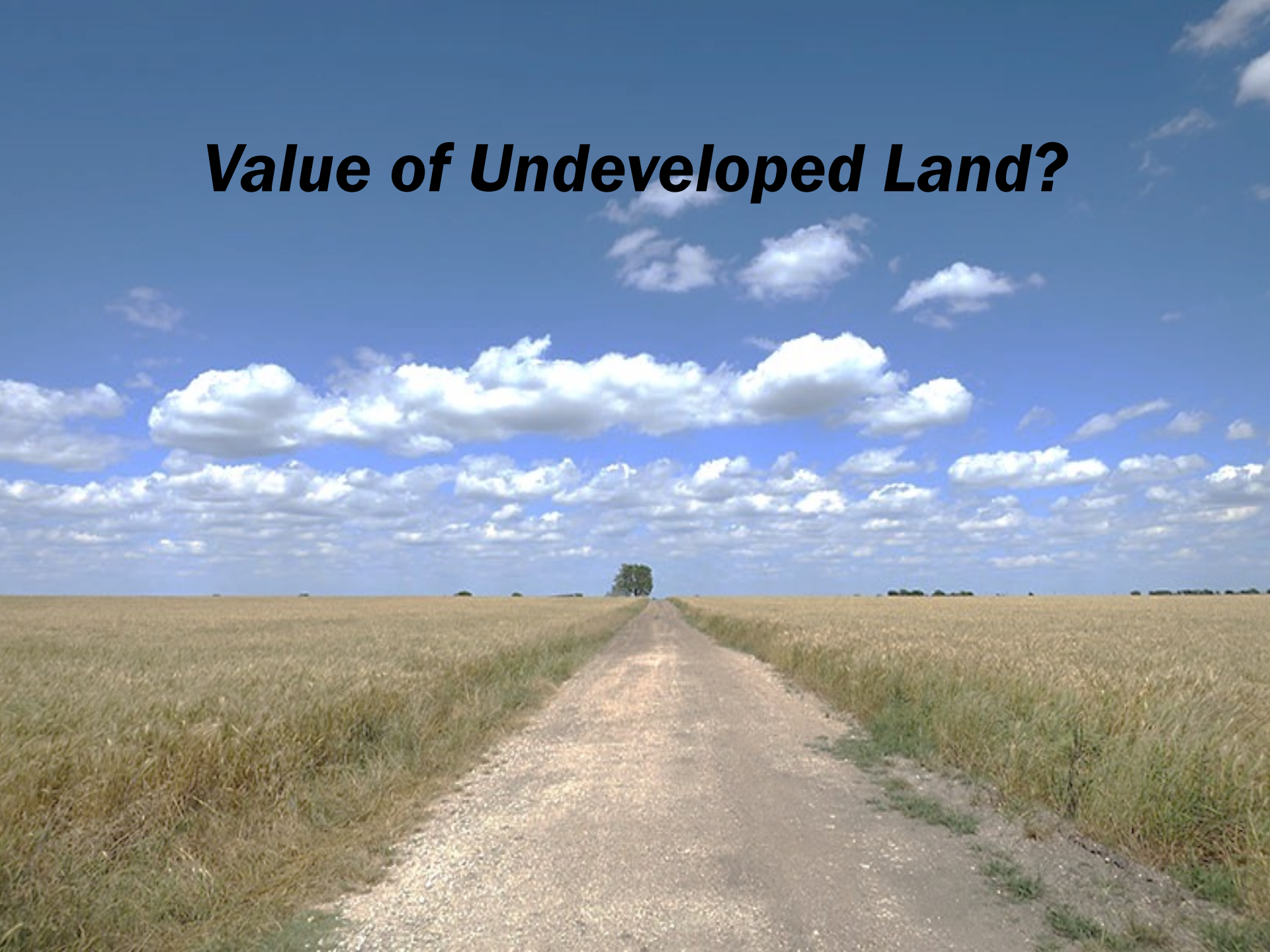
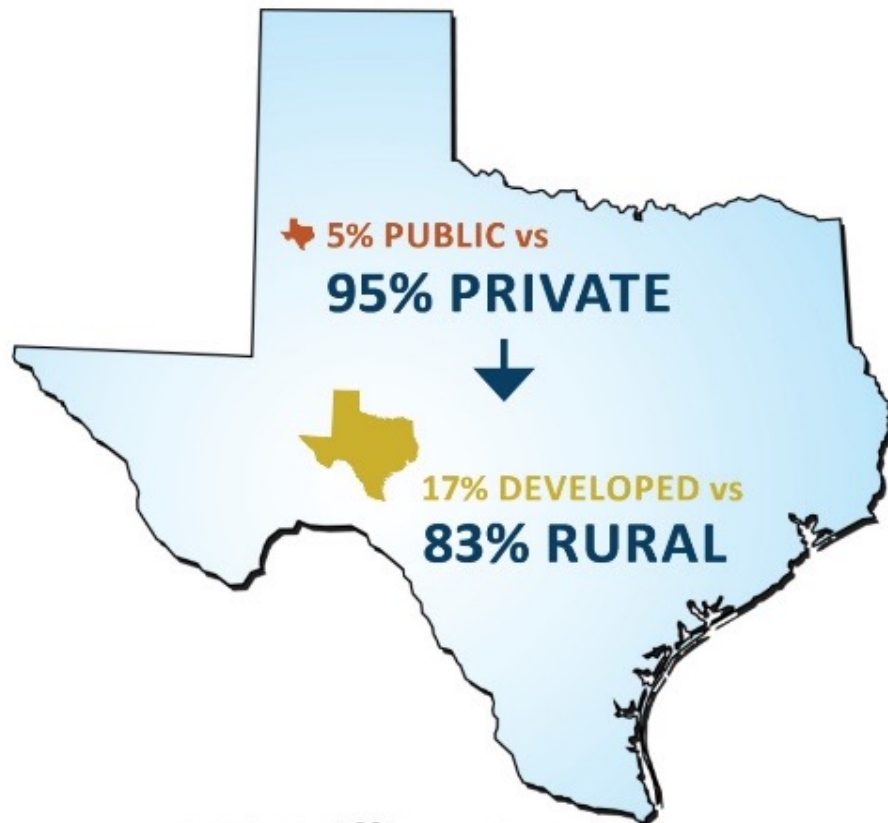


Value of Undeveloped Land?



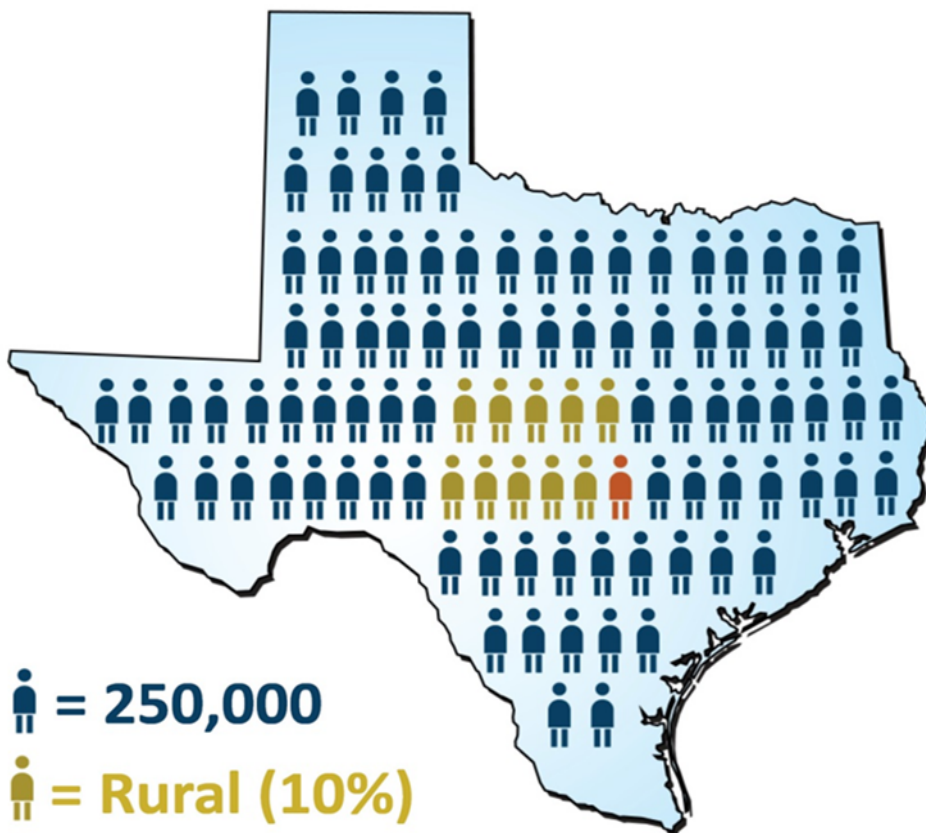
Changing Texas

171 Million Acres...



...142 Million Acres
Private Working Lands

Population: 30 Million



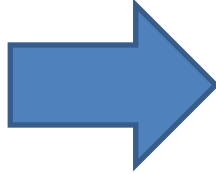
👤 = 250,000

👤 = Rural (10%)

👤 = Landowners (<1%)

Situation

- Texas rural lands undergoing rapid changes
- Future of agricultural and human health dependent on private lands and their stewardship
- Private landowners are key component to the solution



- *Population increase: 1,200 people/day*
- *1 sq. mile of working lands lost every day*
- *40% of rural landowners over 65 years of age*
- *Largest intergenerational transfer of rural land expected in next 10 years*
- *56 Million acres will be impacted in transfer (1/3 of total)*

Consequences Land Loss

- Results in a loss of food, fiber, and water supplies...
- ***Every day, 1 section of land results in...***
 - ***~20,000 steak dinners not produced***
 - ***~10,000 blue jeans not made***
 - ***91 water towers not filled***

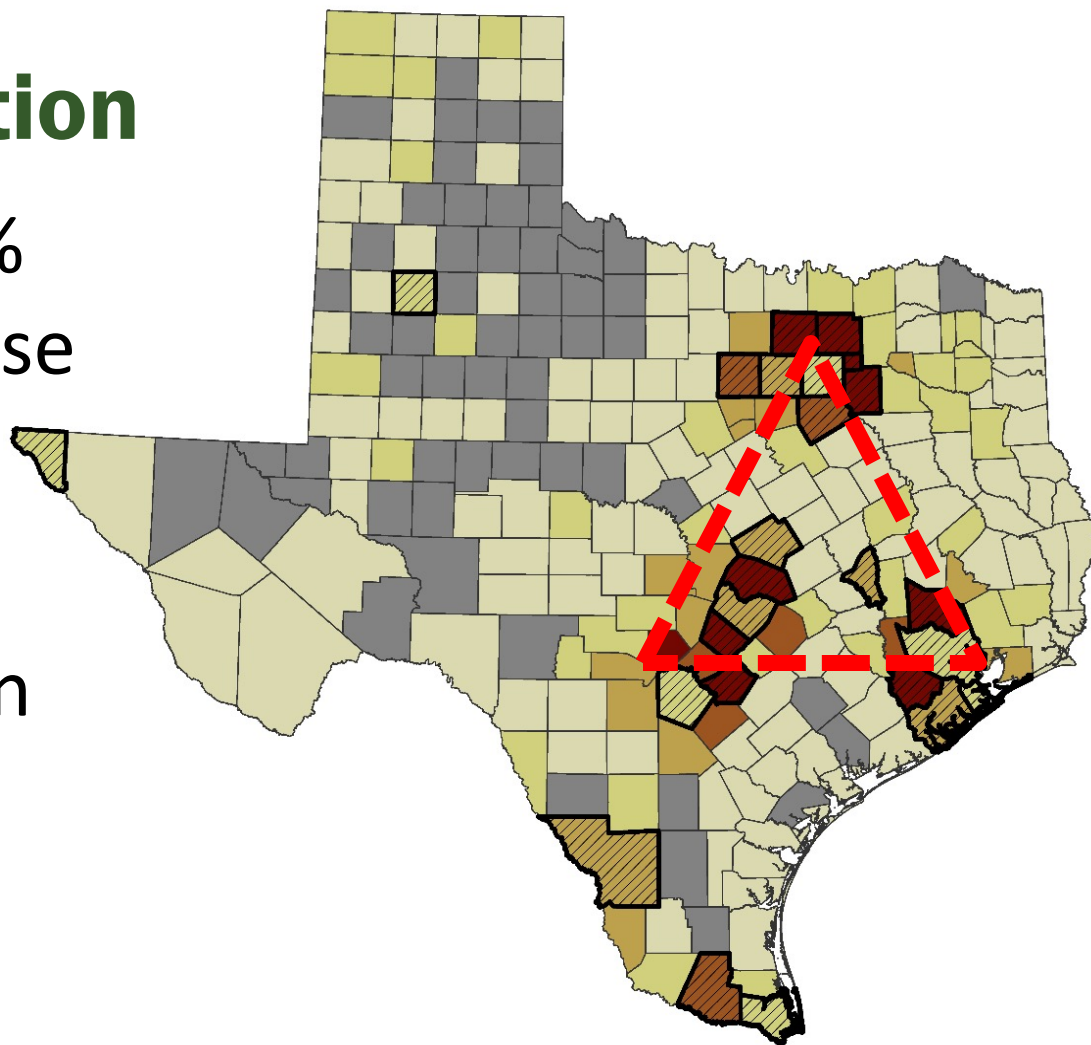


More People....



Growing Population

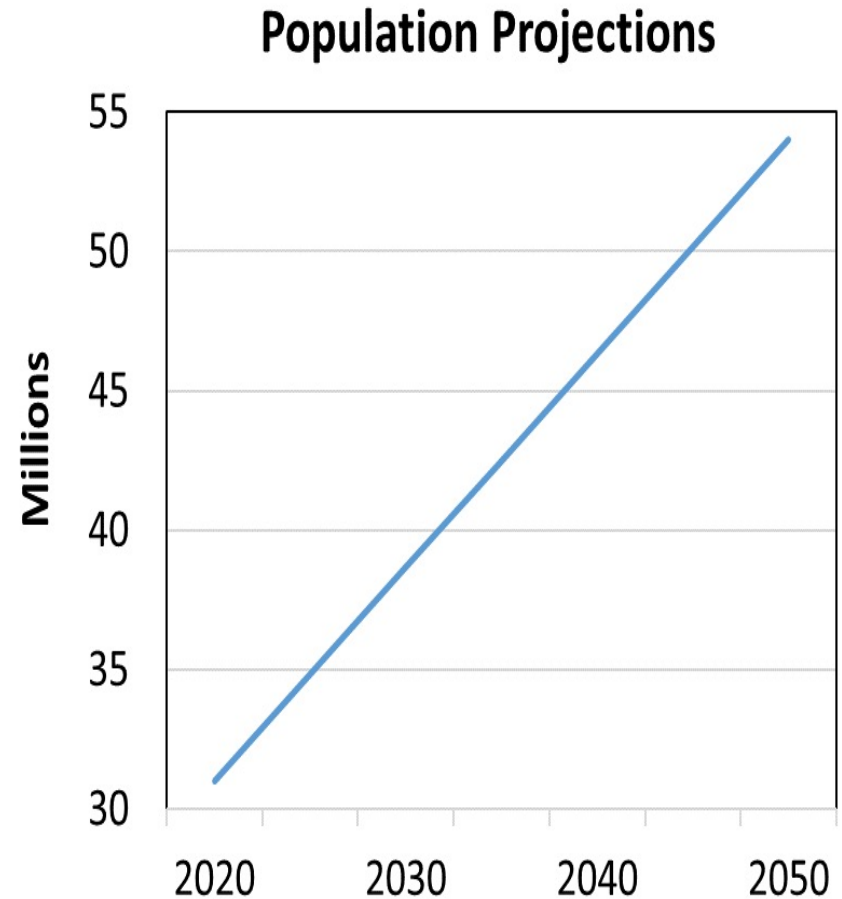
- Last 20 years, 48% population increase
- 7 of the 15 most rapidly growing cities in the nation
- 86% of increase within the 25 highest total population growth counties



***Frisco, New Braunfels, Pflugerville,
Georgetown, McKinney, Flower Mound,
Cedar Park***

Change in Demographics

- 30M => 60M in next 30 years
- Shift in rural vs. urban Texans
- 85% of Texans from urban center (40% increase)
- More people, greater disconnect to rural land

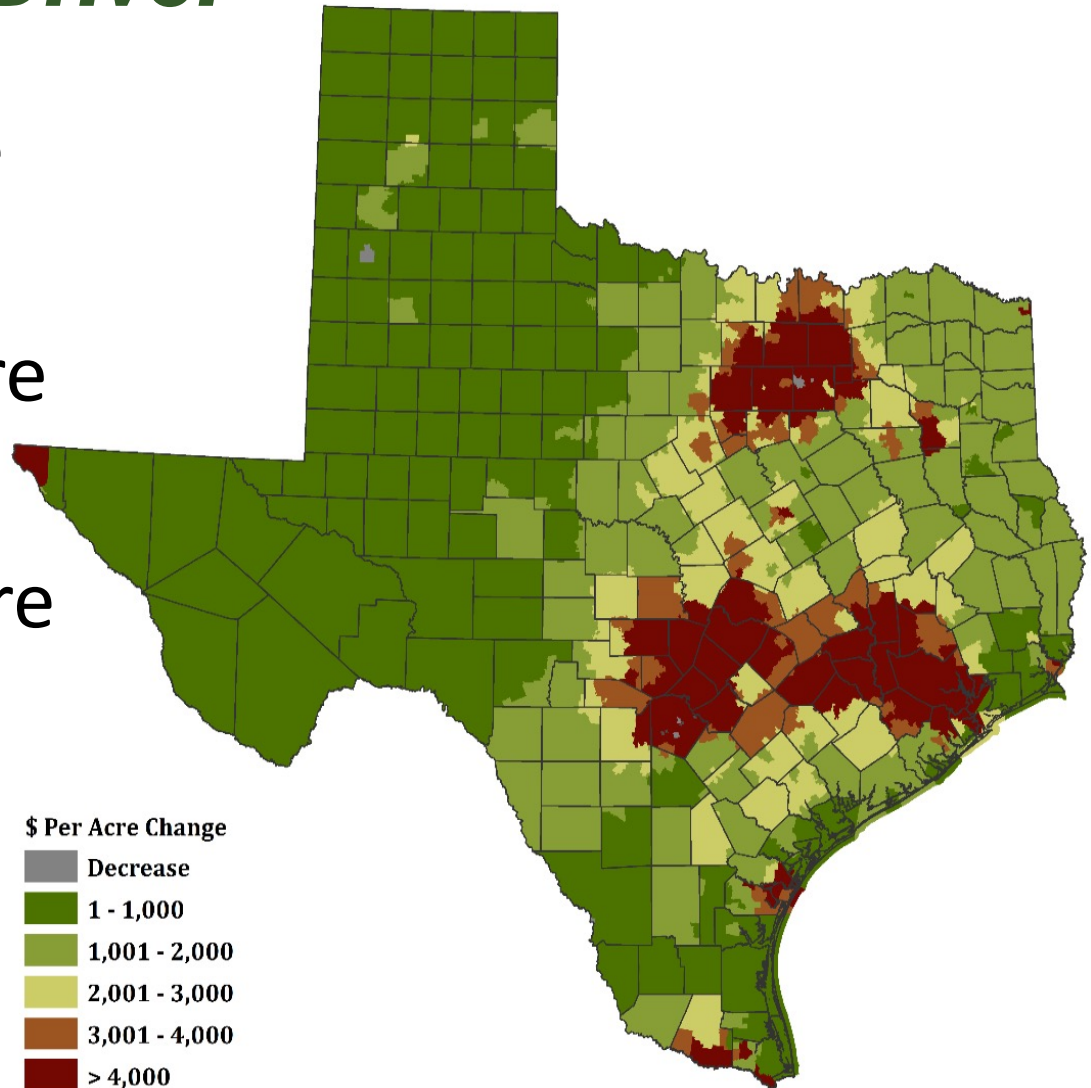


Less Farms and Ranches...

FOR SALE
PARIGI PROPERTY
MANAGEMENT, LTD.
409-833-9555

Market Value – *Driver*

- 1997 – \$500/Acre
- 2017 – \$2000/Acre
- Gain – \$1,500/Acre
- **300% increase**



2014



Kendall

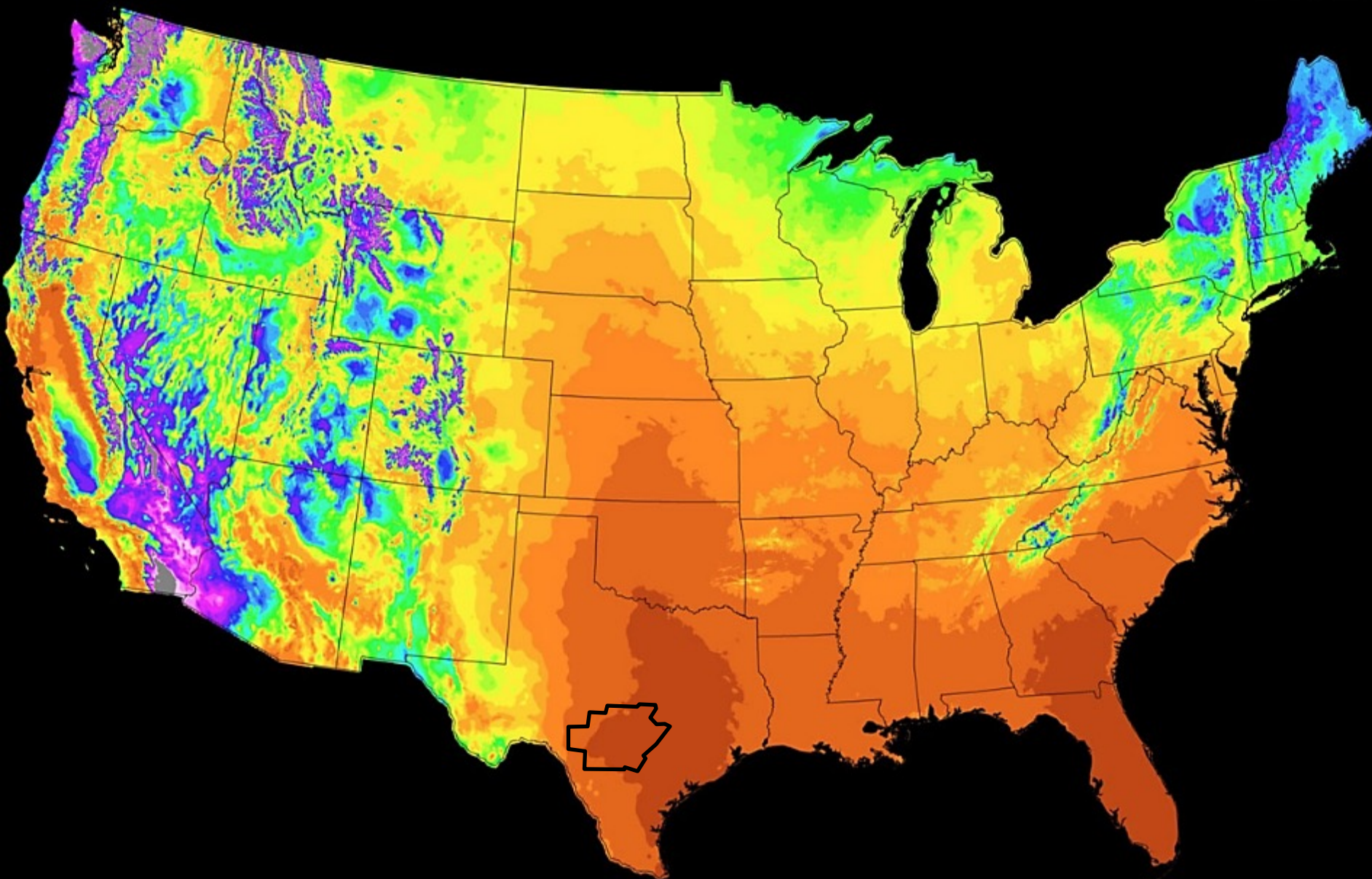
Comal

Bandera

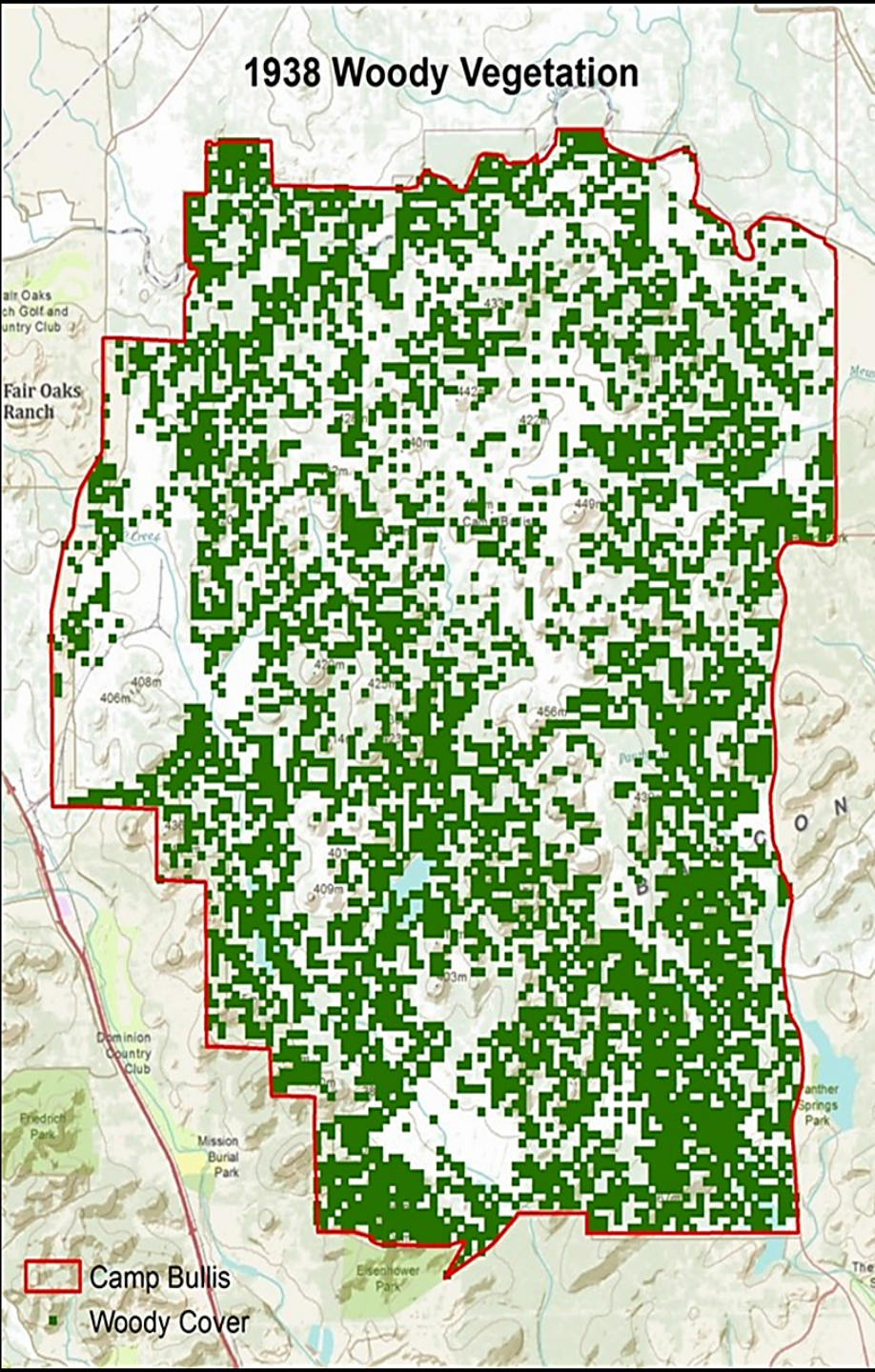
Camp
Bullis

Medina

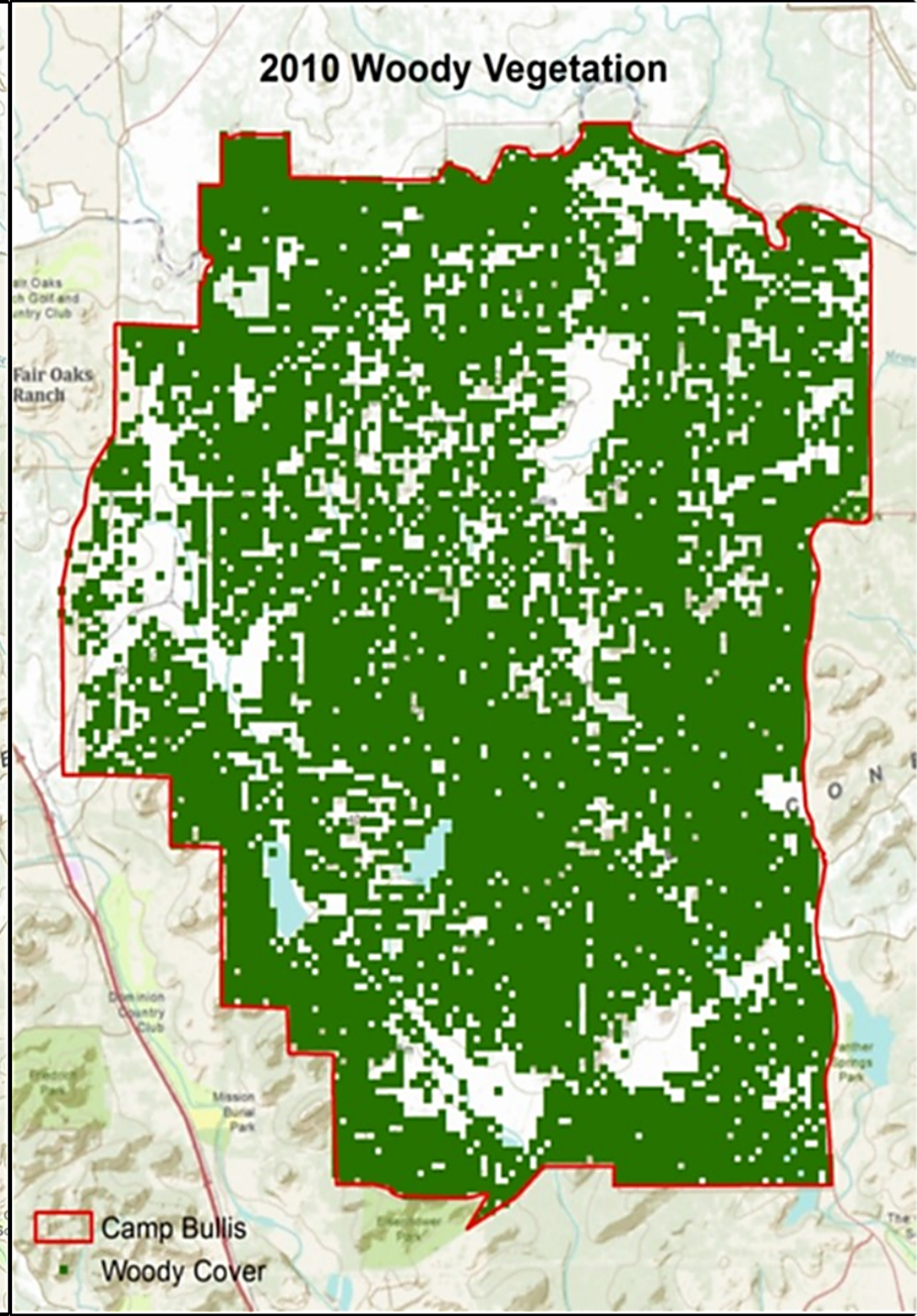
Bexar



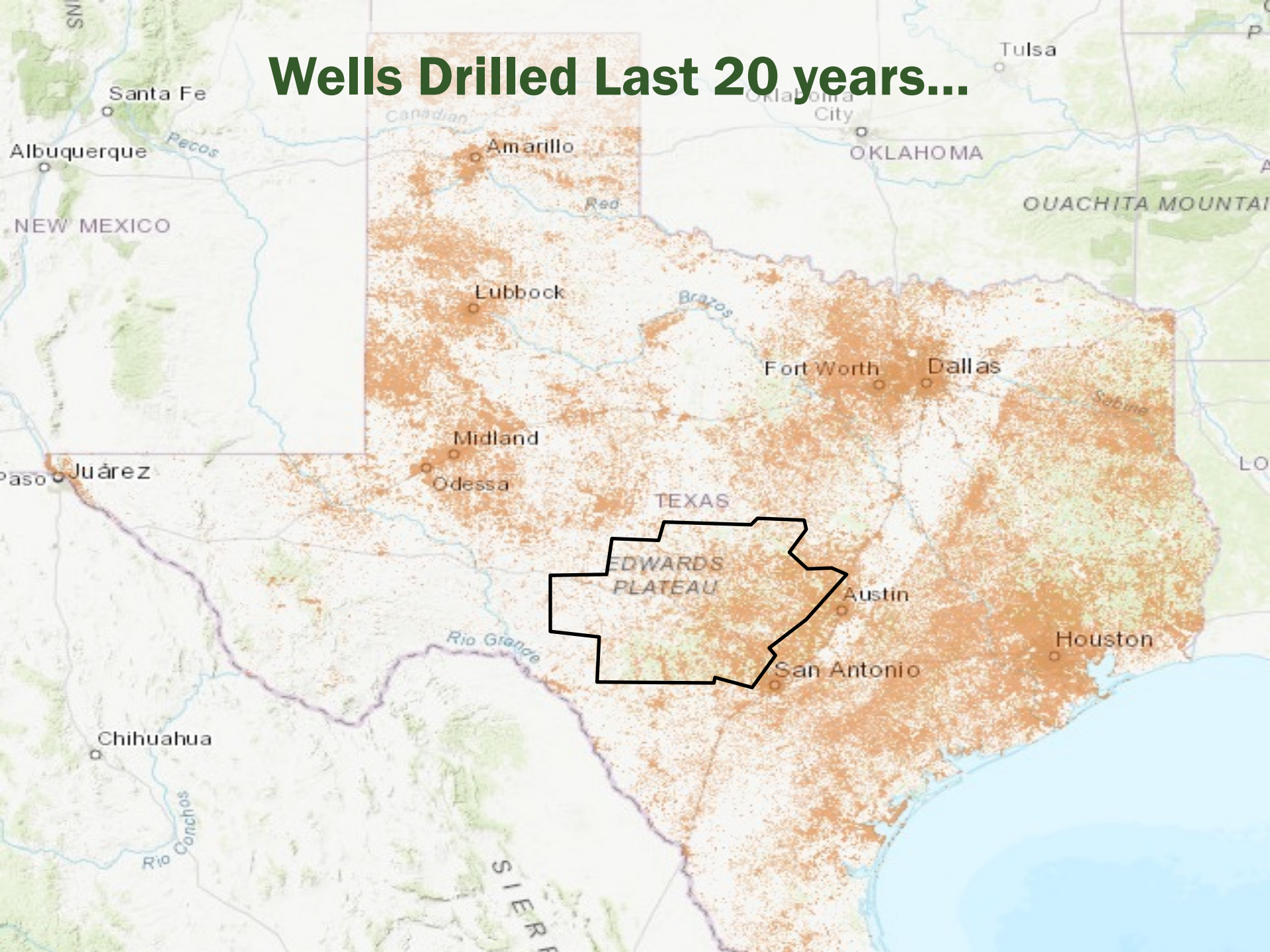
1938 Woody Vegetation



2010 Woody Vegetation



Wells Drilled Last 20 years...



Land Use Impacts....



General – Rural “Voices”



Land Management – *Rural “Voices”*

Manage Quarry Activity

Abandoned Mobile Homes & Vehicles

Drought

Authority to Manage Growth

Chronic Wasting Disease

Regulate/Permit Commercial

Forestry Production

Conservation Reserve Program Wildfire Fuel Sources

Rezone Ag Land

Farming & Oilfield Waste

Zoning Land for Oilfield Waste

Tourism

Subdividing Rules & Regulations

Waste Management

Agricultural Land Productivity

County Zoning Ordinance Authority

Aging Landowners

Minerals

Ecotourism

Forest Lands

Land Rights

Road Improvement

Water Runoff

Ground Water Restoration and Protection Strategies

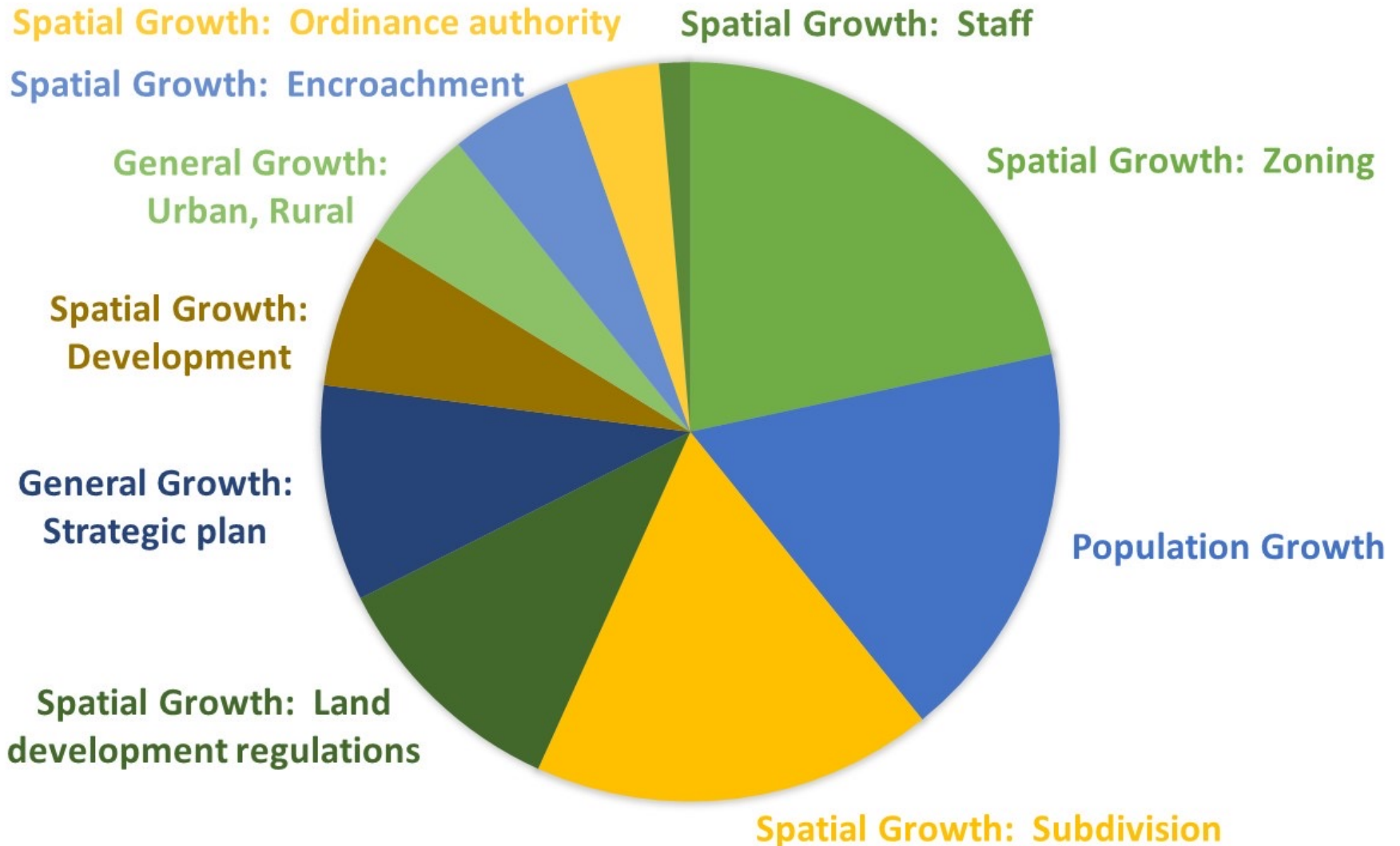
Natural Resources – *Rural “Voices”*



Water – Rural “Voices”



Growth – Top 10



Final Thoughts...

- Land is Infrastructure
- More People
- Impacts to Working Lands
- Management challenges with land uses
- Communicate the *public* benefits of *private lands*...



<http://nri.tamu.edu/>
<http://txlandtrends.org/>