

The Assessment of Sand and Gravel Operations on the Price of Houses in Bastrop County and ColoVista

Actual ColoVista and Bastrop County Data.

Let us consider the fact that in the last 6 years, when the folks bought a house in ColoVista, there was already two existing sand and gravel mining operation within $\frac{3}{4}$ of a mile that was completely and totally visible from the mail boxes in the Lakes and Meadows Section. Note that the closest of the two sand operations is actually within a third of mile of the mail boxes. Also for purposes of this documentation, these two sand and gravel mining operations were visible from the house at 112 Mountain Laurel Way (Note: this is my MODEL house, in this document, because of the selling dates and the view). (See Figure 1, Figure 2, and Figure 3). These sand operations are so benign that they are not required, by law, to be reported on the disclosure form to sell a house. To demonstrate how obvious and visible these two operations are in the middle and lower part of ColoVista, please see Figure 4. This is a picture of the closest operation taken from the mail boxes in the Lakes and Meadows.

I am going to expound on actual sales figures later but for now consider Figures 2 and 3. They show how obviously visible the two sand pits are from just outside the MODEL house. In fact in Figure 2, you can see the entire sand mining operation of the newest sand pit. Figure 5 show that same pit from the stop sign at ColoVista Parkway Split by the Number 1 green. As a side note here, the second sand operation became operational in 2016. To demonstrate the impact this had on housing prices note the MODEL house sold in 2017. After the sand pit had been operational for 6 years, the MODEL house was sold again in 2022. There was a 113% increase in the price of a house that has a direct line of sight to two functional sand and gravel mining operations. (I am not allowed by law to report the actual selling prices, but they have been verified independently by two different realtors – you may do the same if you want to verify my numbers)

Just for reference, the proposed sand and gravel operation is over a mile away behind a ranch and a pecan grove and will NOT be visible from any ColoVista Properties. (See Figure 6). Also, the ingress and egress routes will be outside of the furthest existing sand pit. (See Figure 7) Since no one seems to care about or claims to sees the current existing pit or complains about this pit, no one will see the proposed pit and should have no reason to complain about it.

Actual Data

Thanks to Janis Penick (a Broker Associate with Kuper Sotheby's International Realty and a Colovista neighbor) for providing the data that I am using. This is not speculation or opinion but real actual data. Since there were two sand pits operational and visible from within ColoVista in the timeframe from 2017 to 2022, the data I am going to utilize reflects that time period. In that time period, the median housing price in Bastrop increased 91.5% (\$216,750 to \$415,000). In ColoVista, the median housing prices went up 113.3% (\$267,000 to \$575,975). So the housing prices in ColoVista rose 22% more than Bastrop County despite having two (2) operating sand and gravel mines within $\frac{3}{4}$ of a mile. Note also, from above, that the MODEL house rose at the median ColoVista average despite having the view of both pits from just outside the house.

Conclusion: As can be demonstrated by actual data from Bastrop County and from ColoVista in the exact same time period when there were two operating sand pits within $\frac{3}{4}$ mile of ColoVista, housing prices rose 22% more in ColoVista than they did in Bastrop County. This same trend is being demonstrated by the sand pits on HWY 969, next to the Colony. (Almost literally).

See Figure 8.(Note from this figure that the combined size of those two sand and gravel pits is almost 1500 acres – 5 times the size of the one proposed 1.1+ miles away from ColoVista).

From this figure it can be observed that lots are being sold literally next to the pit. Also, the median housing prices in Colony Riverside have gone up 72% since the opening and the two sand and gravel mining operations in 2020. In that same time period, housing prices in Bastrop have only gone up 52%. ColoVista housing prices have gone up 82% in that time frame. Thus again, the installation of these mining operations have not adversely impacted the housing prices of residential areas next to them as illustrated by the Colony Riverside and ColoVista.

One more thing to note as an opinion. The Colony and ColoVista are the two most exclusive neighborhoods in Bastrop county and the installation and operation of sand mining operations have not deterred the “rich and famous” from moving in and buying houses at prices that are increasing above the rest of Bastrop County. Thus any negative impact of sand and gravel operations on housing prices is only an illusion of the mind determined to try and put fear in other folks to promote a selfish agenda.

Fact: All of the data from Bastrop County, the Colony, and ColoVista clearly demonstrates the sand and gravel pits have NO negative impact or influence on housing prices and actually, if you believe there is a relationship, have a positive impact. For the POA board or the Bastrop County MUD #1 Board to promote anything to the contrary is completely wrong and totally misleading to this community.

Thank you

Gary

Figure 1 – Map view of the two sand pits near ColoVista



Figure 2 – View of the closest one from the MODEL House



Figure 3. View of the furthest one from the MODEL House.



Figure 4. Picture of the Closest Sand Operation from Lakes and Meadows Mail Boxes

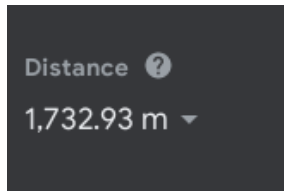


Figure 5. Newest sand pit from the Stop Sign outside Mike D's house\



Figure 6. Proposed Location of the Proposed Sand Pit

Location and Distance of Proposed Sand and Gravel Pit to ColoVista



1,733 m = 1895 yards = 1.1 miles



Figure 8. Sand and Gravel Pit by the Colony

