



INDE



MOTORSPORTS RANCH

/ The Reserve

A private trackside garage development at the premier motorsports club of the Southwest – Inde Motorsports Ranch.

Elevate. Accelerate. *Escape*

/ Custom Trackside Garage Pads – *The Reserve*



- / Fully customizable garage and 2nd story lounge, office, and kitchen
- / Ability to accommodate overnight stays incidental to track use
- / High flexibility of architecture and design
- / 10 build-to-suit pads consisting of 5,000 sq/ft with no setbacks
- / 35' height limit of finished structure
- / Each pad is on a 80-year ground lease
- / IMR delivers pad with electrical, water and septic connections
- / Cost: \$200,000 per pad



/ Sample Floor Plans

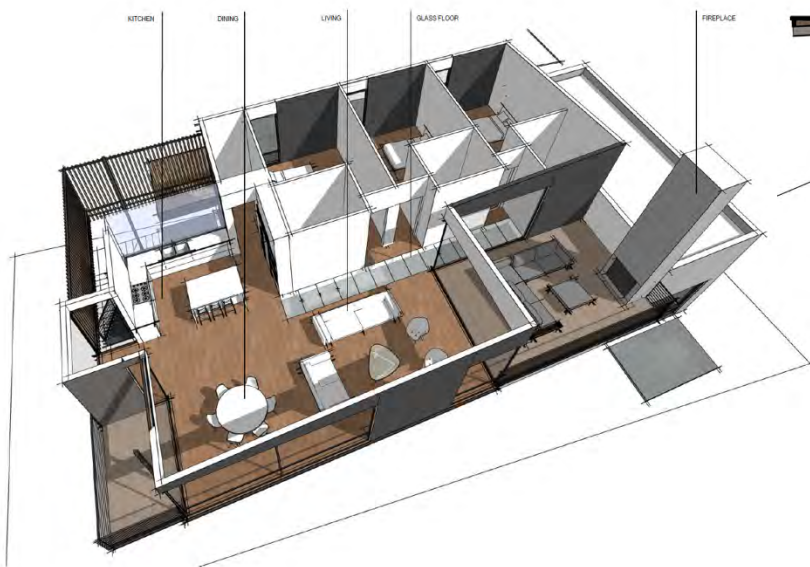


SECOND LEVEL
1950 SF

- 01 ENTRY
- 02 KITCHEN
- 03 DINING
- 04 LIVING ROOM 20X15
- 05 PATIO
- 06 MASTER BEDROOM 12'6"X15'6"
- 07 BEDROOM 12'6"X13'
- 08 LAUNDRY

- / 3 Bedroom layout
- / 3 Full baths
- / ~2,000 sq/ft indoor livable space
- / Complete chef's kitchen

- / Estimated \$/ft: \$150-300
- / Approx. 8-10 mo. build timeline
- / In-house builder & architect

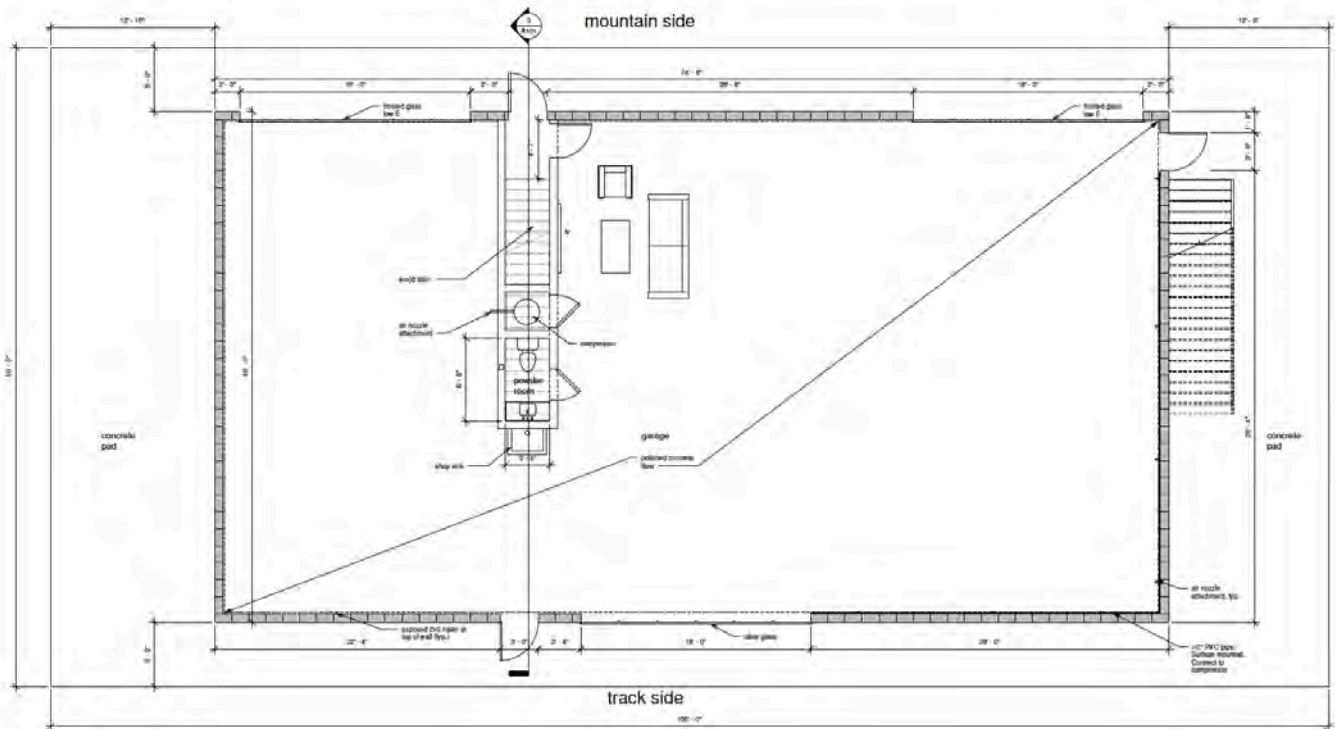


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/ The Garage



- / Create the ultimate trackside showroom and workshop
- / Watch all the on-track action with pristine circuit views
- / Direct access to circuit entrance right from your garage



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/ Financing and Purchase Options



- / Finance options for the entire ground lease cost and construction
- / Traditional bank loan
- / In-house financing with flexible terms and rates
- / Multi-Member LLC Ownership, share the cost of construction maintenance
- / Contact CJ Dorland for more information
- / 818.620.3938 / CDorland@indemotorsports.com

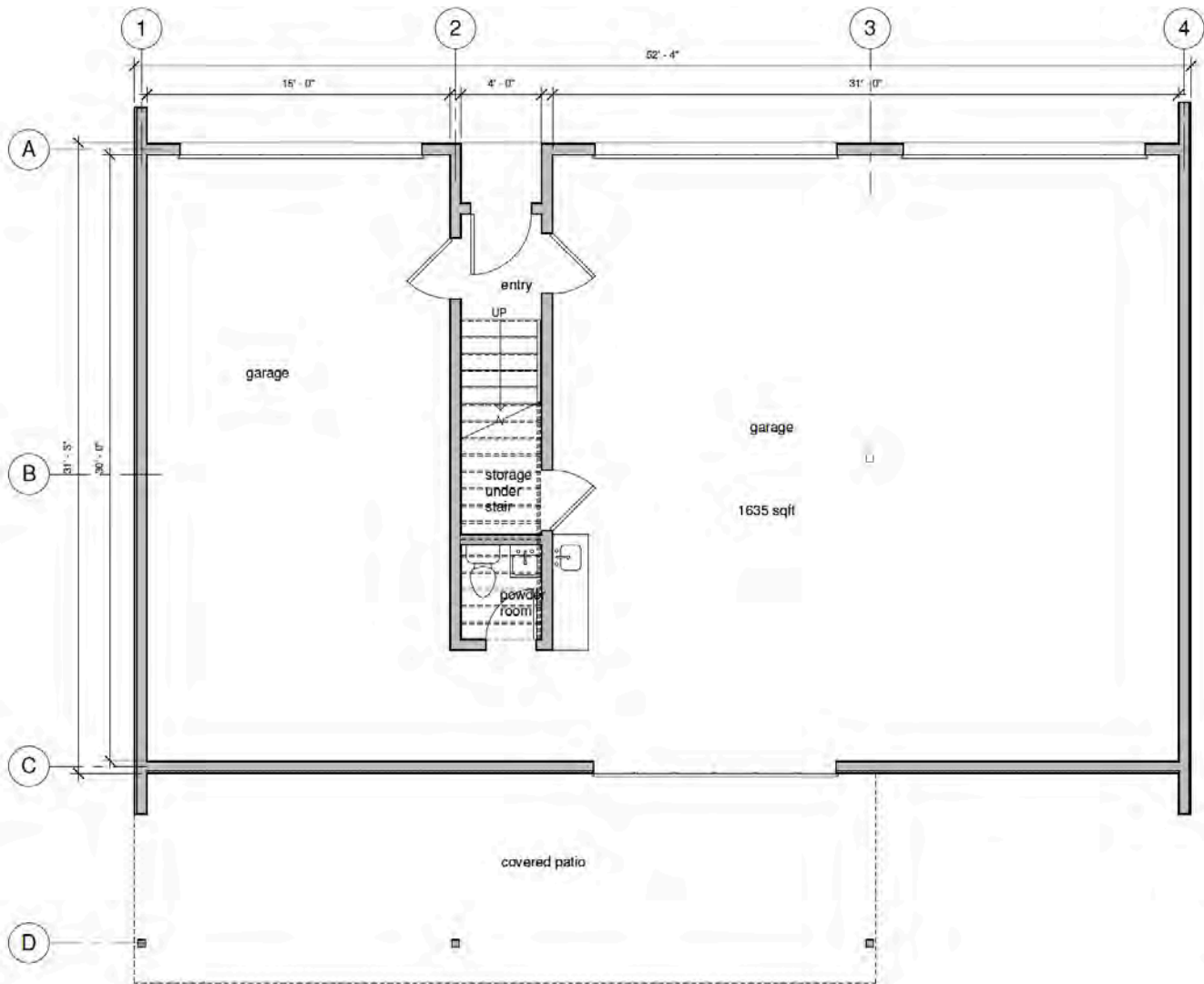
/ In-house Spec Build Options



- / Pre-permitted
- / Construction Ready
- / Build Cost: ~\$140 per sq/ft
- / 2nd floor livable space 1,615 sq/ft
- / 3,250 total sq/ft
- / Approx. 8 mo. move-in-ready

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/ In-house Spec Build Options – Garage



- / 1,635 sq/ft garage
- / (3) 12' garage doors
- / Half bath in garage
- / ~300 sq/ft trackside patio
- / Shop sink
- / 15' clear garage height



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[/ Call us! 480.619.1166 / Email: \[Adam@indemotorsports.com\]\(mailto:Adam@indemotorsports.com\)](#)

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/ Triple Unit Design Option

- / 1,600 sq/ft garage
- / ~630 sq/ft apartment mezzanine
- / \$300,000 including ground lease

- / Pre-permitted design
- / Approx. 8-10 mo. build time
- / 1bed/1bath

