



“The TexInvestors Team”

Why Pay Retail For Real Estate...

Your Texas Real Estate News

Rising land prices foretells of strong housing market

January 3, 2007 Inside Collin County Business
By Jim Williams
CEO of Landplan Development

Overall housing outlook looks good in the long term as DFW area continues to see steady population growth with a significant portion of that growth looking for detached single family homes. Low cost of living continues to bring relocations to the area.

I have to laugh when, on the one hand, I see all of the doom and gloom about the collapse of the housing market and on the other hand, look at the boom and boom of cost of Collin County land. If land is selling at higher and higher prices that foretells a strong housing market next year. This housing is not part of a housing bubble in danger of collapse. Collin County has seen very moderate value growth in comparison to east and west coast housing markets where strong double digit appreciation has prevailed. Availability of raw land for new development and low barriers to entry for home builders has kept the Collin County market in check. Homeowners should not be fearful of any sharp value declines but instead should generally expect mediocre value increases with the exception of select unique sought-after developments.

Higher interest rates has brought some calming to the break-neck pace of new home starts in the area, particularly in the first home and move-up markets. However, the strong demand for raw land in outlying areas continues to evidence home-builders confidence in the future of the market.

Completion of the Dallas North Tollway up to US 380 in the fall of 2007 will bring many developable tracts online and we will see housing starts grow significantly in northern towns, such as Prosper, which were previously less accessible.

We are also seeing greater demand for attached product—particularly town homes. Many builders looking for opportunities to cater to the empty nester, young professional and young married markets have found success in town home product. Town home developments in mixed use environments such as Legacy Town Center have done especially well.

TexInvestors Classes & Investment Club Meeting

The next TexInvestors “Successfully Buying HUD Homes” class at Collin County Community College begins March 28th. Register at 972-985-3758 or by email at cluckcock@cccdd.edu.

Join the TexInvestors at our next Investment Club meeting. Thursday evening February 22nd. Network with vendors and

February 2007



Justen



Cheryl



Wayne



Jim



Kristin



Jill



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other investors starting at 7 pm. Guest Speaker Carl Hunter, an Attorney from Republic Title will speak on 1031 Tax Exchanges from 7:30 to 8:30.

Plant Stress...

How do you prevent seasonal stresses to plants in North Texas where temperatures sometimes soar unseasonably for weeks before plummeting in a matter of hours? The following tips will help keep plants happy and healthy when temperatures drop below freezing:

Water -- taking care not to spray foliage and not oversaturating the soil. A moderate amount of water will help raise the soil temperature a bit and offset any drought stress the plant may already be experiencing.

Bring container plants inside. If that's not feasible, huddle them together, cover with leaves and add a blanket or a blanket topped with plastic. Container plants are more susceptible to cold than those growing in the ground, because the soil around the roots of a container plant tends to be closer to the air temperature, which is cooler than the ground temperature.

Protect tropical's. Care of in-ground tropical plants can be tricky. Check with your local garden center to determine what care your tropical plants may require. Some tropical plants are unlikely to survive even a light freeze, while others will benefit from an extra layer of mulch and a protective covering.

Don't forget to protect in-ground plants planted in the fall, or perennials in small containers. Even if it's a cold-hardy plant, it will be susceptible to cold if it's still a baby.

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