



FOR MORE INFORMATION, CONTACT:

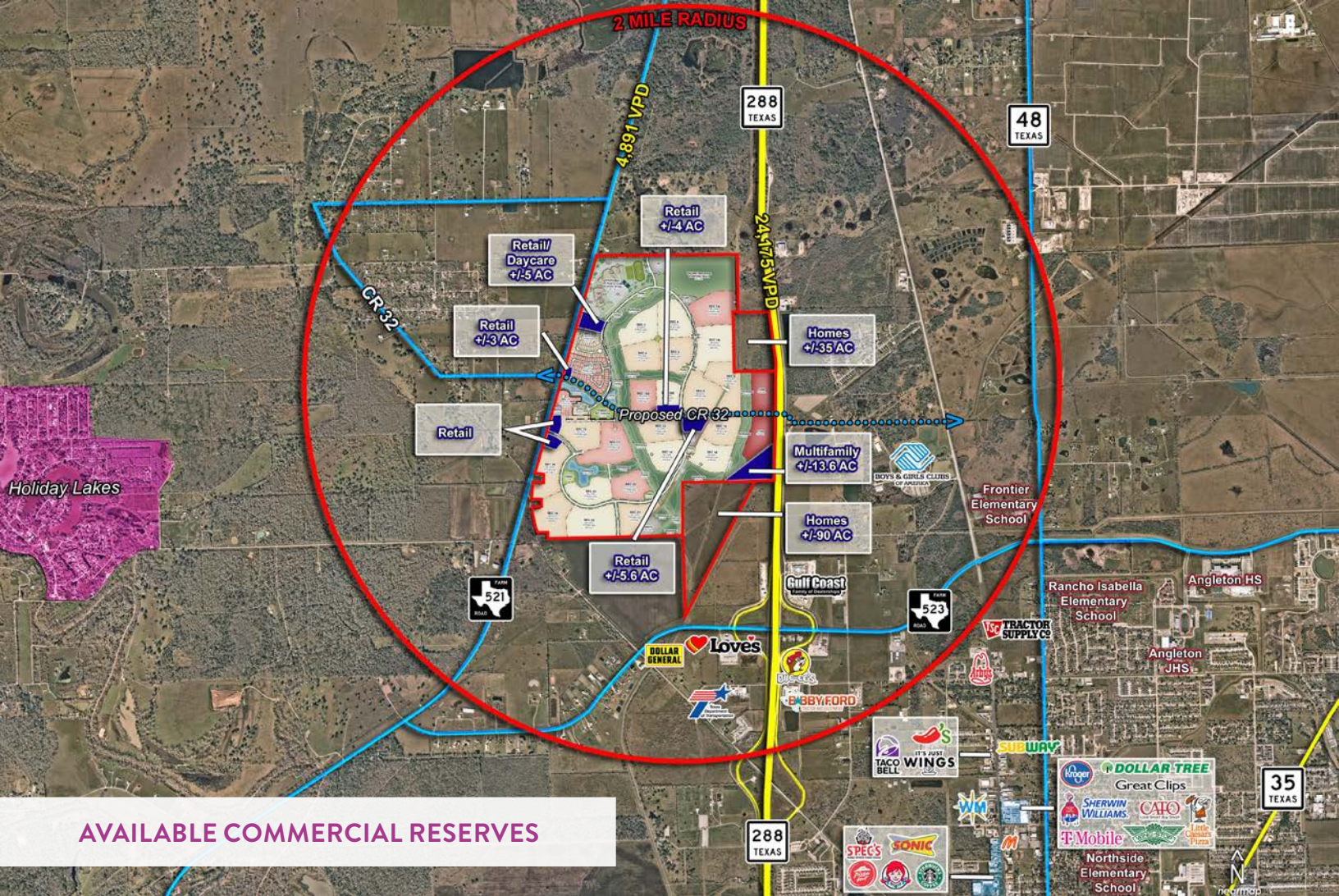


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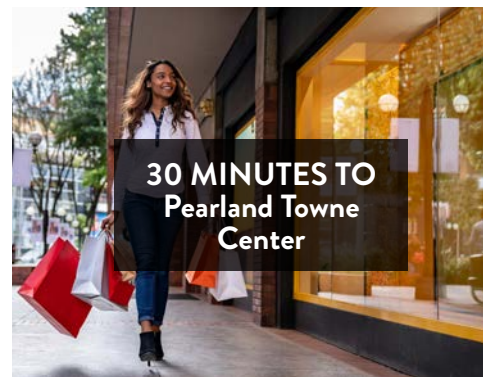
DEVELOPED BY:





LOCATION

Angleton, located in Brazoria County, is situated approximately 45 miles south of Houston. The city boasts several parks and recreational areas where residents and visitors can enjoy outdoor activities, including Angleton Recreation Center, Bates Park, Masterson Park, and the Angleton Fishing Pier.











DEMOGRAPHICS

Angleton boasts excellent schools, affordable housing options, and an abundance of recreational facilities, making it an attractive destination for families with impressive demographic profiles. Consequently, the city benefits from a local employment base that offers relocating companies a diverse pool of professionals, technicians, skilled workers, and unskilled laborers, many of whom have attained the highest levels of education in the region.

Current average household income is \$100,319 in the area within a 3 mile radius, compared to \$83,694 for all U.S. households. Median home value in the 5 mile radius is \$222,607. Pricing for Ashland Community is expected to range from the low \$300,000s to the \$400,000s.

ASHLAND WILL BRING 2,450 HOMES, 2 NEW SCHOOLS, AND ABOUT ±45 ACRES OF COMMERCIAL DEVELOPMENT FRONTING HIGHWAY 288.

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	110	5,611	22,720
	Households	31	2,183	8,374
	Average Household Size	3.55	2.56	2.67
	Median Age	42.9	39.5	38.0
	Average Household Income	\$95,968	\$100,319	\$93,939
TRAFFIC COUNTS		VEHICLES PER DAY		
	Hwy. 288, East of Property	24,175		
	FM 521 Rd, West of Property	4,891		



ABOUT THE COMMUNITY

Ashton Gray Development will be delivering the first master planned community to Angleton in Brazoria County. Ashland, an 880-acre community off State Highway 288 will bring 2,450 homes at build-out, a site for an elementary and a junior high school in the Angleton Independent School District and about 45 acres of commercial development fronting Highway 288. Construction should begin on Phase 1 should begin by Q4 2023 and include about 1,200 lots on the first 500 acres.

About half of the lots will be 50-by-120-foot and the rest will be 55 and 60 feet in width or larger, with houses ranging from about 1,400 to 3,000 square feet. There is a possibility that townhomes will be part of the mix as well.

The community will include more than 200 acres of amenity space, including a nature preserve, detention ponds with an 8-mile trail system, a recreation center with a gym, a resort-style pool and a lap pool, and a playground. Commercial Reserves will total ±25 Acres throughout the community.

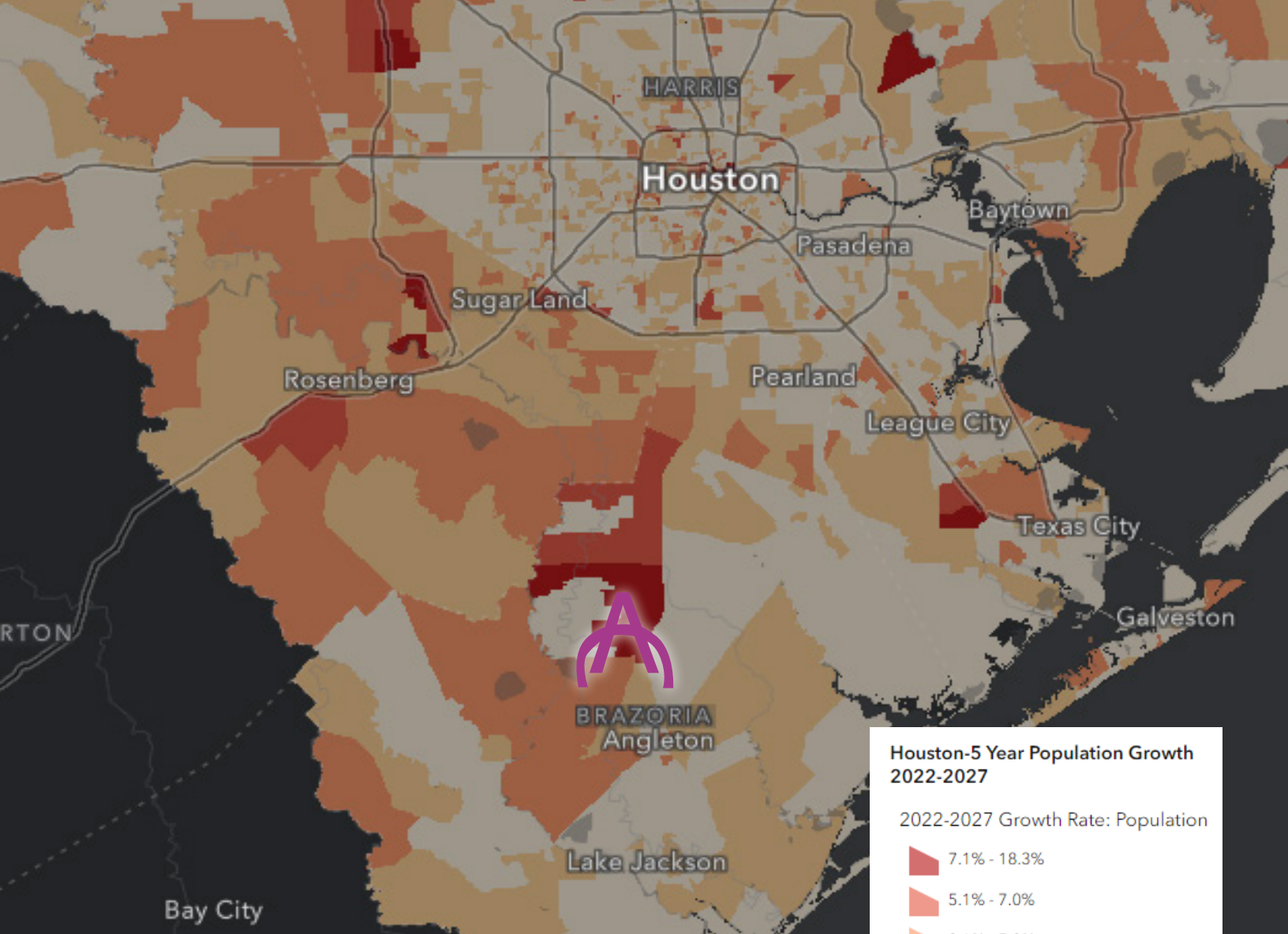
RECENT ACTIVITY

Ashland will provide excellent educational opportunities with the forthcoming opening of both an elementary school and a junior high school by the end of 2024.

The Angleton Independent School District encompasses 396 square miles in Brazoria County, educates approximately 6,700 students, and serves a population of more than 37,000. Accredited by the Texas Education Agency, the district provides a high-quality and comprehensive education for pre-kindergarten through twelfth grade. Also provided are special education programs for pre-school and school-age children along with a career and technology education program at the secondary level. They partner with colleges and universities, innovative businesses, nonprofit organizations, and community leaders to prepare our students for college, career and life.

AISD is proud to offer an elite academic experience with hometown values.





THRIVING WITH OPPORTUNITY

Situated in a strategic location just south of Houston’s fastest-growing area, as depicted by the heat map, Ashland Community holds immense potential. The surrounding area is predicted to experience a rapid housing growth, propelled by Houston’s ongoing population expansion that is pushing further south. As a result, this area is poised to reap significant benefits from the demand for housing and the associated opportunities it brings.



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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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