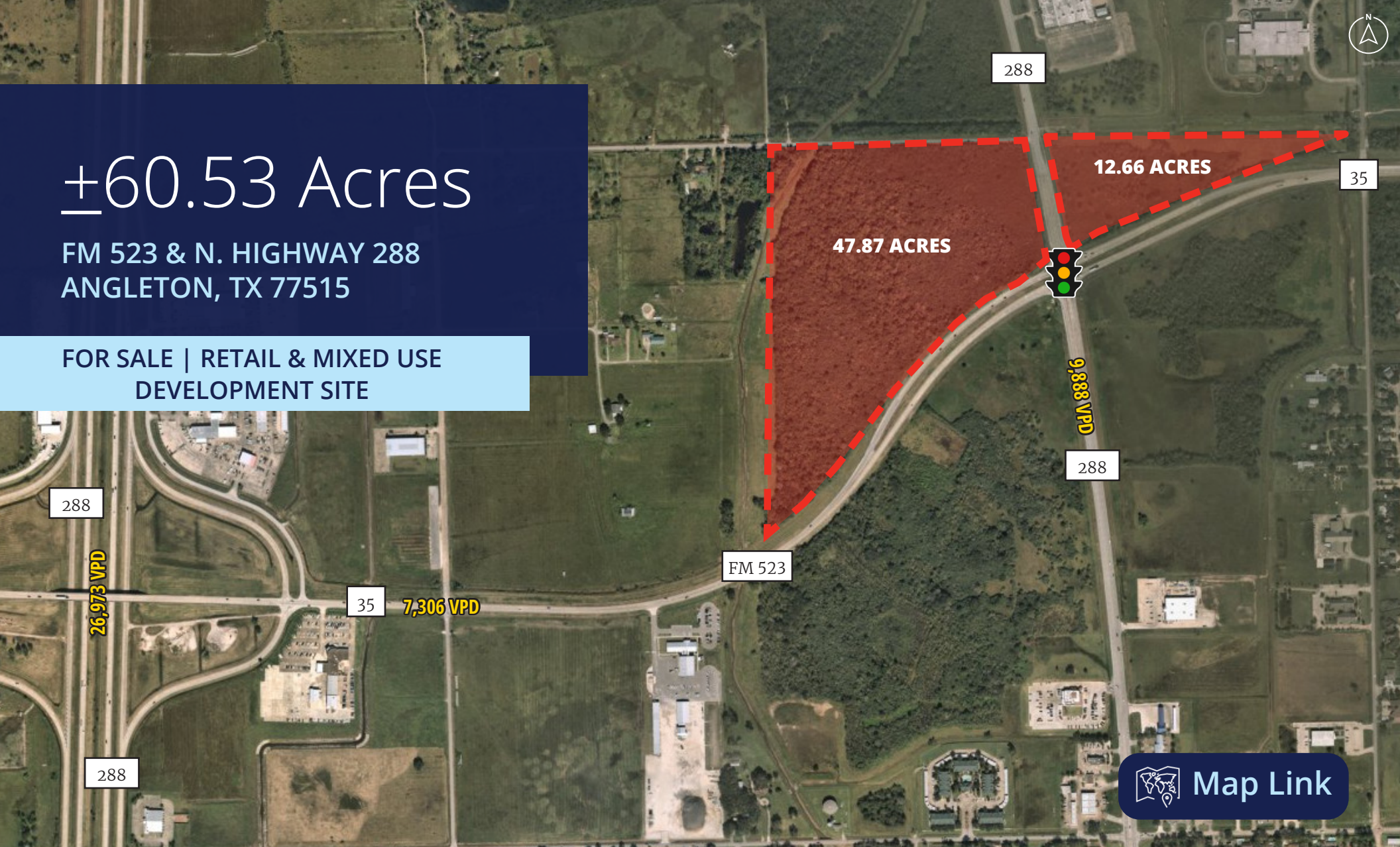


±60.53 Acres

FM 523 & N. HIGHWAY 288
ANGLETON, TX 77515

FOR SALE | RETAIL & MIXED USE
DEVELOPMENT SITE



Barkley Peschel, CCIM, SIOR

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**CONTACT BROKER
FOR PRICING**



Colliers

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ASHTON GRAY DEVELOPMENT
911 ACRES / 2,091 LOTS

Central Brazoria County
Business Park

288

Benchmark



47.87 ACRES
12.66 ACRES

Isabela
Elementary

WINDROSE
GREEN
154 ACRES



288

7,306 VPD FM 523

9,888 VPD



48

FM 523



35



AUSTIN COLONY
164.5 ACRES



35



STARBUCKS



WHATABURGER



288



Property Overview

Parts of South Brazoria County are emerging as growth hotspots, particularly near State Highway 6. The area's low density and still-abundant available land have made it attractive for build-to-rent single-family home construction.

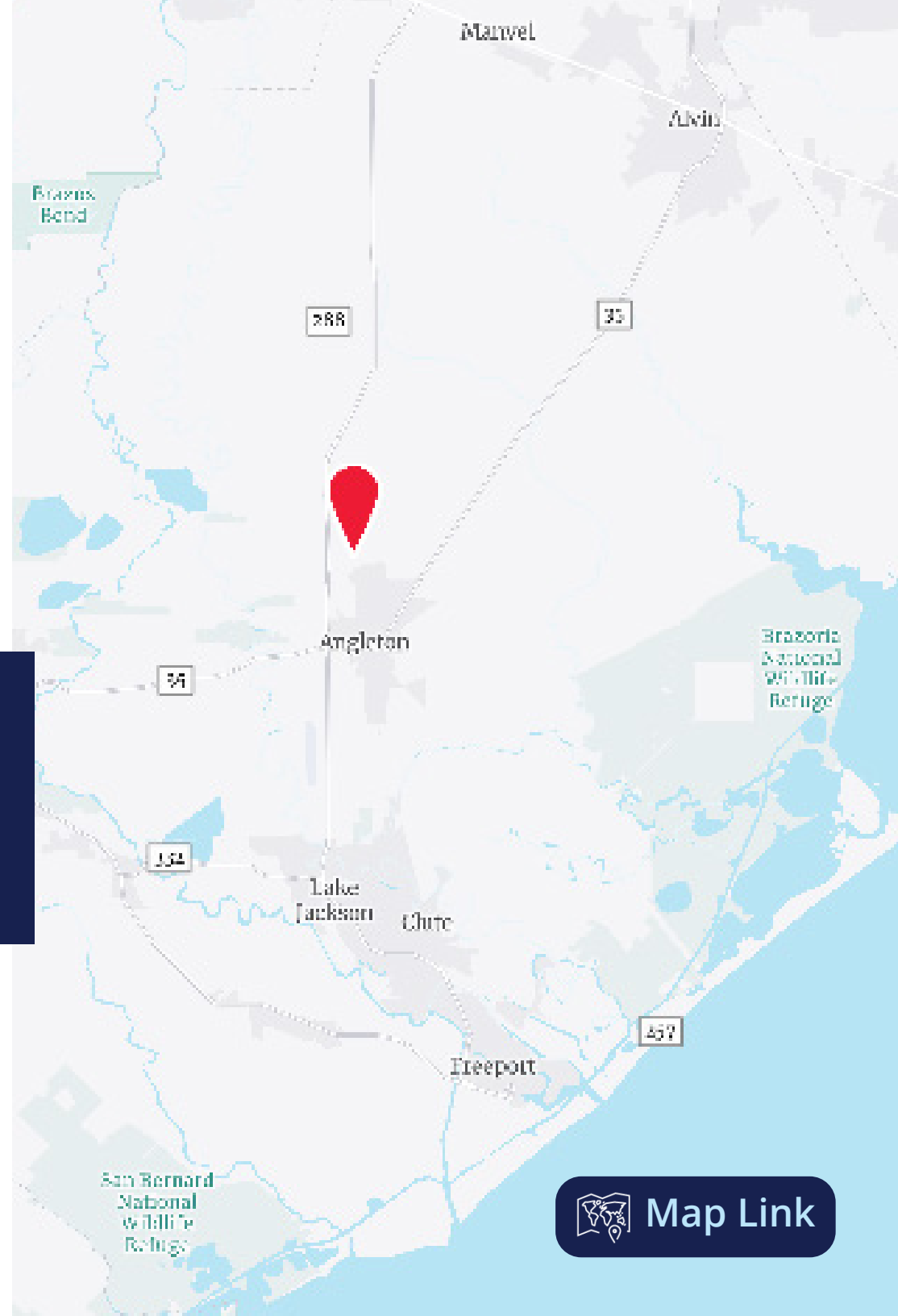
The area is home to major petrochemical employers, including the **Dow Chemical Company**, the area's largest company, which employs more than 7,000 people. Other large energy employers include **BASF Corp.**, **Phillips 66**, **Fluor Corp.**, and **Zachry Group**, which all provide a solid backbone for housing demand.

PROPERTY HIGHLIGHTS:

- Undeveloped Land
- High-traffic signalized intersection
- Potential Retail and multi-family development site
- 1 mile East of 288
- 30 miles south of the Medical Center & downtown
- Outside the city limits

AREA HIGHLIGHTS / ATTRACTIONS

- Angleton is the County Seat of Brazoria County
- Close proximity to the Gulf of Mexico beaches
- Brazoria National Wildlife Refuge and Cannan Bend Recreation Area
- Stephen F. Austin-Munson Historical Park



Map Link

Demographic Summary Report

Population Summary	1 Mile	3 Mile	5 Mile
2025 Total Population	1,655	17,681	26,308
2025-2030 Growth Rate: Population (CAGR)	2.2%	1.6%	1.5%
2025 Total Daytime Population	1,684	19,233	28,168
- Workers	738	9,313	13,648
- Residents	946	9,920	14,520

Household Summary	1 Mile	3 Mile	5 Mile
2025 Households	609	6,830	9,745
2025 Average Household Size	2.71	2.57	2.64
2025-2030 Growth Rate: Households (CAGR)	2.4%	1.9%	1.8%
2025 Families	431	4,559	6,745

Housing Unit Summary	1 Mile	3 Mile	5 Mile
2025 Housing Units	701	7,518	10,795

Owner Occupied Median Home Value	1 Mile	3 Mile	5 Mile
2025 Median Home Value	267,500	245,420	237,188

2025 AVERAGE HOUSEHOLD INCOME:

\$139,008

1 Mile Radius

\$109,191

3 Mile Radius

\$105,734

5 Mile Radius



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[Map Link](#)

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____