

FOR SALE

±8.01 ACRES
AVAILABLE

NORTH VELASCO STREET

Angleton, TX 77515

PRESENTED BY:

ALTAF AKBARI

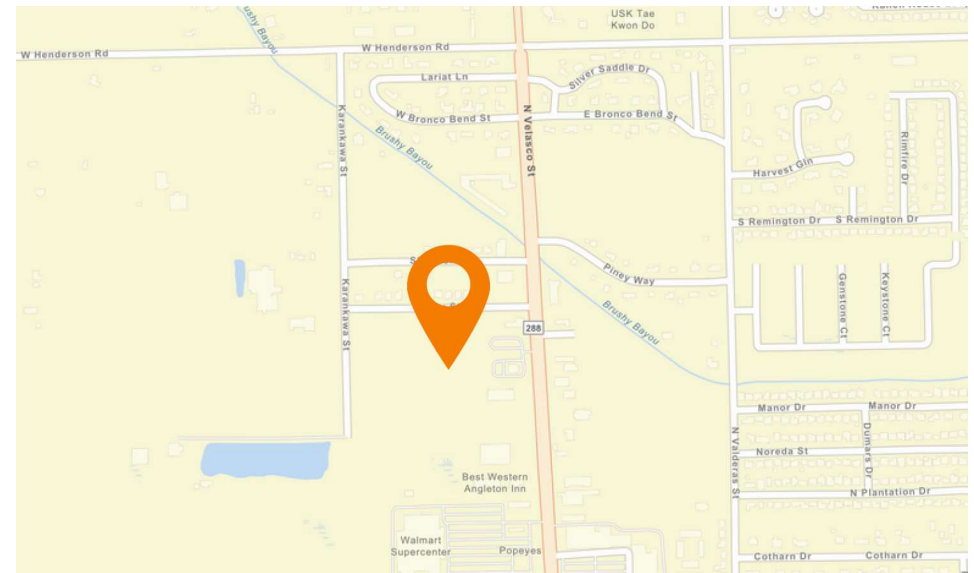
O: 281.367.2220 x180 | C: 281.496.9140





PROPERTY HIGHLIGHTS

- About 8.1 acres of vacant land behind Chili's & Taco Bell
- Close vicinity to several major retailers
- Access from North Velasco Street and Tracy Street
- Zoned General Commercial
- Located on Texas Highway 288 Business, the main thoroughfare in Angleton, TX, about a mile south of Highway 35 Bypass



OFFERING SUMMARY

SALE PRICE:	CALL FOR PRICING
LOT SIZE:	8.1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,388	20,476	27,116
TOTAL DAYTIME POPULATION	5,609	22,882	28,480
AVG HOUSEHOLD INCOME	\$120,067	\$106,955	\$107,345

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±8.1 ACRES COMMERCIAL LAND - ANGLETON

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±8.1 ACRES COMMERCIAL LAND - ANGLETON

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±8.1 ACRES COMMERCIAL LAND - ANGLETON

ANGLETON, TX - MARKET OVERVIEW

Angleton is a thriving community that offers the best of both worlds, small town charm and convenient access. Centrally located between the beaches of the Gulf Coast, Angleton boasts excellent schools, affordable housing and a low crime rate and a healthy job market.

Angleton's accessibility and proximity to Houston, the Gulf Regional Airport, the Union Pacific Railway and Port of Freeport makes it a prime location for business and residential development. George Bush Intercontinental Airport, a little over an hour away, offers routes to 68 international and 128 domestic destinations.

Angleton offers a quality of life that's hard to match, with affordable housing and a cost of living that provides significant value. The city balances the convenience and amenities of a larger urban area with the warmth and friendliness of a tight-knit community, coupled with the area's natural beauty and recreational opportunities, making it an ideal choice for those seeking a balanced lifestyle.

The city's thriving economy is growing with sectors like hospitality, heavy civil engineering construction, and chemical manufacturing leading the way. Employment growth in Angleton outpaces the trends, with industries such as oil and gas pipeline construction, health care, and hospitality showing significant gains. This economic strength is bolstered by a workforce that excels in specialties like chemical manufacturing, driving innovation and growth.

As Angleton's population and consumer base expands, new business opportunities emerge. The growing demand within the city and Brazoria County presents an untapped potential for entrepreneurs and established companies alike to thrive and capture market share in a responsive and burgeoning community.

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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