

FEASABILITY STUDY**TRACT 4:** Ben-Bal Tract**Acres:** 13.74**APPLICANT:** Baltazar Hinojosa - Ben-Bal, LLC**LOCATION:** North of FM 1472 and Ben-Hur Road**PROPOSED DEVELOPMENT:** Industrial **Proposed Take Down:** 2027

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Build-out
Estimated population per development year	0	0	0	0	0	0	0	0	0	0	0
Total acreage	0.00	13.74	13.74	13.74	13.74	13.74	13.74	13.74	13.74	13.74	13.74
Single family dwelling units	0	0	0	0	0	0	0	0	0	0.00	0
Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial/ commercial acreage	0.00	13.74	13.74	13.74	13.74	13.74	13.74	13.74	13.74	13.74	13.74
Park/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Taxable Value (cumulative)	\$353,660.00	\$633,649.92	\$633,649.92	\$633,649.92	\$633,649.92	\$633,649.92	\$633,649.92	\$633,649.92	\$633,649.92	\$633,649.92	\$633,649.92
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GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)

Taxes: Property	\$1,795.26	\$3,216.55	\$3,216.55	\$3,216.55	\$3,216.55	\$3,216.55	\$3,216.55	\$3,216.55	\$3,216.55	\$3,216.55	\$3,216.55
Garbage Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stormwater Fees	\$0.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00
TOTAL	\$1,795.26	\$4,656.55	\$4,656.55	\$4,656.55	\$4,656.55	\$4,656.55	\$4,656.55	\$4,656.55	\$4,656.55	\$4,656.55	\$4,656.55

Garbage fees are not applicable to industrial sites because City of Laredo is not capable of providing services. They are serviced by private providers.*GENERAL FUND EXPENDITURES (data based on per capita cost; cost data not available for commercial properties)**

Police	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13
Fire & EMS	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85
Sanitation/Street Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$1,472.97	\$1,472.97	\$1,472.97	\$1,472.97	\$1,472.97	\$1,472.97	\$1,472.97	\$1,472.97	\$1,472.97	\$1,472.97	\$1,472.97

REVENUES - EXPENDITURES	\$322.29	\$3,183.58	\$3,183.58	\$3,183.58	\$3,183.58	\$3,183.58	\$3,183.58	\$3,183.58	\$3,183.58	\$3,183.58	\$3,183.58
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ENTERPRISE SYSTEM REVENUES (cumulative)

Water System	\$0.00	\$805.57	\$821.68	\$838.12	\$854.88	\$871.98	\$889.41	\$907.20	\$925.35	\$943.85	\$943.85
Wastewater System	\$0.00	\$608.83	\$621.01	\$633.43	\$646.10	\$659.02	\$672.20	\$685.65	\$699.36	\$713.35	\$713.35

ENTERPRISE SYSTEM EXPENDITURES (cumulative)

Water System	\$0.00	\$775.88	\$791.40	\$807.23	\$823.37	\$839.84	\$856.64	\$873.77	\$891.24	\$909.07	\$909.07
Wastewater System	\$0.00	\$583.88	\$595.56	\$607.47	\$619.62	\$632.01	\$644.65	\$657.55	\$670.70	\$684.11	\$684.11

SYSTEM PROFIT/ (LOSS)	\$0.00	\$54.64	\$55.73	\$56.85	\$57.99	\$59.15	\$60.33	\$61.53	\$62.77	\$64.02	\$64.02
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Additional revenues (at proposed rates):	\$26,695	for water treatment capacity
	\$26,695	for wastewater treatment capacity

RECOMMENDATION: APPROVAL