

FOR SALE

\$17,500/ACRE

+/- 393 ACRES ON FM 2004
0 FM 2004, LAKE JACKSON, TX 77566



SITE

ALEX WISNOSKI
Principal
Alex@TexasCRES.com
(281) 415-1913

JOEL C. ENGLISH
Managing Broker / Principal
Joel@TexasCRES.com
(713) 473-7200





PROPERTY HIGHLIGHTS



Location

0 FM 2004
Lake Jackson, TX 77566



Asking Price

\$17,500 per Acre



Size

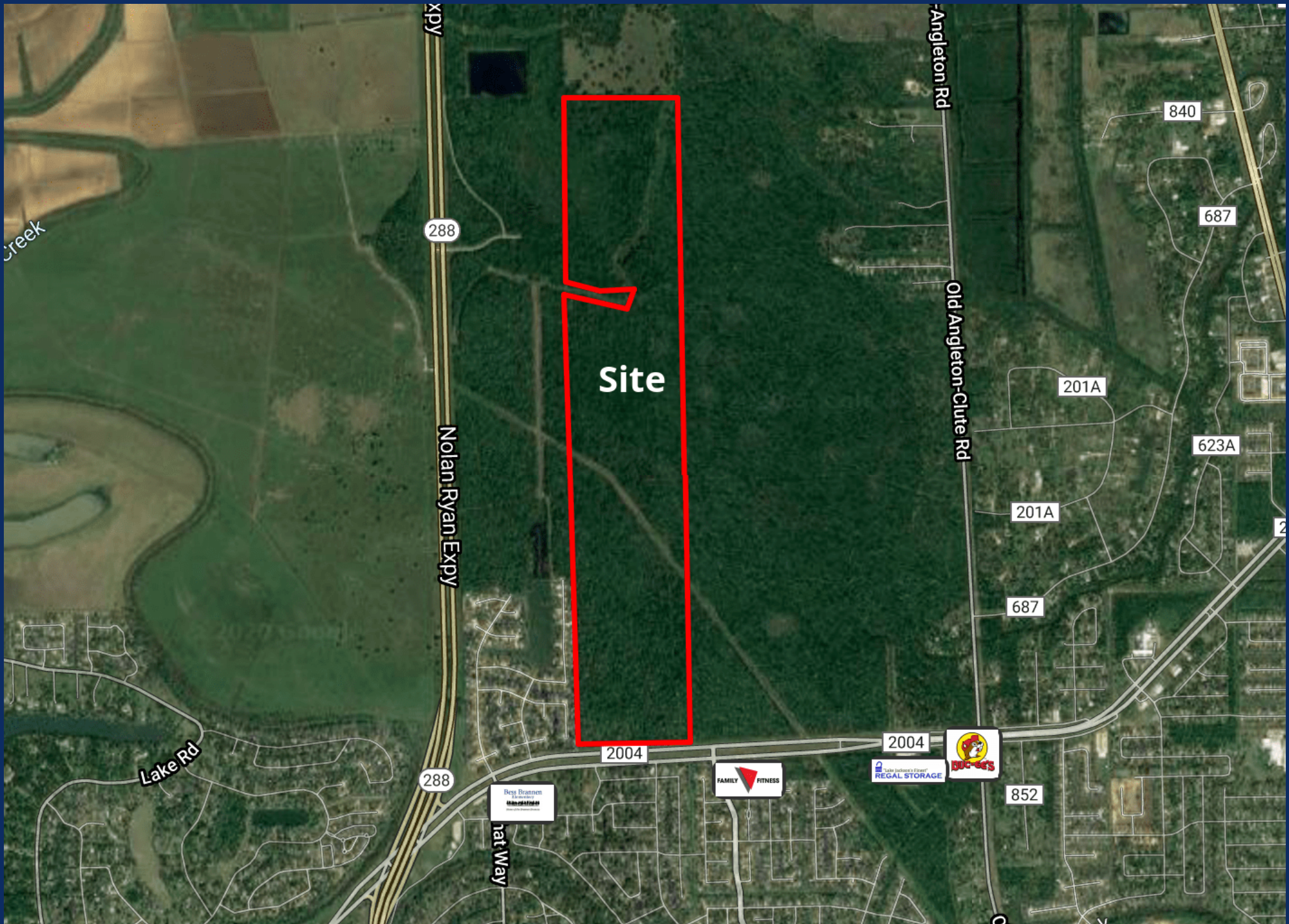
+/- 393 Acres

Contact:

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- Outstanding Development or Investment Opportunity in rapidly expanding Lake Jackson, Texas.
- In high density residential & commercial populated area with easy access to freeways & retail.
- Ideal for residential or commercial development.
- Excellent location with great visibility & 1,720 feet of frontage on FM 2004.
- Site is a quarter mile from Highway-288 & less than 6.5 miles to Highway 35.
- Average traffic of over 66,000 vehicles per day on Highway 288 & over 23,000 vehicles per day on FM 2004.
- Situated in Brazoria County, the City of Lake Jackson & Brazos ISD.
- Utilities Available.
- Demographic Package Available.



Site

288

Nolan Ryan Expy

Angleton Rd

Old Angleton-Clute Rd

840

687

201A

623A

201A

687

Lake Rd

288

at Way

2004

2004

852

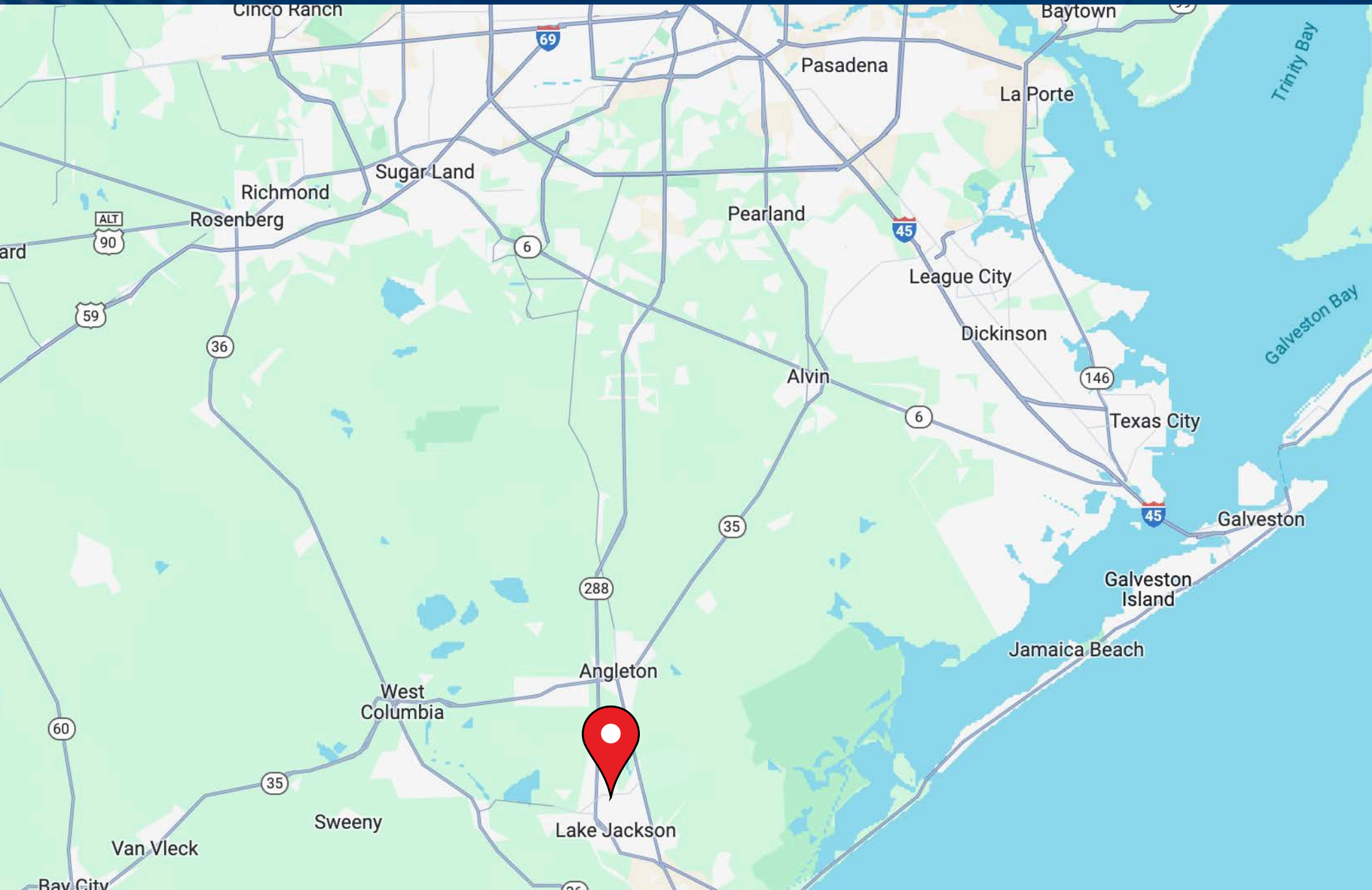
Bey Brannen

FAMILY FITNESS

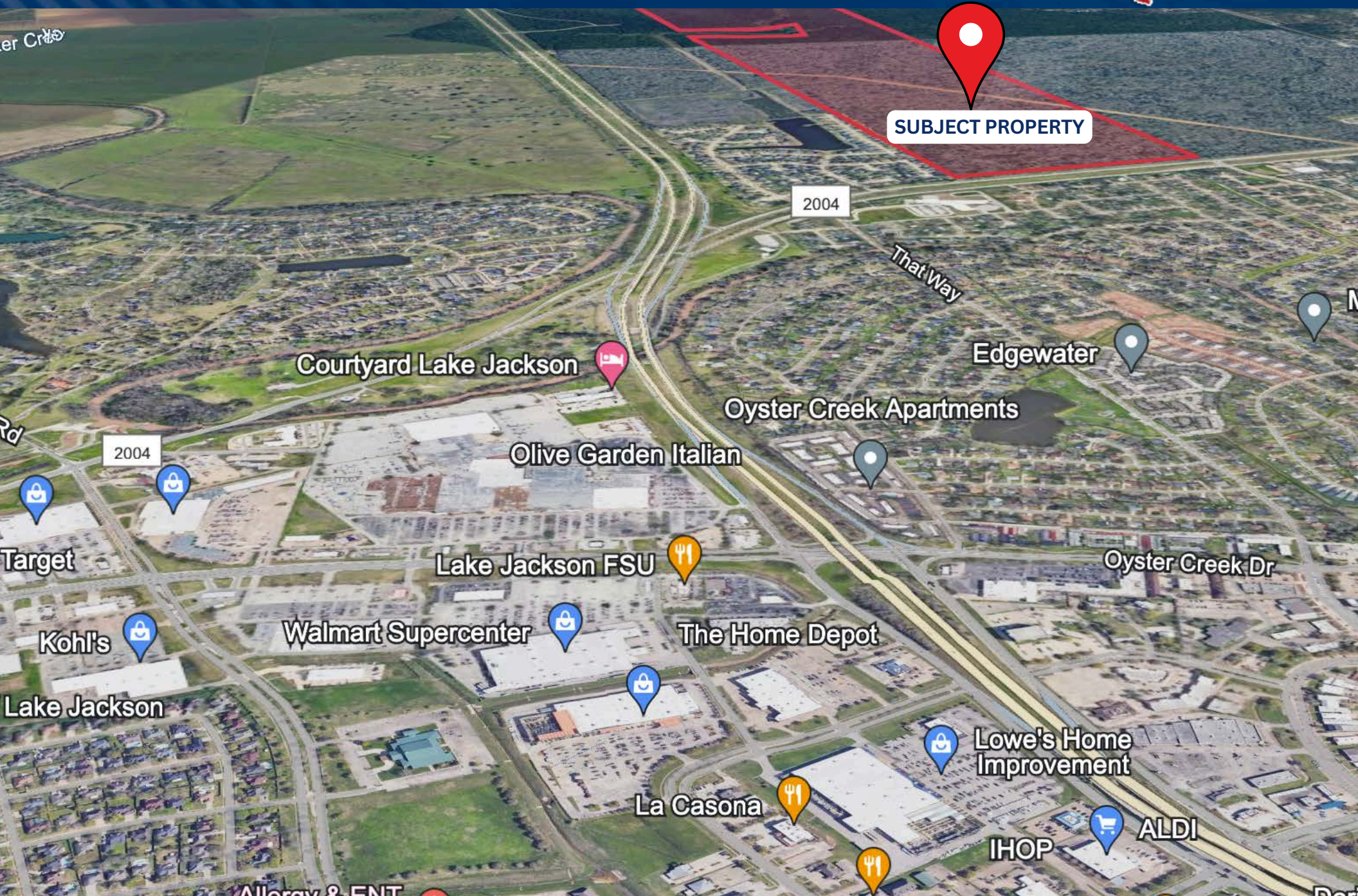
REGAL STORAGE

DOC-ETS

LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS

698

288

DEMOGRAPHIC SUMMARY

Lake Jackson, Texas
Ring of 3 miles

KEY FACTS

21,703

Population

40.6

Median Age



7,806

Households

\$80,475

Median Disposable Income

EDUCATION

7.2%

No High School Diploma

24.6%

High School Graduate

31.0%

Some College/
Associate's Degree

37.3%

Bachelor's/Grad / Prof Degree

21,703

2023 Total Population (Esri)

INCOME



\$97,709

Median Household Income



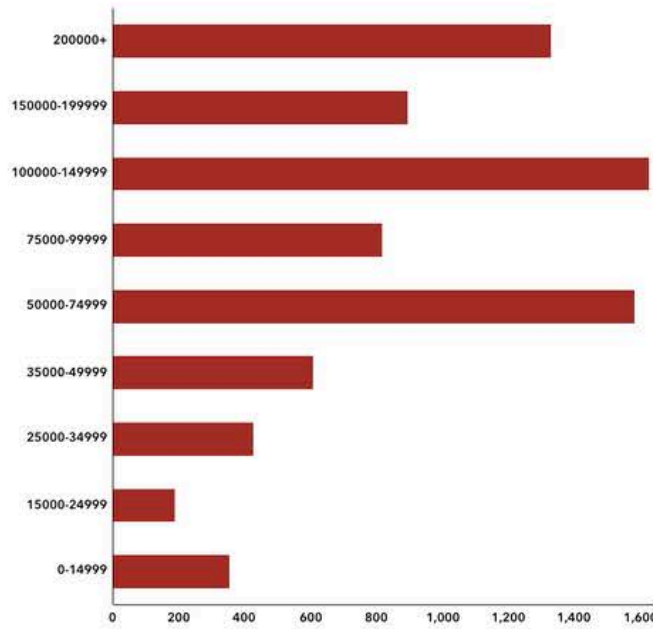
\$49,043

Per Capita Income

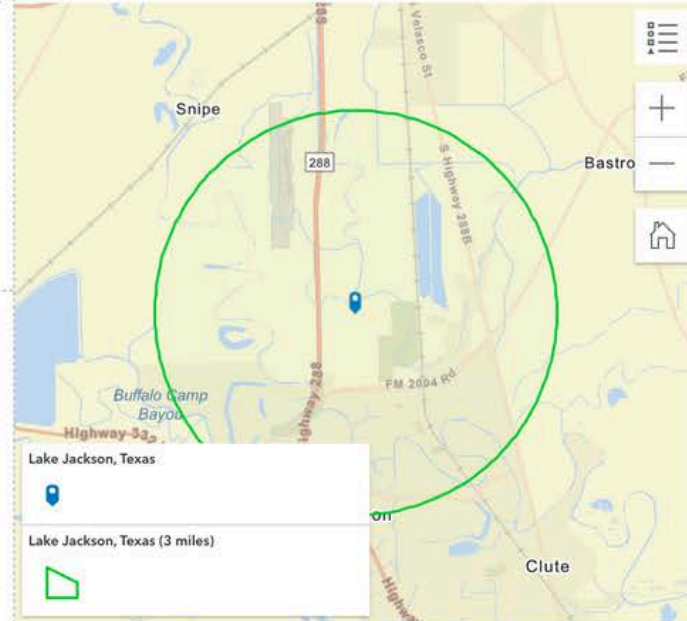


\$329,863

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

67.5%

White Collar

22.3%

Blue Collar

13.1%

Services

3.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

2004



Information About Brokerage Services

11-2-2015

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.

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.

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Alex Wisnoski</u>	<u>636406</u>	<u>alex@texasgres.com</u>	<u>(281) 415-1913</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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