



## **MOCA VENTURES NEBRASKA**

### **REVISED DEVELOPMENT PLAN**

Proposed Office Development in Two Phases on 27.954 Acres  
in the Bastrop Industrial Park  
Bastrop, Texas

Phase 1: 1-Story Office Buildings – 12, 977 sf  
Phase 2: 2 to 4 Story Buildings -- 30,000-60,000 sf (TBD)

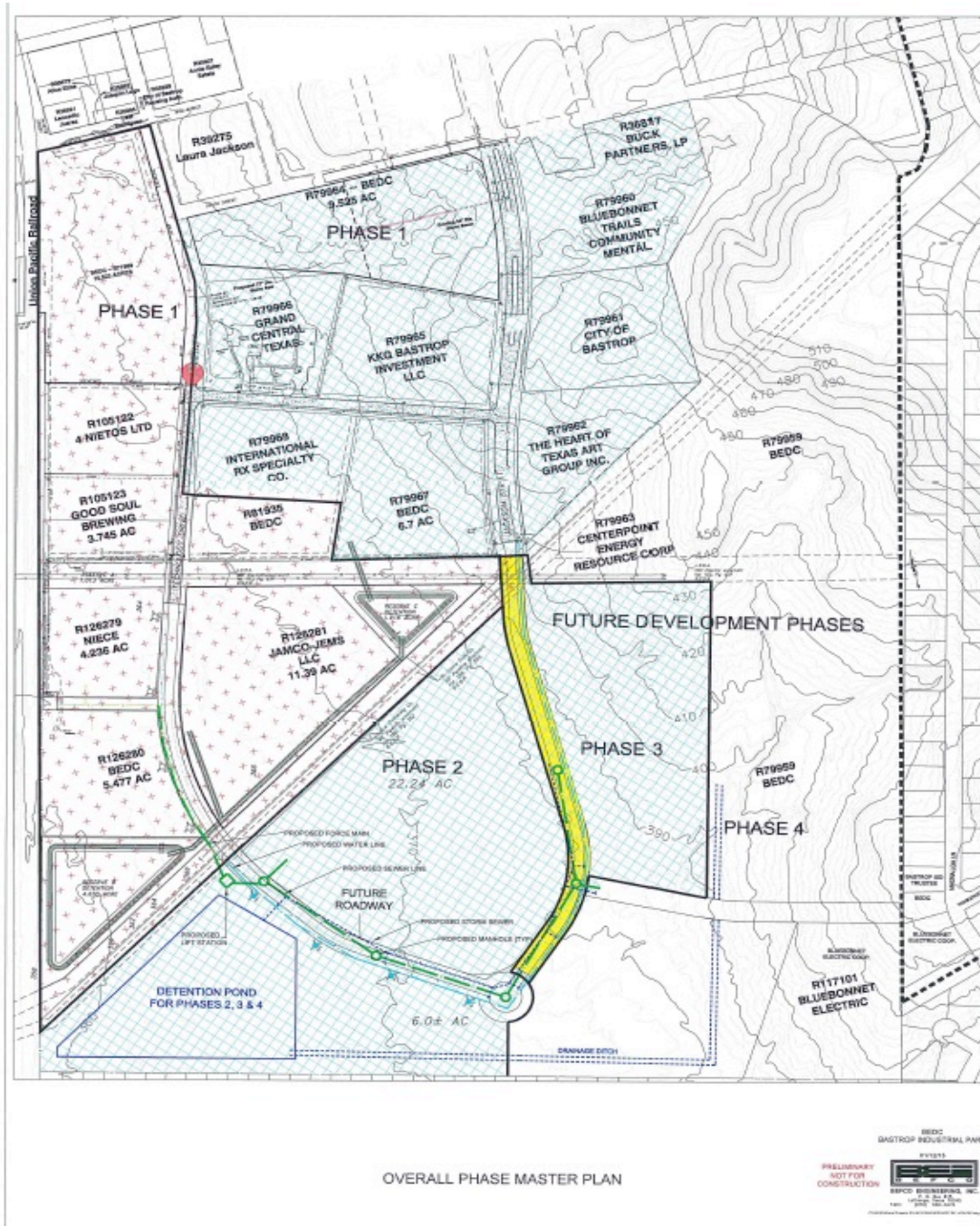
**Owner: Moca Ventures Nebraska, LLC**

**Tenant: Moca Financial Inc**

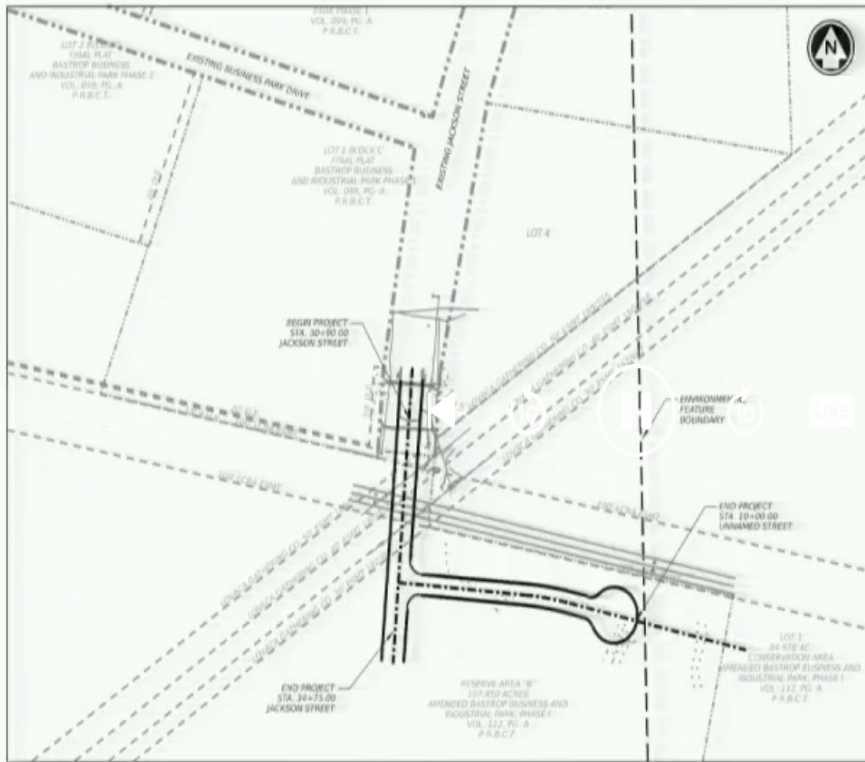
February \_\_ 2024

**DRAFT**

# Moca Ventures Nebraska Revised Development Plan Utilities



# Moca Ventures Nebraska Revised Development Plan Road Access (under construction)



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DAVID T. SPEACER  
NO. 94630

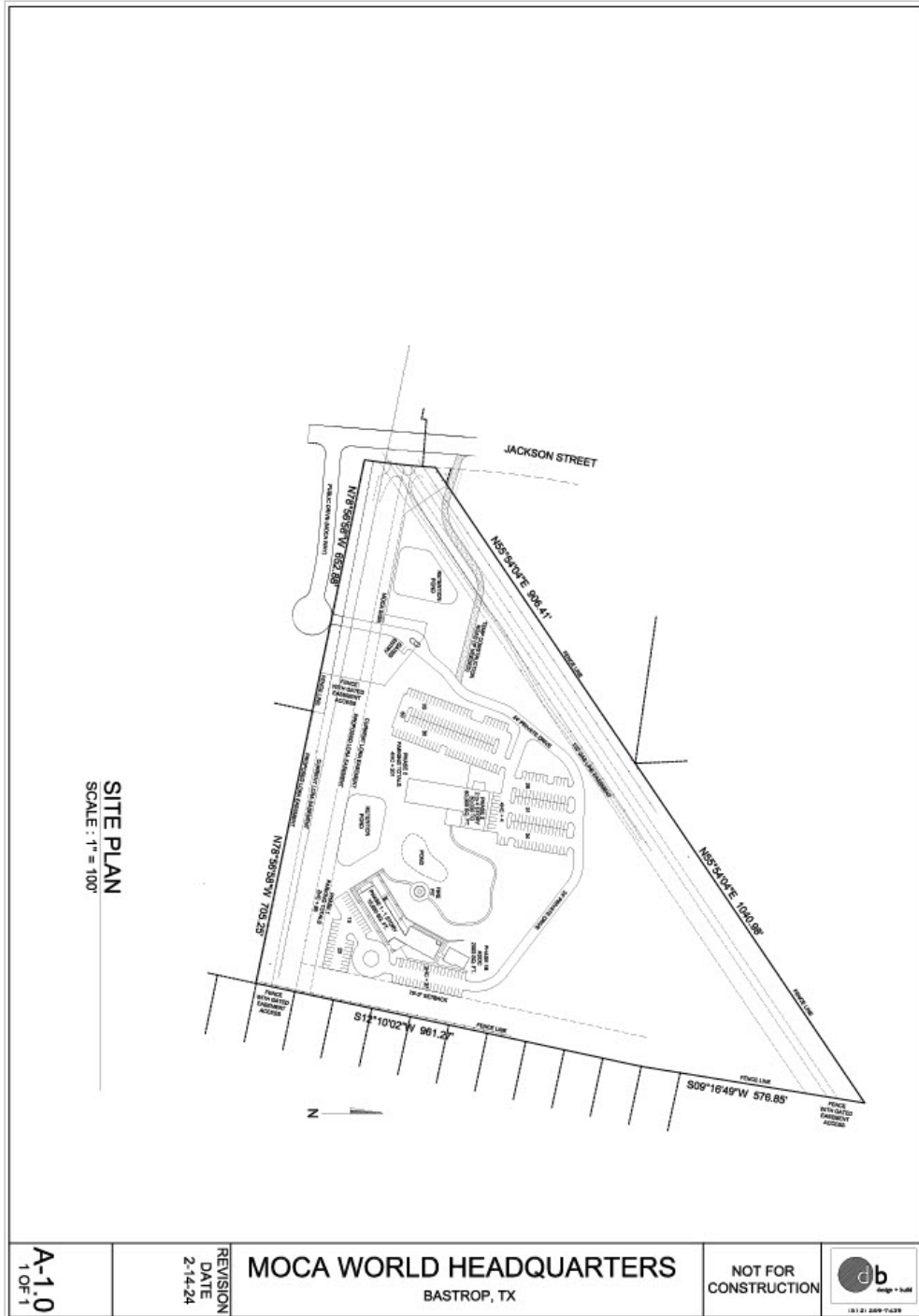
ON: SERIAL DATES:

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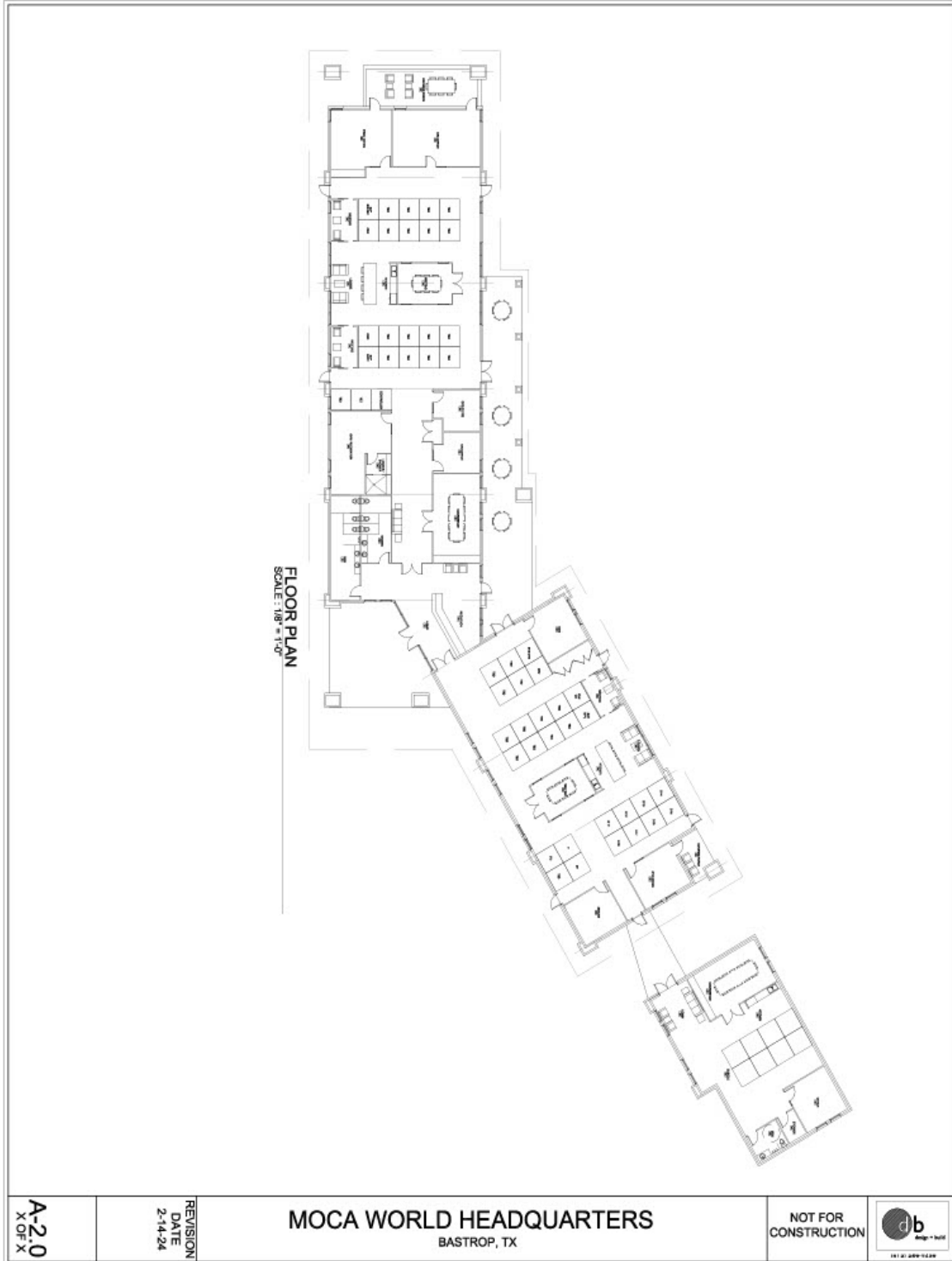
**DOUCET**  
Civil Engineering - Planning - Geospatial  
7401 S. Highway 71 W. Suite 140  
Austin, Texas 78735, Phone: (512) 583-2400  
www.DoucetEngineers.com  
Firm Registration Number: 2937

**JACKSON ST EXTENSION**  
PROJECT LAYOUT

# Moca Ventures Nebraska REVISED DEVELOPMENT PLAN SITE PLAN

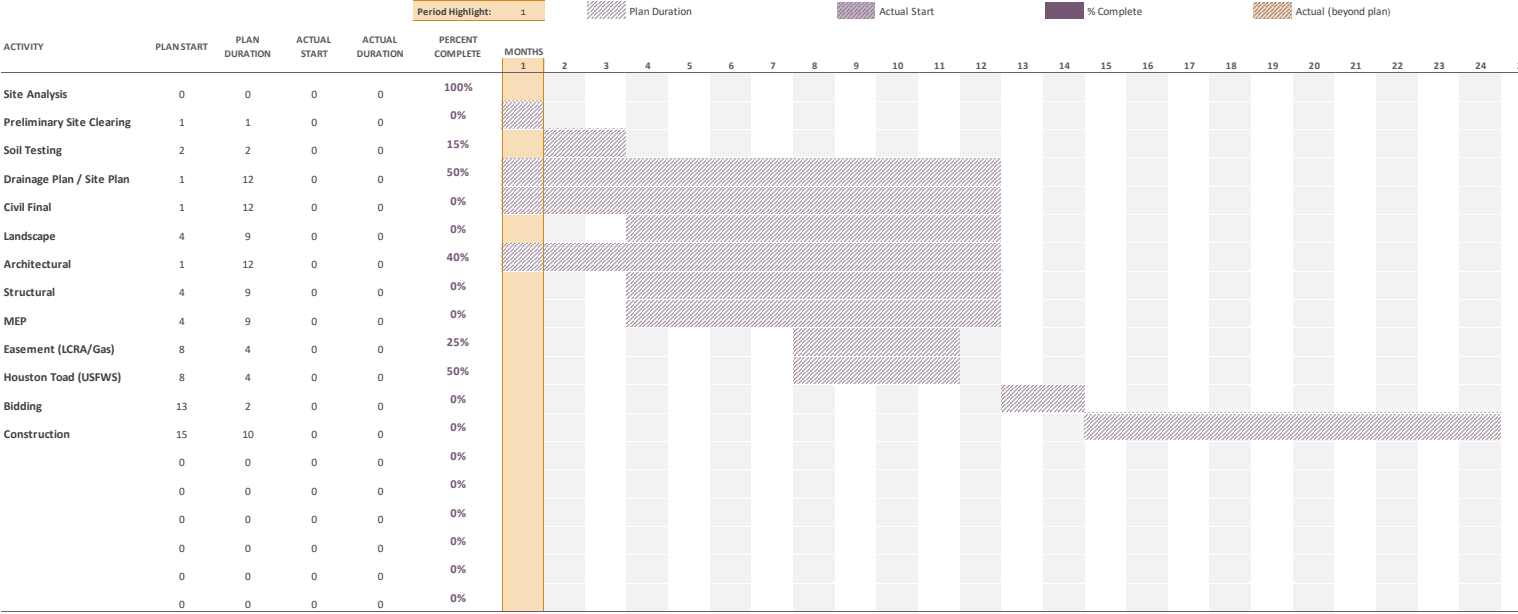


**Moca Ventures Nebraska**  
**REVISED DEVELOPMENT PLAN**  
Phase I Overall Plan



# Moca Ventures Nebraska REVISED DEVELOPMENT PLAN Phase I Development Schedule

## MOCA Headquarters



**Moca Ventures Nebraska  
Proforma Project Analysis-Costs of Site and Improvements**

**I. Third Party Expenditures by Moca Nebraska to Date (Rounded to Nearest \$1000)**

1.1 Land Purchase and Associated Expenses	901,000
1.2 Surveying	38,000
1.3 Engineering, Environmental & Endangeredd Species Assessments]	134,000
1.4 Site Preparation	1000
1.5 Taxes	26,000
1.6 Legal & Accounting	___55,000_____
<b>Total Expenditures to February 1, 2024</b>	<b>\$1,155,000</b>

**Moca Ventures Nebraska  
Proforma Project Analysis (cont)**

<b>II.</b>	<b>Phase I--Projected Pro Forma Development Costs-</b> Horizontal Infrastructure, including Erosion Control, Street & Drainage Improvements, and Wet Utilities	
2.1	Phase 1 Third Party Horizontal Infrastructure Improvements	1,965,000
2.2	Phase 1 Moca Ventures Costs	393,000
2.3	<b>Total Phase I Horizontal Infrastructure</b>	<b>2,358,000</b>
<b>III.</b>	<b>Phase 1--Projected Pro Forma Development Costs-Vertical Buildings</b>	<b>2,596,000</b>
<b>IV.</b>	<b>Total Phase I Projected Additional Development Costs</b>	<b>4,954,000</b>
	<b>Phase II-- Projected Pro Forma Development Costs</b>	<b>TBD</b>