

LAND FOR SALE **+11.68 AC**

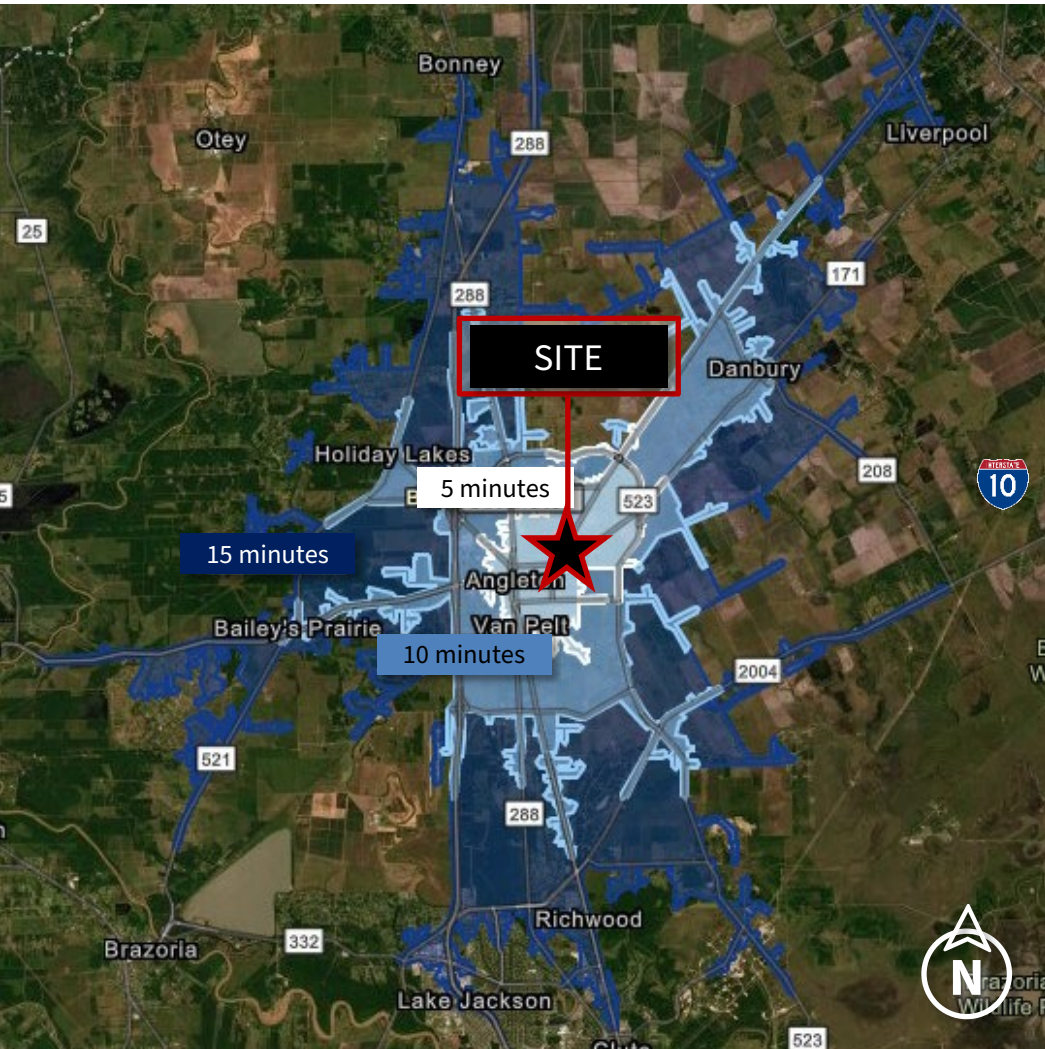


HIGHWAY 35 & WILDCAT DR | ANGLETON, TX 77515



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COMMUTE & DEMOGRAPHICS



Commute

Traffic Counts	Vehicles Per Day
Wildcat Dr, west of Hwy 35	2,240
Hwy 288B, Northbound	18,190
Hwy 288, north of Hwy 35	62,998
Hwy 288, south of Hwy 35	90,012

Property Information

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Location

Angleton, the County Seat of Brazoria County, is a community that offers the best of both worlds – a small-town atmosphere with many of the conveniences of the big city. Located just minutes from Houston to the north and the Gulf Coast to the south, Angleton boasts excellent schools, affordable housing, a low crime rate, and a great place to live, work, play, and retire.

Size

±11.68 AC

Property Information

- Zoned Commercial
- Utilities from City of Angleton
- Near high traffic from HEB and Bucces
- ±700 Ft. frontage on Hwy 35 and ±2,475 Ft. front on Buchta Rd
- Great for mixed use neighborhood retail, storage, light industrial

Price

\$700,000

Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2024 Population	7,297	21,024	25,794
2024 Median Age	35.9	37.2	37.5
2024 Median Household Income	\$64,002	\$78,046	\$81,083
Median Home Value	\$165,395	\$225,292	\$240,720
Educational Attainment - College Degree or Higher	13.9%	21.9%	20.7%

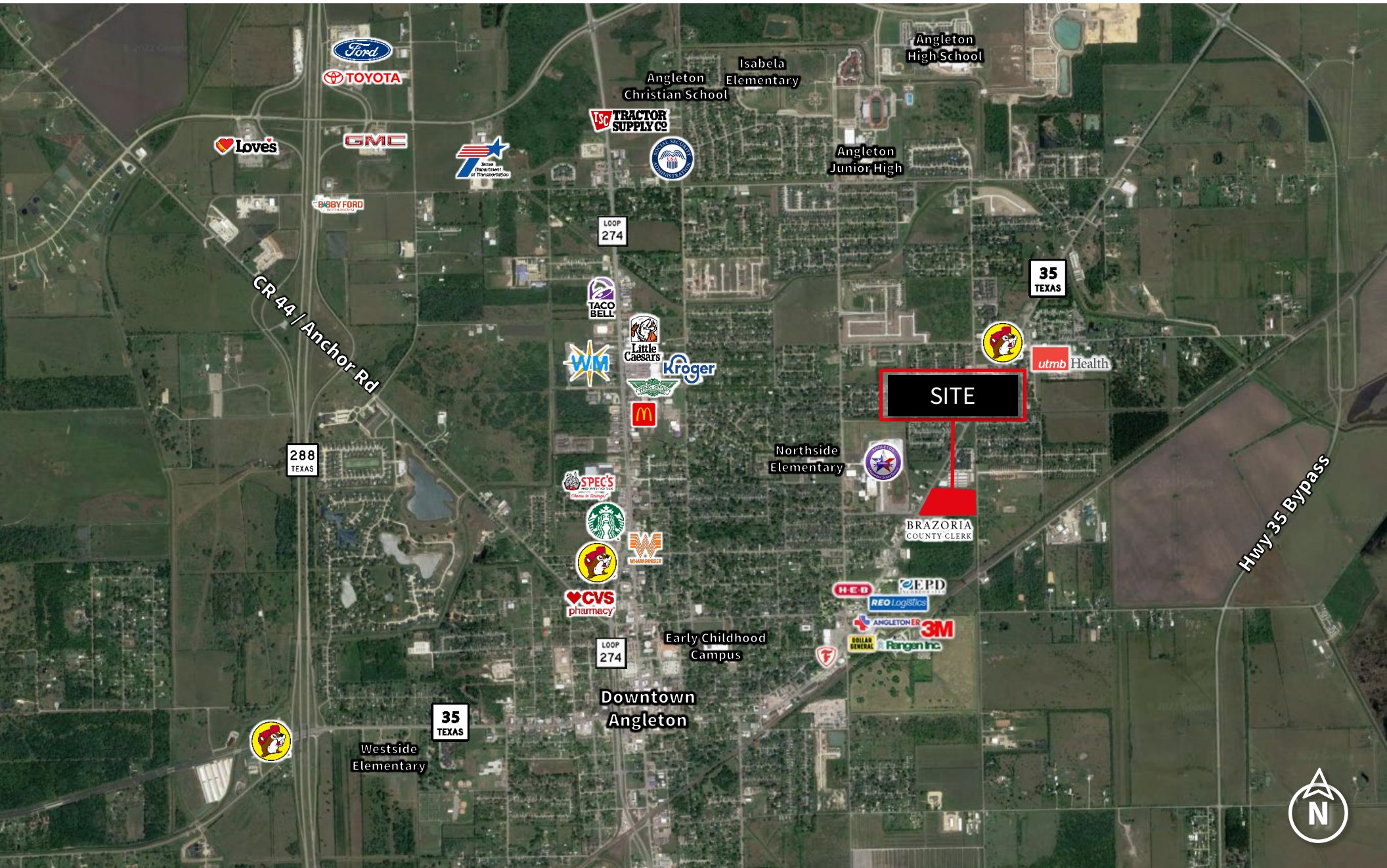
Source: Esri 2024

Taxes

City of Angleton	\$0.70
Angleton Drainage District	\$0.13
Brazoria County	\$0.37
Angleton-Danbury Hospital District	\$0.26
Port Freeport	\$0.04
Road & Bridge Fund	\$0.06
Angleton ISD	\$1.46
Total Taxes	\$3.01

PROPERTY AERIAL

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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 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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
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