

CONFIDENTIAL INVESTOR PACKET · JULY 2026 · DIRECT FROM OWNER

81 acres in the direct path of *Waco's westward growth.*

Old Speegleville Road at the Highway 6 corridor · Woodway, Texas 76712 · Midway
ISD. Offered by CHS Partners LP – deal with the principal, not a call center.



81.37	\$1,499,000	\$18,423	R-1	Midway	\$327/yr
ACRES	ASK	PER ACRE	NO RESTRICTIONS	ISD	TAXES (AG)

Andrew Steakley · CHS Partners LP / Founding Table Holdings · Waco, Texas · steak@foundingtable.com
Property page & data room: speeglevilleland.com · 2% co-op to buyer's brokers · no owner financing

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How to read this packet: every market claim in here is drawn from municipal documents, TxDOT/city bid records, school-board minutes, or named news coverage – the source list is on page 11. Where we state an opinion (the re-pricing math on page 10), we label it as ours. Verify everything; we'll help you do it.

Raw-land price. Funded-corridor position.

This is a direct owner-to-principal offering of 81.37 acres of level, black-soil ground at Old Speegleville Road near Highway 6, west of Lake Waco – inside Midway ISD, with no deed restrictions, ag-exempt taxes of \$327 a year, and farm income in place.

The core fact: the City of Waco has approved roughly **\$27 million** of subdivision-scale water and sewer for this corridor – a 24-inch water main and 18-inch gravity wastewater line – and construction began in December 2025. Roughly **2,000 homes** are approved or funded within about two miles. This tract still asks **\$18,423 per acre** – inside the band where raw agricultural land trades (\$15.2k-\$23.5k/ac), and far below what development-positioned McLennan County tracts ask today (\$39.3k-\$100k/ac).

≈\$27M CITY UTILITY PROGRAM	~2,000 HOMES APPROVED NEARBY	\$114M TXDOT TWIN BRIDGES	2.1×–5.4× ASK GAP TO DEV COMPS
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The corridor is being taken off the board: Orison Holdings controls 568 acres beginning ~250 meters from this tract's east corner, Speegleville Land Holdings tied up 221 acres under its city agreement, and Midway ISD banks 338 acres directly across the road. **This is the unclaimed 81 in the middle.** The window exists because utilities have not yet reached the parcel itself – precisely why it still prices as raw land. When service is confirmed, that basis disappears; the buyer who moves first owns the spread. And waiting inside the deal is free: **the land is farmed year to year, and the lease covers every expense the property carries.** The only cost of this land is not owning it.

Why the MLS never told this story: the tract sat on NTREIS for a year as boilerplate – "buy-and-hold opportunity" – was cut 19% from \$1.85M, and syndicated to portals while the city signed contracts and broke ground up the road. Retail listings don't sell corridor positions; the capital-improvement record does. The owner terminated the listing and wrote this packet from that record.

West of Lake Waco, on the corridor the city is building.



To scale. Parcel boundary, project outlines and roads from McLennan CAD GIS (PID 141799); shoreline from USGS.
Boundary approximate — survey in diligence.



Open the exact location in Google Maps:

scan, or visit

[google.com/maps?
q=31.533352,-97.280489](https://www.google.com/maps?q=31.533352,-97.280489)



Property page & live data room

speeglevilleland.com

FROM THE TRACT (STRAIGHT-LINE)	DISTANCE	FROM THE TRACT (STRAIGHT-LINE)	DISTANCE
Highway 6 (TX-6)	0.89 mi NE	Twin Bridges (Hwy 6 over the lake)	2.8 mi E
West Lake Village west edge	≈250 m E	SLH 700-home site	1.3 mi SSW
Midway ISD land (338 ac)	across the road	Highway 84 (US-84)	3.1 mi S
Lake Waco shoreline	1.5 mi SE	Downtown Waco	≈8 mi E

Contracted, funded, and under construction.

City of Waco — Speegleville Road utility & road program

- **24-inch PVC water main** and **18-inch gravity wastewater line**, with directional-drilled crossings of the Middle Bosque – sized for multiple developments, not residential taps. A 24-inch main is engineered for thousands of connections.
- **Phase one is physical, not planned:** flood-control + utility work (JH Contracting, ≈\$4.8M, awarded Sept 2025) closed Speegleville Road from Dec 22, 2025 into March 2026 to begin construction; corridor work continues in phases.
- **Phase two is letting now:** bridge and four-lane widening bids due **July 29, 2026**; construction Fall 2026 → Fall 2028.

The ≈\$27M Speegleville Land Holdings agreement (2024)

The City of Waco approved an infrastructure financing agreement with Speegleville Land Holdings – roughly \$27M of water and wastewater improvements supporting a ~700-home subdivision on 221 acres approximately two miles north. The backbone is deliberately sized for the corridor; city officials have framed the west-side program as adding hundreds of millions of dollars to the tax rolls over the coming decade.

TxDOT — Twin Bridges, Highway 6 over Lake Waco

A **\$114 million** reconstruction of the corridor's spine, under way through ~2029 – long-horizon state money committed to exactly the access this tract rides on.

What this means for pricing: none of the above is speculative. The risk a land buyer normally prices – "will utilities ever come?" – has been replaced by a schedule question. Schedule risk is real (construction runs into 2028), which is why the tract can still be bought at farmland numbers at all.

~2,000 homes, named and sourced.

PROJECT	SCALE	LAND	STATUS
West Lake Village – Orison Holdings 1,223 single-family + 20 townhomes, commercial, parks, lake-view amenities; voluntarily annexed; proposed as Waco's 2nd Municipal Management District. (Earlier press called this proposal "Woodway 567" – same project, counted once.)	~1,243 units	568 ac	Approved
Speegleville Land Holdings subdivision Backed by the ≈\$27M city water/wastewater financing agreement, ~2 miles north of Hwy 84 east of Speegleville Rd.	~700 homes	221 ac	Infrastructure funded
Saddle Creek Announced June 2026.	~90 homes	–	Announced
City utility program (Speegleville Rd) 24" water / 18" wastewater backbone + flood control + widening.	Corridor backbone	–	Under construction
TxDOT Twin Bridges (Hwy 6 over Lake Waco) Corridor-spine reconstruction.	\$114M	–	Under way → 2029

Two disciplines in how we count: **we do not count the same project twice** (West Lake Village absorbed the "Woodway 567" proposal – some marketing in this corridor still adds them together to claim 3,200+ homes; the defensible number is ~2,000), and **we count only approved, funded, or formally announced projects** – not concept plans.

Why the pipeline matters to YOUR basis: every project above needs the same backbone this tract sits on. Each one that breaks ground makes the corridor's utility timeline – and therefore this tract's re-rating – harder to reverse.

Top-ranked district. Institutional neighbor.

The tract sits inside **Midway ISD** – consistently among the most sought-after districts in Central Texas and a standing premium in Waco-area home pricing. Midway addresses command the \$350k-\$500k new-home band that corridor developers are building for.

The district owns the land across the road

Midway ISD holds hundreds of acres directly across Old Speegleville Road from this tract. Three verified facts frame what that means:

- The board voted unanimously (March 3, 2026) to close Speegleville Elementary after 2025–26; students rezoned to South Bosque and Woodway elementaries – this tract now zones toward those campuses.
- The district passed an **\$83.5M bond (Nov 2025)** aimed at existing facilities – no new campuses authorized in this cycle.
- District posture is cost-discipline now, growth response later – while ~2,000 approved homes fill its west-side attendance zones.

Read for a buyer: near-term, the ISD land stays passive – no commercial competition, no density overhang across the road. Long-term, as west-side rooftops arrive, the district's own holdings are the logical future campus site. A school announcement across the street is the kind of event that re-prices every surrounding acre – and you'd already own yours.

Priced with farmland. Positioned with the pipeline.

Asking prices per acre — McLennan County, active listings, July 2026



SEGMENT	ASK \$/ACRE	REFERENCE POINTS
Raw ag / ranch, 20–90 ac, west & north of Waco	\$15,244– \$23,460	Active Land.com / LandWatch listings
This tract – 81.37 ac in the utility corridor	\$18,423	This offering
Development-positioned (utilities / major frontage)	\$39,344– \$100,000	Hewitt 55.9 ac · McGregor Hwy 84 88.7 ac · Robinson I-35 55 ac

All figures are current asking prices from active listings, July 2026 – ranges shown where multiple comps apply. Asking ≠ closed; buyer to verify. The point is positional: this tract is priced with the left band while carrying the corridor story of the right band.

Clean dirt, clean title story, income while you plan.

Parcel

Address	TBD Old Speegleville Rd, Woodway, TX 76712
County	McLennan · CAD PID 141799 · Geo 360786000003006
Legal	John Steel A-786 (80.37 ac) + York Estates Addn Lot 1 Blk 1 = 81.37 ac
Owner	CHS Partners LP (family partnership)
Zoning	R-1 · no deed restrictions
Frontage	County road – Old Speegleville Rd
Utilities	None at parcel today; city backbone under construction in corridor
Taxes	\$327/yr under ag valuation

Ground

Level and open, **black-soil cropland** – a subdivision-ready grading profile with no clearing, no demolition, no floodway improvements required to begin planning. Boundary depictions in imagery are approximate; survey coordinated in diligence.

Income & the ag exemption — the land holds itself

The tract is **farmed year to year** (~60 acres in cultivation, cash lease, 1-month notice), and the lease income **covers every expense the property carries** – the ag-exempt tax bill and all. A written rider **releases acreage from farm use as development proceeds** (crop compensation if pulled mid-season). Built for a transition: zero carrying cost through your entire entitlement or hold period, and the ground comes out when you're ready.

Title & closing: family partnership seller, no lender on the sell side, buyer's choice of title company, quick close capable. Possession at closing subject to the farm lease's release rider.

Position trade, entitlement play, or build.

A · The position trade (hold through the utility cycle)

Buy at \$18,423/ac. When water/sewer service to this stretch is confirmed, raw-land pricing in the corridor loses its basis. At today's development-positioned asks (\$39.3k-\$100k/ac), 81.37 acres re-prices to roughly **\$3.2M-\$8.1M**. No entitlement work required, and the position trade has no burn: *the farm lease covers every expense the property carries – the land holds itself while you wait.* (Range is an observation of current asks, not a promise; timing risk runs through ~2028.)

B · Entitle and sell to a builder

No deed restrictions and a straightforward county/Woodway path. A preliminary-platted 150-200 lot position in Midway ISD, adjacent to ~2,000 approved units, is a wholesale product national builders buy – at Texas finished-lot wholesale conventions of \$25k-\$40k/lot, an entitled (pre-development) position captures a meaningful slice of that spread for paper, not concrete.

C · Develop

West Lake Village sets the comp for a master-planned community on this road. 150-200 homes in the Midway ISD \$350k-\$500k band is \$52M-\$100M of gross home sales; the corridor's new backbone is what makes the site plan pencil.

\$1.499M BASIS TODAY	\$3.2–8.1M AT DEV-POSITIONED ASKS	150–200 LOT CAPACITY (TYP.)	+\$3,273/yr NET CARRY INCOME
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All path math is the owner's analysis for orientation, labeled as such; underwrite independently.

Deal directly with the principal.

Terms

- Ask **\$1,499,000** (\$18,423/ac) – all reasonable offers reviewed
- Cash or conventional financing · **no owner financing**
- **2% of purchase price** to a licensed broker representing the buyer (registered before first showing; paid at closing)
- Quick close capable – no lender on the sell side
- Title company of buyer's choice · survey in diligence
- Possession at closing, subject to farm-lease release rider

Process

- Everything starts at **speeglevilleland.com** – request the packet and you're in the data room in 30 seconds
- Walk the land by appointment (parts in active cultivation)
- LOI → **7-day response commitment** from ownership

Prepared by the owner from public records and sources believed reliable; provided for information only, without warranty, and not an offer of securities. Projections and re-pricing observations are the owner's opinions, not promises of future value. Buyer and buyer's advisors must independently verify all facts, figures, boundaries, utility timing and capacity, entitlement status, and suitability. Boundary depictions approximate.

Contact

Andrew Steakley

CHS Partners LP / Founding Table Holdings
Waco, Texas
steak@foundingtable.com

Sources

City of Waco – Speegleville Rd. Utility Improvements bid documents & road-closure notices (2025–26) · Waco City Council actions on the Speegleville Land Holdings infrastructure agreement (2024; ≈\$27M as approved) · City of Waco council work-session materials on West Lake Village (Sept 2025) · Waco Tribune-Herald, KWTX, KXXV, KCEN coverage of West Lake Village / "Woodway 567," Saddle Creek, Twin Bridges · TxDOT Twin Bridges project records · Midway ISD board records (Speegleville Elementary closure vote 3/3/2026; Bond 2025) · McLennan CAD parcel record PID 141799 · Active listing data: Land.com, LandWatch, Crexi (July 2026).

SPEEGLEVILLE **81**

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\$1,499,000 · direct from owner

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