

FEASABILITY STUDY**TRACT 2:** All Carriers Tract**Acres:** 8.42**APPLICANT:** Lucia Elizondo Paez - All Carriers, Inc**LOCATION:** South of FM 1472 and West of Ben-Hur Ranch Road**PROPOSED DEVELOPMENT:** Industrial **Proposed Take Down:** 2026

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Build-out
Estimated population per development year	0	0	0	0	0	0	0	0	0	0	0
Total acreage	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42
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	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42
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)	\$273.78	\$840,307.75	\$840,307.75	\$840,307.75	\$840,307.75	\$840,307.75	\$840,307.75	\$840,307.75	\$840,307.75	\$840,307.75	\$840,307.75
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GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)

Taxes: Property	\$1.39	\$4,252.71	\$4,252.71	\$4,252.71	\$4,252.71	\$4,252.71	\$4,252.71	\$4,252.71	\$4,252.71	\$4,252.71	\$4,252.71
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	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00
TOTAL	\$1.39	\$4,528.71	\$4,528.71	\$4,528.71	\$4,528.71	\$4,528.71	\$4,528.71	\$4,528.71	\$4,528.71	\$4,528.71	\$4,528.71

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	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72
Fire & EMS	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09
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	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82

REVENUES - EXPENDITURES	-\$1,815.43	\$2,711.90	\$2,711.90	\$2,711.90	\$2,711.90	\$2,711.90	\$2,711.90	\$2,711.90	\$2,711.90	\$2,711.90	\$2,711.90
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ENTERPRISE SYSTEM REVENUES (cumulative)

Water System	\$0.00	\$821.68	\$838.12	\$854.88	\$871.98	\$889.41	\$907.20	\$925.35	\$943.85	\$962.73	\$962.73
Wastewater System	\$0.00	\$621.01	\$633.43	\$646.10	\$659.02	\$672.20	\$685.65	\$699.36	\$713.35	\$727.61	\$727.61

ENTERPRISE SYSTEM EXPENDITURES (cumulative)

Water System	\$0.00	\$791.40	\$807.23	\$823.37	\$839.84	\$856.64	\$873.77	\$891.24	\$909.07	\$927.25	\$927.25
Wastewater System	\$0.00	\$595.56	\$607.47	\$619.62	\$632.01	\$644.65	\$657.55	\$670.70	\$684.11	\$697.79	\$697.79

SYSTEM PROFIT/ (LOSS)	\$0.00	\$55.73	\$56.85	\$57.99	\$59.15	\$60.33	\$61.53	\$62.77	\$64.02	\$65.30	\$65.30
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Additional revenues (at proposed rates):	\$16,365	for water treatment capacity
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RECOMMENDATION: APPROVAL