

# 202 NE 2ND STREET

SMITHVILLE, TEXAS

## PROPERTY & LENDER REVIEW PACKAGE

*Redevelopment Opportunity*

|               |                                             |
|---------------|---------------------------------------------|
| ASKING PRICE  | \$625,000                                   |
| BUILDING AREA | Approx. 10,510 SF - BCAD                    |
| SITE          | Multiple parcels / see Survey and Exhibit A |
| ZONING        | Central Business District (CBD)             |

**Prepared by Tamble Realty, LLC**

Sheila Tamble, Broker / Owner  
Smithville, Texas  
September 2026

## 1. Purpose & Use of This Package

This package organizes currently available property, site and redevelopment information for early lender and purchaser review of 202 NE 2nd Street, Smithville, Texas. It is not a loan request, appraisal, feasibility study, construction budget, or representation that any proposed redevelopment has been approved or financed.

Tamble Realty, LLC is marketing the real estate, not acting as borrower or developer. The purchaser, borrowing entity, final use, rehabilitation scope, capital structure, operating plan and financing request will be established by the prospective buyer and evaluated independently by the buyer's lender and professional team.

|                        |                                                                                   |
|------------------------|-----------------------------------------------------------------------------------|
| <b>DOCUMENTED</b>      | Property/site information supported by public records and property documents.     |
| <b>CONCEPTUAL</b>      | Adaptive-reuse ideas and renderings illustrate a prospective user's vision only.  |
| <b>PRELIMINARY</b>     | Funding concepts are planning assumptions, not commitments or verified financing. |
| <b>BUYER-DEPENDENT</b> | Final use, costs, sources/uses, equity, projections and borrower information.     |

## 2. Executive Property Overview

| Item               | Current Information                                                                               |
|--------------------|---------------------------------------------------------------------------------------------------|
| Property           | 202 NE 2nd Street, Smithville, Texas 78957                                                        |
| Asking Price       | \$625,000                                                                                         |
| Building Area      | Approx. 10,510 SF - Bastrop Central Appraisal District (BCAD)                                     |
| Current Use        | Vacant commercial redevelopment property                                                          |
| Stories            | One story                                                                                         |
| Zoning             | Central Business District (CBD)                                                                   |
| Acquisition        | Building and land                                                                                 |
| Site Configuration | Multiple component parcels; see Survey and Exhibit A                                              |
| Access / Context   | Corner area at NE 2nd Street and Olive Street; survey also depicts NE 1st Street and alley access |

The property is being presented for acquisition and adaptive reuse. Specific future uses remain subject to purchaser due diligence, City requirements and any other applicable approvals.

### 3. Survey, Site & Parcel Documentation

A professional survey dated June 28, 2023 is included in the appendix. It depicts the existing one-story building footprint, NE 2nd Street, Olive Street, NE 1st Street, the 20-foot alley, drive/access areas, drainage area, shed and surveyed tract/lot relationships. The survey should be reviewed together with title work and Exhibit A.

Exhibit A identifies the component property descriptions associated with the offering:

| Component | Description                                  | Property ID |
|-----------|----------------------------------------------|-------------|
| 1         | Smithville Townsite, Block 44, Lot 12        | R19979      |
| 2         | Smithville Townsite, Block 44, Lot 11        | R19976      |
| 3         | Smithville Townsite, Block 44, Acres 0.0488  | R78195      |
| 4         | Smithville Townsite, Block 44, Lot 1         | R19946      |
| 5         | Smithville Townsite, Block 44, Lot 2         | R19949      |
| 6         | Smithville Townsite, Block 44, Lot 14 (W11') | R49195      |

Legal boundaries, acreage, title matters and survey exceptions should be confirmed through the purchaser's title and survey due diligence.

### 4. Existing Improvements & Due Diligence

- Approximate building area: 10,510 SF, sourced to BCAD.
- Existing improvement: one-story commercial building.
- Current use: vacant.
- Property documents available for review include the Survey and Exhibit A.
- Property/site imagery and aerial/context materials are available separately.

**Condition / due diligence.** No third-party property inspection report is included in or requested for this package. A prospective purchaser and lender should obtain their own inspections, engineering, environmental review, appraisal, contractor evaluations and other due-diligence materials appropriate to the proposed transaction and redevelopment scope.

### 5. Review Status

| Review Item                   | Status          | Current Information                                       |
|-------------------------------|-----------------|-----------------------------------------------------------|
| Property / site documentation | DOCUMENTED      | Survey, Exhibit A and public-record information available |
| Building area                 | DOCUMENTED      | Approx. 10,510 SF - BCAD                                  |
| Final redevelopment program   | BUYER-DEPENDENT | Not yet determined                                        |

|                                      |                    |                                           |
|--------------------------------------|--------------------|-------------------------------------------|
| Renovation scope / contractor budget | NOT YET DETERMINED | To be developed by purchaser/project team |
| Appraisal                            | NOT YET DETERMINED | Lender / transaction dependent            |
| Environmental review                 | NOT YET DETERMINED | Lender / transaction dependent            |
| Operating projections / pro forma    | BUYER-DEPENDENT    | Depends on final use/operator             |
| Borrower financial information       | BUYER-DEPENDENT    | To be supplied by purchaser/borrower      |
| Debt / equity structure              | BUYER-DEPENDENT    | Not established                           |
| Permits / final approvals            | BUYER-DEPENDENT    | Depends on final use and scope            |

## 6. Conceptual Adaptive-Reuse Possibility

Smithville Creative Arts has explored one potential adaptive-reuse concept for the property: a multi-use arts and community campus incorporating charitable programming, earned-income uses, studios/rehearsal spaces, events and other arts-oriented activities. This is a prospective user's concept, not a representation of the property's approved future use, physical condition, development feasibility or lender-approved project.

**Conceptual imagery.** Any prospective-user renderings should be identified as: "CONCEPTUAL RENDERING - PROSPECTIVE USER VISION - NOT CURRENT CONDITION / NOT APPROVED / NOT COSTED."

## 7. Preliminary Funding Concept - Prospective Nonprofit User

Smithville Creative Arts has developed a preliminary capital strategy for one potential adaptive-reuse concept. The organization has identified an estimated total capital need of approximately \$1.01 million, expressly subject to professional validation of renovation costs. Its preliminary strategy contemplates a combination of major gifts, grants, community fundraising and, if appropriate, potential bridge financing.

No representation is made by Tamble Realty regarding eligibility, award, commitment, availability or sufficiency of any proposed funding source. Final acquisition and redevelopment financing would depend upon the purchaser, verified project costs, committed sources of funds, borrower financial information, lender underwriting and other applicable due diligence.

## 8. Preparing for the First Lender Meeting

The following readiness checklist reflects information commonly useful in an early commercial real-estate financing discussion and is informed by lender guidance provided to Tamble Realty. Requirements vary by lender, borrower and transaction; prospective borrowers should confirm the exact requirements with their selected lender.

- Borrowing entity documents: formation documents, governing agreements/bylaws and authority documents.
- Ownership structure: controlling-interest entity documents and current/proposed ownership percentages.
- Identification / tax information for relevant borrower, owner and guarantor entities.
- Personal financial statement for guarantors/owners, including contingent liabilities.
- Three years of filed tax returns for borrower/guarantors, including K-1s where applicable.
- Business financial statements for the borrower, including recent interim financial information.
- Recent bank statements for operating and cash-reserve accounts.
- Executed purchase contract when a specific acquisition is under contract.
- For rehabilitation/construction financing: project budget and key contractor, architect and engineer agreements or estimates as applicable.
- Survey and title information.
- Prior environmental reports, if any; lender may require additional environmental due diligence.
- Liability insurance information and insurance-agent contact.
- Operating projections / pro forma when required by the proposed use and repayment structure.
- Borrower attorney, banking references and other underwriting information if requested.

Certain third-party items - including appraisal and flood determination - are typically lender-controlled or lender-ordered. The selected lender should confirm process and timing before a borrower independently orders reports.

## 9. Early Lender Review Questions

- What additional property information would be most useful before a prospective buyer applies?
- At what point should the purchaser provide a preliminary rehabilitation budget and sources-and-uses schedule?
- What borrower financial information should be assembled before a serious acquisition/rehabilitation discussion?
- For a nonprofit or mixed-source capital structure, what evidence of committed grants, gifts or equity would the lender expect?
- Which third-party reports should be lender-ordered rather than independently commissioned by the borrower?

## 10. Source Document Index

| Document / Source                      | Role in Package                                           |
|----------------------------------------|-----------------------------------------------------------|
| BCAD property information              | Source for approximate 10,510 SF building area.           |
| Survey - June 28, 2023                 | Professional site/survey drawing; included as Appendix A. |
| Exhibit A                              | Component property descriptions; included as Appendix B.  |
| Property marketing/listing information | Supplemental source for current offering details.         |

Smithville Creative Arts materials

Prospective-user conceptual reuse and preliminary funding strategy; not verified property facts.

Conceptual renderings

Prospective-user vision; not current condition, approved plans or costed scope.

Lender guidance / CRE checklist

Used to inform the lender-neutral borrower-readiness section; exact requirements vary by lender.

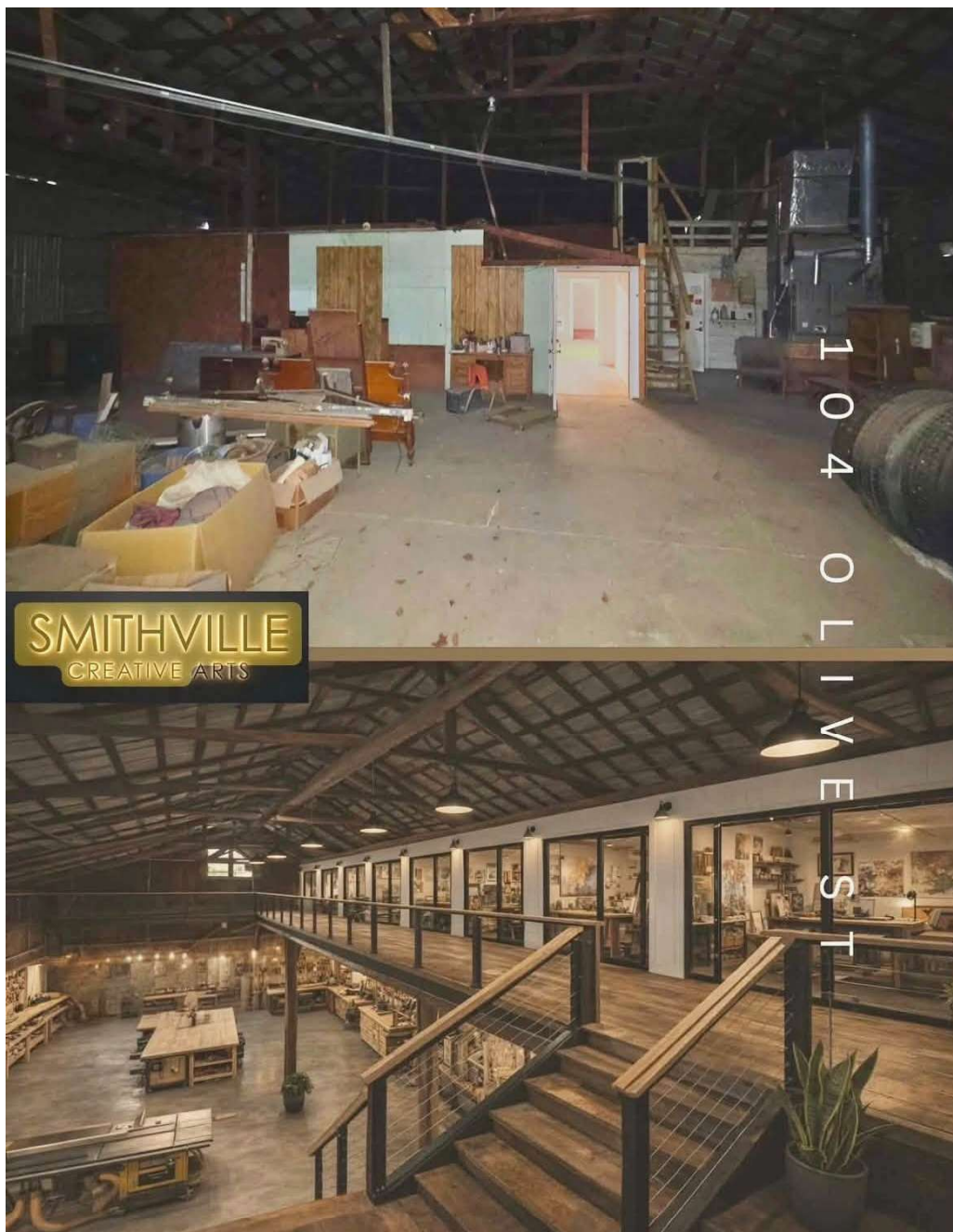
## Important Limitations

Information in this package has been organized from public records, property documents, marketing information and prospective-user conceptual materials. It is provided for discussion purposes and is subject to independent verification. Tamble Realty, LLC does not provide engineering, architectural, environmental, tax, legal, construction-cost, grant-eligibility or lending advice. Prospective purchasers and lenders should independently verify all information material to their decision.

# CONCEPTUAL ADAPTIVE-REUSE VISION

## Prospective User Concept - Smithville Creative Arts

The following before/after composites illustrate one prospective user's vision for adapting portions of the existing property. They are included solely to help lenders and prospective purchasers visualize possible reuse of the existing building. They are not current-condition photographs of completed work, approved plans, construction documents, cost estimates, or representations of feasibility.



### CONCEPTUAL RENDERING - PROSPECTIVE USER VISION

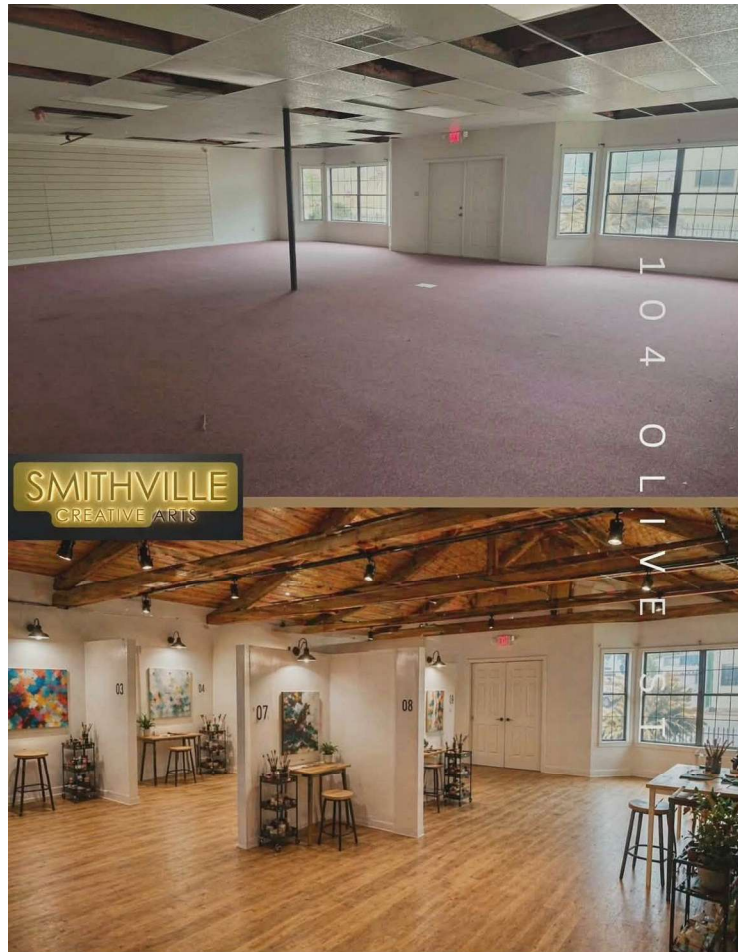
Existing space shown above / illustrative adaptive-reuse concept shown below.

**NOT CURRENT CONDITION / NOT APPROVED / NOT COSTED**

ADDITIONAL CONCEPTUAL REUSE EXAMPLES



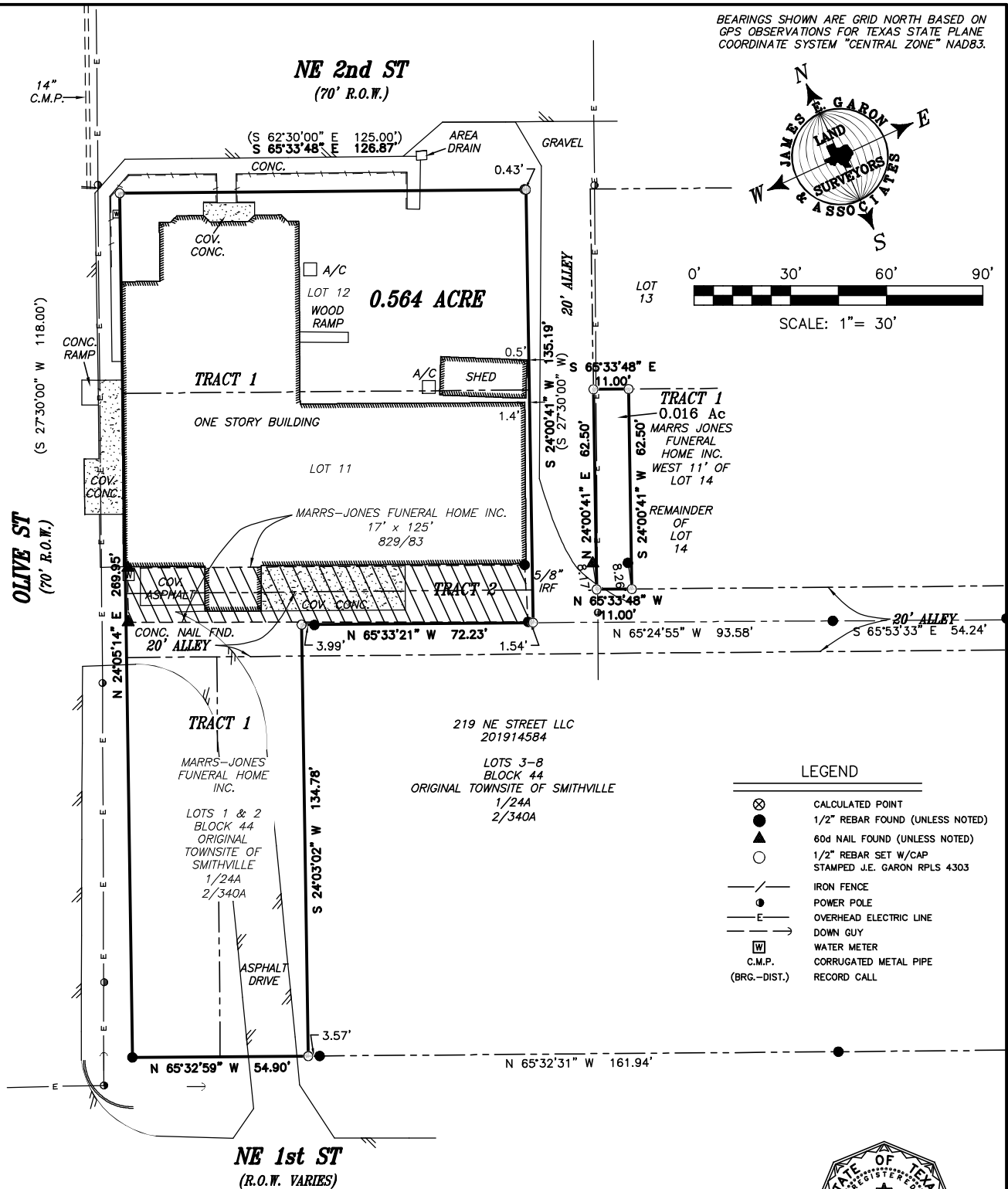
CONCEPTUAL RENDERING - PROSPECTIVE USER VISION  
NOT CURRENT CONDITION / NOT APPROVED / NOT COSTED



**CONCEPTUAL RENDERING - PROSPECTIVE USER VISION**  
**NOT CURRENT CONDITION / NOT APPROVED / NOT COSTED**

*These concepts were supplied by the prospective user and are presented as visual possibilities only. Final use, design, code compliance, accessibility, structural requirements, building systems, permits, costs and financing would be determined by the purchaser and appropriate professionals.*

BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "CENTRAL ZONE" NAD83.



TO THE OWNERS, LIENHOLDERS AND AUSTIN TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0395F EFFECTIVE MAY 9, 2023.



*James E. Garon*  
JUNE 28, 2023



**JAMES E. GARON & ASSOC.**  
LAND SURVEYORS & CIVIL ENGINEERS  
Firm Reg. #10058400 & F-20386  
185 McAllister Road  
Bastrop, Texas 78602  
(512) 303-4185  
jgaron@austin.rr.com  
www.jamesegaronsurvey.com

REFERENCE: EDWARD G LEVIEUX  
ADDRESS: 202 NE 2nd STREET, SMITHVILLE TX  
LEGAL DESCRIPTION: **0.562 ACRE: TRACT 1:** BEING ALL OF LOTS 1, 2, 11, 12 AND THE WEST 11' OF LOT 14, BLOCK 44; **TRACT 2:** BEING ALL THAT PORTION OF AN ALLEY IN BLOCK 44; BOUNDED ON THE NORTH BY LOT 11 AND BOUNDED ON THE SOUTH BY LOTS 1 & 2; ORIGINAL TOWNSITE OF SMITHVILLE, BASTROP COUNTY, TEXAS; MAP OR PLAT RECORDED IN CABINET 1, PAGE 24A & CABINET 2, PAGE 340A PLAT RECORDS, BASTROP COUNTY, TEXAS.  
FILE: S:\CO\BASTROP\CITY OF SMITHVILLE\SMITHVILLE TOWNSITE\BLK 44\37923.dwg  
G.F. NO.: 1701262200487A  
FIELD BOOK: B-709/38-42

EXHIBIT A

Smithville Townsite, Block 44, Lot 12 (R19979)

Smithville Townsite, Block 44, Lot 11 (R19976)

Smithville Townsite, Block 44, Acres 0.0488 (R78195)

Smithville Townsite, Block 44, Lot 1 (R19946)

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