

**SUBDIVISION COST COMPARISONS
NACOGDOCHES CITY AND COUNTY
MAY 2022**

Assumptions & Comments:

- The 19.5 acre tract is a real parcel in Nacogdoches County that is currently a single family subdivision.
- Land prices are based on typical raw undeveloped land values found in the general area of several new subdivision developments.
- Subdivision layouts, lot sizes, roadway widths, and utilities are based on current published design and development standards for the City and County.
- Assumes that water distribution system is available at the property edge and adjacent sewer service is only available in the City. No off site utility extensions are needed.
- County subdivision scenarios assume that the homebuilder installs the on-site sewer system and is not a cost for the subdivision developer.
- A public road is available along the parcel boundary.
- The entire parcel is developable with no major topographic, utility, or drainage features that would limit lot density. Accommodating any such constraint could reduce lot counts and increase the per lot costs.
- The subdivision is sold out in seven (7) years.
- Interest costs are based on a 7 year note for 75% of the project cost at 5% APR.
- Roll Back Taxes are based on the change in value from undeveloped acreage to undeveloped lot with utilities, for three (3) years, at 5% accrued interest.
- Future property taxes are based on the value of the number of an undeveloped lot with utilities, declining annually until sold out after 7 years.
- Electrical service is an unknown. The cost shown is only an estimate to run overhead power along the new street. Does not include any underground power service.

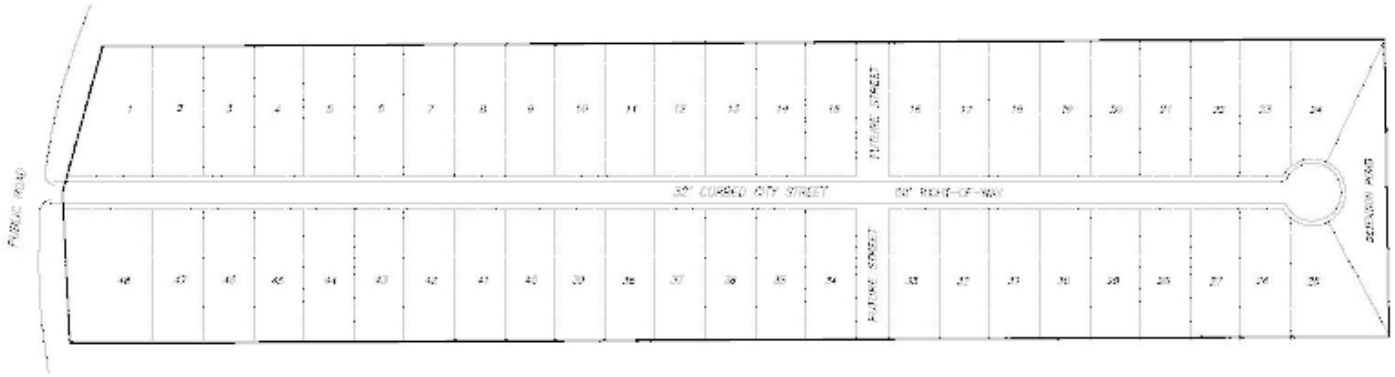
SCENARIO 1 - CITY

Inside City limits, R-1 minimum lot at 75' width (49 lots)

Full water service with fire hydrants, full sewer service

32' street, curbs, storm sewers, & detention

Total Cost \$2,054,220 \$41,923/lot



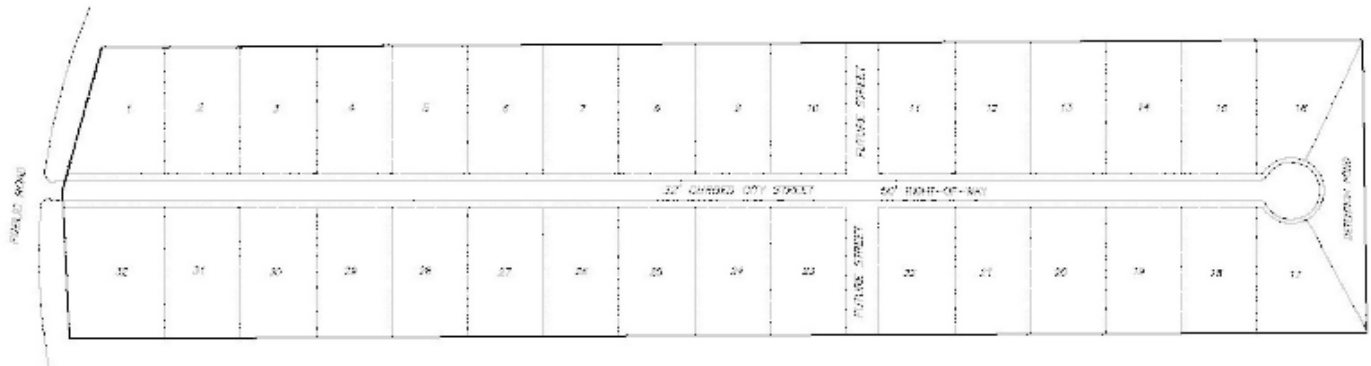
SCENARIO 2 - CITY

Inside City Limits – larger 0.5 ac lots (32 lots)

Full water service with fire hydrants, full sewer service

32' street, curbs, storm sewers, & detention

Total Cost \$2,054,220 \$64,194/lot



SCENARIO 3 - COUNTY

County - built to minimum 0.5 acre lots (33 lots)

Rural water, no fire protection, no sewer service (on-site only)

24' street, hot oil sand pavement, open ditch drainage

Total Cost \$1,106,835 \$33,540/lot

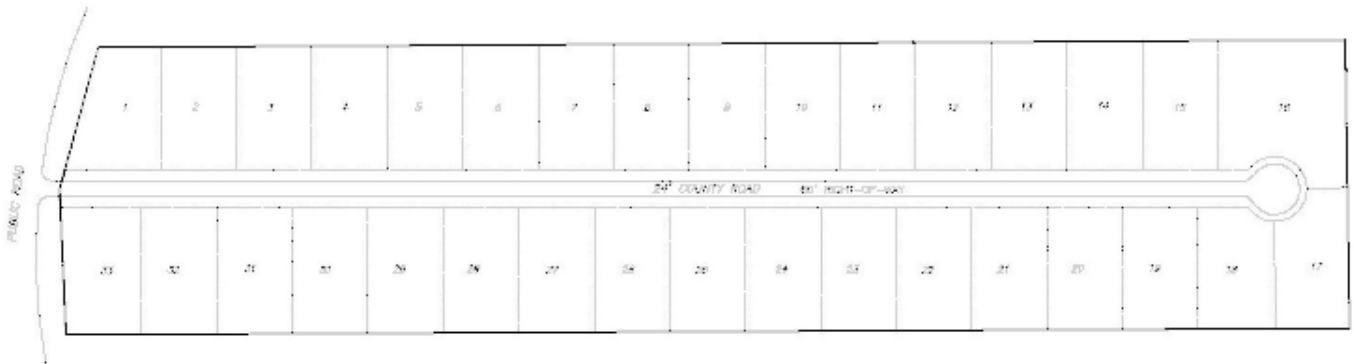
SCENARIO 4 - COUNTY

County - built to minimum 0.5 acre lots (33 lots)

City water with fire protection, no sewer service (on-site only)

24' street, asphalt pavement, open ditch drainage

Total Cost \$1,231,665 \$37,323/lot



SUBDIVISION COSTS
NACOGDOCHES CITY AND COUNTY COMPARISON

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COUNTY COST	CITY COST
LAND						
1	Property Purchase in County	19.5	AC	\$10,000.00	\$195,000.00	
2	Property Purchase in City	19.5	AC	\$15,000.00		\$292,500.00
3	Boundary Survey	1	LS	\$8,000.00	\$8,000.00	\$8,000.00
DESIGN						
4	Platting	1	LS	\$12,000.00	\$12,000.00	\$12,000.00
5	Topographic Survey	1	LS	\$15,000.00	\$15,000.00	\$15,000.00
6	Geotechnical Investigation	1	LS	\$5,000.00	\$5,000.00	\$5,000.00
7	Engineering Streets	1	LS	\$20,000.00	\$20,000.00	\$20,000.00
8	Engineering Storm Drainage & Detention	1	LS	\$25,000.00		\$25,000.00
9	Engineering Water	1	LS	\$20,000.00	\$20,000.00	\$20,000.00
10	Engineering Sewer	1	LS	\$25,000.00		\$25,000.00
11	Construction Admin & Inspection	9	Month	\$3,000.00		\$27,000.00
12	As-built Plans	1	LS	\$2,000.00	\$2,000.00	\$2,000.00
STREETS						
13	Clearing & Grubbing	3.5	AC	\$2,500.00	\$8,750.00	\$8,750.00
14	Roadway Earthwork (32' wide curbed street)	1915	LF	\$25.00		\$47,875.00
15	Roadway Earthwork (24' wide open ditch street)	1915	LF	\$40.00	\$76,600.00	
16	Subgrade Stabilization (lime flyash)	7235	SY	\$9.00	\$65,115.00	\$65,115.00
17	6" Limestone Base	6395	SY	\$30.00		\$191,850.00
18	2" Asphalt Pavement (32' wide street)	6395	SY	\$18.00		\$115,110.00
19	6" Hot Oil Sand Pavement (24' wide street)	5545	SY	\$36.00	\$199,620.00	
20	Concrete Curb & Gutter	2060	LF	\$22.00		\$45,320.00
21	Erosion Controls & Storm Water Permit Plan	1	LS	\$10,000.00	\$10,000.00	\$10,000.00
22	Seeding & Fertilizing	2.5	AC	\$3,500.00	\$8,750.00	\$8,750.00
23	Street Signs	1	LS	\$500.00	\$500.00	\$500.00
24	Street Lights	12	EA	\$1,200.00		\$14,400.00
STORM DRAINAGE & DETENTION						
25	Cross Road Culverts w/ safety ends	120	LF	\$150.00	\$18,000.00	
26	Storm Sewer System & curb inlets	1	LS	\$205,000.00		\$205,000.00
27	Detention Pond & Outfall structure	1	LS	\$30,000.00		\$30,000.00

SUBDIVISION COSTS
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ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COUNTY COST	CITY COST
WATER DISTRIBUTION SYSTEM						
28	Rural water system - 4" line - no fire hydrants	1	LS	\$105,000.00	\$105,000.00	
29	Rural Water Membership Fee	33	LOTS	\$1,500.00	\$49,500.00	
30	Urban water system - 6" w/ hydrants	1	LS	\$172,000.00		\$172,000.00
SEWER COLLECTION SYSTEM						
31	Gravity sewer system - 6" lines with manholes	1	LS	\$175,000.00		\$175,000.00
OTHER COSTS						
32	Interest Cost 7 Yr Term 75% Cost (5%APR)	1	LS		\$160,000.00	\$277,550.00
33	Roll-Back Taxes - County Property	1	LS	\$13,000.00	\$13,000.00	
34	Roll-Back Taxes - City Property	1	LS	\$63,000.00		\$63,000.00
35	County Property Taxes (lots only - declining 7 yr)	1	LS	\$18,500.00	\$18,500.00	
36	City Property Taxes (lots only - declining 7 yr)	1	LS	\$76,000.00		\$76,000.00
37	Legal Services (closings, HOA Docs)	1	LS	\$2,500.00	\$2,500.00	\$2,500.00
38	Advertising	7	YR	\$500.00	\$3,500.00	\$3,500.00
39	Insurance (10 year buildout)	7	YR	\$1,500.00	\$10,500.00	\$10,500.00
40	Electrical Service	2000	LF	\$40.00	\$80,000.00	\$80,000.00
TOTAL					\$1,106,835.00	\$2,054,220.00