

**Highway 288 and Anchor Rd  
Angleton TX 77515**

**FOR SALE 4.7 ACRES**



**Daniel Myers**

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**Contact us for more information**

# Property Highlights

Highway 288 and Anchor Rd  
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- 4.7 acres on Highway 288 and Anchor Rd
- Undeveloped land.
- High-traffic location with excellent visibility.
- Potential site for gas station, RV park, retail & industrial building, car dealership.
- Between Bucee's and Love's.





# Demographics

	1 MILE	3 MILES
POPULATION	1.245	17.663
HOUSEHOLDS	455	6.509
MEDIAN AGE	35.90	36.70
MEDIAN HH INCOME	\$105.340	\$72.750
DAYTIME EMPLOYEES	799	8.783
POPULATION GROWTH '22 - '27	↑ 1.45%	↑ 0.41%
HOUSEHOLD GROWTH '22 - '27	↑ 1.54%	↑ 0.46%

# Traffic Counts

COLLECTION ST	CROSS ST	TRAFFIC VOL	LAST MEA	DISTANCE
W HENDERSON RD	HWY 288 W	1,019	2022	0.38 MI
ANCHOR RD	CO RD 44 SE	3,635	2022	0.39 MI
CO RD 44	FM 523 NW	2,337	2022	0.55 MI
CARR RD	CANNAN SW	1,138	2022	0.60 MI
FM 523	STATE HWY 288 E	4,456	2018	0.61 MI
1 20-N BUSINESS	CO RD 44 SW	5,316	2020	0.63 MI
FM 523	CO RD 44 SW	4,575	2022	0.68 MI
TX 121	FM 523 S	24,175	2020	0.71 MI
HWY 35 BYP	HWY 288 S	27,806	2022	0.72 MI
HWY 35 BYP	STATE HWY 288 S	29,355	2020	0.72 MI



**AERIAL VIEW**



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