

FOR SALE

\$650,000

30315 FM 2004, ANGLETON, TX 77515

±5.06 ACRES WITH ALL IMPROVEMENTS



JOEL C. ENGLISH

President/Principal

Joel@TexasCRES.com

(713) 473-7200

SPENCE DRAKE

Realtor

Sdrake@spencesells.com

(713) 303-0800



COMPASS

PROPERTY HIGHLIGHTS



Location

30315 FM 2004
Angleton, TX 77515



Asking Price

\$650,000



Size

±5.06 Acres

Contact Us

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SPENCE DRAKE

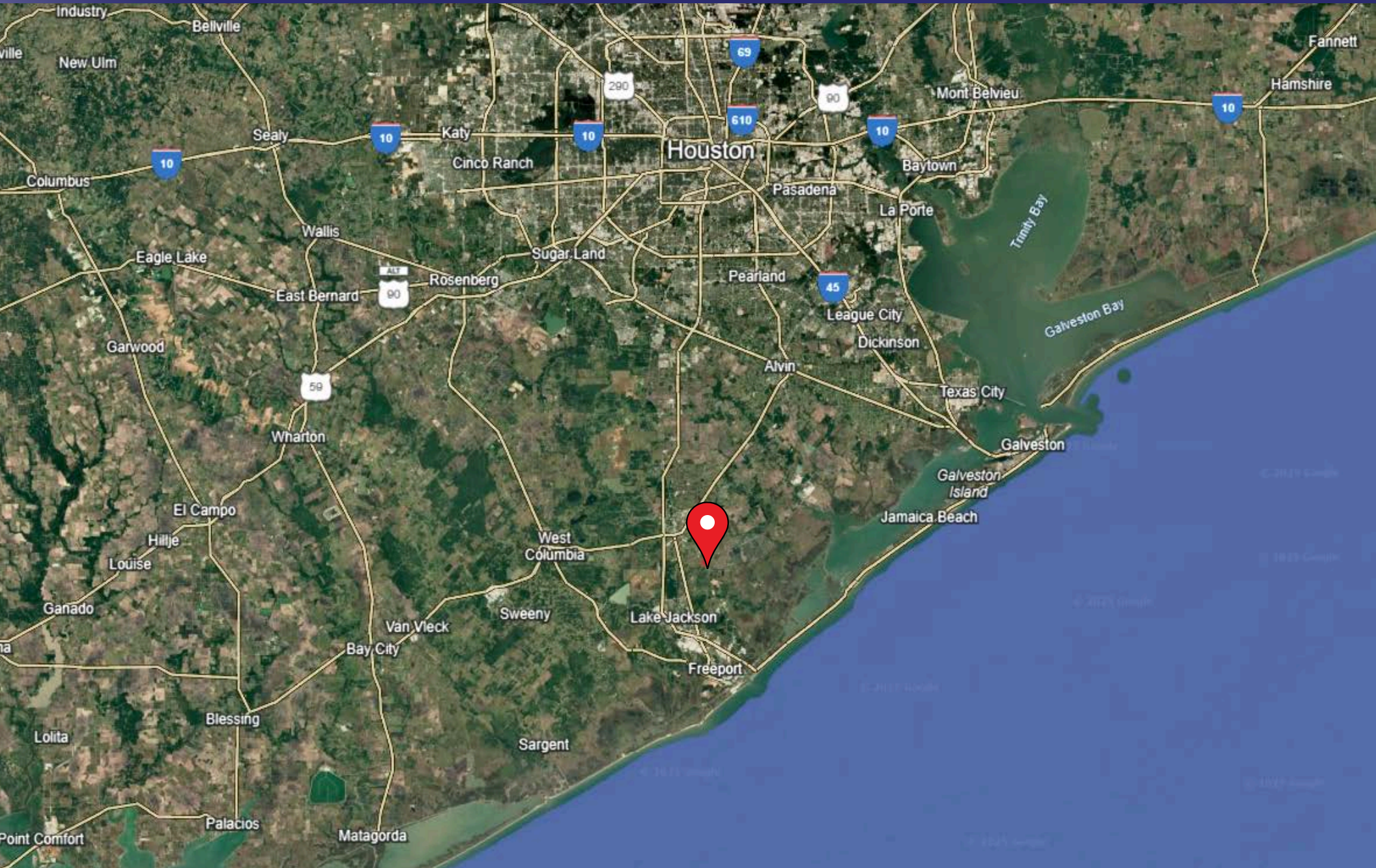
Sdrake@spencesells.com
(713) 303-0800

- **Turnkey site with all improvements in place** – ready for immediate use or redevelopment
- **Expansive ±5.06 acres** offering flexible options for industrial, commercial, or contractor operations
- **Fully fenced and gated** property providing security and controlled access
- Approximately 360.7 FT of frontage on FM 2004 Rd. for strong visibility and access
- ±5,763 AADT (2024, TxDOT) along FM 2004 supports consistent traffic exposure
- **Ample yard space** ideal for laydown, outside storage, truck parking, or equipment staging
- **Existing infrastructure and site improvements** reduce upfront development costs
- **Convenient access** to SH-288, FM 523, and Downtown Angleton for regional connectivity
- Positioned in a **growing Brazoria County market** with proximity to industrial, petrochemical, and logistics users
- **Excellent opportunity for owner-users, investors, or developers** seeking a versatile property in a high-demand corridor

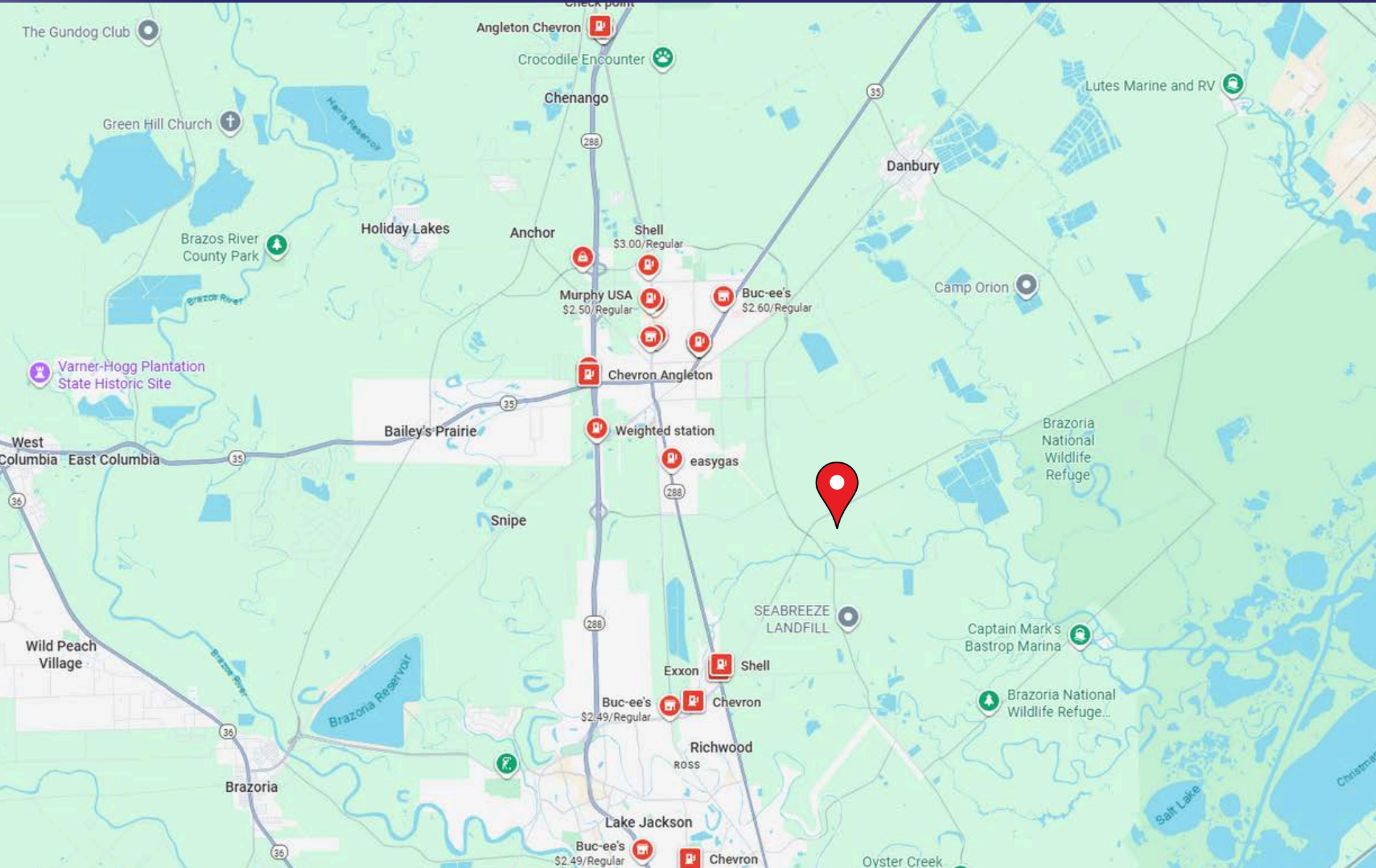
PROPERTY PICTURES



LOCATION MAP



PROXIMITY TO GAS STATIONS



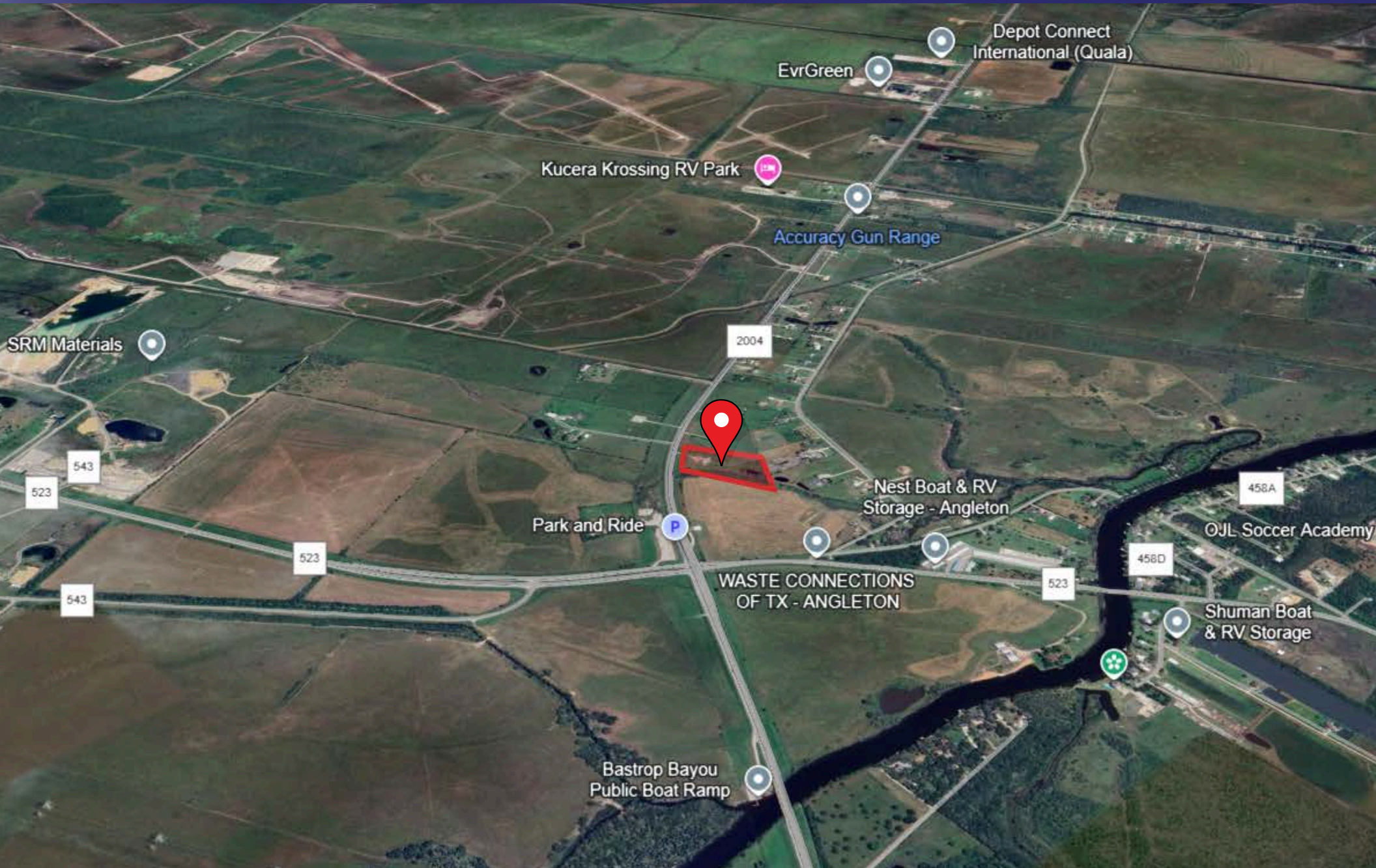
PROPERTY AERIAL



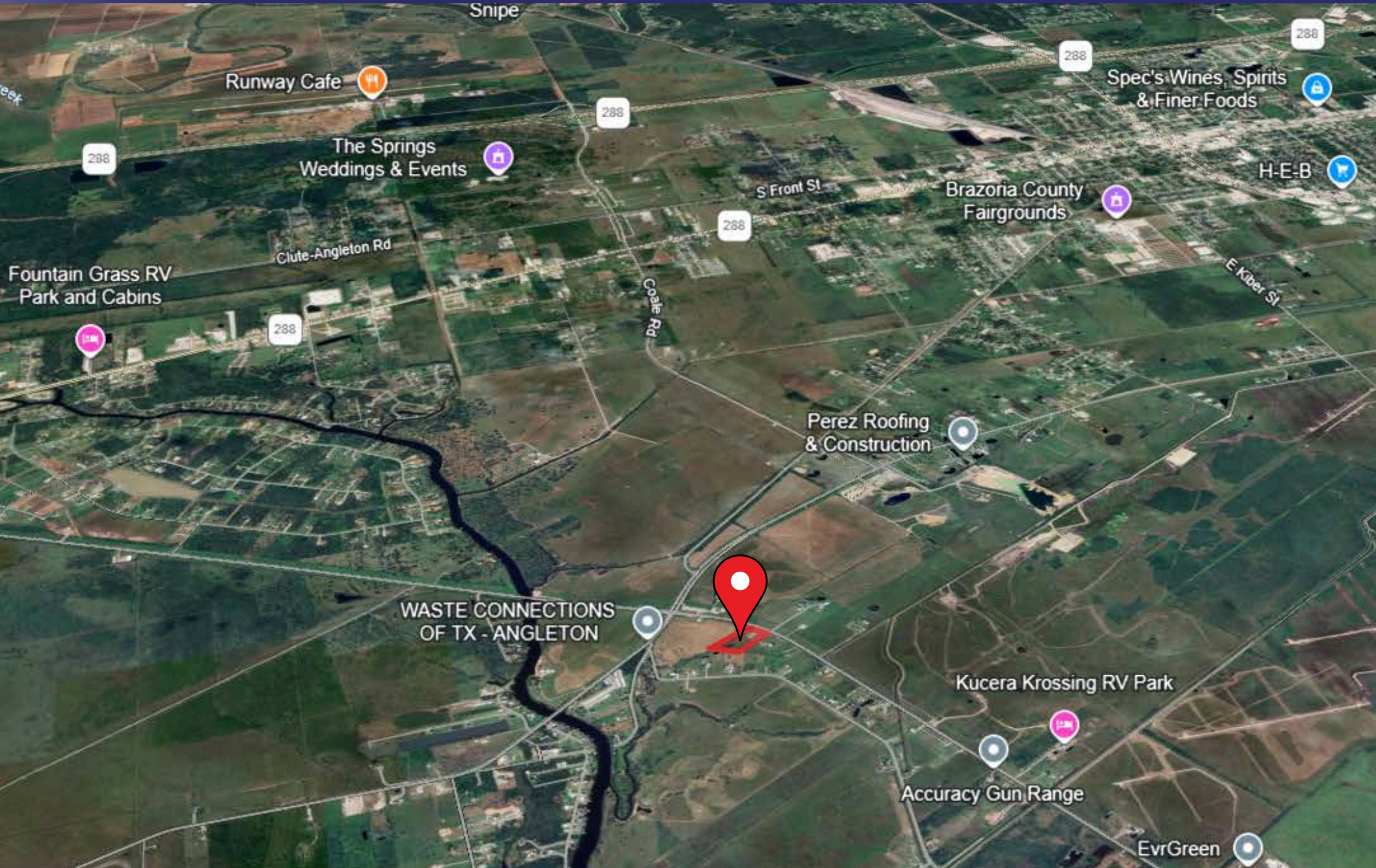
Approximately 5.7 miles to
FM 523 and SH-288



MARKET AERIAL 1



MARKET AERIAL 2



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

30315 FM 2004, Angleton, Texas, 77515

Ring of 1 mile

KEY FACTS

148

Population



58

Households

48.2

Median Age

\$60,489

Median Disposable Income

EDUCATION

8.0%

No High School Diploma

46.4%

High School Graduate

9.8%

Bachelor's/Grad
/ Prof Degree

35.7%

Some College/
Associate's Degree

148

2023 Total
Population (Esri)

INCOME



\$68,924

Median Household Income



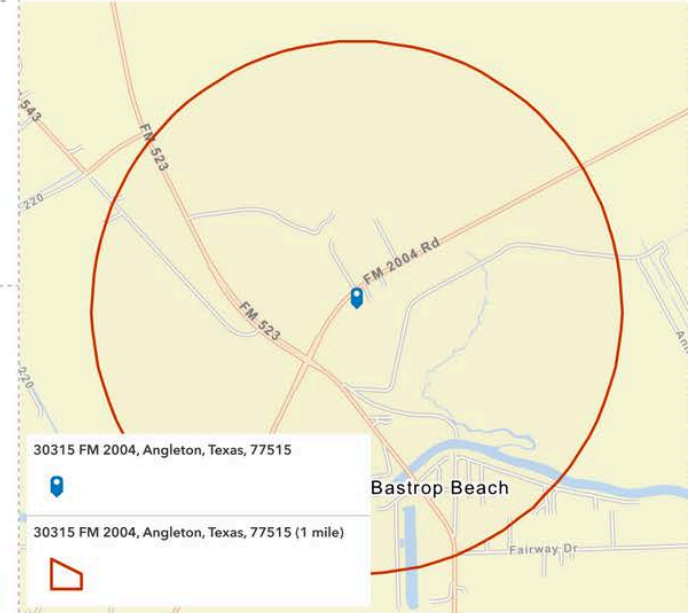
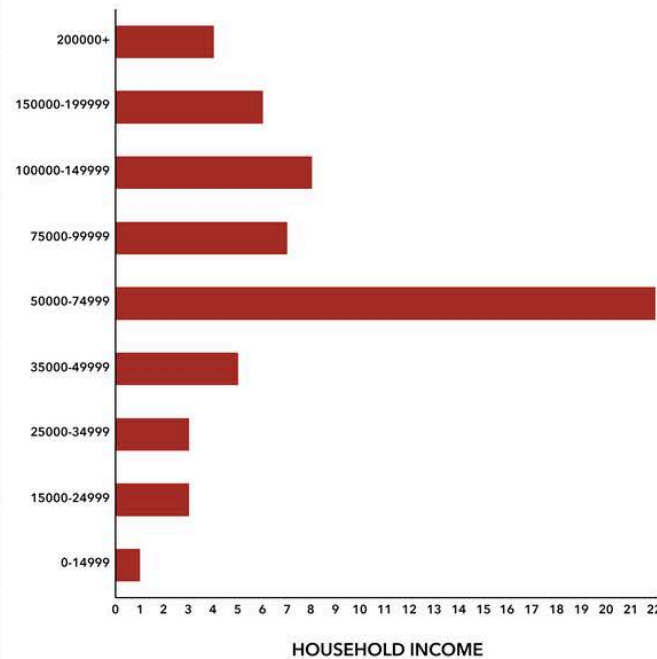
\$37,983

Per Capita Income



\$322,093

Median Net Worth



EMPLOYMENT



55.4%

White Collar



36.1%

Blue Collar



13.3%

Services

2.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

Full demographic package available upon request.



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.

2-10-2025



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.

| | | | |
|--|-------------|--------------------|----------------|
| Texas CRES, LLC | 9004590 | joel@texasgres.com | (713) 473-7200 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Joel C. English | 465800 | joel@texasgres.com | (713) 473-7200 |
| Designated Broker of Firm | License No. | Email | Phone |
| Joel C. English | 465800 | joel@texasgres.com | (713) 473-7200 |
| 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



COMPASS

Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors. The information is shared with Texas CRES, LLC for reference and for marketing purposes. Texas CRES, LLC makes no representations to the validity or accuracy of the information. Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information. You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein.

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