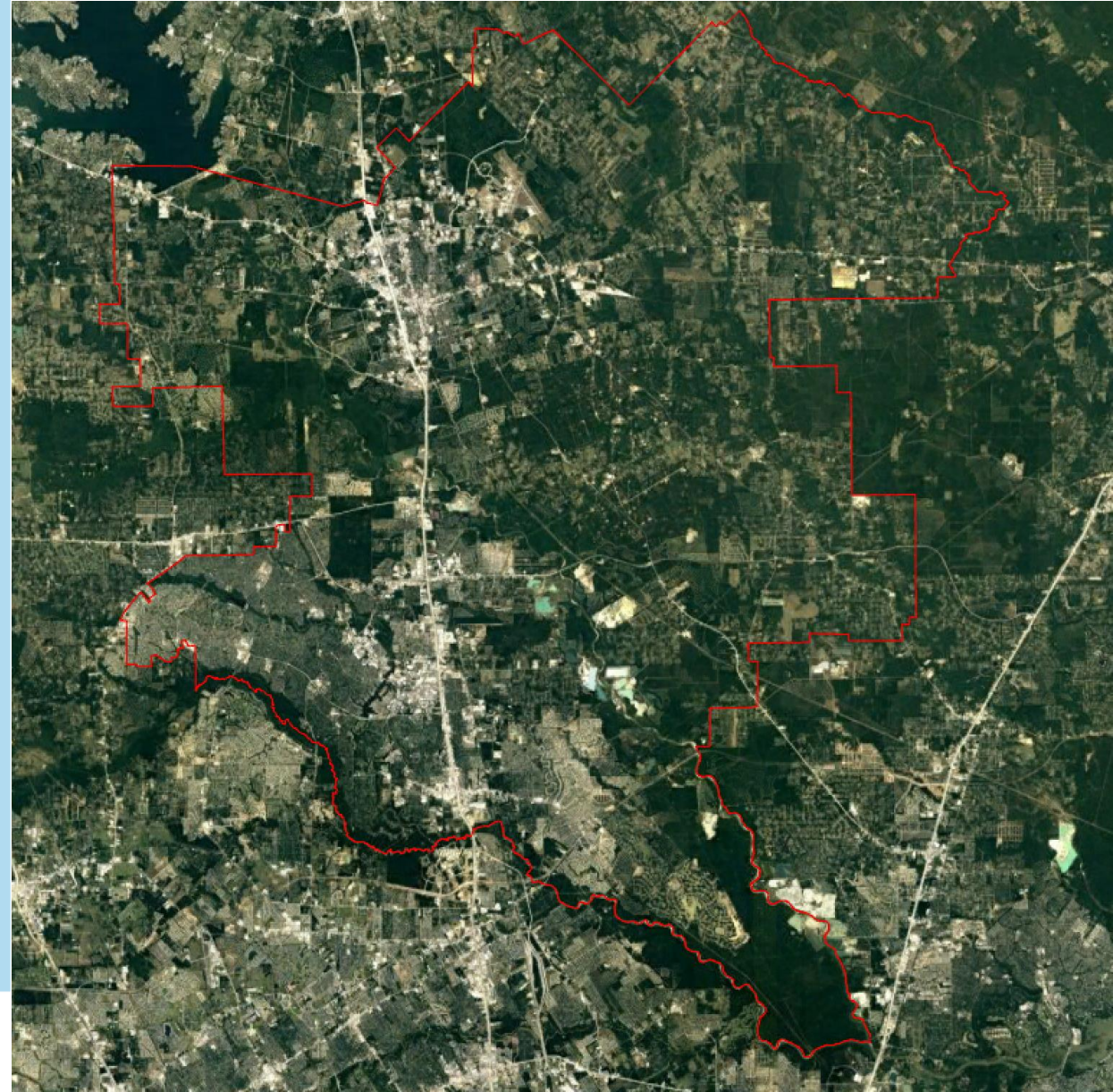


LAND



Land Pricing in 2023



Costs

- Location, Location, Location
- Range of Developed Costs
 - \$4.00 - \$8.00/sf (*and rising*)
 - At \$4.00/sf an acre would cost \$174,240
 - At \$8.00/sf an acre would cost \$348,480

Land Purchased by the Acre or Square Foot

1 Acre = 43,560 Square Feet

Table Activity

**Please No Using
Google or Chat GPT**



**How many acres do you think exist in a
football field?**

What factors into choosing school sites?



- Demographic projections for future growth in the area
- A developer's amenability to selling land sufficient in size to meet the needs of a potential campus
- Cost
- Availability of utilities
- Roadway access
- Drainage and detention needs
- Consideration of future known District building sites for campuses

Land Area



How much land is needed for a school site?

- **Elementary/Intermediate School**
~20 acres +/- (~871,200 square feet)
- **Junior High School**
~40 acres +/- (~1,742,400 square feet)
- **High School**
~80 acres +/- (~3,484,800 square feet)

Timeline for Purchase



Lengthy Process – Typically 12-18 months

Availability v. Geographical Need

- Where is growth? What is Available (Single Parcel or Combination of Parcels)
- Negotiation – With Board Authorization – Price per square foot
- Negotiation of Sale Contract
 - Site Layout (Test Fit Potential Buildings)
 - Access Easement Documentation
 - Deed Language
 - Restrictions Agreement(s)
 - Options Agreement
 - Development Agreement (Affects Ability and Timeline to Design CISD Projects)
 - Utilities Agreement (MUD)
 - Survey
 - Title Commitment – Minerals History, Encumbrances, Ownership History
- Due Diligence/Feasibility
 - Environmental Investigation (Fault Study, Hazardous Materials, Antiquities, Site History)
 - Geotechnical Investigation (Soil Analysis)
 - Wetlands and Hydrology Study
 - Traffic Impact Analysis
 - Title Objections Resolution
- Closing

District Land Inventory



Land Area	Potential Type of School Utilized on the Property
Mavera Subdivision	Elementary/Intermediate Site
Artavia Subdivision	Elementary/Intermediate Site
McCaleb Road	Elementary/Intermediate Site
Excellence Avenue	High School Site
1485 Near 242 (72 acres)	Future High School Site

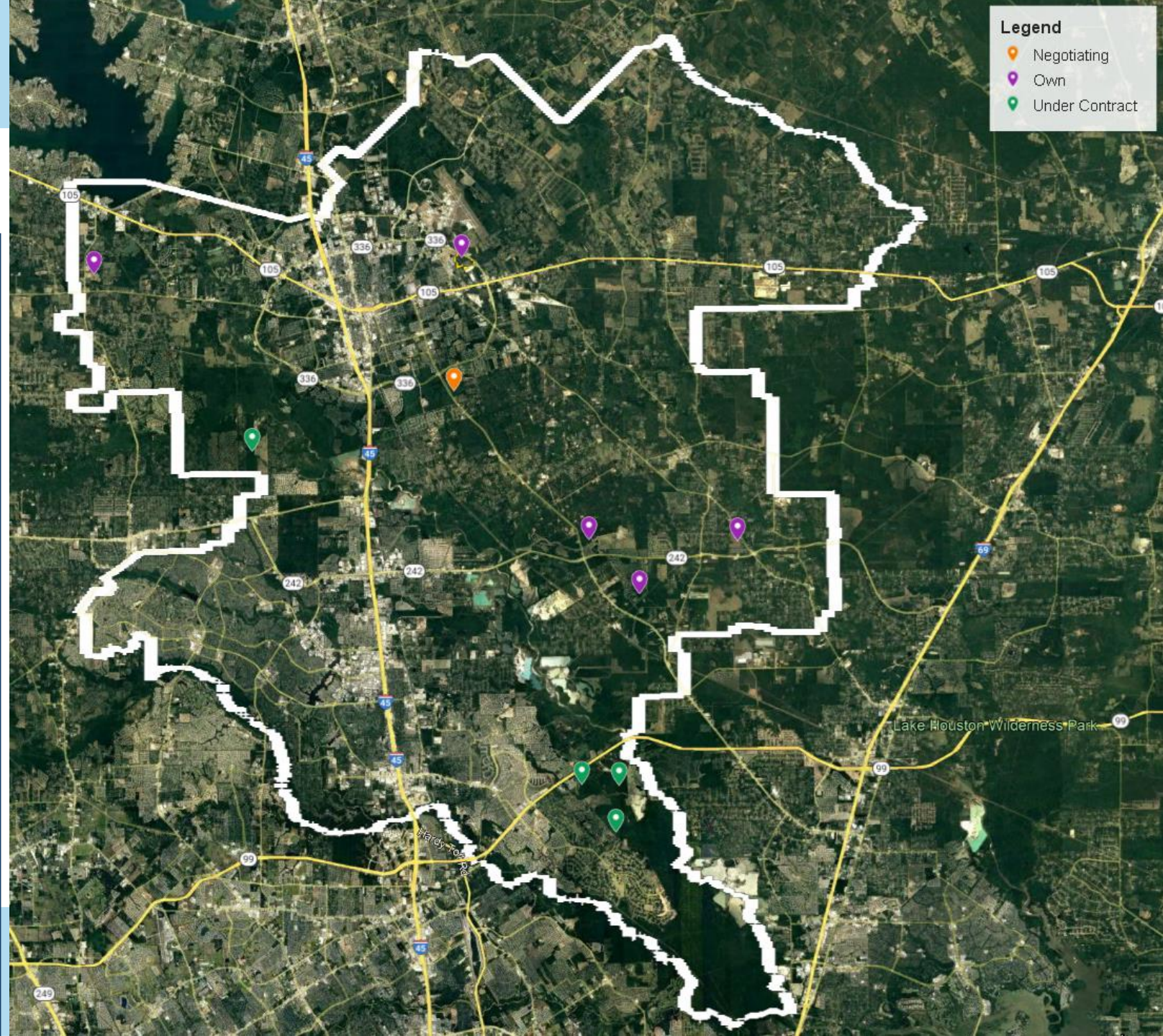
Land Contracted

**Total Committed
\$36M**



Land Area	Potential Type of School Utilized on the Property
Old Conroe Rd – 20 acres	Elem/Inter Site
Woodson's Reserve – 39 acres	JHS/9 th Grade Site
Woodson's Reserve – 18 acres	Elem/Inter Site
Woodson's Reserve – 16.5 acres	Elem/Inter Site
1314 Near 336 South – 86 acres	Junior HS Site

District Land Inventory



Land Needs



Acres	Potential Type of School
20	Elementary/Intermediate Site
20	Elementary/Intermediate Site
20	Elementary/Intermediate Site
40	Junior HS Site
40	Junior HS Site
40	Junior HS Site
80	High School Site
40-80	High School Site

Takeaways

- Suitable land for school construction in Conroe ISD is becoming difficult to acquire
- Prices are escalating quickly



Questions

