



Pleak

A 101-acre residential land development in Richmond, Texas, comprising 383 residential lots—all successfully sold to leading U.S. homebuilders DR Horton and Starlight Homes.



TRACK RECORD SUMMARY



Land Development and
Master-Planned
Communities

**\$827M
value**



Residential, Mixed-Use,
and Senior Living
Development

**\$353M
value**



Commercial
Development

**\$41.6M
value**



Luxury Spec Home
Development

**\$26.5M
value**

Ashton Gray brings unparalleled expertise across the full spectrum of real estate development



Briarwood

Elgin, TX | 205 Acres

\$107.2M value

Sold to: Coventry, Chesmar,
Brightland and Castlerock



Limmer Loop

Hutto, TX | 112 Acres

\$53.6M value

Sold to: Pulte and Empire
Communities



Oakwood Estates

Waller, TX | 171 Acres

\$71.8M value

Sold to: David Weekley Homes,
Ashton Woods, K. Hovnanian,
Brightland

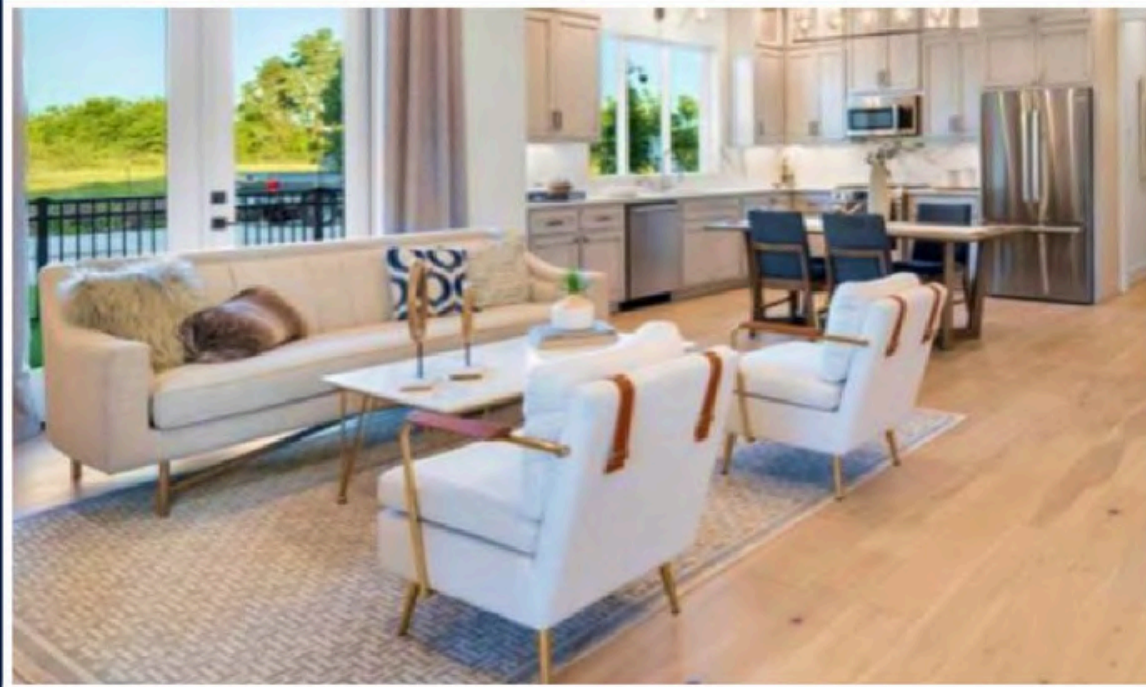


Rosewood Residences

Branded High-rise Condo Development

Turtle Creek, TX|46 units

\$183.8M value



Taj Residences

Senior Living Development

Richmond, TX| 68 single-family homes

\$27.5M value



Springwood Active

Adult Multifamily Development

Richmond, TX|136 units

\$43M value



1010 E 7th Street

Multifamily Mixed Use Development

Austin, TX| 93 unit

\$54.4M value



NorthBluff

Residential Development Austin, TX| 33 townhomes

\$16.8M value



Riverside

Residential Development Austin, TX| 44 townhomes

\$27.4M value

COMMERCIAL DEVELOPMENT



Aliana Plaza
Richmond, TX | 9000 Sq.Ft.
\$3.4M value



The Shops at Tuscan Lakes
League City, TX | 15000 Sq.Ft.
\$8.8M value



The Shops at 3300
Pearland, TX | 10,400 Sq.Ft.
\$5.2M value



The Shops at Conroe
Conroe, TX | 2.3 Acres
\$3.8M value

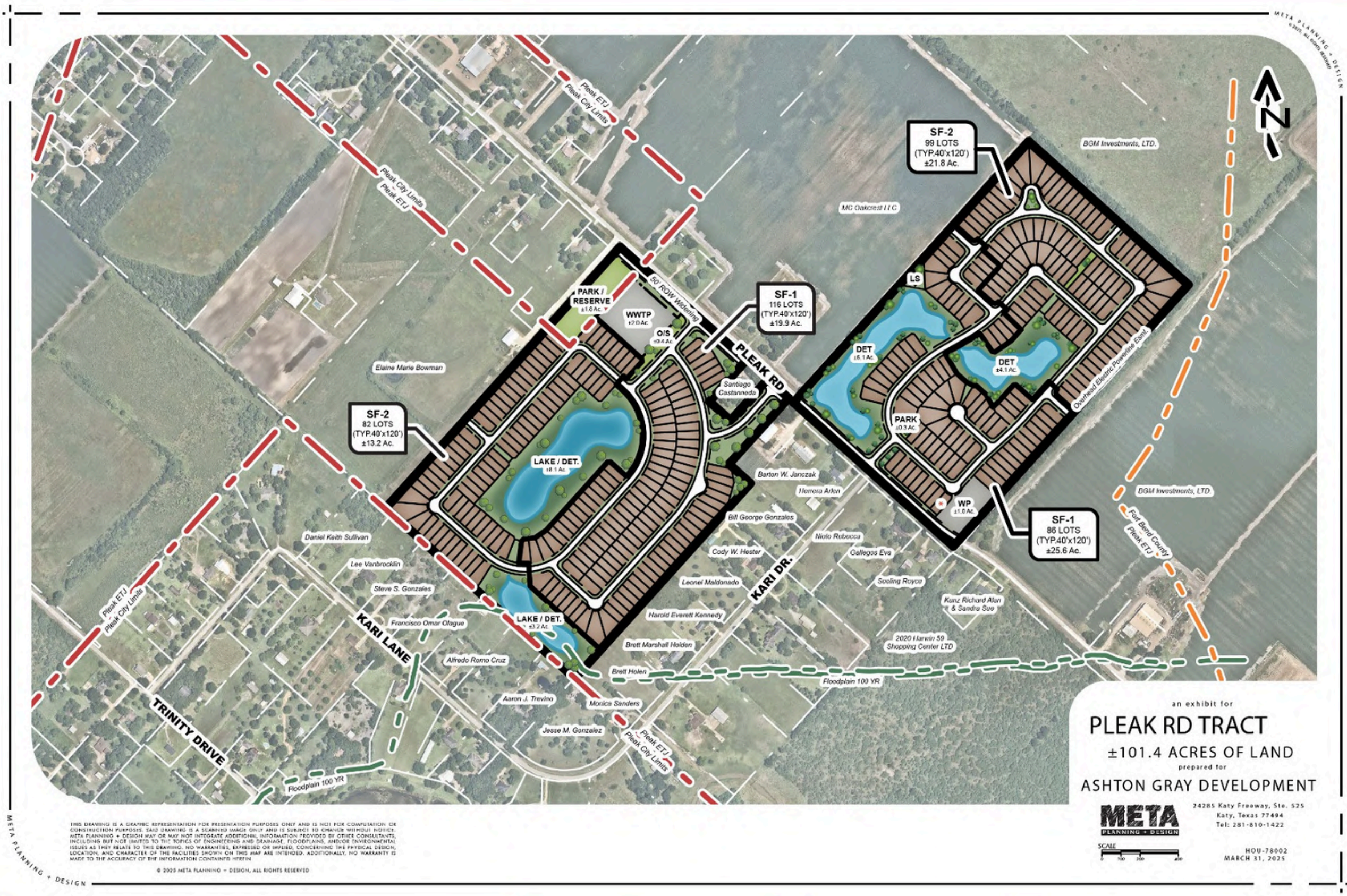


PLEAK INVESTMENT OPPORTUNITY

Ashton Gray presents an exclusive opportunity to invest in our 101-Acre land development located in 6408 Pleak Rd in Richmond, TX one of Houston's fastest-growing and most affluent suburbs.

Strong Builder Commitment Across Both Phases: We have successfully secured sale contracts with two of the nation's top homebuilders across both phases of the project. Our initial 198 lots were contracted by Starlight Homes, underscoring the strong demand in the area. Building on this momentum, our 185 lots has been fully committed under a sale contract with D.R. Horton.

This success demonstrates sustained builder confidence and continued demand for new housing in this rapidly growing market.



SITE PLAN

6408 Pleak Rd
 Richmond, TX, 77469

Site Information

- 47 Acres and 54 Acres
- 185 Lots and 198 Lots
- Single Family Residential Development
- Located at Fort Bend Country



RICHMOND OVERVIEW

- Our site is conveniently situated near major highways, including U.S. Highway 290 and Texas State Highway 99.
- Richmond is situated in the Greater Houston metropolitan area and is home to several businesses, including an Amazon distribution center, the Aliana Market outdoor shopping center which holds a Target and is across from an HEB grocery store, the Richmond Municipal Utility District headquarters, the Harris County Sheriff's Department Regional Substation, and many more. The site is also close to several public schools, including the Milby School campus, and is situated in an excellent school district.

BUILDER PARTNERS

D·R·HORTON®
America's Builder



Horton, Inc. is an American home construction company based in Arlington, Texas. Since 2002, the company has been the largest homebuilder by volume in the United States. The company ranked number 120 on the 2024 Fortune 500 list of the largest United States corporations by revenue.

<https://www.drhorton.com/>

STARLIGHT
HOMES



Starlight Homes is a trusted Texas homebuilder offering affordable, energy-efficient new construction homes in Houston, Austin, and San Antonio. Backed by Ashton Woods 2023's Builder of the Year they've helped over 60,000 families achieve their dream of homeownership.

<https://www.starlighthomes.com/>

KEY TAKEAWAYS

01

High Growth Area

Richmond is a rapidly growing suburb of Houston with strong demographics and a thriving economy.

02

Strong Demand

The secured LOI from our two national Homebuilders demonstrates strong demand for new homes in the area.

03

Attractive Returns

The project offers a 18% target return

INVESTMENT OPPORTUNITY

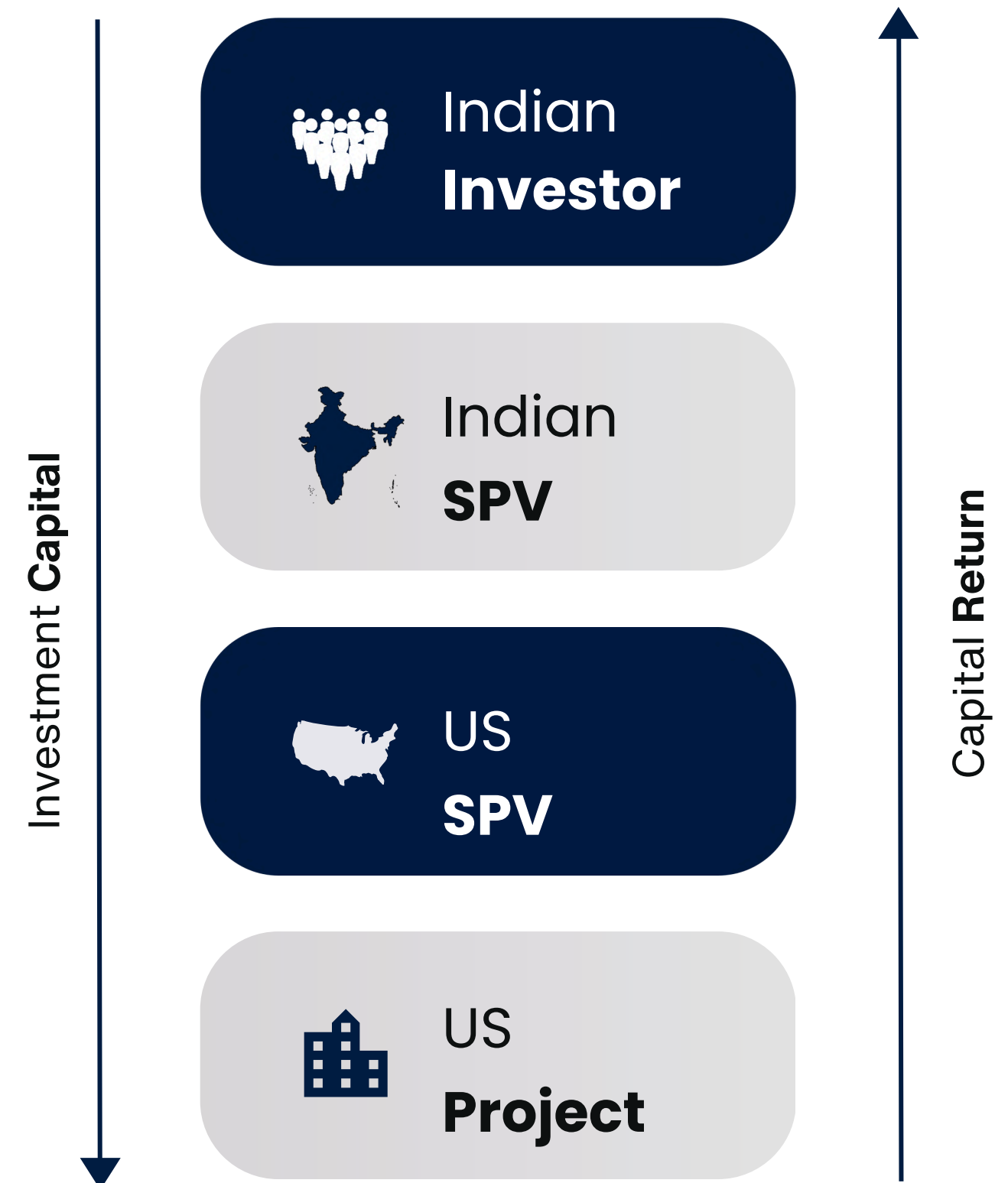


Who can Invest and **How?**

Individuals who are **Indian citizens / Non-resident Indians (NRIs) / Persons of Indian origin (PIOs) / Limited Liability Partnerships (LLPs) / Private Limited Companies** are eligible to invest. However, it is essential to **ensure compliance with regulations** before proceeding.

Investment through SPV structure

Investments made in the USA through Ashton Gray Investments come under the purview of the US Securities and Exchange Commission.



Return Highlights

Start your
partnership with
25 Lakhs

Annual Return
18%

- ✓ 2.5 Years Tenure
- ✓ 12% interest on capital + 6% profit share
- ✓ 10% p.a monthly Payout.

Partnership Overview

0
1



Asset
listing

0
2



KYC
completion

0
3



Expression
of interest

0
4



Payment
completion

0
5



Execution of
legal documents

0
6



Investor receives
payouts

0
7



Assured exit
at a premium

How **Secured** is your investment?

1

LLP Agreement

Following onboarding, we'll formalize an LLP agreement, registering the investor as a partner.

2

Investor Agreement

The Investor Agreement will encompass all clauses, including details about returns and payouts.

3

Mezzanine Structure

Our mezzanine financing balances risk and returns, prioritising repayment over equity holders with attractive fixed-interest income.



4

RBI ODI Process

Our investments are fully compliant with RBI's Overseas Direct Investment (ODI) guidelines, ensuring legal and secure fund transfers

5

Track Record

With a proven history of delivering high ROI projects and consistent reinvestment of 80% from satisfied clients, our track record speaks for itself.

6

Prime Location

Strategically located properties with proximity to amenities like schools, hospitals, and transport hubs offer enduring value and stability.

PLEAK INVESTMENT SUMMARY – ₹25,00,000

Investment Details



Capital Contribution: ₹25,00,000



Tenure: 2.5 Years (30 months)

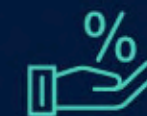


Interest Rate: 10% per annum



Monthly Payout: Interest paid monthly (post-TDS)

Monthly Payout Breakdown



Gross Interest per Month: ₹20,833



TDS (10%): ₹2,083



Net Monthly Payout: ₹18,750



Total Net Monthly Payout (30 Months): ₹5,62,500

Payout at End of Tenure

Principal Returned: ₹25,00,000

Exit Incentive (2%):

Gross	₹ 1,25,000
TDS	₹ 12,500
Net Incentive	₹ 1,12,500

Profit Share (after 30% LLP tax):

Gross	₹ 3,75,000
LLP Tax	₹ 1,12,500
Net Profit Share	₹ 2,62,500

Total Net Amount You Will Receive

Component	Net Amount (₹)
Monthly Net Payouts	₹5,62,500
Exit Incentive (Net)	₹1,12,500
Profit Share (Net)	₹2,62,500
Principal Returned	₹25,00,000
Total Receivable	₹34,37,500

Total Net Profit (Excluding Principal) ₹9,37,500

Fully Funded

Spring Plaza Phase II

Area	Projected Term	Annual Returns
11,000 Sq. ft.	1 Year	18 %

Developed in two phases. Phase I was a 10,700 sq ft building completed and fully leased out in 2021
Phase II was completed in 2022 and leased out to Action Behavior Centers



5107 East Riverside

Area	Projected Term	Annual Returns
2.6 acres	18 Months	18 %

Successful exit of our 5107 East Riverside project in Austin, we've delivered the payouts to investors, reinforcing the trust they've placed in us.



Landing Meadows

Area	Projected Term	Annual Returns
50 acres	18 Months	18 %

23.2 acres of land in which 5.6 acre for commercial site and 17.6 acre for multifamily for the further expansion in Georgetown, TX (located just outside of Austin)



Fully Funded

Georgetown

Area	Projected Term	Annual Returns
23.2 acres	2 Years	16% – 18%

23.2 acres of land in which 5.6 acre for commercial site and 17.6 acre for multifamily for the further expansion in Georgetown, TX (located just outside of Austin)



Elgin, Texas

Area	Projected Term	Annual Returns
104 acres	3 Years	20% – 23%

104-acre land development endeavour for single family development. The project consists of 610 lots in total. The project consists of 305 lots of 40 – foot width each and 305 lots with 30 – foot width each. We have signed an LOI with Lennar Homes of Texas land and Construction, Ltd.

Downtown, Austin

Area	Projected Term	Annual Returns
64,314 sq.ft	3 Years	18% – 20%

1010 East 7th Street is a prime mixed-use development in downtown Austin. The project includes 93 residential units, 3,400 sq.ft. of retail space, and underground parking. With all apartments leased by Sonder, this investment offers steady income and strong growth potential.



Our Partners



CONCLUSION

This land development deal presents a compelling opportunity for investors preferred return with a strong track record of success.

Join us in shaping Richmond, TX and capitalize on the growth potential of this.



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