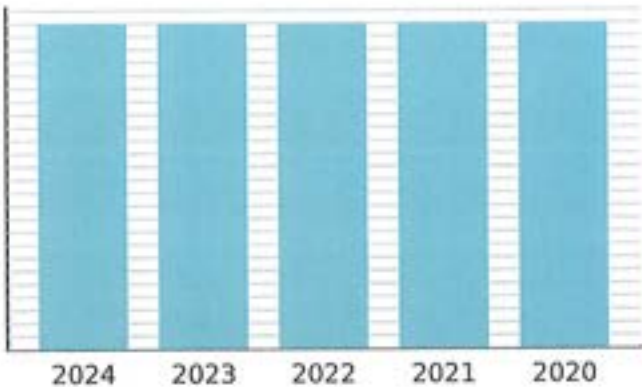
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$12,500
Special Use Land Market:	\$0
Total Land:	\$12,500
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$12,500
Special Use Exclusion (-):	\$0
Appraised:	\$12,500
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$12,500

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2023	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2021	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2020	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$12,500	\$12,500
02	CITY OF AUSTIN	0.477600	\$12,500	\$12,500
03	TRAVIS COUNTY	0.344445	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.101300	\$12,500	\$12,500

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IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2985	13,001.81	\$0.96	\$12,500	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501169	Name:	BIG OPP ZONE LLC
Geographic ID:	0247230810	Secondary Name:	
Type:	R	Mailing Address:	8000 CENTRE PARK DR STE 200 AUSTIN TX 78754-5140
Zoning:	SF2	Owner ID:	1837835
Agent:		% Ownership:	100.00
Legal Description:	LOT 1 BLK A *LESS 1299SF(ROW) VALLEY SIDE HEIGHTS		
Property Use:			

LOCATION

Address:	11300 WEDGEWOOD DR, TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

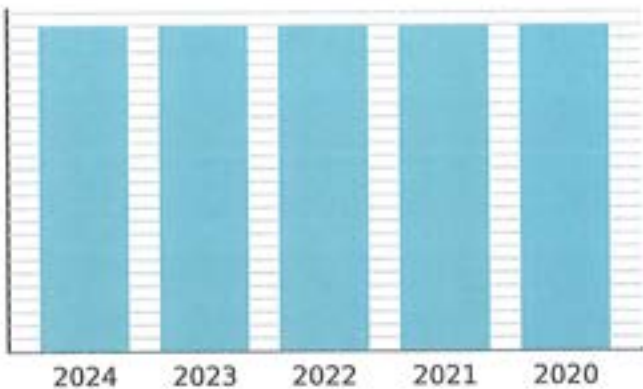
Protest Status:	
Informal Date:	
Formal Date:	

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$12,500
Special Use Land Market:	\$0
Total Land:	\$12,500
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$12,500
Special Use Exclusion (-):	\$0
Appraised:	\$12,500
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$12,500

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2023	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2021	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2020	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$12,500	\$12,500
02	CITY OF AUSTIN	0.477600	\$12,500	\$12,500
03	TRAVIS COUNTY	0.344445	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.101300	\$12,500	\$12,500

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IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2401	10,457.02	\$1.20	\$12,500	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	501344	Name:	BIG OPP ZONE LLC
Geographic ID:	0247261201	Secondary Name:	
Type:	R	Mailing Address:	8000 CENTRE PARK DR STE 200 AUSTIN TX 78754-5140
Zoning:	SF2	Owner ID:	1837835
Agent:		% Ownership:	100.00
Legal Description:	LOT 11 BLK A VALLEY SIDE HEIGHTS		
Exemptions:			
Property Use:			

LOCATION

Address:	11408 WEDGEWOOD DR, TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

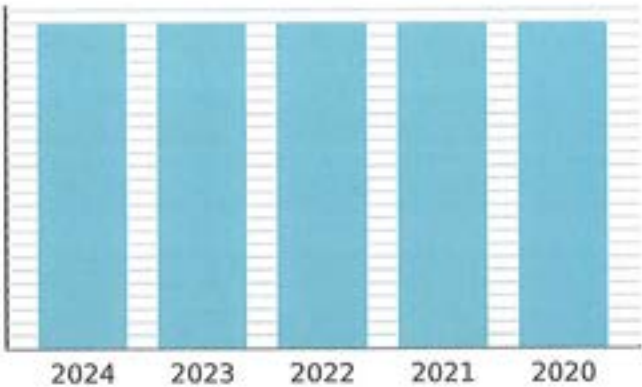
Protest Status:	
Informal Date:	
Formal Date:	

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$12,500
Special Use Land Market:	\$0
Total Land:	\$12,500
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$12,500
Special Use Exclusion (-):	\$0
Appraised:	\$12,500
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$12,500

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2023	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2021	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2020	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$12,500	\$12,500
02	CITY OF AUSTIN	0.477600	\$12,500	\$12,500
03	TRAVIS COUNTY	0.344445	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.101300	\$12,500	\$12,500

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IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.4294	18,702.93	\$0.67	\$12,500	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	962796	Name:	BIG OPP ZONE LLC
Geographic ID:	0247260917	Secondary Name:	
Type:	R	Mailing Address:	8000 CENTRE PARK DR STE 200 AUSTIN TX 78754-5140
Zoning:	DR	Owner ID:	1837835
Agent:		% Ownership:	100.00
Legal Description:	ABS 562 SUR 84 MAYS T H ABS 352 SUR 78 HARRELSON J C ACR 4.2100		
Exemptions:			
Property Use:			

LOCATION

Address:	WEDGEWOOD DR, TX 78753
Market Area:	
Market Area CD:	C4300
Map ID:	024221

PROTEST

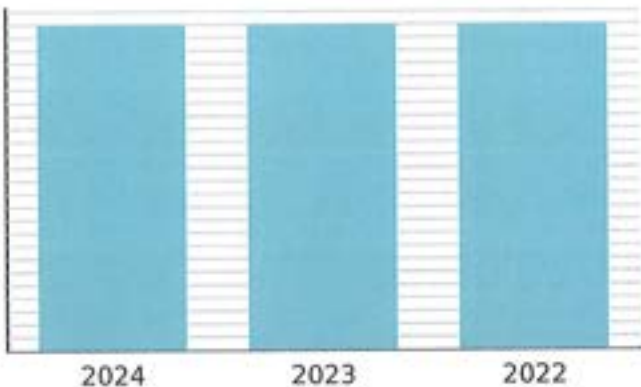
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$12,500
Land Non-Homesite:	\$0
Special Use Land Market:	\$0
Total Land:	\$12,500
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$12,500
Special Use Exclusion (-):	\$0
Appraised:	\$12,500
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$12,500

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2023	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.950500	\$12,500	\$12,500
02	CITY OF AUSTIN	0.477600	\$12,500	\$12,500
03	TRAVIS COUNTY	0.344445	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107969	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.101300	\$12,500	\$12,500

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IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	4.2100	183,387.6	\$0.07	\$12,500	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
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Wedgewood /BiG Opp Zone AUSTIN, TEXAS

ATTACHMENT TABS

Attachment 5 – PROPERTY INFORMATION

5e. Phase I ESA



Environmental Services, Inc.

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
(LIMITED TO ASTM E1527-13 SCOPE)
BRAKER TRACT
11302 WEDGEWOOD DRIVE
AUSTIN, TRAVIS COUNTY, TEXAS
HJN 160079 BG1 PI**

PREPARED FOR:

**CALATLANTIC HOMES
AUSTIN, TEXAS**

PREPARED BY:

HORIZON ENVIRONMENTAL SERVICES, INC.

MAY 2016