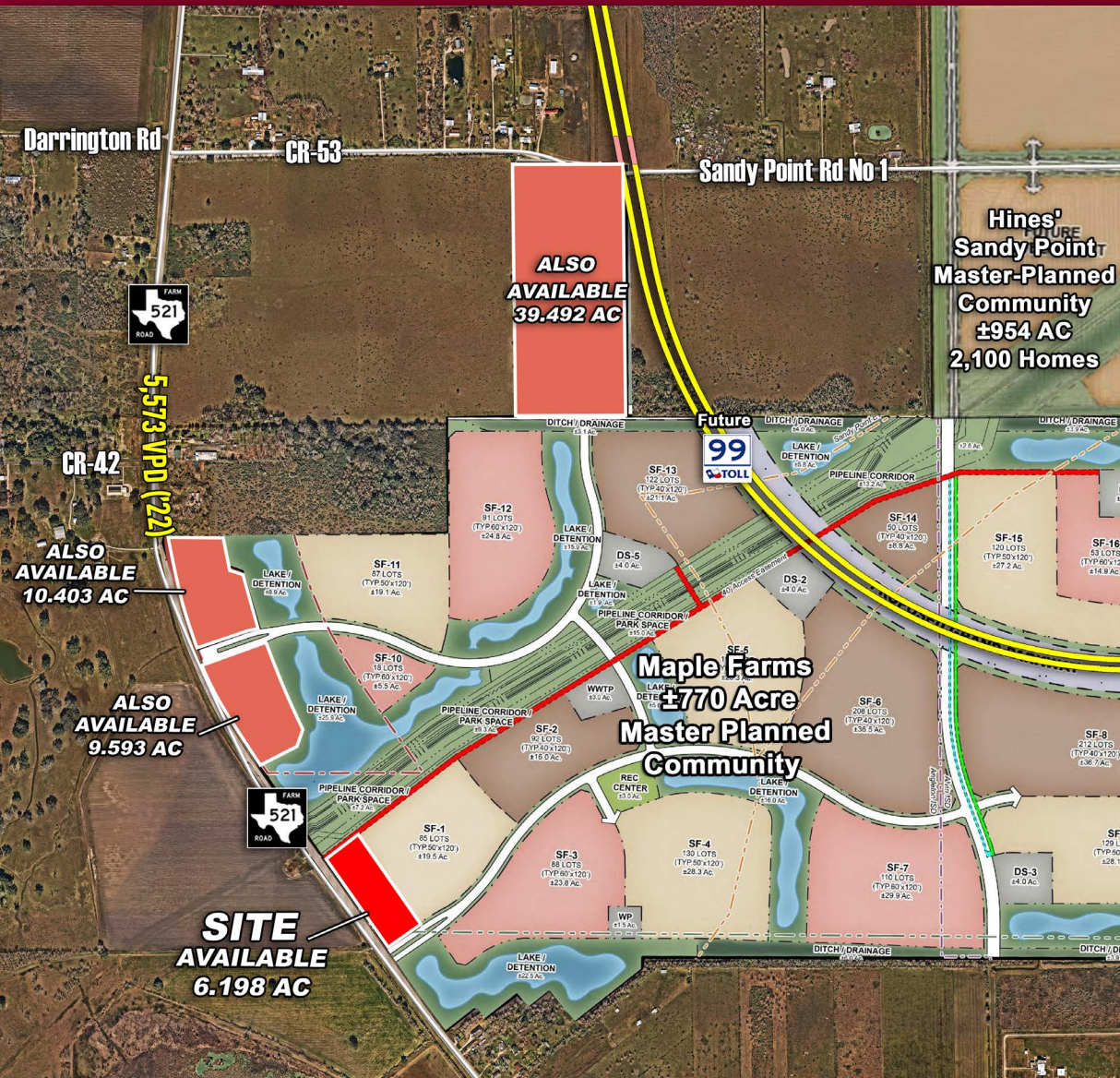




FM 521 Commercial Reserve 3

±6.198 Acres For Sale | Rosharon, Texas



SIZE: ±6.198 Acres
PRICE: Call for Pricing
LOCATION: SEQ of FM-521 & CR-53 in Rosharon
USES: Retail, Fuel, Daycare, Carwash, QSR, Office, Medical

PROPERTY HIGHLIGHTS:

- Pure Frontage Hard Corner Commercial Reserve at the NE corner of FM 521 and the proposed main entrance to a +/-700 Ac Master Planned Community development with 1,700+ homes
- Adjacent to Hines' proposed ±954 AC Master Planned Community development with 2,100+ homes
- Development Agreement in place with the adjacent community developer for infrastructure (public water/ sewer/off-site drainage, cross access, etc), allowing these reserves to be easily entitled at little to no cost
- 850' of frontage on FM 521
- Txdot has major road improvements planned in the area with FM 521 to be widened, SH 288 widening under way, and plans for segments B&C of 99 Grand Parkway finally progressing forward
- No flood plain per FEMA Map
- WILL DIVIDE

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 281-664-6634 | MTerpstra@CaldwellCos.com



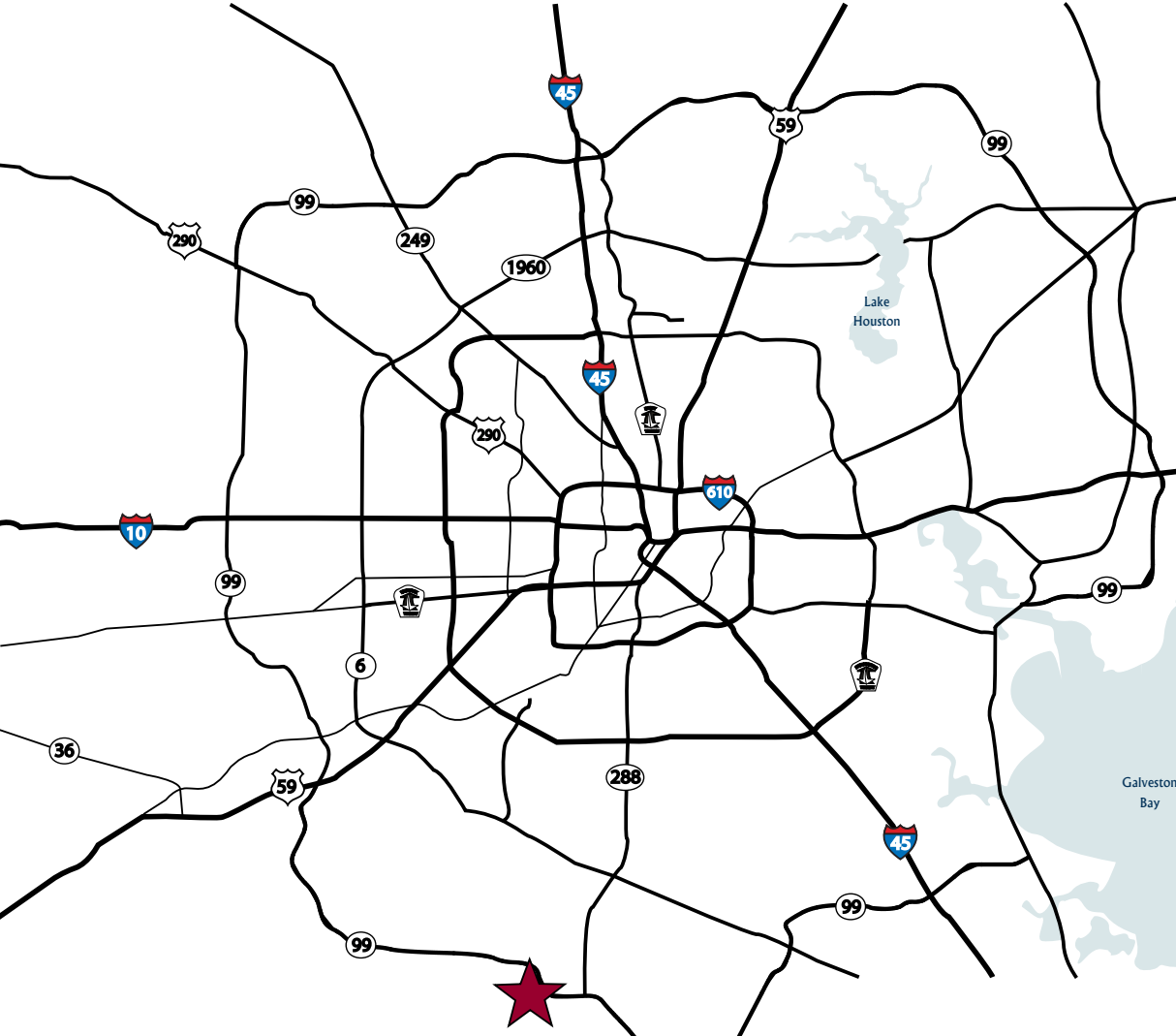
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FM 521 Commercial Reserve 3

±6.198 Acres For Sale | Rosharon, Texas



LOCATION:

SEQ of FM-521 & CR-53, Rosharon, Texas 77583

TAXES:

Angleton ISD	\$1.23
Brazoria County	\$0.29
Brazoria Drainage (Iowa Colony)	\$0.12
Brazoria ED #3	\$0.09
Angleton/Danbury Hospital District	\$0.16
Port Freeport	\$0.03
Road & Bridge Fund	\$0.05
Total Taxes	\$1.97

TRAFFIC COUNTS:

FM-521: 5,573 VPD (TXDOT 2022)

DEMOGRAPHICS:

	3 Miles	5 Miles	7 Miles
2023 Population	2,931	19,035	45,109
2028 Proj. Population	3,301	24,148	54,193
Avg. HH Income	\$125,353	\$128,890	\$136,336

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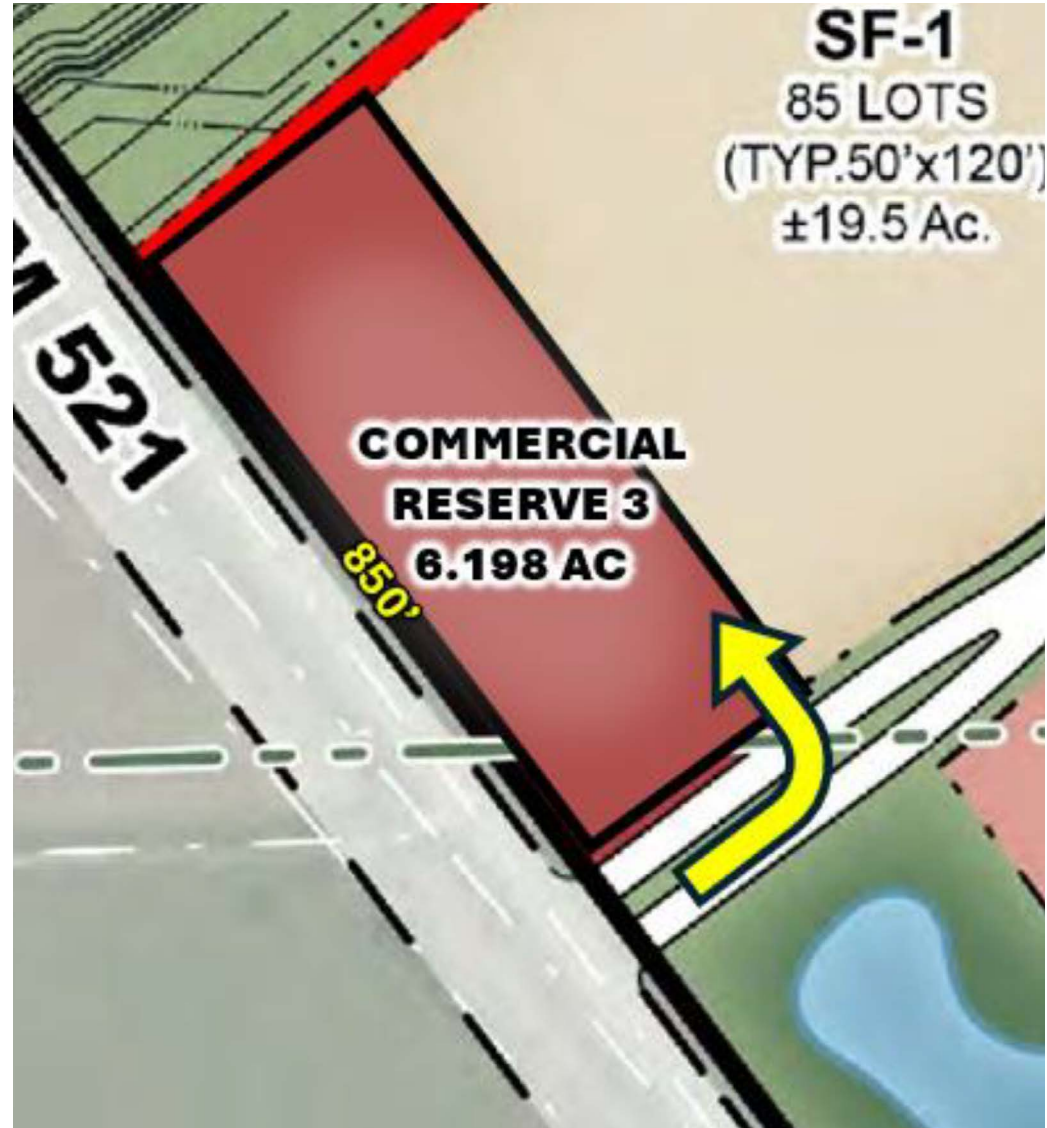
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FM 521 Commercial Reserve 3

±6.198 Acres For Sale | Rosharon, Texas



RESIDENTIAL				±365.5 Ac.
SF	SF - (TYP. 40x120)	684 LOTS	40%	±119.1 Ac.
SF	SF - (TYP. 50x120)	667 LOTS	39%	±147.5 Ac.
SF	SF - (TYP. 60x120)	360 LOTS	21%	±98.9 Ac.
TOTALS				±1,711 LOTS 100% ±365.5 Ac.
NON-RESIDENTIAL				±49.9 Ac.
COM	COMMERCIAL			±53.9 Ac.
PARKS / RECREATION / OPEN SPACE				±211.1 Ac.
PARK	REC. CENTER & PARKS			±3.0 Ac.
	LAKE / DETENTION			±159.0 Ac.
	DITCH / DRAINAGE			±20.9 Ac.
	LANDSCAPE / OPEN SPACE			±28.2 Ac.
UTILITIES & EASEMENTS				±72.2 Ac.
	PIPELINE EASEMENTS			±47.3 Ac.
WP	WATER PLANT			±1.5 Ac.
WWTP	WASTEWATER TREATMENT PLANT			±3.0 Ac.
DS	DRILL SITES			±20.4 Ac.
CONSTRAINTS				±67.7 Ac.
	GRAND PARKWAY			±34.5 Ac.
	MAJOR THOROUGHFARES			±18.1 Ac.
	COLLECTOR STREETS			±15.1 Ac.
PROJECT TOTAL				±770.4 Ac.

a conceptual development plan for
MAPLE FARMS
 ±770.4 ACRES OF LAND

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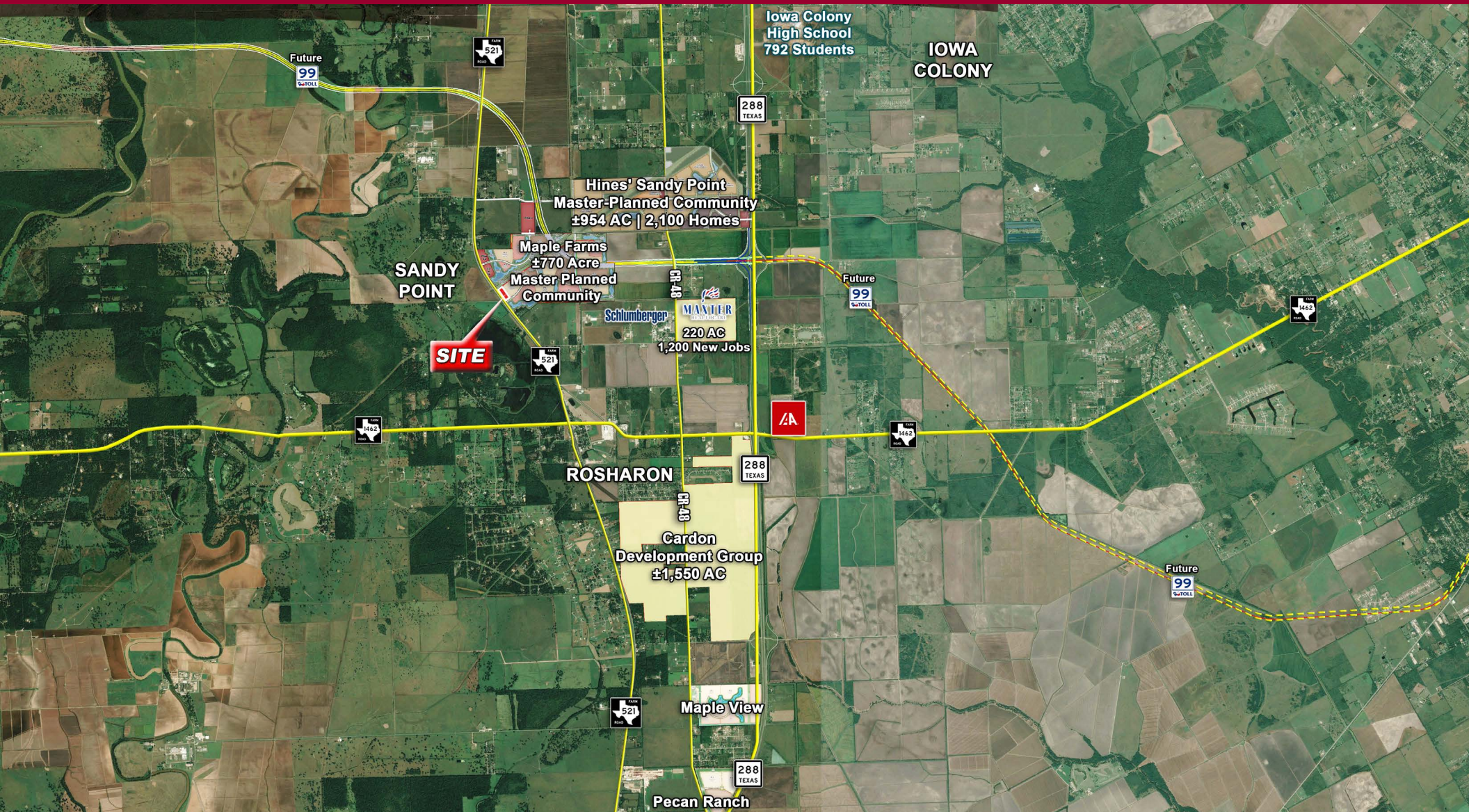
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Information About Brokerage Services

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

11-2-2015



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 buy 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

Caldwell Brokerage Company, LLC dba Caldwell Land Co	9002313	N/A	713.690.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Mark Terpstra	443855	mterpstra@caldwellcos.com	281-664-6634
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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