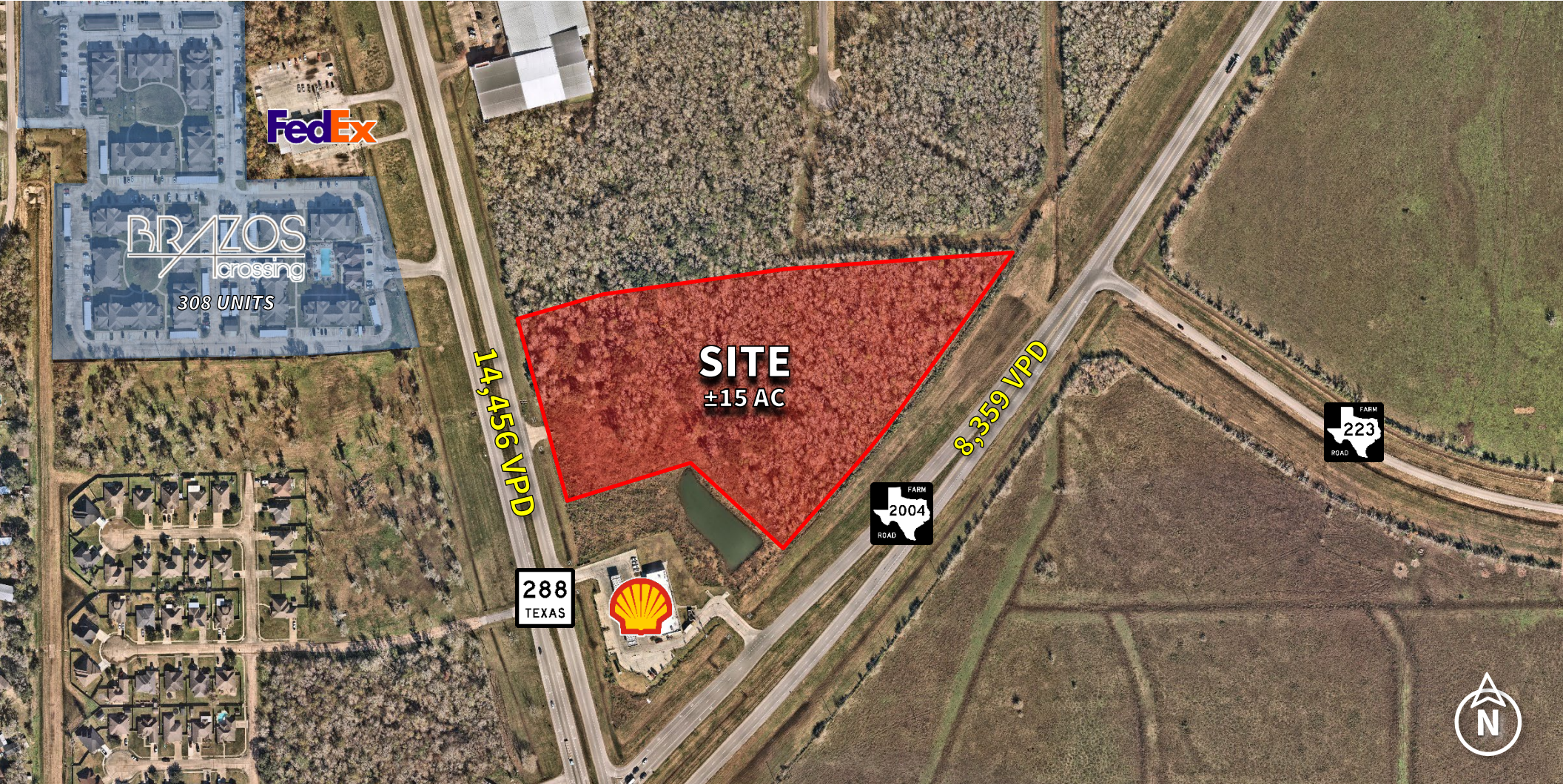


LAND FOR SALE **±15 AC**



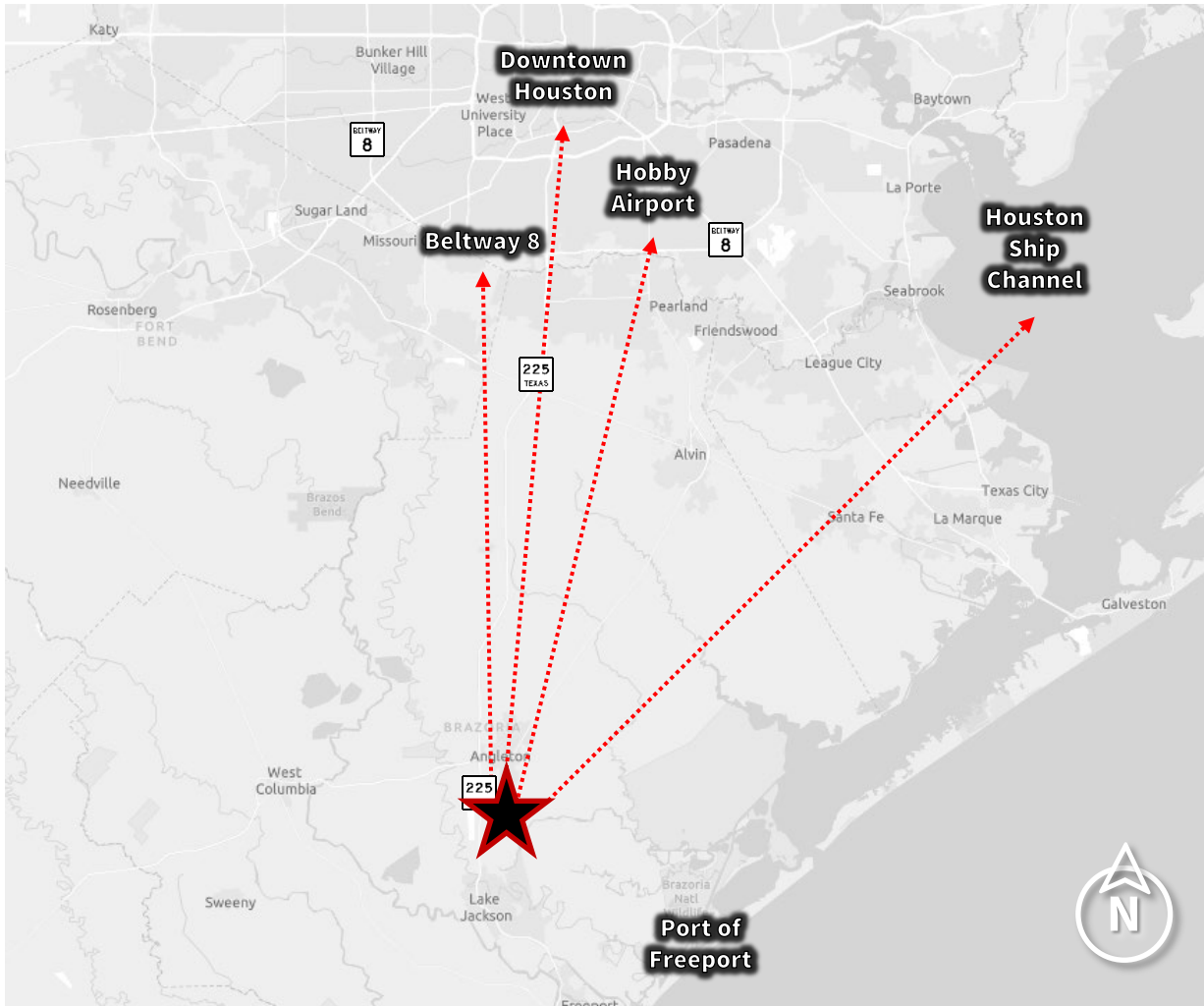
NEC SH 288 & FM 2004 | RICHWOOD, TX 77531



Alex Kelly
Vice President
+1 713 425 1863
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Karina Weathers
Associate
+1 713 212 6702
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COMMUTE & DEMOGRAPHICS



Location

NEC SH 288 & FM 2004

Size

±15 Acres

Site Details

- Onsite detention
- Commercial Zoning
- ±514.1' frontage on SH 288
- Prime development site near Lake Jackson

Utilities

Utilities available adjacent to property

Surrounding Area

The site is situated approximately 10 miles from Port Freeport, which holds the 24th position among U.S. ports in terms of international cargo tonnage handled. The area is home to prominent companies such as The Dow Chemical Company, Fluor Corporation, and Phillips 66.

Price

Contact brokers for pricing

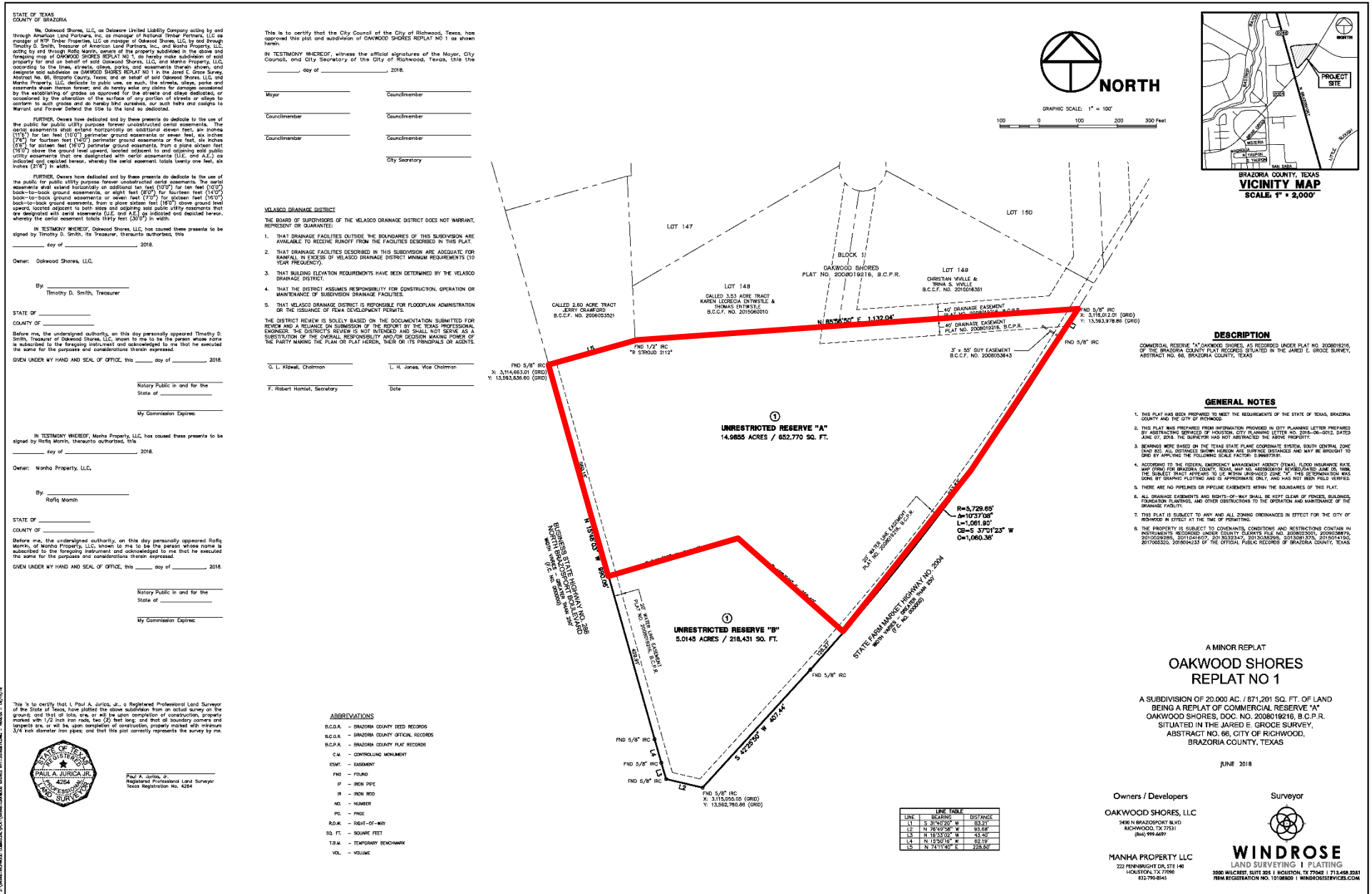
Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2023 Population	2,244	17,476	53,218
2023 Median Age	37.5	41.3	37.3
Average Household Income	\$113,616	\$135,932	\$114,236
Average Home Value	\$286,154	\$268,026	\$243,618

Drive Times

Locations	Minutes
Brazosport College	5
Port Freeport	15
William P. Hobby Airport (HOU)	45
Downtown Houston	55

SURVEY



STATE OF TEXAS
COUNTY OF BRAZORIA

We, Oakwood Shores, LLC, as Delaware Limited Liability Company acting by and through American Land Partners, Inc., as manager of Oakwood Shores, LLC by and through Timothy D. Smith, Treasurer of American Land Partners, Inc., and Manha Property, LLC acting by and through Ruffa Martin, owners of the property subdivided in the above and foregoing map of OAKWOOD SHORES REPLAT NO 1 do hereby make subdivision of said property for and on behalf of said Oakwood Shores, LLC and Manha Property, LLC according to the lines, areas, courses, points and easements therein shown, and designate said subdivision as OAKWOOD SHORES REPLAT NO 1 in the Jared E. Groce Survey, Abstract No. 66, Brazoria County, Texas, and as a subset of said Oakwood Shores, LLC and Manha Property, LLC, dedicate to public use, as such, the streets, alleys, parks and easements shown herein forever, and do hereby make any claims for damages occasioned by the establishing of grades or approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and so hereby give and warrant, our full heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that the City Council of the City of Richwood, Texas, has approved the plat and subdivision of OAKWOOD SHORES REPLAT NO 1 as shown herein.

IN TESTIMONY WHEREOF, witness the official signatures of the Mayor, City Council, and City Secretary of the City of Richwood, Texas, this the _____ day of _____ 2018.

Mayor _____ Councilmember _____
Councilmember _____ Councilmember _____
Councilmember _____ Councilmember _____
City Secretary _____

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter ground easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a three sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (A.E.) and A.E.2 on this plat and depicted hereon, whereby the aerial easements totals twenty one feet, six inches (21'-6") in width.

VELASCO DRAINAGE DISTRICT

- THE BOARD OF SUPERVISORS OF THE VELASCO DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:
1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
 2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS SUBDIVISION ARE ADEQUATE FOR RAINFALL IN EXCESS OF VELASCO DRAINAGE DISTRICT MINIMUM REQUIREMENTS (10 YEAR FREQUENCY).
 3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE VELASCO DRAINAGE DISTRICT.
 4. THAT THE DISTRICT ASSUMES RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

IN TESTIMONY WHEREOF, Oakwood Shores, LLC has caused these presents to be signed by Timothy D. Smith, its Treasurer, therewith authorizing, this _____ day of _____ 2018.

Owner: Oakwood Shores, LLC.

By: _____
Timothy D. Smith, Treasurer

THE DISTRICT REVIEW IS SOLELY BASED ON THE DOCUMENTATION SUBMITTED FOR REVIEW AND A RELIANCE ON SUBMISSION OF THE REPORT BY THE TEXAS PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT INTENDED AND SHALL NOT BECOME AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY MAKING THE PLAN OR PLAT HEREIN, NEITHER ON ITS PRINCIPALS OR AGENTS.

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Timothy D. Smith, Treasurer of Oakwood Shores, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2018.

U. L. Rigdon, Chairman
L. H. Jones, Vice Chairman
F. Robert Romlet, Secretary

Notary Public in and for the State of _____
My Commission Expires: _____

IN TESTIMONY WHEREOF, Manha Property, LLC, has caused these presents to be signed by Ruffa Martin, Therewith authorizing, this _____ day of _____ 2018.

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Ruffa Martin, of Manha Property, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2018.

Owner: Manha Property, LLC.

By: _____
Ruffa Martin

STATE OF _____
COUNTY OF _____

Notary Public in and for the State of _____
My Commission Expires: _____

Before me, the undersigned authority, on this day personally appeared Ruffa Martin, of Manha Property, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2018.

Notary Public in and for the State of _____
My Commission Expires: _____

Notary Public in and for the State of _____
My Commission Expires: _____

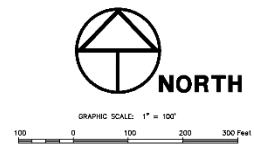
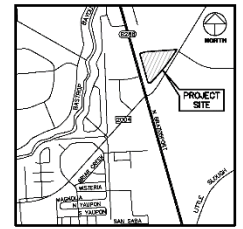
This is to certify that I, Paul A. Jurick, Jr., a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lines, areas, courses, points and easements therein shown and depicted hereon are true and correct, and that the boundaries, courses and bearings are, or will be, upon completion of construction, properly marked with minimum 3/4 inch diameter iron pipe, and that this plat correctly represents the survey by me.

- ### ABBREVIATIONS
- B.C.A. - BRAZORIA COUNTY DEED RECORDS
 - B.C.O.A. - BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.P.A. - BRAZORIA COUNTY PLAT RECORDS
 - C.M. - CORNERING MOVEMENT
 - C.S.M. - CASSIDINI
 - FND - FOUND
 - P - IRON PIPE
 - IR - IRON ROD
 - NO. - NUMBER
 - PG. - PAGE
 - R.O.A. - RIGHT-OF-WAY
 - SD. FT. - SQUARE FEET
 - T.B.M. - TEMPORARY BENCHMARK
 - VL. - VOLUME



Paul A. Jurick, Jr.
Registered Professional Land Surveyor
Texas Registration No. 4254

LINE	BEARING	DISTANCE
10	S 84°02'00" W	83.31
11	N 76°42'00" W	83.31
12	N 18°52'00" W	43.40
13	N 12°52'00" W	43.40
14	N 74°11'40" E	228.50



BRAZORIA COUNTY, TEXAS
VICINITY MAP
SCALE 1" = 2,000'

DESCRIPTION

COMMERCIAL RESERVE "A" OAKWOOD SHORES AS RECORDED UNDER PLAT NO. 2008081216 OF THE BRAZORIA COUNTY PLAT RECORDS CREATED IN THE JARED E. GROCE SURVEY, ABSTRACT NO. 66, BRAZORIA COUNTY, TEXAS

- ### GENERAL NOTES
1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF RICHWOOD.
 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED IN CITY PLANNING LETTER PREPARED BY ABSTRACTING SERVICES OF HOUSTON CITY PLANNING LETTER NO. 2018-06-0015 DATED JUNE 07, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 3. BOUNDARIES SHOWN ON THE TEXAS STATE PLUMB COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.9999999999.
 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NO. 17060C0218E, DATED 08/01/2018, THE SUBJECT TRACT APPEARS TO BE WITHIN FLOOD ZONE "X". THIS DETERMINATION WAS DONE BY DRIVING THE TRACT AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED.
 5. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT.
 6. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATION ELEMENTS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 7. THIS PLAT IS SUBJECT TO ANY AND ALL ZONING ORDINANCES IN EFFECT FOR THE CITY OF RICHWOOD IN EFFECT AT THE TIME OF RECORDING.
 8. THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENTS RECORDED UNDER COUNTY PLAT NO. 2008080200, 2008080201, 2008080202, 2008080203, 2008080204, 2008080205, 2008080206, 2008080207, 2008080208, 2008080209, 2008080210, 2008080211, 2008080212, 2008080213, 2008080214, 2008080215 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

A MINOR REPLAT OAKWOOD SHORES REPLAT NO 1

A SUBDIVISION OF 20,000 AC. / 871,201 SQ. FT. OF LAND
BEING A REPLAT OF COMMERCIAL RESERVE "A"
OAKWOOD SHORES, DOC. NO. 2008081216, B.C.P.R.
SITUATED IN THE JARED E. GROCE SURVEY,
ABSTRACT NO. 66, CITY OF RICHWOOD,
BRAZORIA COUNTY, TEXAS

JUNE 2018

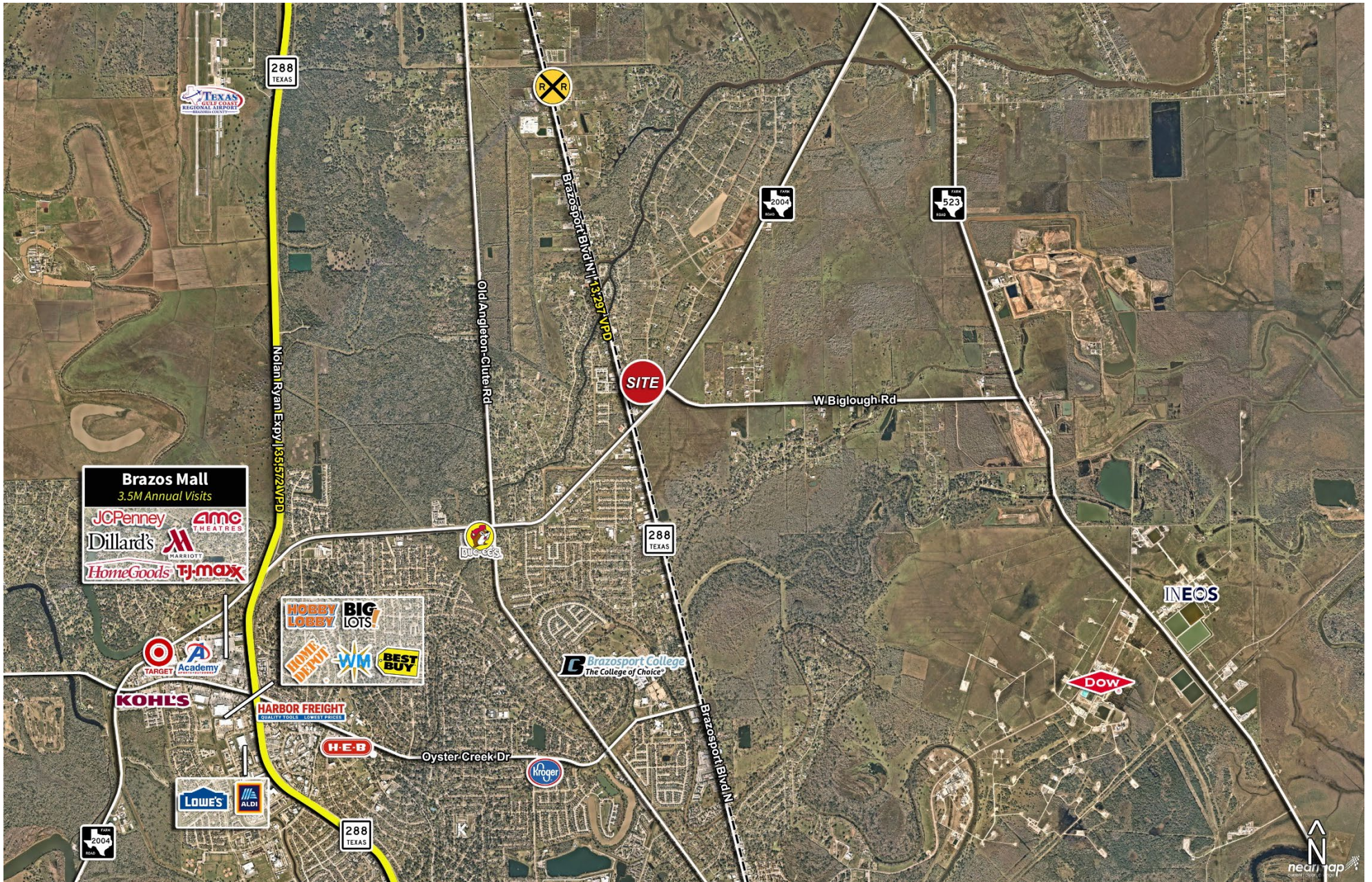
Owners / Developers
OAKWOOD SHORES, LLC
1408 W BRADSHAW BLVD
RICHWOOD, TX 77531
(844) 999-6097

Surveyor

WINDROSE
LAND SURVEYING & PLATTING
222 PENNINGTON DR, STE 140
HOUSTON, TX 77060
832-706-8541

PROPERTY AERIAL

±15 AC | NEC SH 288 & FM 2004 | RICHWOOD, TX 77531  4



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