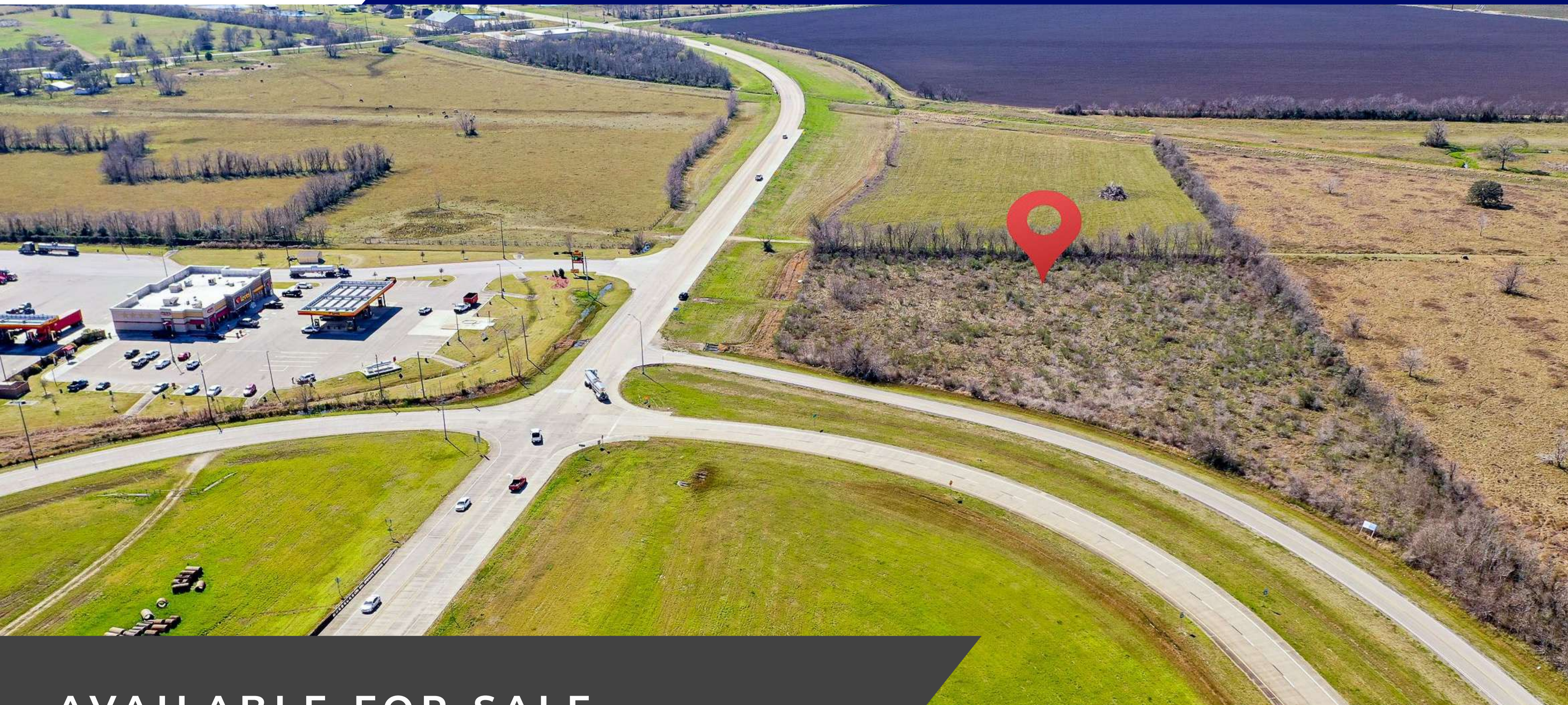




FM 523 & HIGHWAY 288

ANGLETON, TX 77515



AVAILABLE FOR SALE

SIZE - +/- 5.21 ACRES

PRICE - CALL FOR PRICING

FOR MORE INFORMATION

FARID CHATUR

832-685-2739

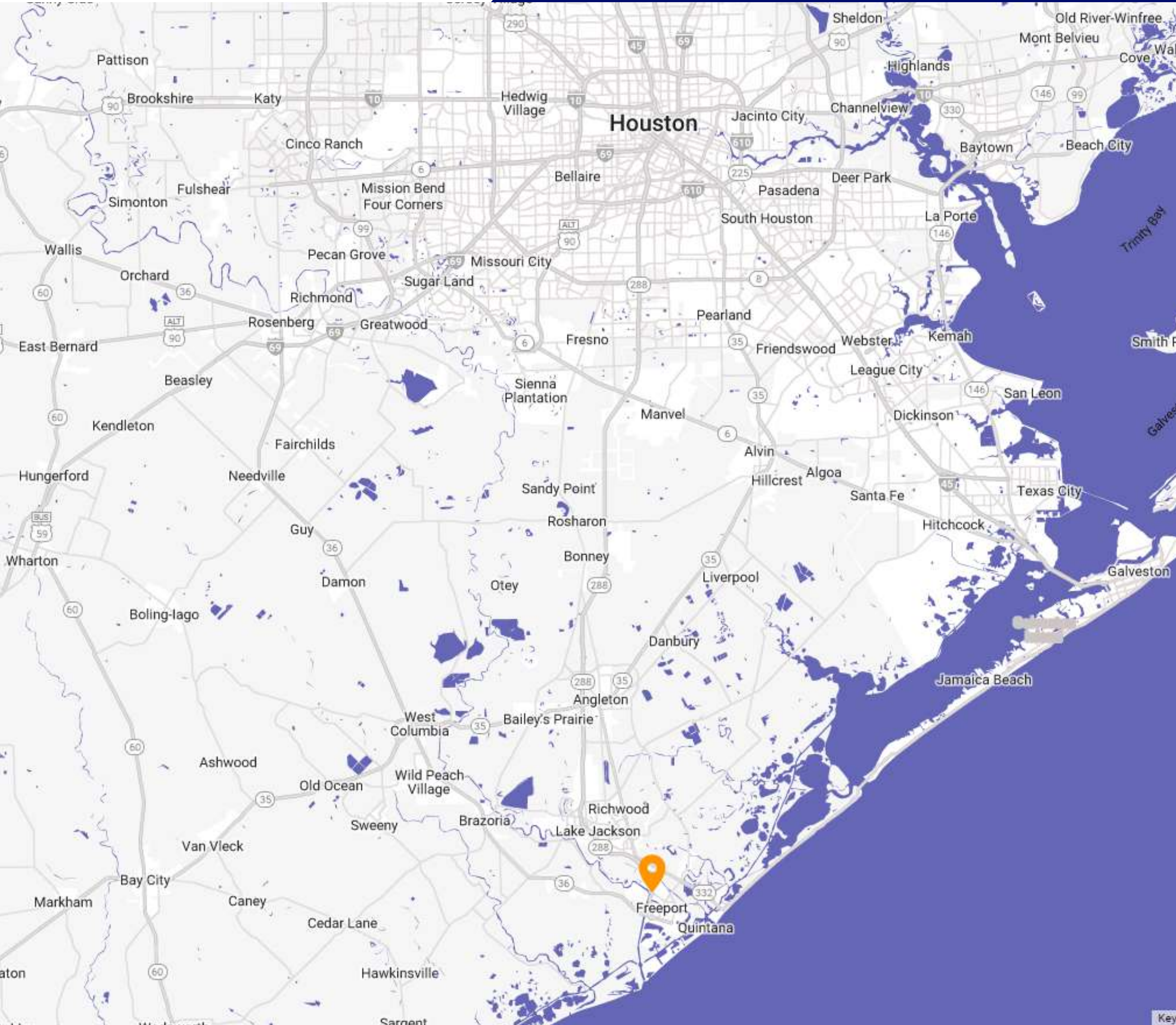
FARID@APEXREALTORS.COM



FOR SALE

FM 523 &
HIGHWAY 288

ANGLETON, TX 77515



AVAILABLE SPACE

Type	Space	Rate
Land	+/- 5.21 acres	\$13/SF
2nd Floor		

DEMOGRAPHICS

	1 mile	3 mile
Population	708	14,697
Households	259	5,421
Median Age	35.40	36.20
Growth '21 - '26	↑ 7.20%	↑ 6.23%

PROPERTY HIGHLIGHTS

Good visibility and access from Highway 288
754 feet along Hwy 288 & ± 302 feet on FM 523
Perfect for Truck Stop.

TRAFFIC COUNTS

Collection St	Cross St	Traffic Vol	Last Mea	Distance
FM 523	State Hwy 288 E	4,456	2018	0.13 mi
FM 523	Co Rd 44 SW	3,879	2018	0.19 mi
Hwy 35 Byp	State Hwy 288 S	29,355	2018	0.28 mi
State Hwy 288	Hwy 35 Byp S	20,907	2018	0.43 mi
State Hwy 288	Hwy 35 Byp S	20,603	2020	0.43 mi
Hwy 35 Byp	Car Rd E	6,208	2018	0.61 mi

FOR MORE INFORMATION

“AT APEX REALTORS, WE ARE NOT A 9-5,
WE ARE A START TO FINISH BUSINESS”

FARID CHATUR, DESIGNATED BROKER

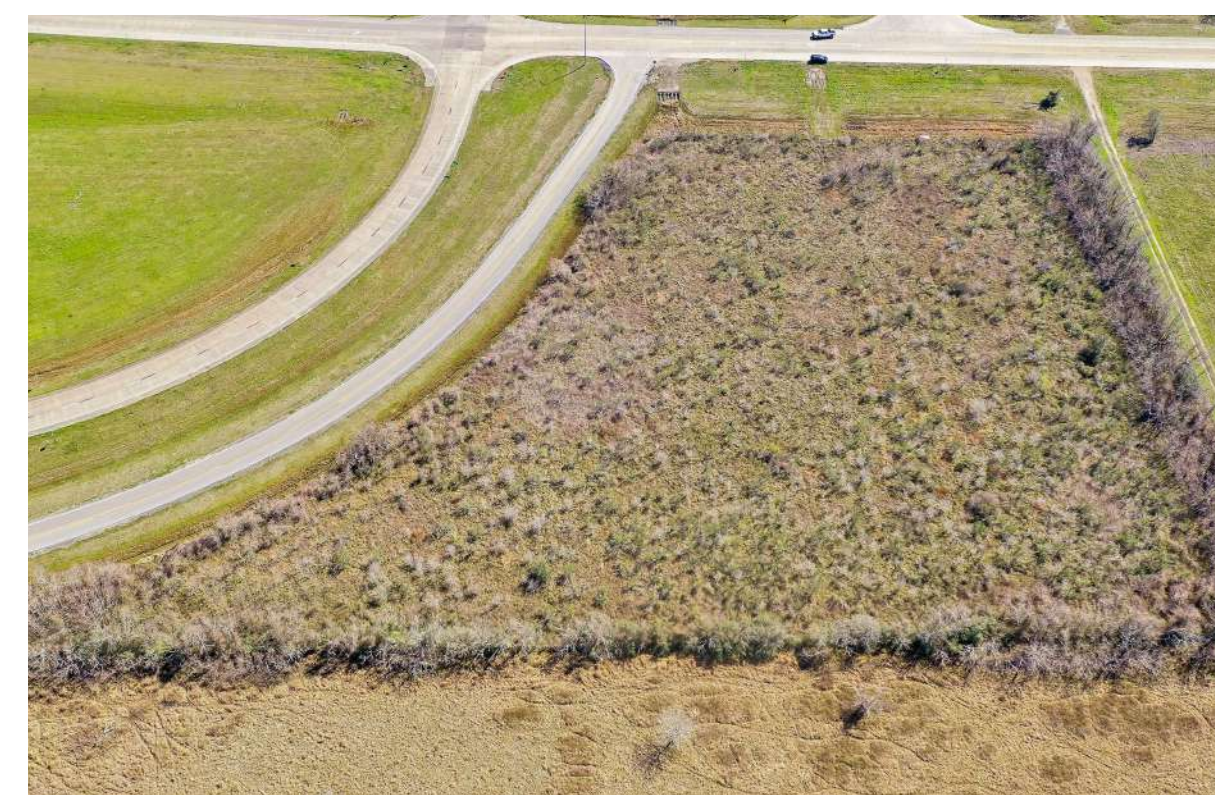
832-685-APEX(2739)

APEX BROKERAGE LLC

FARID@APEXREALTORS.COM

PROPERTY HIGHLIGHTS

- Good visibility and access from Highway 288
- Close proximity to Love's Travel Stop, Carl's Jr, Sunbelt Rentals, and Gulf Coast Automobile dealership
- ± 754 feet along Hwy 288
- ± 302 feet on FM 523
- Perfect for Truck Stop



“AT APEX REALTORS, WE ARE NOT A 9-5,
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FOR MORE INFORMATION

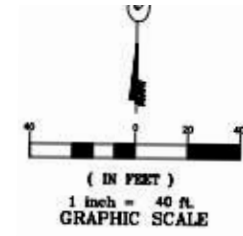
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SURVEY

FM 523 &
HIGHWAY 288

ANGLETON, TX 77515



CALLED 20.00 ACRES
B.C.C.F.# (08)012893

TRACT 1
CALLED 80 ACRE TRACT
VOL. 1088 PG 316 B.C.D.R.
2008063061

5.2151 ACRES
227,168 SQ. FEET
B.C.C.F.# 2007063595

PROPERTY DESCRIPTION
5.2151 ACRES

BEING A 5.2151 ACRE TRACT (227,168 SQUARE FEET) OF CALLED 80 ACRE TRACT AS DESCRIBED VOLUME 988 PAGE J. VALDEZAS SURVEY, ABSTRACT NO. 580, BRASSORA CO. BEING MORE PARTICULARLY DESCRIBED BY MEYER AND B BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BA COORDINATES TIE-AS SOUTH CENTRAL ZONE S84 50 0000

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INT MARVIN BURNS 80 ACRE TRACT WITH THE NORTH SIGHT MARKET HIGHWAY 523, FOR THE SOUTHWEST CORNER OF WHICH A FOUND 5/8 INCH IRON ROD BEARS SOUTH 29°

THENCE NORTH 09° 13' 44" WEST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 480.3 FOUND IN THE SOUTH LINE OF A CALLED 80.0 ACRES TRACT 98-012893, SAID ROD BEING THE NORTHWEST CORNER OF

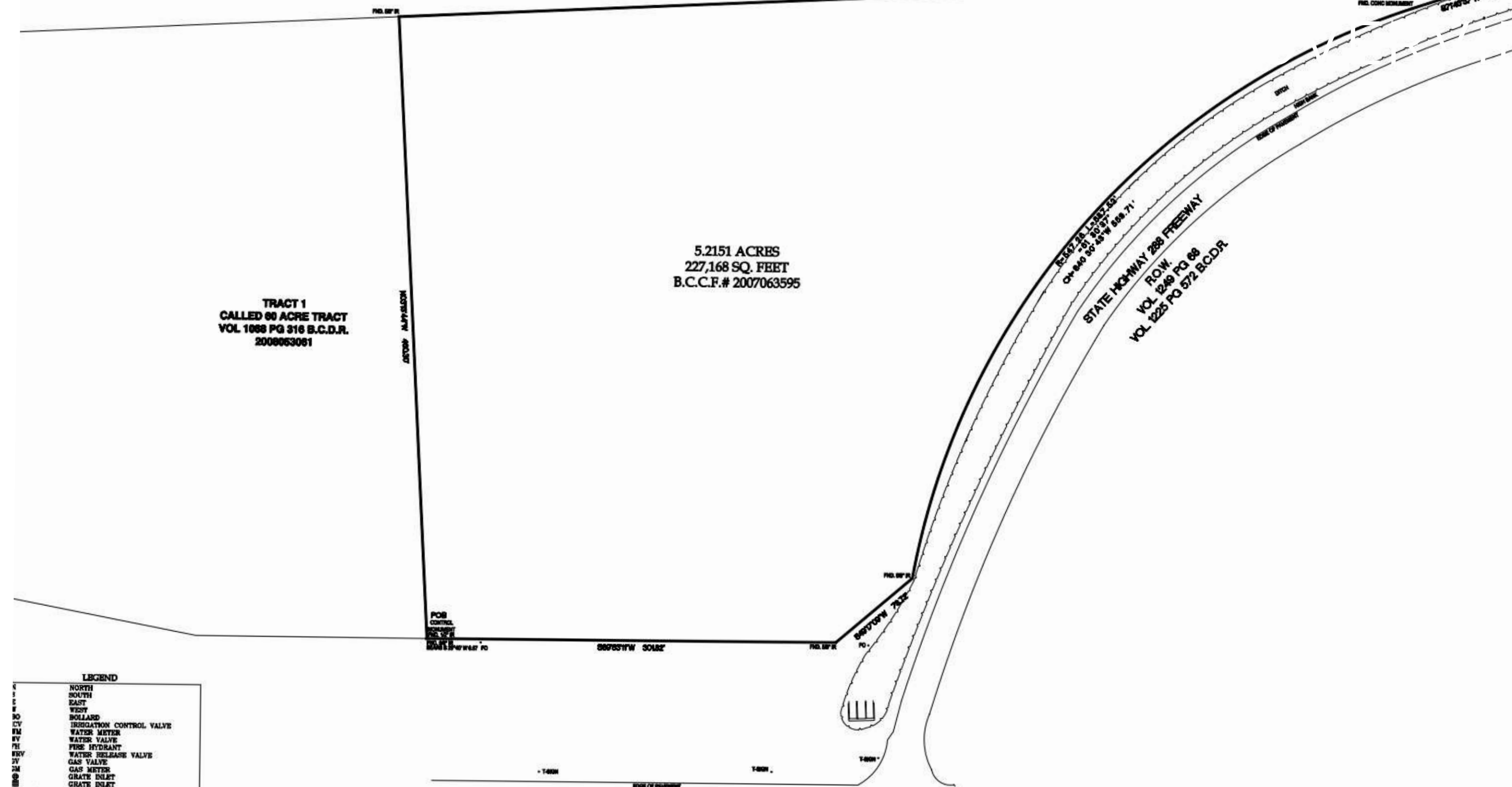
THENCE NORTH 87° 05' 01" EAST, ALONG THE SOUTH LINE DISTANCE OF 833.93 FEET TO A 5/8 INCH IRON ROD POI OF STATE HIGHWAY 288, SAID ROD BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71° 45' 37" WEST, ALONG SAID WEST LINE OF 80.18 FEET TO A CONCRETE MONUMENT FOUND FOR 1 LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE IN A SOUTHWESTERLY DIRECTION, CONTINUING AL HIGHWAY 288, WITH SAID CURVE HAVING A RADIUS OF 5 FEET, A CENTRAL ANGLE OF 81° 30' 37" AND A CHORD 1 29' 44" WEST - 250.71 FEET TO A 5/8 INCH IRON ROD 3 CUT BACK CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 48° 17' 09" WEST, CONTINUING ALONG SA A DISTANCE OF 73.78 FEET TO A 5/8 INCH IRON ROD IN FARM TO MARKET HIGHWAY 523 FOR THE SOUTHWESTLY SO HEREIN DESCRIBED TRACT;

THENCE SOUTH 89° 53' 11" WEST, ALONG SAID NORTH LE HIGHWAY 523, A DISTANCE OF 301.82 FEET TO THE POIN 5.2151 ACRES (227,168 SQUARE FEET) OF LAND.



LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
BL	BOLLARD
CV	IRRIGATION CONTROL VALVE
WM	WATER METER
WV	WATER VALVE
PH	FIRE HYDRANT
WRV	WATER RELEASE VALVE
ZV	GAS VALVE
GM	GAS METER
GI	GRATE INLET
GI	GRATE INLET
OSM/SAN MH	MANHOLE
CT	GREASE TRAP MANHOLE
CO	CLEAN OUT
SW	SAMPLE WELL
GL	GARDEN LIGHT

LAND BOUNDARY SI
A LAND TITLE SURVEY CONTAINING 5.2151 ACRES OF LAND OUT OF A CALLED 80 ACRE TRACT RECORDED IN VOL. 698 PG 356 B.C.D.R. 1

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FOR SALE

FM 523 &
HIGHWAY 288

ANGLETON, TX 77515



GULFCOAST
CHEVROLET

BOBBY FORD
TRACTOR

Loves

+/- 5.21 acres

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