FEASABILITY STUDY

TRACT 3: Las Islitas Tract **Acres**: 59.89

APPLICANT: Russell Palmer - Las Islitas Ranch, LLC
LOCATION: Northeast of FM 1472 and directly opposite the entrance to the Max A. Mandel Municipal Golf Course
PROPOSED DEVELOPMENT: Commercial & Residential **Proposed Take Down**: 2026

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Build-out
Estimated population per development year	0	149	225	381	457	457	1,000	1,000	1,000	1,000	1,000
Total acreage	0.00	59.89	59.89	59.89	0.00	59.89	59.89	59.89	59.89	59.89	59.89
Single family dwelling units	0	43	65	110	132	132	289	289	289	289	289
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	0.00	1.04	15.44	15.44	15.44	15.44	15.44	15.44	15.44	15.44
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)	**$34,600.00**	**$9,319,180.59**	**$14,498,156.28**	**$29,947,349.95**	**$34,715,302.81**	**$34,715,302.81**	**$68,741,148.22**	**$68,741,148.22**	**$68,741,148.22**	**$68,741,543.81**	**$68,741,543.81**
GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)											
Taxes: Property	$175.64	$47,306.30	$73,595.98	$152,019.64	$176,222.86	$176,222.86	$348,945.88	$348,945.88	$348,945.88	$348,947.89	$348,947.89
Garbage Fees	$0.00	$13,545.00	$20,475.00	$34,650.00	$41,580.00	$41,580.00	$91,035.00	$91,035.00	$91,035.00	$91,035.00	$91,035.00
Stormwater Fees	$0.00	$3,354.00	$5,622.00	$10,572.00	$12,288.00	$12,288.00	$24,534.00	$24,534.00	$24,534.00	$24,534.00	$24,534.00
TOTAL	**$175.64**	**$64,205.30**	**$99,692.98**	**$197,241.64**	**$230,090.86**	**$230,090.86**	**$464,514.88**	**$464,514.88**	**$464,514.88**	**$464,516.89**	**$464,516.89**
**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	$34,491.42	$52,940.32	$89,838.12	$107,484.90	$107,484.90	$233,418.69	$233,418.69	$233,418.69	$233,418.69	$233,418.69
Fire & EMS	$670.85	$28,846.36	$44,275.81	$75,134.72	$89,893.32	$89,893.32	$195,216.09	$195,216.09	$195,216.09	$195,216.09	$195,216.09
Sanitation/Street Maintenance	$0.00	$407.16	$512.53	$876.27	$983.84	$983.84	$1,820.27	$1,820.27	$1,820.27	$1,820.27	$1,820.27
TOTAL	**$1,472.97**	**$63,744.95**	**$97,728.67**	**$165,849.11**	**$198,362.05**	**$198,362.05**	**$430,455.05**	**$430,455.05**	**$430,455.05**	**$430,455.05**	**$430,455.05**
REVENUES - EXPENDITURES	-$1,297.33	$460.36	$1,964.30	$31,392.53	$31,728.81	$31,728.81	$34,059.83	$34,059.83	$34,059.83	$34,061.83	$34,061.83
ENTERPRISE SYSTEM REVENUES (cumulative)											
Water System	$0.00	$34,639.53	$54,231.00	$93,868.94	$114,553.63	$116,844.70	$258,819.74	$263,895.00	$269,276.05	$274,661.57	$274,661.57
Wastewater System	$0.00	$26,179.88	$40,986.73	$70,944.30	$86,577.38	$88,308.93	$195,610.86	$199,523.08	$203,513.54	$207,583.81	$207,583.81
ENTERPRISE SYSTEM EXPENDITURES (cumulative)											
Water System	$0.00	$33,362.91	$52,232.36	$90,409.47	$110,331.84	$112,538.47	$249,281.12	$254,266.74	$259,352.07	$264,539.11	$264,539.11
Wastewater System	$0.00	$25,106.93	$39,306.94	$68,036.74	$83,029.13	$84,689.71	$187,594.03	$191,345.91	$195,172.82	$199,076.28	$199,076.28
SYSTEM PROFIT/ (LOSS)	**$0.00**	**$2,349.56**	**$3,678.43**	**$6,367.03**	**$7,770.05**	**$7,925.45**	**$17,555.46**	**$17,805.43**	**$18,264.70**	**$18,629.99**	**$18,629.99**
Additional revenues (at proposed rates):	$405,333	for water treatment capacity									
	$666,947	for wastewater treatment capacity									

RECOMMENDATION: APPROVAL