



Highway 288 Land for Sale

Angleton, Texas

PRICE REDUCED



TRACT A: ±42.06 Acres
\$2,744,280 or \$65,000 Per Ac

TRACT B: ±16.04 Acres
\$1,045,440 or \$65,000 Per Ac

LOCATION: NEQ of Hwy 288 & CR 44
in Angleton, Texas

USE: Residential/Commercial
Development

FEATURES:

Tract A:

- ±500 FT of frontage on 288
- ±750 FT of frontage on CR 44
- Great Residential or Commercial Development Site
- Less than 1 ½ miles from Highway 35

Tract B:

- ±1,100 FT of frontage on CR 44
- ±1,375 FT of frontage on Carr Road
- Great Residential or Commercial Development Site
- Approximately ¼ mile from 288
- Less than 1 ½ miles from Highway 35

For more information, contact:

KEITH EDWARDS, CCIM, SIOR | 281.664.6633 | KEdwards@CaldwellCos.com

JAKE GALLOWAY | 281.664.6661 | JGalloway@CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

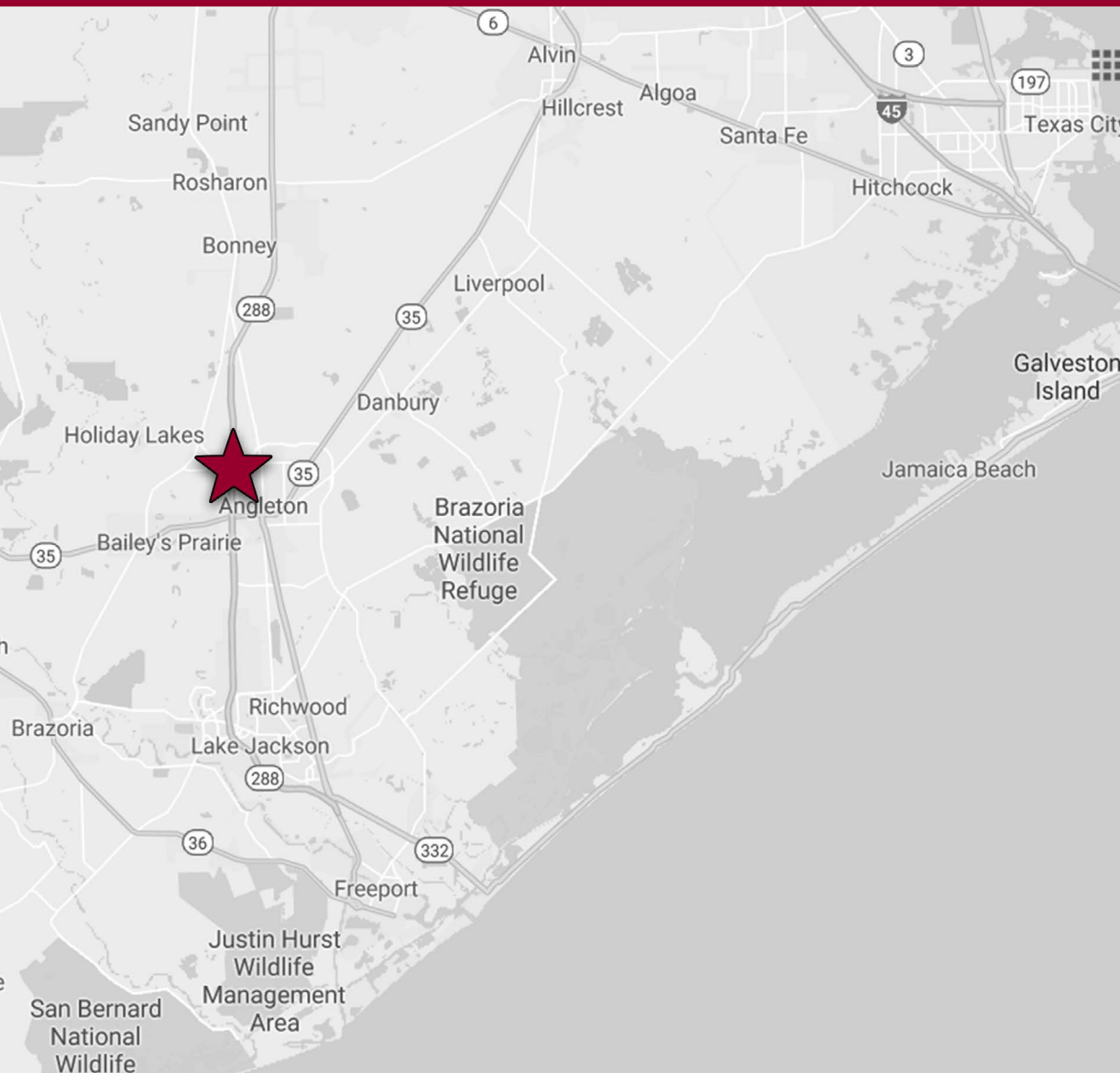


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Angleton, Texas



LOCATION:

NEQ of Hwy 288 & CR 44
Angleton, Texas 77515

TAXES:

Angleton ISD	\$1.03
Angleton Drainage District	\$0.05
BCE District #3	\$0.08
Brazoria County	\$0.26
Angleton Danbury Hospital	\$0.08
Port Freeport	\$0.00
Road & Bridge Fund	\$0.04
Total Taxes	\$1.54

TRAFFIC COUNTS:

Highway 288 south of site: 36,012 VPD
Highway 288 north of site: 28,374 VPD
Anchor Rd/CR-44: 3,511 VPD (TXDOT 2023)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2024 Population	2,130	20,283	26,214
Daytime Population	2,611	22,439	26,217
Avg. HH Income	\$135,864	\$108,058	\$107,887

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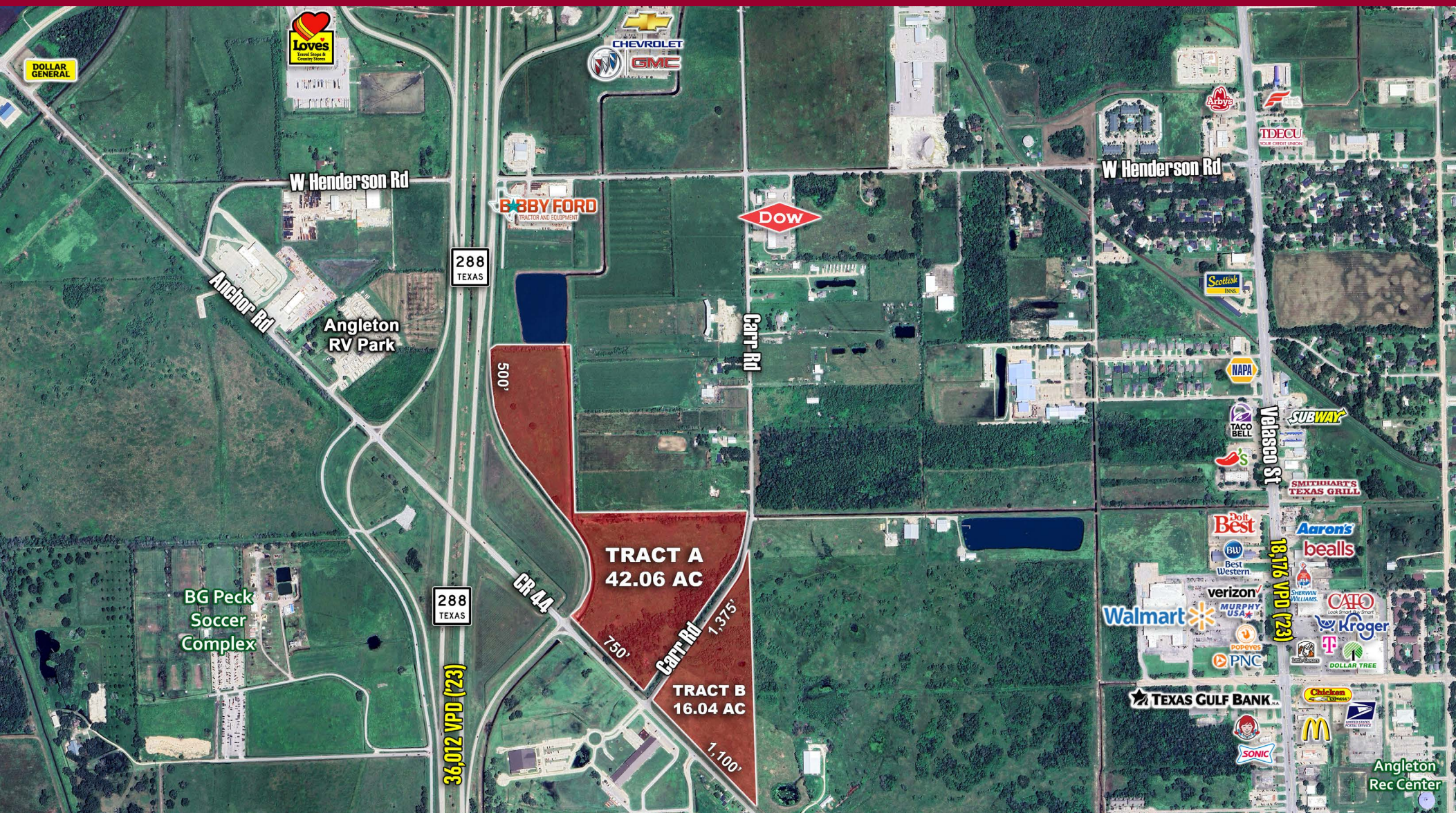


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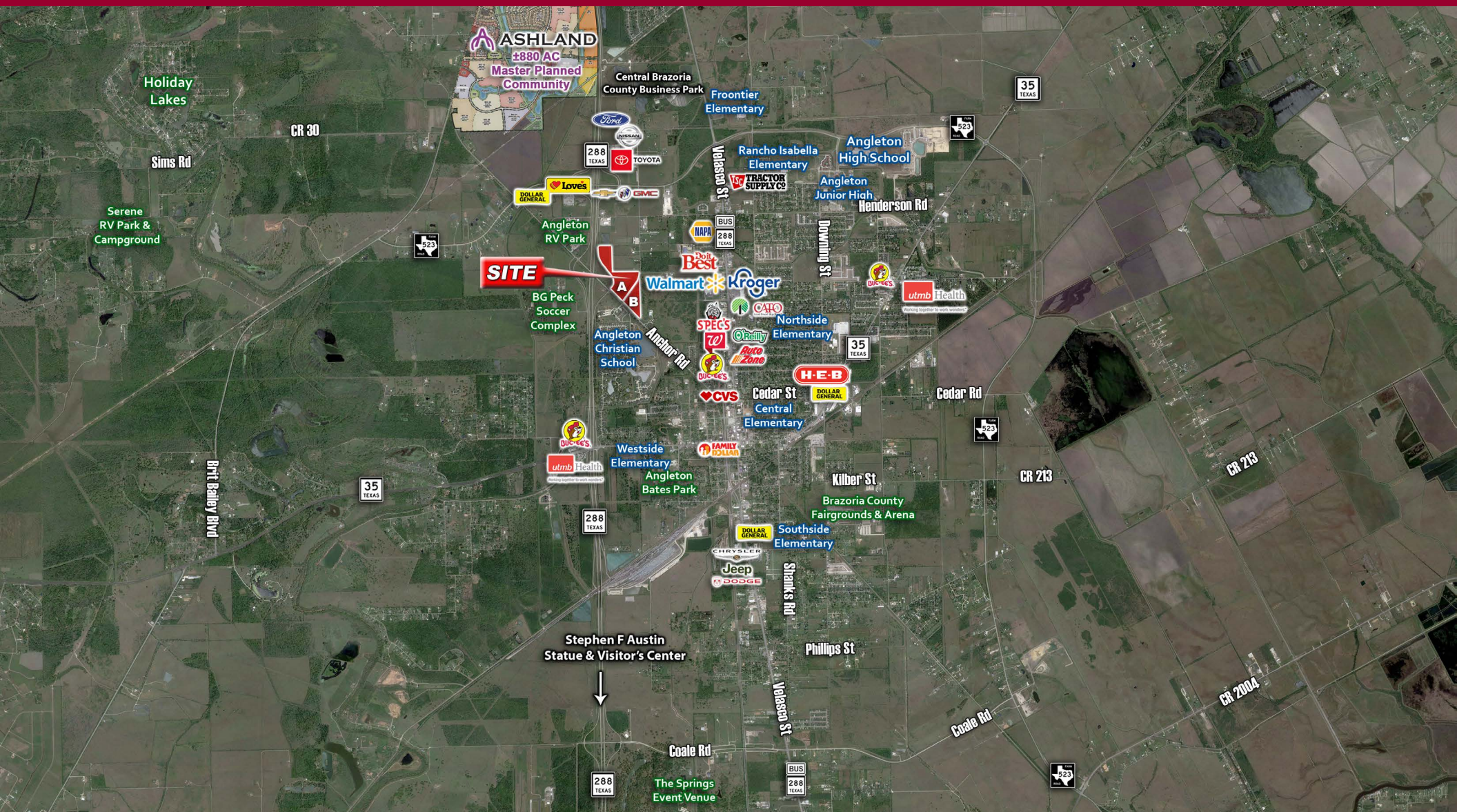


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Information About Brokerage Services

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 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

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
Keith Edwards	253460	kedwards@caldwellcos.com	281-664-6633
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

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