

**FEASABILITY STUDY**

**TRACT 3:** ARP Laredo Tract

**Acres:** 5.19

**APPLICANT:** Luke Colbert - ARP Laredo, LLC

**LOCATION:** South of FM 1472 and North of Mercury Mine 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	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19
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	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19
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
<b>Taxable Value (cumulative)</b>	<b>\$457,622.00</b>	<b>\$517,956.91</b>	<b>\$517,956.91</b>	<b>\$517,956.91</b>	<b>\$517,956.91</b>	<b>\$517,956.91</b>	<b>\$517,956.91</b>	<b>\$517,956.91</b>	<b>\$517,956.91</b>	<b>\$517,956.91</b>	<b>\$517,956.91</b>
<b>GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)</b>											
Taxes: Property	\$2,315.98	\$2,621.33	\$2,621.33	\$2,621.33	\$2,621.33	\$2,621.33	\$2,621.33	\$2,621.33	\$2,621.33	\$2,621.33	\$2,621.33
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
<b>TOTAL</b>	<b>\$2,315.98</b>	<b>\$2,897.33</b>	<b>\$2,897.33</b>	<b>\$2,897.33</b>	<b>\$2,897.33</b>	<b>\$2,897.33</b>	<b>\$2,897.33</b>	<b>\$2,897.33</b>	<b>\$2,897.33</b>	<b>\$2,897.33</b>	<b>\$2,897.33</b>
<i>*Garbage fees are not applicable to industrial sites because City of Laredo is not capable of providing services. They are serviced by private providers.</i>											
<b>GENERAL FUND EXPENDITURES (data based on per capita cost; cost data not available for commercial properties)</b>											
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
<b>TOTAL</b>	<b>\$1,816.82</b>	<b>\$1,816.82</b>	<b>\$1,816.82</b>	<b>\$1,816.82</b>	<b>\$1,816.82</b>	<b>\$1,816.82</b>	<b>\$1,816.82</b>	<b>\$1,816.82</b>	<b>\$1,816.82</b>	<b>\$1,816.82</b>	<b>\$1,816.82</b>
<b>REVENUES - EXPENDITURES</b>	<b>499.16</b>	<b>\$1,080.51</b>	<b>\$1,080.51</b>	<b>\$1,080.51</b>	<b>\$1,080.51</b>	<b>\$1,080.51</b>	<b>\$1,080.51</b>	<b>\$1,080.51</b>	<b>\$1,080.51</b>	<b>\$1,080.51</b>	<b>\$1,080.51</b>
<b>ENTERPRISE SYSTEM REVENUES (cumulative)</b>											
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
<b>ENTERPRISE SYSTEM EXPENDITURES (cumulative)</b>											
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
<b>SYSTEM PROFIT/ (LOSS)</b>	<b>\$0.00</b>	<b>\$55.73</b>	<b>\$56.85</b>	<b>\$57.99</b>	<b>\$59.15</b>	<b>\$60.33</b>	<b>\$61.53</b>	<b>\$62.77</b>	<b>\$64.02</b>	<b>\$65.30</b>	<b>\$65.30</b>
<b>Additional revenues (at proposed rates):</b>	\$10,087	for water treatment capacity									
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<b>RECOMMENDATION: APPROVAL</b>											