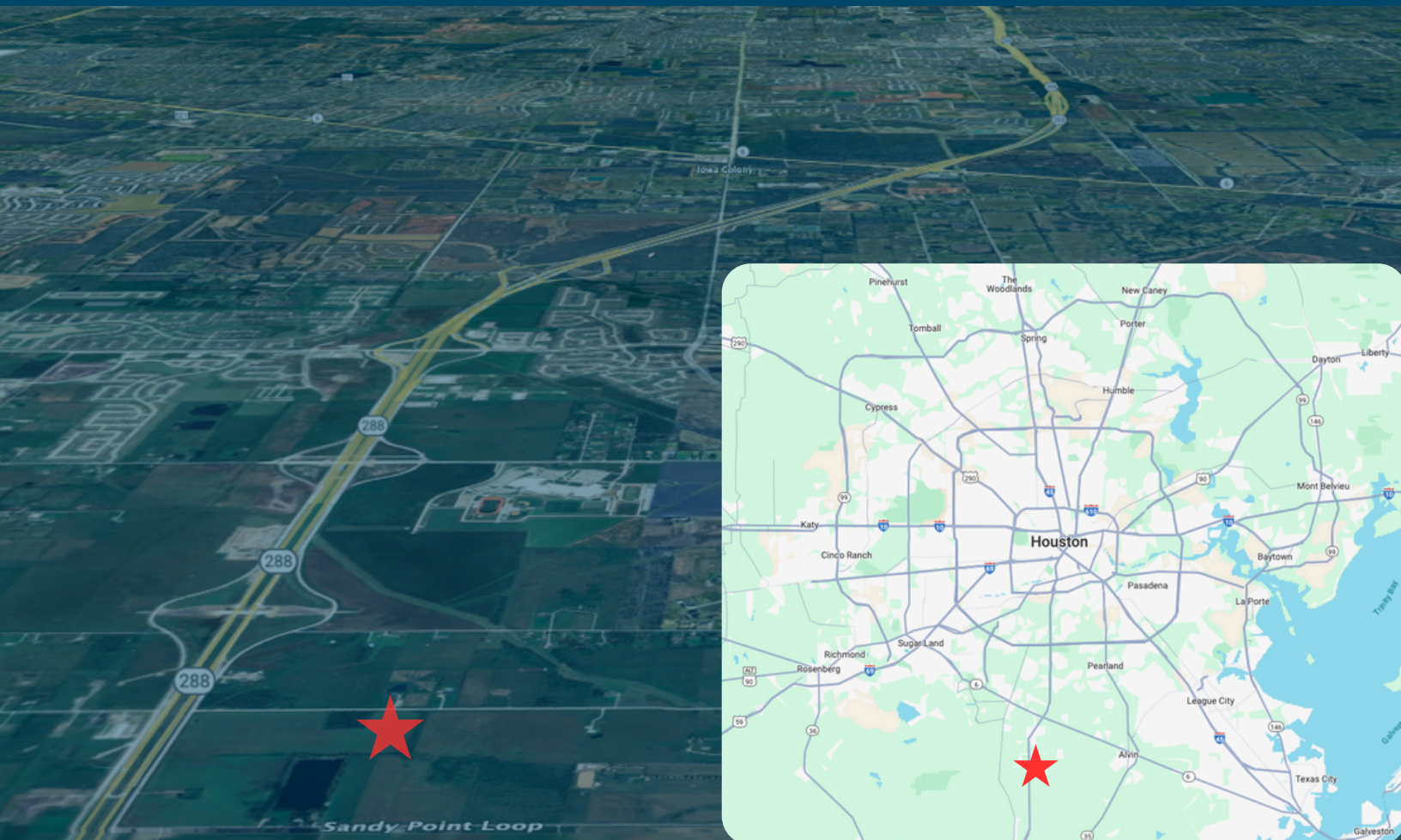


FOR SALE ~5 ACRES - IOWA COLONY, TX



PROPERTY HIGHLIGHTS

Call for Pricing

- ~5 acres just east of Hwy 288 South in Iowa Colony/Brazoria County, Texas.
- In the path of growth along Hwy 288 – new single-family and multi-family, retail, and private businesses.
- Close to area employers including Schlumberger, Mammoet, Saber Power Services, and E-Z Line Pipe Support Company.
- ~2.5 miles from Iowa Colony High School and Junior High (Alvin ISD).
- ~25 miles from Texas Medical Center & ~27 miles from Downtown Houston.

STEVE DOME
Managing Director

713.864.3232
sdome@marathonra.com

1700 Post Oak Blvd. Suite 600,
2 BLVD Place, Houston, TX 77056

AERIAL MAP OF AMENITIES



BRAZORIA COUNTY DEMOGRAPHICS

POPULATION		
YEAR	POPULATION	GROWTH
2000	243,116	N/A
2010	313,117	28.8%
2020	368,062	17.5%
2023*	398,938	8.4%

*July 2023 Estimates

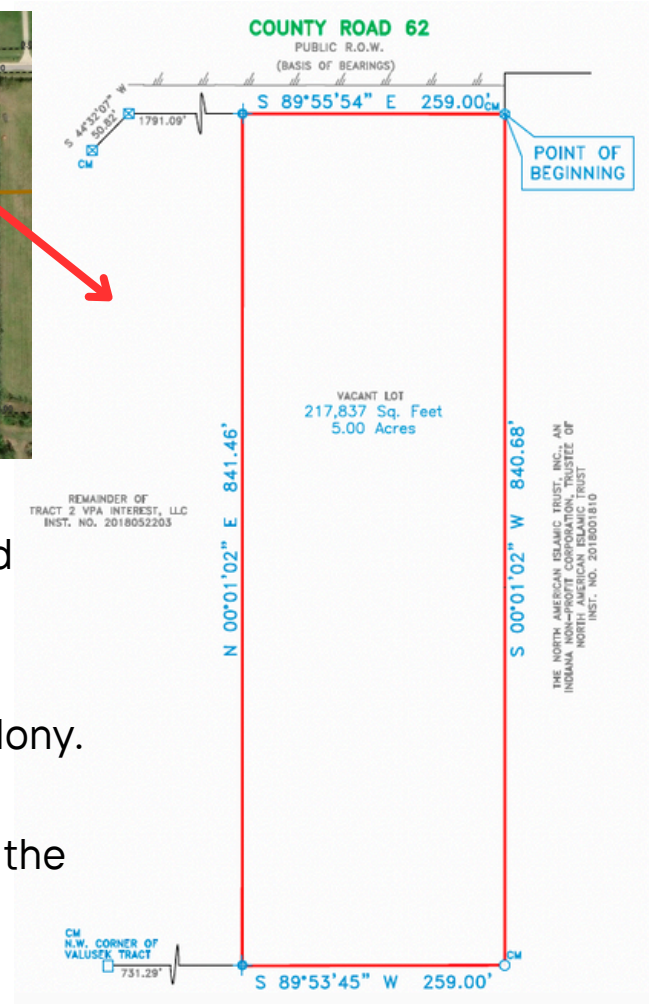
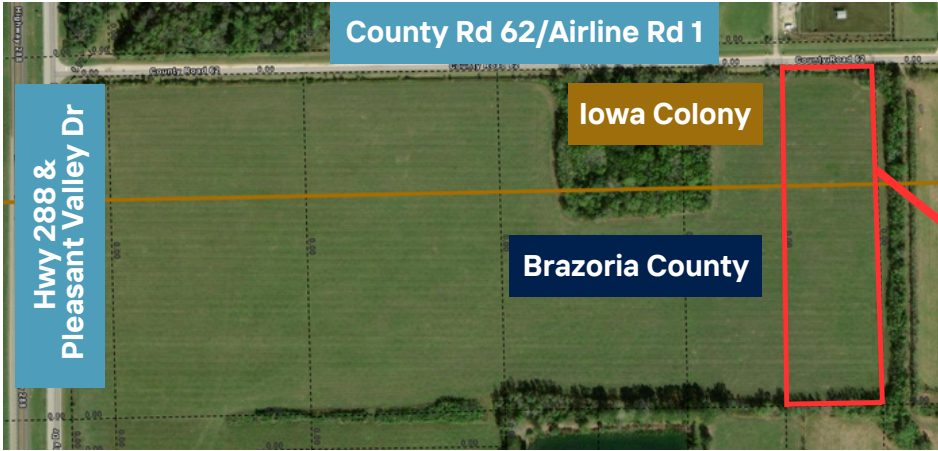
MEDIAN AGE
36

MEDIAN HOME PRICE
\$352,057

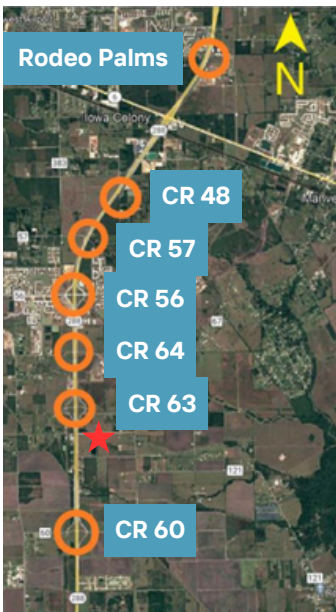
MEDIAN HOUSEHOLD INCOME
\$83,325



SITE INFORMATION



- Approximately 1,800 feet east of Hwy 288 and just over 1/2 mile west of CR 65.
- ~259 feet of frontage on CR 62 to a depth of about 300 feet is zoned R1 by City of Iowa Colony.
- Utilities: Well/Septic
- Floodplain: Site lies within Zone AE and within the 100-year flood zone.



- To address the continued growth of the area, TxDOT is working on several projects on Hwy 288 from Rodeo Palms Blvd to CR 60 in Brazoria County.
- Multiple intersections are getting an overpass to improve mobility and enhance safety.
- In addition, Hwy 288 at CR 57, CR 56, CR 64, CR 63, and CR 60 are being widened.
- Projects estimated to be completed in late 2025.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marathon Realty Advisors LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	527166 License No.	sdome@marathon-ra.com Email	713-864-3232 Phone
Steven Dome Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date