



## OFFERING MEMORANDUM

300 W. HENDERSON RD., ANGLETON, TX 77515

Two Story, 80 Unit, Apartment Community



**Houston Income Properties, Inc.**

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Houston, TX 77057  
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**COUNTRY · LANE**  
RENTAL HOME COMMUNITY



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**EXCLUSIVE OFFERING: COUNTRY LANE APARTMENT HOMES  
300 WEST HENDERSON RD., ANGLETON, TX 77515**

**Presented by Houston Income Properties, Inc.**

**Offer Date:** To Be Determined

**Offering Process:** The Property is being offered on an "All Cash" basis (Buyer to acquire a new loan)

**Offer Guidelines:** Offers should be presented in the form of a non-binding Letter-of-Intent and must include at least:

- Offer Price
- Earnest Money
- Feasibility Period
- Closing Period
- Financing Information
- Other terms and conditions particular to the buyer's investment process

**Site Visits:** All Site Visits are to be requested through the Listing Broker. All requests for additional information are to be made through the Listing Broker.

**Disclaimer:** The offering is subject to the Disclaimer contained herein.

Principals and their representatives shall please refrain from contacting any onsite personnel or residents.



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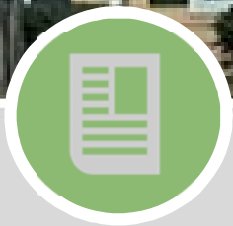
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## *Offering Overview*

# Offering Summary

PROPERTY DESCRIPTION		INVESTMENT PROFILE	
Name:	<b>COUNTRY LANE</b>	Type of Sale:	Offered on An "All Cash" Basis (Buyer to acquire new financing)
Address:	<b>300 WEST HENDERSON RD.</b>	ASKING PRICE:	<b>Unpriced</b>
City / State:	<b>ANGLETON, TX 77515</b>	Estimated Current NOI:	<b>\$484,313</b>
	PLEASE DO NOT VISIT THE PROPERTY WITHOUT MAKING AN APPOINTMENT THROUGH THE BROKER.	Projected NOI:	<b>\$604,250</b>
Property Type:	2 Story, Garden Style Community	Current Occupancy:	99% 6-25-2024 RR
No. of Buildings:	6	Electric/Water /Gas Meter:	Individual / Master-RUBS / Master
Year Built:	2004 Per BCAD	Market Area:	Houston
Materials:	All Hardi Plank Siding	Sub-Market Area:	Angleton
Number of Units:	<b>80</b>	Scheduled Market Rent:	\$95,760 / Mth
Total Rentable SF:	72,832	Avg. Rent / Home:	\$1,197
Avg. Home Size:	<b>910 S.F.</b>	Avg. Rent / SF:	\$1.315

## INVESTMENT INFORMATION:

1) **Country Lane** - is being offered on an "All Cash" basis (Buyer to obtain new financing). The property is an 80 unit, "A-" grade, garden style apartment community. It is located in the Angleton area of the Houston MSA. This area has good accessibility to the business district along Hwy 288 and the Hwy 35 bypass (523). The property was built by the current owner and has been well taken care of. All of the roofs were replaced in 2020. The owner has expended \$14,114/unit in CapEx since January 2020 thru Oct 2023. Each unit has washer and dryer connections and individual electric hot water heaters. Country Lane has a stand alone leasing office with a clubhouse that includes a kitchen as well as an exercise room for tenants' enjoyment. The property has 164 parking spaces of which 80 are covered spaces.

2) **Location & Accessibility** - the property is well located in the Brazosport Area in the city of Angleton. It benefits not only from the employment generated in Angleton but also by the employment generated by the petrochemical plants in the Freeport area which is approximately 15 miles southeast of the property and from the employment generated in the city of Lake Jackson approximately 4.5 miles south of Angleton as well as employment generated by Houston and surrounding areas. Lake Jackson has rents that are \$150 to \$200 over the rents at Country Lane, which makes Country Lane an attractive place to live for many of the Lake Jackson area employees. Angleton is approximately 30 miles south of Houston and a short 20 minute commute to Surfside Beach. Major Transportation arteries within minutes of the property are Hwy 288 and old Hwy 288, Hwy 35 Bypass, TX-35, TX-6, TX-36 and Beltway 8-Sam Houston Tollway. Some property amenities include - available Cable, Convenient Access to Major Transportation Arteries in the area, Convenient Commute to the Industrial Complex in Freeport and to the employment in Houston, On-site Laundry Facility, Ample Parking (Covered and Uncovered), Sitting and Grilling areas, Pool, Storage, Access Gates and fully fenced.

3) **Strong Rent Growth** - Today's economic climate is conducive to a favorable rental market for owners. Higher interest rates are keeping homeownership out of reach for many renters and is keeping them in the rental market for a longer period of time. This should allow the market to see continued growth in occupancy and in rents.





# Property Information

## PRICING INFORMATION

*Un-Priced*

Do not visit the property without an appointment made through the broker.

Do not disturb the staff!

Estimated Total Collections ~ (Occupancy is {99%} as of 07-31-2024 RR)

Mth.	Jun 24 T-3 Avg	Jun-2024	May-2024	Apr-2024	Mar-2024
Coll.	\$90,084	\$90,931	\$89,364	\$89,956	\$85,632

## PROPERTY INFORMATION

Units:	80
Avg. Size Unit:	910 S.F.
Year Built:	2004
Electric / Water:	Indiv / RUBS
Roof:	Pitched
Land (Acres) Per Survey:	5.92
Rentable Sq. Ft.:	72,832

## UNIT MIX - CURRENT MARKET RENTS (please verify)

#UNITS	UNIT TYPE	NOTES	SQ. FT.	TOTAL SQ. FT.	RENT / UNIT	TOTAL RENT	RENT PER SF
48	1-1		788	37,824	\$1,105	\$53,040	\$1.40
32	2-2		1094	35,008	\$1,335	\$42,720	\$1.22

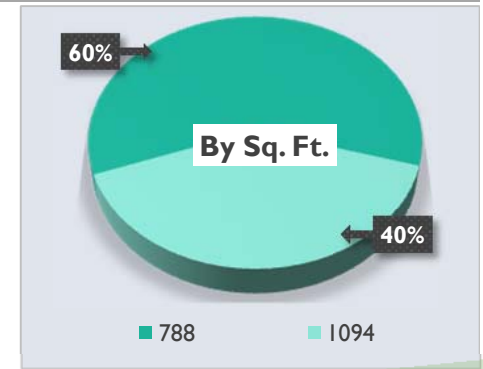
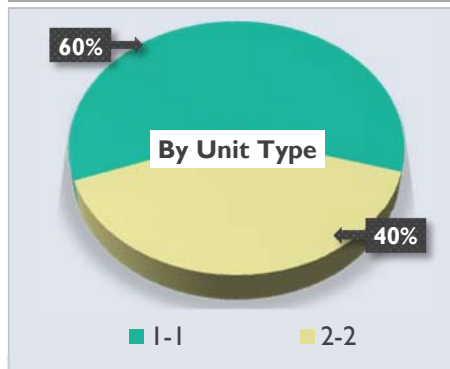
**Country Lane** apartments is located in Angleton, Texas and is an 80 unit apartment community located at 300 Henderson Rd. in Angleton, Texas. Angleton is the county seat of Brazoria County. The property is about 30 miles south of Houston and approximately 15 miles northwest of the Freeport Chemical Complex. Its location benefits from the employment generated by the plants in the Freeport Chemical Complex as well as area employment. Country Lane is situated in an "A" area of Angleton and is situated across from a middle class residential neighborhood. The elementary, Jr. High and High Schools are within 2 miles of the property.

The asset is an excellent opportunity for an investor to purchase an almost stabilized "A-" property in Angleton. The community is one of the best communities in the area and its good location has allowed the owner to consistently increase the rents year over year. The most recent increase was done in September 2023. There is a RUBS in place for water. There is gas on the property but only for the common area, the units are all electric. Major transportation arteries in the area are a few minutes from the property and offer residents an easy commute to most of the major employment areas and a convenient commute to Houston.

The owner states he completed **approximately \$1.1M in capital improvements since Jan 2020**. Some of those improvements include all roofs replaced in 2020, foundation repair, many AC's, appliances and hot water heaters replaced, flooring, and some fencing was replaced. The property has been owned by one owner and that owner is also the builder.

80	99%	910	72,832	\$1,197	\$95,760	\$1.315
TOTAL UNITS	Occupancy	AVG. SQ. FT.	TOTAL SQ. FT.	AVG. RENT/U	TOTAL RENT	AVG. RENT/SF

## UNIT MIX STATS



# Property Information



## PROPERTY TAX INFO.

BCAD Property ID# 557275	
Taxing Entity   Rate \$100 of Value	
Brazoria County	0.270664
City of Angleton	0.52301
Angleton ISD	1.0342
Angleton/Danbury H Dis	0.088875
Port of Freeport	0.016007
Angleton Drainage Dist.	0.097101
2023 Tax Rate	2.029857
<b>2024 Estimated Assmt.</b>	<b>\$7,200,000</b>
Approx. Total Tax	\$146,150

## PROPERTY INFORMATION

- 1.) Value Add Opportunity Post Improvements/Upgrades and further rent increases
- 2.) Minutes away from employment hubs such as the chemical complex in Freeport (approx. 15 miles SW of the property), Lake Jackson, the Port of Freeport, and the Houston CBD.
- 3.) **\$1.1M in capital improvements were completed since January 2020 which includes the total replacement of all roofs in 2020.**
- 4.) Each unit has individual electric hot water heaters, washer and dryer connections and ground level access. There are 80 covered parking spaces. There are additional open spaces, each unit is allowed two spaces for parking and there is additional space for guests.
- 5.) **Located in an area with a large blue collar demographic. The property is 4.5 miles south of Lake Jackson. The Angleton area pulls from Lake Jackson for tenants as the area rents are cheaper than those in Lake Jackson.**

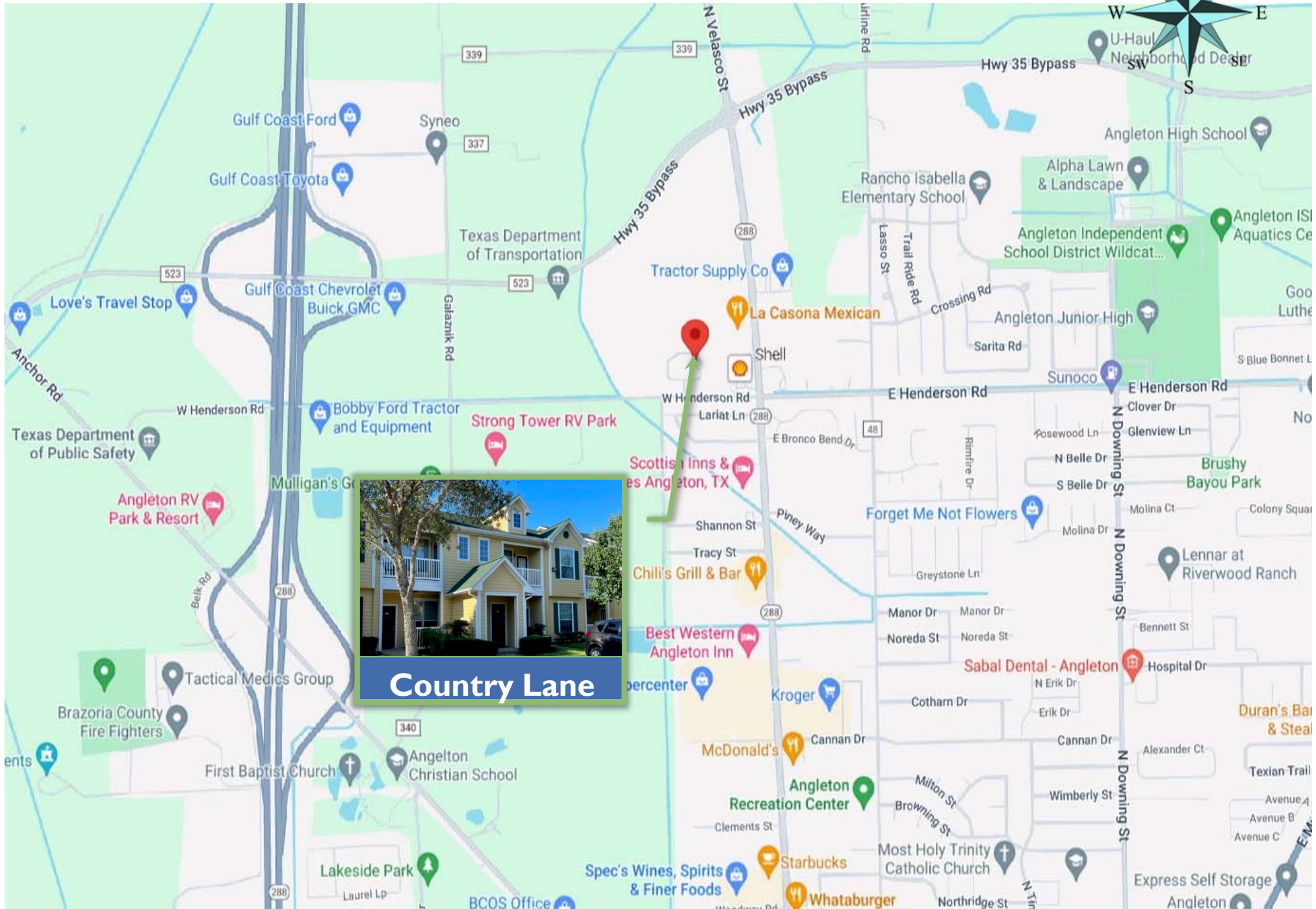
## CONSTRUCTION FEATURES

Yr. Constructed:	2004 Per BCAD
Electric Meter:	Individual
Gas Meter:	Master - Gas for Common area Only
Water Meter:	Master - RUBS in Place
Heat and Air:	Individual HVAC Units
Hot Water:	Indiv. Electric Hot Water Heaters
Roof:	Pitched
Paving:	Asphaltic Concrete
Exterior Construction:	Hard-Plank Siding
No. of Total Buildings:	6
# of Stories:	Two Story
Units / Acre:	14
Parking:	Open and Covered

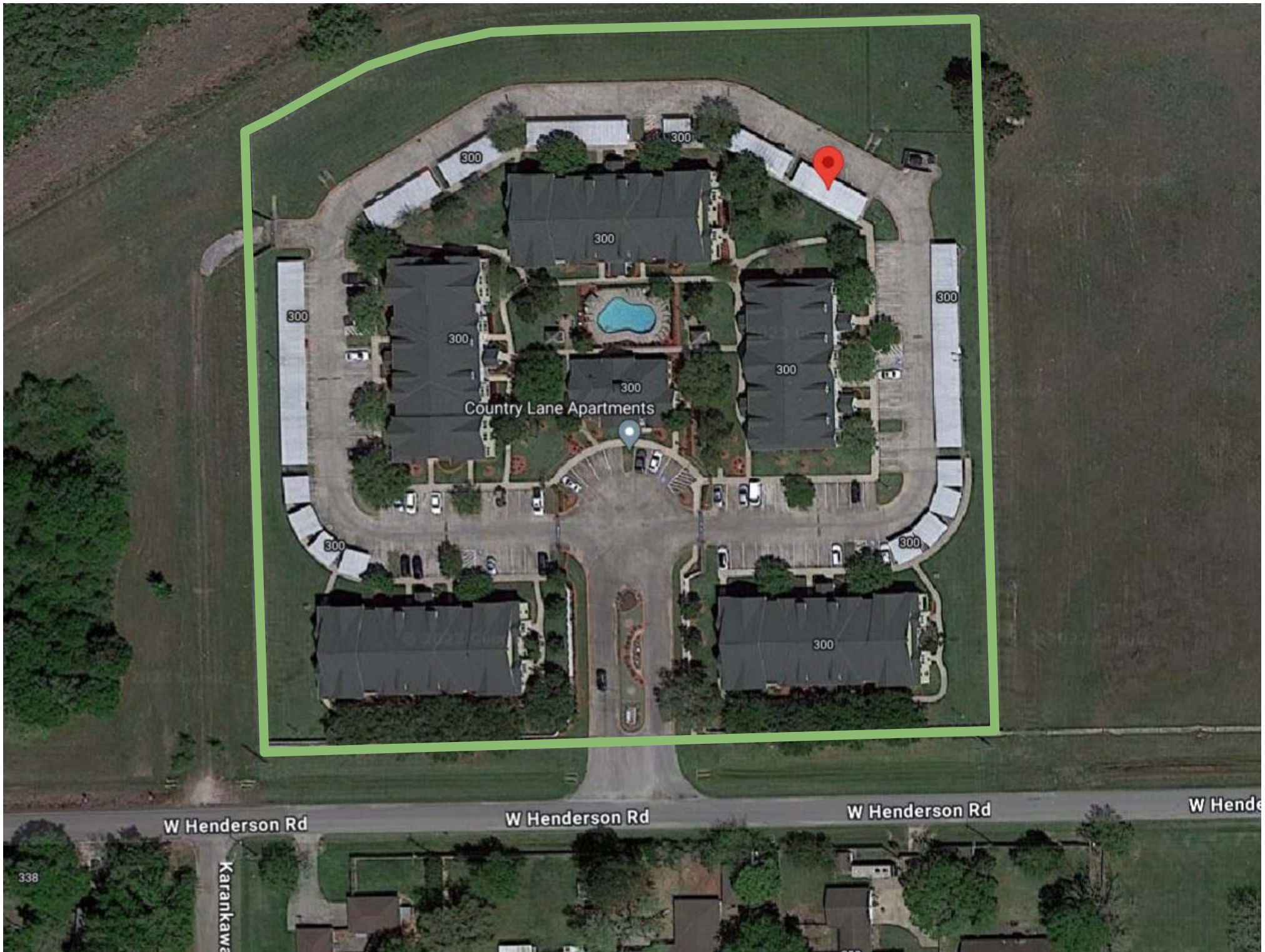




# Location Map











# *Financial Analysis*







# Actual and Pro Forma Analysis

## ASKING PRICE

MARKET TO DETERMINE THE PRICE

## INCOME DETAILS

Current Scheduled Rents (CSR) as of 1-1-2024

\$95,760 / Mo      \$1,197 / Unit      \$1.31 / S.F.

Actual Income Used      Jun 24 T-3 Avg      \$90,084

Actual Income Used "Annualized"      \$1,081,007

Approx. Leased Occupancy      6-25-2024 RR      99%

Pro forma Scheduled Rents include a {5%} Rent Increase

\$100,548 / Mo      \$1,257 / Unit      \$1.38 / S.F.

Pro Forma Rents are Estimated Post Sale

## PROPERTY TAX DETAILS

2023 Tax Rate      Actual      2.029857%

2024 Estimated Assmt.      Actual      \$7,200,000

Pro forma Rate Used      2023 Tax Rate      2.029857%

Estimated Post Sale Assmt.      \$7,200,000

Post Sale Assmt. is the 2023 Assmt increased by {0%}

## EXPENSE, INSURANCE AND RESERVE DETAILS

Actual Expenses are June 2023-May 2024 except where noted, Pro Forma expenses are Estimated

Est. Ins. / Unit / Yr.      GL/Property/Umb.      \$1,376

Est. Reserve / Unit / Yr.      Estimated      \$300

## PROPERTY DETAILS

Number of Rental Units      80

Avg. Unit Size      910 S.F.

Net Rentable Area      72,832

Land {Acres} Per Survey      5.92

Units per Acre      14

Date Built - Per CAD      2004

Electric Meter      Individual

Gas Meter      Common Area Only

Water Meter      Master - RUBS

Hot Water Supply      Indiv. Electric Hot Water Heaters

HVAC      Individual

## INCOME (See Details on the left)

Gross Scheduled Rent (Current Scheduled Rent Annualized + a {5%} Increase)

## ACTUAL

## STABILIZED PRO FORMA

N/A      \$1,206,576      \$100,548 / Mo

(Loss)/Gain to Lease - Pro Forma Estimated at {2%} of GSR

N/A      (24,132)      2%

## Estimated Annual Gross Potential Rental Income

N/A      1,182,444      98%

Vacancy Loss - Pro Forma Estimated at {3%} of GSR

N/A      (\$36,197)      3%

Non-Revenue Units - Pro Forma is Estimated at {%} GSR

N/A      0      0%

Other Losses - Pro Forma is Estimated at {2%} GSR

N/A      (24,132)      2%

## Total Annual Rental Income

\$1,052,908      {92%} of GSR      \$1,122,116      {93%} of GSR

Total Other Income

28,099      \$351 / Unit / Yr      32,000      \$400 / Unit / Yr

## Total Gross Annual Income

\$1,081,007      \$90,084 / Mo      \$1,154,116      \$96,176 / Mo

## ESTIMATED EXPENSES (See Details on the Left)

## MODIFIED ACTUAL

## PRO FORMA

### Estimated Fixed Expenses

Property Taxes Estimated (See Details on the left)

146,150      \$1,827 per Unit      146,150      \$1,827 per Unit

Franchise Tax (Estimated)

0      \$ per Unit      0      \$ per Unit

Property Insurance GL, Property, Umbrella (New Policy per Owner)

110,115      \$1,376 per Unit      110,115      \$1,376 per Unit

### Total Fixed Expenses

\$256,265      \$3,203 per Unit      \$256,265      \$3,203 per Unit

### Estimated Utility Costs

Electric - Vacant and House Meters

13,192      \$165 per Unit      13,192      \$165 per Unit

Gas

649      \$8 per Unit      649      \$8 per Unit

Water / Sewer Sprinkler

9,830      \$123 per Unit      9,830      \$123 per Unit

Water / House

43,536      \$544 per Unit      43,536      \$544 per Unit

Water Reimbursement

(35,787)      \$447 per Unit      (36,000)      \$450 per Unit

### Total Estimated Utility Costs

\$31,420      \$393 per Unit      \$31,207      \$390 per Unit

### Estimated Other Expenses

General, Administrative, Professional Fees, Cable, Uniforms

42,322      \$529 per Unit      24,000      \$300 per Unit

Other Expenses

0      \$ per Unit      0      \$ per Unit

Advertising/Marketing/Placement/Resident Activities

8,585      \$107 per Unit      2,000      \$25 per Unit

Repairs/Maintenance/Make Ready - Supplies

33,983      \$425 per Unit      44,000      \$550 per Unit

Payroll + Burden + Incentive

130,492      \$1,631 per Unit      104,000      \$1,300 per Unit

Contract Services {Pest, Trash, Landscaping}

26,387      \$330 per Unit      24,000      \$300 per Unit

Management Fees {Calculated on the Gross Annual Income above}

43,240      4.00%      40,394      3.50%

### Total Estimated Other Expenses

\$285,009      \$3,563 per Unit      \$238,394      \$2,980 per Unit

Reserve for Replacement - Estimated

24,000      \$300 per Unit      24,000      \$300 per Unit

### Total Estimated Operating Expenses

\$596,694      \$7,459 per Unit      \$549,866      \$6,873 per Unit

## Estimated Net Operating Income

\$484,313      \$6,054 per Unit      \$604,250      \$7,553 per Unit

# 10 Year Cash Flow Analysis

HOUSTON INCOME PROPERTIES, INC

## Ten Year Cash Flow Analysis

COUNTRY LANE

UNITS: 80  
 SQ. FT: 72,832  
 AVG UNIT SIZE: 910

Year 1 has a {5%} rent increase post upgrades, see stabilized pro forma on the previous page

INCOME	MONTHLY YEAR 1	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
<b>Annual Market Rent Growth Rates Used</b>		5.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Potential Income	\$100,548	\$1,206,576	\$1,242,773	\$1,280,056	\$1,318,458	\$1,358,012	\$1,398,752	\$1,440,715	\$1,483,936	\$1,528,454	\$1,574,308
Other Income	\$2,667	\$32,000	\$32,960	\$33,949	\$34,967	\$36,016	\$37,097	\$38,210	\$39,356	\$40,537	\$41,753
<b>Gross Income</b>	<b>\$103,215</b>	\$1,238,576	\$1,275,733	\$1,314,005	\$1,353,425	\$1,394,028	\$1,435,849	\$1,478,925	\$1,523,292	\$1,568,991	\$1,616,061
Vacancy / Other Losses		(\$84,460)	(\$86,994)	(\$89,604)	(\$92,292)	(\$95,061)	(\$97,913)	(\$100,850)	(\$103,876)	(\$106,992)	(\$110,202)
<i>Economic Loss % Includes Bad Debt</i>		7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
<b>EFFECTIVE GROSS INCOME</b>		\$1,154,116	\$1,188,739	\$1,224,401	\$1,261,133	\$1,298,967	\$1,337,936	\$1,378,074	\$1,419,417	\$1,461,999	\$1,505,859
<b>Annual Operating Expense Growth Rates Used</b>			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>EXPENSES</b>											
Operating Expenses		(\$525,866)	(\$541,642)	(\$557,891)	(\$574,628)	(\$591,866)	(\$609,622)	(\$627,911)	(\$646,748)	(\$666,151)	(\$686,135)
Expenses / Unit		\$6,573	\$6,771	\$6,974	\$7,183	\$7,398	\$7,620	\$7,849	\$8,084	\$8,327	\$8,577
Reserve for Replacement @ {\$300} / Unit		(\$24,000)	(\$24,000)	(\$24,000)	(\$24,000)	(\$24,000)	(\$24,000)	(\$24,000)	(\$24,000)	(\$24,000)	(\$24,000)
<b>TOTAL EXPENSES</b>		(\$549,866)	(\$565,642)	(\$581,891)	(\$598,628)	(\$615,866)	(\$633,622)	(\$651,911)	(\$670,748)	(\$690,151)	(\$710,135)
Total Expenses / Unit		\$6,873	\$7,071	\$7,274	\$7,483	\$7,698	\$7,920	\$8,149	\$8,384	\$8,627	\$8,877
<b>NET OPERATING INCOME</b>		\$604,250	\$623,097	\$642,510	\$662,506	\$683,101	\$704,314	\$726,163	\$748,668	\$771,848	\$795,724
<b>NOI GROWTH RATE</b>		24.8%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%

NOTE: Year One shows the NOI growth rate starting from column one's NOI on the Actual and Pro Forma Analysis page.



# Value Projection at 60 Months

## PROPERTY INFORMATION

Number of Units:	80	Approx. NRA:	72,832
Year Built:	2004	Average Unit Size:	910 S.F.
Roofs:	Pitched	Proposed Mthly. Mkt. Rent at 60 Mths. (5 YRS):	\$113,168    \$1,415 / Unit    \$1.55 / S. F.
HVAC System:	Individual HVAC Units	<p>This Projection is based on the stabilized year 1 pro forma with a 3% rent and a 3% expense growth rate for years 2 thru 5. This analysis assumes that all Utilities are being charged back to the tenants through a RUBS.</p>	
Post Stabilization:	Electric: Individual		
	Water: Master - RUBS		
	Gas: Master - In Common Area Only		
Hot Water:	Indiv. Electric Hot Water Heaters		
Est. Occupancy at Stabilization:	97%		

## STABILIZED PRO FORMA

Projected at 60 Months Post Renovation and Income Stabilization

### REVENUE AND COLLECTIONS

		% of Gross Potential Income
Total Gross Rent Potential	\$1,358,012	100%
Vacancy/Other Rental Losses (Economic Loss)	(\$95,061)	{7%} of Gross Rent Potential
<b>Estimated Gross Potential Income</b>	<b>\$1,262,951</b>	93%
Total Other Income Potential ( Assumes RUBS will be Implemented)	\$36,016	\$450 / Unit
<b>Total Estimated Gross Annual Income</b>	<b>\$1,298,967</b>	

### EXPENSES

Total Expenses ~ ( average Unit size is {910 S.F.} includes all Utilit	(\$615,866)	\$7,698 / Unit    \$8.46 / SF
<b>Estimated Stabilized Net Operating Income</b> ( at 60 Months Post Stabilization )	<b>\$683,101</b>	

Estimated Potential Value Based on Stabilized NOI of {\$683,101} ( at 60 Mths, Post Stabilization)

Cap Rate	Value Generated		
5.25%	\$13,011,445	\$162,643/U	\$178.65/SF
5.50%	\$12,420,016	\$155,250/U	\$170.53/SF
5.75%	\$11,880,015	\$148,500/U	\$163.12/SF





## *Property Overview*







## Property Features



### Unit Features (Interior appointments may vary in each unit)

- ❖ 2 Spacious Floor Plan Options
- ❖ 1 & 2 Bedroom Plans
- ❖ Individual Controlled A/C and Heat
- ❖ Ceiling Fan
- ❖ Dishwasher
- ❖ Garbage Disposal
- ❖ Refrigerator
- ❖ Range
- ❖ Over the Range Microwave
- ❖ Kitchen Pantry
- ❖ Spacious Countertops and Cabinets
- ❖ Stainless Steel Sinks
- ❖ Large Walk-in Closets
- ❖ Shower / Tub Combination
- ❖ Linen Closets
- ❖ Nine Foot Ceilings
- ❖ Crown Molding
- ❖ Large Interior Storage Area
- ❖ Mini-Blinds
- ❖ Washer & Dryer Conn in All Units
- ❖ Cable Ready
- ❖ Patio / Balcony

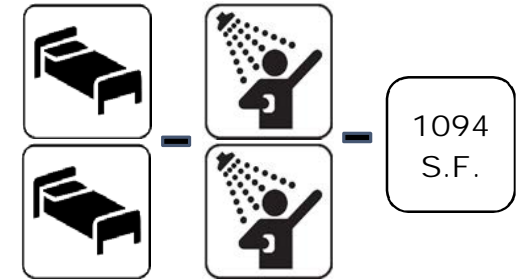
### Community Amenities

- ❖ On-Site Management
- ❖ Laundry Facility
- ❖ Perimeter Fence
- ❖ Stand Alone Leasing Office
- ❖ Clubhouse with Kitchen
- ❖ Exercise Facility
- ❖ Swimming Pool
- ❖ Covered Parking
- ❖ Convenient to Entertainment
- ❖ Limited Access Gates
- ❖ Area Schools are within 2 miles of Property
- ❖ High Speed Internet Available
- ❖ 2 Parking Spaces Per Unit
- ❖ Guest Parking
- ❖ Valet Trash Pick-up
- ❖ Ground Level Access - All Units
- ❖ Grilling Areas Throughout the Property
- ❖ Sitting Areas Throughout the Property





# Floor Plans



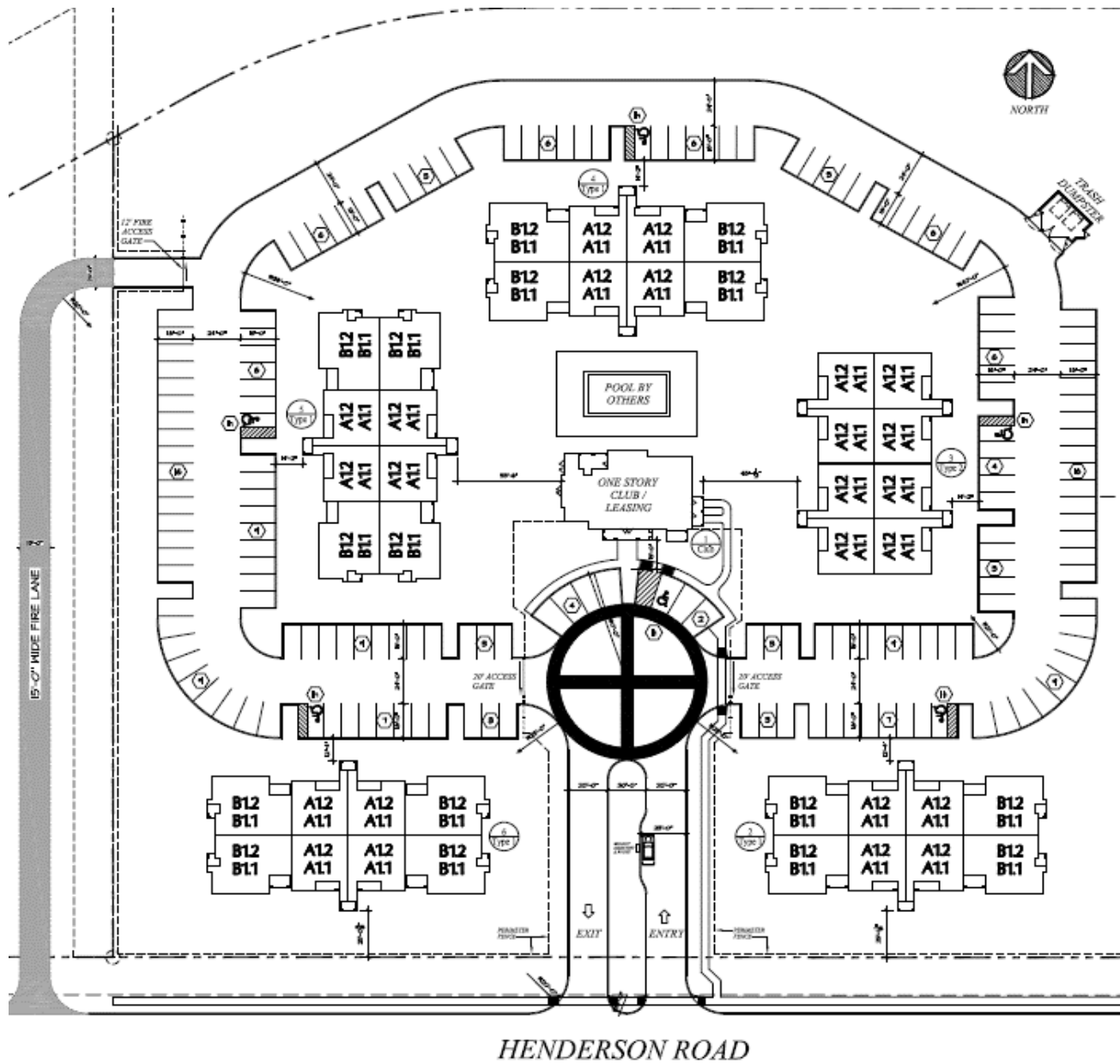


# Property Exterior Photos



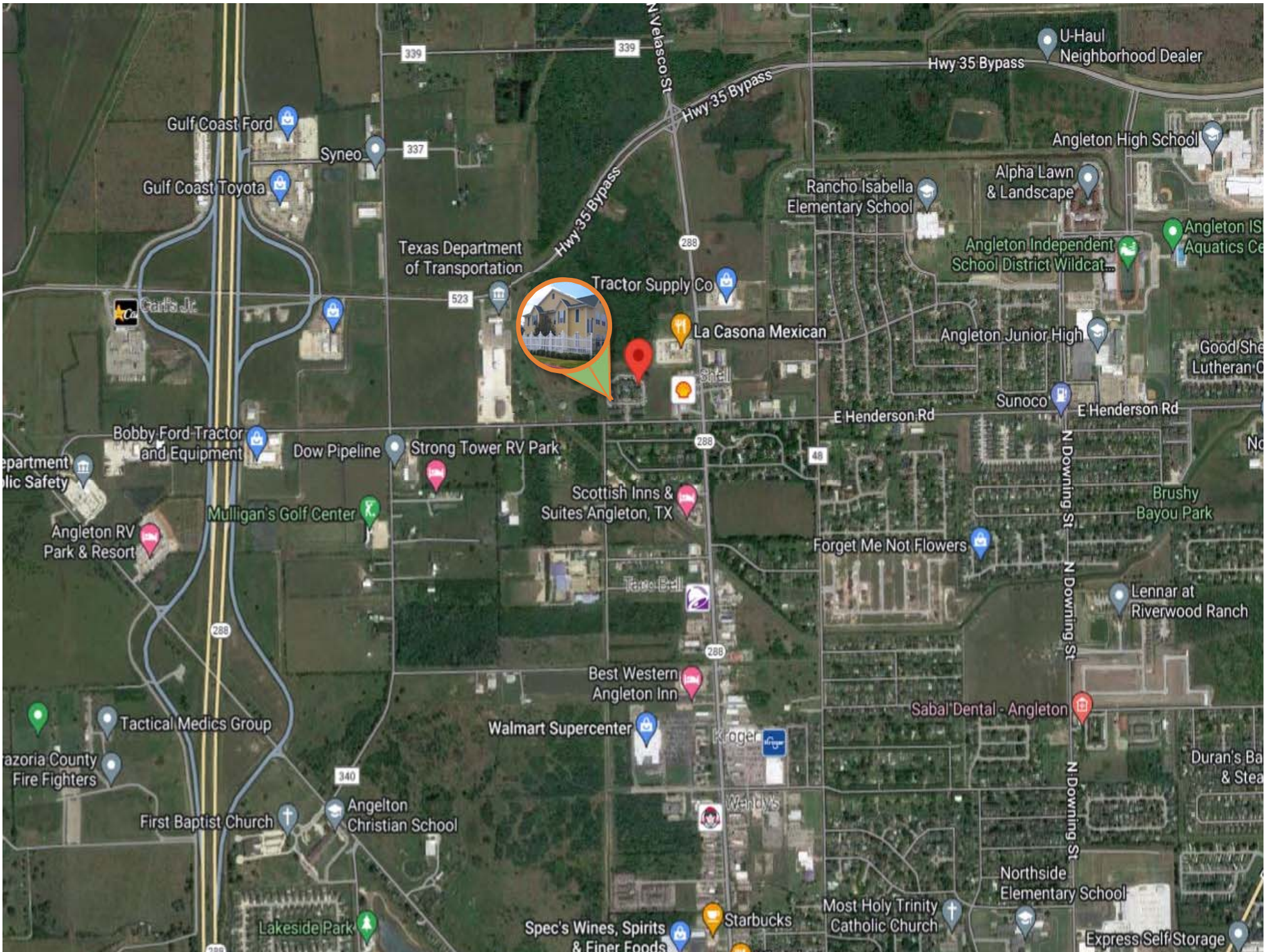


# Site Map















National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM T...

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation Zone A, V, AE9
		With BFE or Depth Zone AE, AO, AH
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot to with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/1/2022 at 10:42 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





## *Market Overview*







# Amenities





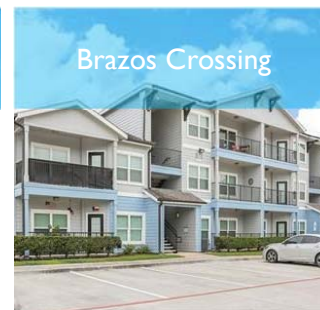
# Comparative Market Survey Summary

Property Name	Address	City	State	ZIP	Completed Year	Unit Count	Occupancy	Average SqFt	Market Rent / Unit	Market Rent / SF
Villages of Lake Jackson	504 Highway 332	Lake Jackson	TX	77566	1999	174	90%	869	\$1,136	\$1.31
Edgewater	514 That Way Street	Lake Jackson	TX	77566	2004	228	79%	934	\$1,304	\$1.40
Westport	121 Clements Drive	Angleton	TX	77515	1996	152	85%	821	\$952	\$1.16
Residence at Lake Jackson	101 Eucalyptus Street	Lake Jackson	TX	77566	2008	248	89%	893	\$1,357	\$1.52
Brazos Crossing	4501 Brazosport Blvd North	Richwood	TX	77531	2016	308	94%	829	\$1,222	\$1.47
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	2016	285	97%	825	\$1,139	\$1.38

Avg / Total					Unit Count	Avg Sq. Ft.		Avg Rent / Unit	Avg Rent / SF
					1395	861		\$1,202.30	\$1.40
<b>Subject</b>	COUNTRY LANE	300 WEST HENDERSON RD.	ANGLETON, TX 77515	2004	80	99%	910	\$1,197	\$1.315

Map #	Property Name	Address	City	State	ZIP	Completed Year	Units	Min SqFt	Max SqFt	Min Market Rent	Max Market Rent
2	Villages of Lake Jackson	504 Highway 332	Lake Jackson	TX	77566	1999	174	657	1,230	\$907	\$1,752
3	Edgewater	514 That Way Street	Lake Jackson	TX	77566	2004	228	742	1,319	\$967	\$1,762
4	Westport	121 Clements Drive	Angleton	TX	77515	1996	152	574	1,272	\$757	\$1,350
5	Residence at Lake Jackson	101 Eucalyptus Street	Lake Jackson	TX	77566	2008	248	654	1,372	\$1,055	\$1,916
6	Brazos Crossing	4501 Brazosport Blvd North	Richwood	TX	77531	2016	308	611	1,252	\$929	\$1,815
7	Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	2016	285	585	1,352	\$850	\$1,715

<b>Subject</b>	COUNTRY LANE	300 WEST HENDERSON RD.	ANGLETON, TX 77515	2004	80	788	1094	\$1,105	\$1,335
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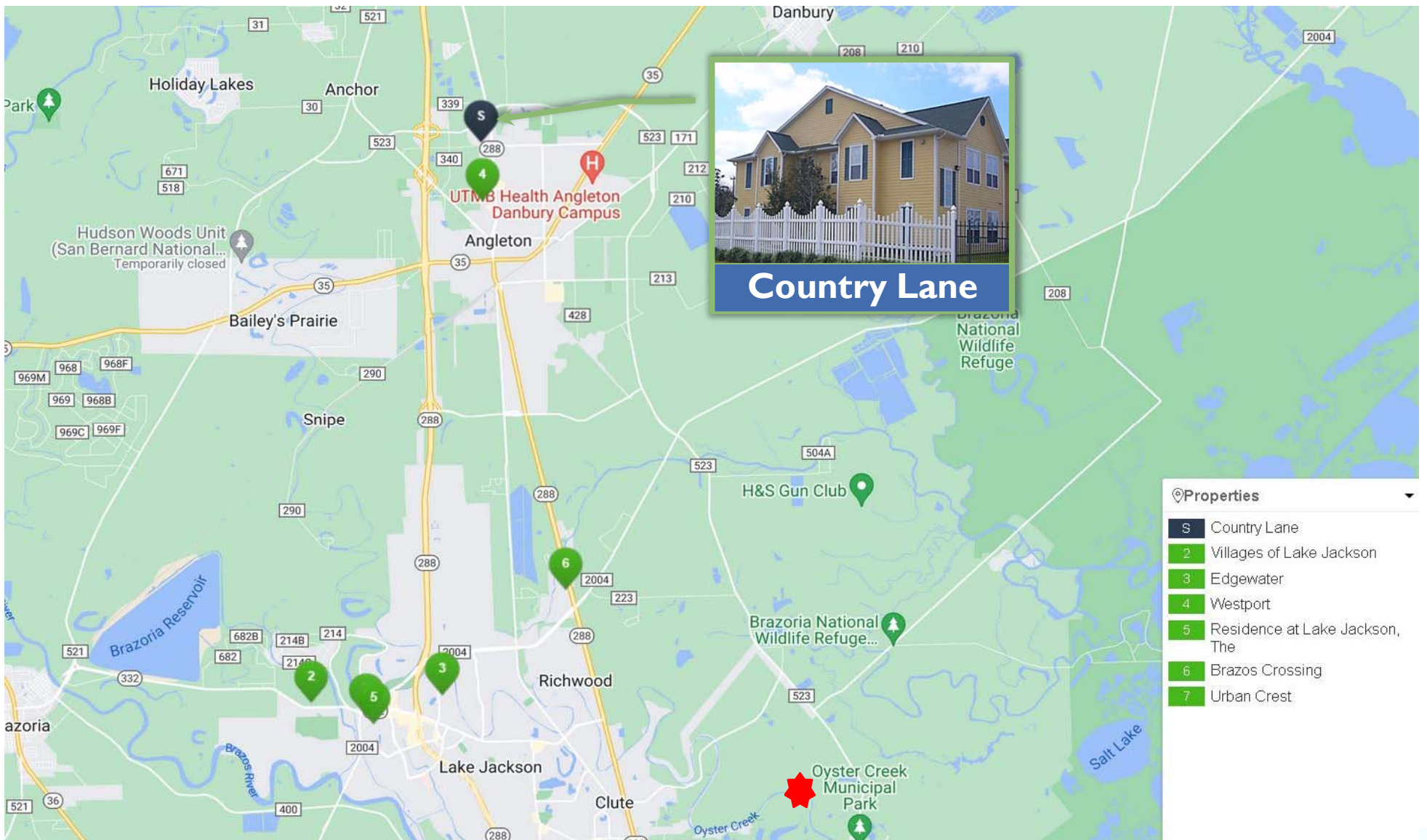
# Rent Comparable Detail



Property Name	Address	City	State	ZIP	Unit Type Detail	Completed Year	Unit Property Count	Unit Type Count	Unit Size	Market Rent	Market Rent Per SqFt
<b>STUDIO</b>											
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	Studio	2016	285	27	585	850	1.45
<b>ONE BEDROOM</b>											
Edgewater	514 That Way Street	Lake Jackson	TX	77566	One Bedroom	2004	228	30	848	1,244	1.47
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	One Bedroom	2016	285	27	834	1,178	1.41
Edgewater	514 That Way Street	Lake Jackson	TX	77566	One Bedroom	2004	228	25	799	1,156	1.45
Country Lane	300 West Henderson Road	Angleton	TX	77515	One Bedroom	2004	80	48	788	1,080	1.37
Brazos Crossing	4501 Brazosport Blvd North	Richwood	TX	77531	One Bedroom	2016	308	60	756	1,130	1.49
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	One Bedroom	2008	248	10	654	1,120	1.71
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	One Bedroom	2008	248	48	654	1,120	1.71
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	One Bedroom	2008	248	44	742	1,055	1.42
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	One Bedroom	2008	248	10	742	1,055	1.42
Edgewater	514 That Way Street	Lake Jackson	TX	77566	One Bedroom	2004	228	44	769	1,028	1.34
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	One Bedroom	2016	285	53	777	993	1.28
Edgewater	514 That Way Street	Lake Jackson	TX	77566	One Bedroom	2004	228	25	742	967	1.30
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	One Bedroom	2016	285	89	676	943	1.39
Villages of Lake Jackson	504 Highway 332	Lake Jackson	TX	77566	One Bedroom	1999	174	32	657	938	1.43
Brazos Crossing	4501 Brazosport Blvd North	Richwood	TX	77531	One Bedroom	2016	308	100	611	929	1.52
Villages of Lake Jackson	504 Highway 332	Lake Jackson	TX	77566	One Bedroom	1999	174	56	760	907	1.19
Westport	121 Clements Drive	Angleton	TX	77515	One Bedroom	1996	152	16	574	834	1.45
Westport	121 Clements Drive	Angleton	TX	77515	One Bedroom	1996	152	48	620	757	1.22
<b>ONE BEDROOM / DEN</b>											
Villages of Lake Jackson	504 Highway 332	Lake Jackson	TX	77566	One Bedroom/Den	1999	174	16	935	1,087	1.16
<b>TWO BEDROOM / ONE BATH</b>											
Edgewater	514 That Way Street	Lake Jackson	TX	77566	Two Bedroom/One Bath	2004	228	27	1,010	1,582	1.57
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	Two Bedroom/One Bath	2008	248	8	858	1,486	1.73
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	Two Bedroom/One Bath	2008	248	24	858	1,486	1.73
Edgewater	514 That Way Street	Lake Jackson	TX	77566	Two Bedroom/One Bath	2004	228	25	951	1,299	1.37
Brazos Crossing	4501 Brazosport Blvd North	Richwood	TX	77531	Two Bedroom/One Bath	2016	308	60	919	1,285	1.40
<b>TWO BEDROOM / TWO BATH</b>											
Edgewater	514 That Way Street	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2004	228	12	1,319	1,762	1.34
Edgewater	514 That Way Street	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2004	228	11	1,232	1,726	1.40
Edgewater	514 That Way Street	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2004	228	17	1,161	1,718	1.48
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2008	248	32	1,125	1,587	1.41
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2008	248	8	1,125	1,587	1.41
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2008	248	48	1,024	1,536	1.50
Brazos Crossing	4501 Brazosport Blvd North	Richwood	TX	77531	Two Bedroom/Two Bath	2016	308	64	997	1,486	1.49
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2016	285	8	1,010	1,476	1.46
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2016	285	64	1,008	1,443	1.43
Edgewater	514 That Way Street	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2004	228	12	1,242	1,431	1.15
Villages of Lake Jackson	504 Highway 332	Lake Jackson	TX	77566	Two Bedroom/Two Bath	1999	174	30	1,069	1,414	1.32
Villages of Lake Jackson	504 Highway 332	Lake Jackson	TX	77566	Two Bedroom/Two Bath	1999	174	32	963	1,343	1.39
Country Lane	300 West Henderson Road	Angleton	TX	77515	Two Bedroom/Two Bath	2004	80	32	1,094	1,310	1.20
Westport	121 Clements Drive	Angleton	TX	77515	Two Bedroom/Two Bath	1996	152	32	941	1,044	1.11
Westport	121 Clements Drive	Angleton	TX	77515	Two Bedroom/Two Bath	1996	152	40	885	999	1.13
<b>THREE BEDROOM / TWO BATH</b>											
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	Three Bedroom/Two Bath	2008	248	8	1,372	1,916	1.40
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	Three Bedroom/Two Bath	2008	248	8	1,365	1,815	1.33
Brazos Crossing	4501 Brazosport Blvd North	Richwood	TX	77531	Three Bedroom/Two Bath	2016	308	24	1,252	1,815	1.45
Villages of Lake Jackson	504 Highway 332	Lake Jackson	TX	77566	Three Bedroom/Two Bath	1999	174	8	1,230	1,752	1.42
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	Three Bedroom/Two Bath	2016	285	17	1,352	1,715	1.27
Westport	121 Clements Drive	Angleton	TX	77515	Three Bedroom/Two Bath	1996	152	16	1,272	1,350	1.06



# Rent Comparables Map



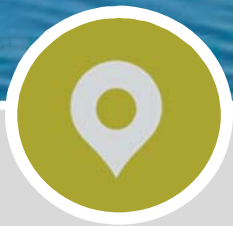


BRAZORIA COUNTY IS YOUR

# INDUSTRIAL

# GATEWAY

TO HOUSTON



*Location Overview*



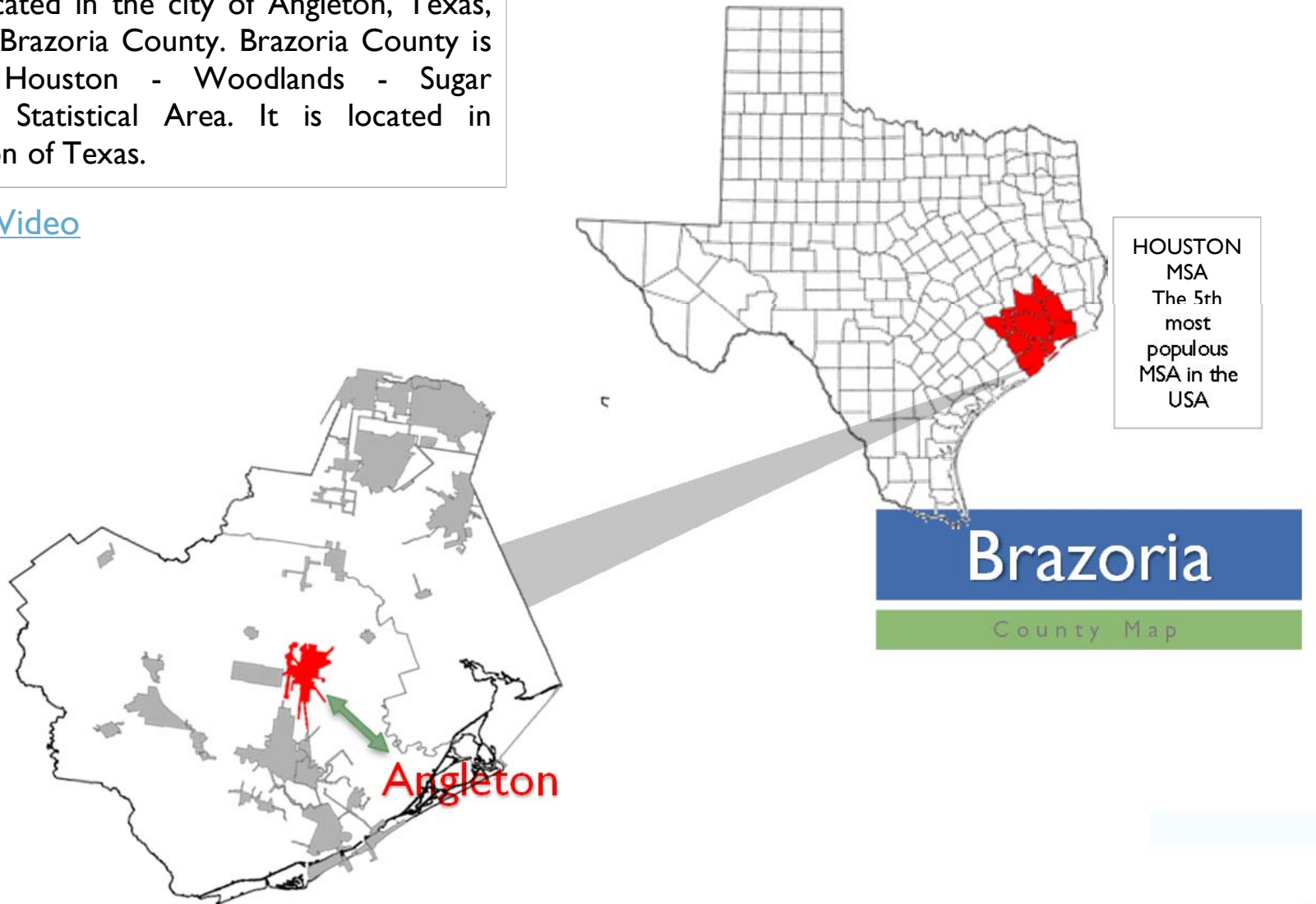
# Exterior Property Photos



## County Location Map

Country Lane is located in the city of Angleton, Texas, which is located in Brazoria County. Brazoria County is included in the Houston - Woodlands - Sugar Land Metropolitan Statistical Area. It is located in the Gulf Coast region of Texas.

[Brazoria County Video](#)





# Houston MSA

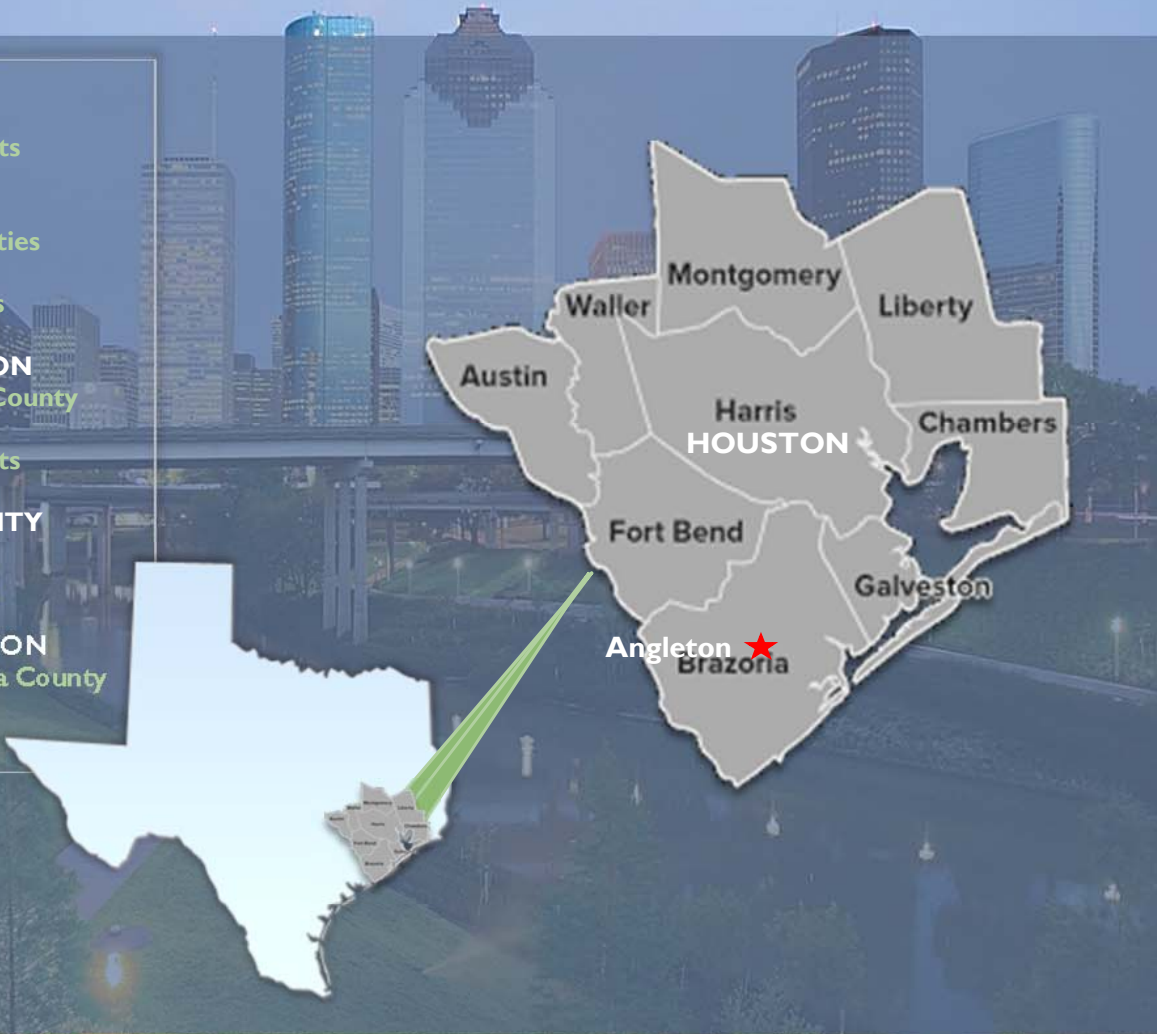
**HARRIS COUNTY**  
1,777 square miles  
4,100,000+ Residents

**HOUSTON MSA**  
Made up of 9 Counties  
9,444 square miles  
6,800,000 Residents

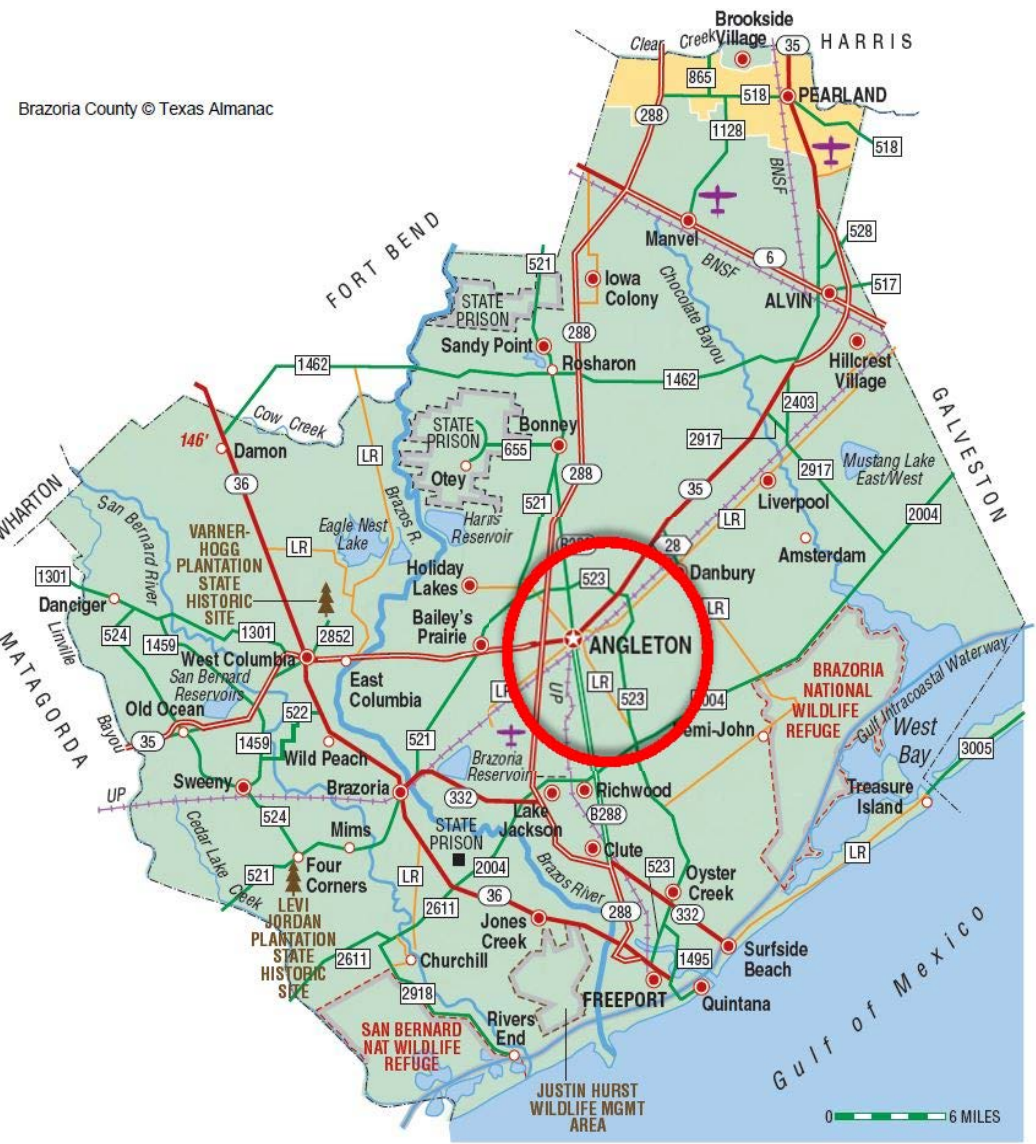
**CITY OF HOUSTON**  
Located in Harris County  
665 square miles  
2,300,000+ Residents

**BRAZORIA COUNTY**  
1658 square miles  
350,000+ Residents

**CITY OF ANGLETON**  
Located in Brazoria County  
11.3 square miles  
20,752+ Residents



# Houston MSA Facts







## ABOUT ANGLETON

Angleton, with an estimated 2022 population count of 20,752, is a city in and the county seat of Brazoria County, Texas. It lies within the Houston–The Woodlands–Sugarland metropolitan area. Angleton has a total area of



11.3 square miles, of which 11.281 square miles, is land. The city combines small town charm, awe-inspiring wildlife, and easy access to metropolitan convenience in a way few can.

## LOCATION

Angleton lies 50 miles inland from the Gulf Coast at the intersection of State Highway 288, State Highway 35, and the Union Pacific Railroad. It is located near the center of Brazoria

County. Texas State Highway 288, a four-lane freeway, runs along the western edge of the city, with access from five exits. Highway 288 leads north 43 miles to downtown Houston and south 18 miles to Freeport near the Gulf of Mexico. Texas State Highway 35 crosses Highway 288 and passes through the center of Angleton, leading northeast 21 miles to Alvin and west 37 miles to Bay City.

## EMPLOYMENT/MAJOR EMPLOYERS

Top employment sectors (# of employees) in Angleton include Construction (1,307), Manufacturing (1,274), Health Care and Social Assistance (1,196), Retail Trade (1,054), Public Administration (811), Accommodation and Food Services (629), Educational Services (592), and Professional, Scientific and Technical Services (502).

Top employers (# of employees) in the City of Angleton include Angleton ISD (1,044), Brand/Safway (1,009), UTMB Health – Angleton Danbury (225), and the City of Angleton (131). Other nearby major employers, within Brazoria County, employing 1,000 or more, include Alvin ISD (3,568), The Dow Chemical Company (3,510), Pearland ISD (2,814), Texas Criminal Department of Criminal Justice (2,102), Brazosport ISD (1,900), Brazoria County (1,412), Olin Corporation (1,250), Angleton ISD (1,044), Phillips 66 (1,039), Brand/Safway (1,009), and Wood Group (1,000)

## NEARBY EMPLOYMENT CENTERS

### PORT OF FREEPORT

One of the most accessible ports in Texas, by both land and sea, located 60 miles south of Houston and accessible via TX-36 and TX-288. Port Freeport is also one of the most accessible

ports along the Gulf Coast, located just 7.5 miles from deep water. Operations offered at the Port of Freeport include: Project cargo and break-bulk operations, container operations, roll on/off operations, heavy lift terminal, and foreign trade zone. With 1,136 vessel calls in 2020 and



approximately 30.1 million tons of cargo transported annually, Port Freeport's

ranked 6th in Chemicals, 15th in Foreign Waterborne Tonnage, and 26th in Containers, in the U.S. The port is responsible for (statewide/nationwide) more than \$98.8 billion/\$149 billion in total economic impact and 150,651 /279,780 employees. Port Freeport currently ranks 15th among U.S. ports in international cargo tonnage handled.

### BAYPORT INDUSTRIAL DISTRICT

A chemical and chemical specialty complex with facilities belonging to more than 70 American and foreign companies, the Bayport Industrial District is amongst the largest

private industrial complexes in the United States. The complex is



comprised of 12 square miles/8,500 acres and is adjacent to Pasadena and La Porte. The complex contributes over \$6 billion to the local economy, while its diverse manufacturing community employs over

15,000 people. Companies in the district collectively spend more than \$2.5 billion annually on operating and capital improvements, related to pollution control and abatement. The Bayport Terminal, which contains a major new cargo container shipping terminal and a cruise ship terminal, is adjacent to the Bayport Industrial District. The district also features over 70 specialty chemical companies, operating on a global scale.

#### HOUSTON INNOVATION CORRIDOR

Located at the center of an extraordinarily powerful social and economic convergence, the four-mile-long Corridor is linked by light-rail, bike lanes, and pedestrian thoroughfares. Anchored on the south by the world's largest medical complex, the Texas Medical Center, and top-ranked Rice University, the Corridor runs north along Houston's light-rail line through the verdant 700-acre Hermann Park and oak-lined boulevards of the Museum District. It continues past the eclectic Montrose neighborhood and through Midtown. The Corridor reaches its northern boundary in Downtown Houston. It also features professional sports, numerous museums, countless parks and green spaces, one of the largest theater districts in the country and a highly acclaimed restaurant and nightlife scene.



#### DOWNTOWN HOUSTON

With already more than 4,161 companies employing over 166,231 full-time employees housed in over 52.5 million square feet in total office space, Downtown Houston has an additional 12.8 million-square-feet of premier office space in the plans. 20 Fortune 500 companies have offices in Downtown Houston, with 10 of those, having headquarters in the downtown area.

The 10 Largest Private Employers (# of employees) in the downtown area include the City of Houston (21,409), Chevron Corp. (6,502), KBR, Inc. (2,900), JP Morgan Chase Bank NA (2,800), Deloitte LLP (2,589), Kinder Morgan (2,100), Accenture (2,000), CenterPoint Energy (1,886), Ernst & Young (1,762), and Enterprise Products Partners (1,552). Fortune 500 Company Headquarters (#ranking): Enterprise Products (#89), Plains GP Holdings LP (#98), EOG Resources (#186), Waste Management (#207), Kinder Morgan #242), NRG (#324), CenterPoint Energy (#260), Targa Resources (#365), Calpine (#319), Cheniere Energy (#329).

#### GREENS PORT INDUSTRIAL TERMINAL

In close proximity to I-10, I-610, I-45 and Beltway 8, the terminal is located on 735 acres along the Houston Ship Channel. It has 3 secured truck entrances and is the largest private multi-tenanted industrial park in the Gulf Coast market. Offering deep water and barge docks through non-union stevedores, Greens Port provides 7 deep water berths, 9



barge berths, and approximately 3 million square feet of indoor warehousing, including FTZ space. There are over 30 miles of rail track with 4 rail yards, 1,600 railcar spots and 24-hour railcar loading and unloading.



The industrial terminal has 130 acres of outdoor laydown space, 50,000 square feet of covered and 94 acres of uncovered free trade zone space.

#### GREENS BAYOU INDUSTRIAL AREA

The area includes the WATCO Greens port Industrial Terminal and Park, Ran by WATCO which ranks as one of America's Best Mid-Size Employers by Forbes in 2011. This site encompasses 735 acres of land with 3M+ SF of warehouse space, 50,000 SF of covered free trade zone space, and 94 acres of uncovered free trade zone space.



#### PORT OF HOUSTON

Perhaps because Houston is 50 miles from the Gulf of Mexico, many people don't realize the region is home to one of the world's largest seaports, ranked No. 1 in the U.S. for total foreign and domestic waterborne tonnage. East of Downtown Houston, the 52-mile Houston



Ship Channel connects Houston to the sea, with nearly 200 private companies making up the Greater Port of Houston. Petroleum and related products are the leading import and export commodities. The overall economic impact of the greater port nationally includes 3.2 million jobs, \$801.9 billion in economic value, and more



an advance reservation.

than \$38.1 billion in tax revenue. You can take a free 90-minute tour of the port with

## ECONOMIC DEVELOPMENT

Angleton is a thriving 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! The City of Angleton is a pro-business community ready to partner with retail and commercial businesses to help both entities be successful.

## REGIONAL TRADE FORECAST

A part of Angleton's strong economic forecast results from the spinoff from the region's major petrochemical investments. Since 2013, over \$35.86 billion in new investments have been completed or were planned through 2021, in the Gulf Coast Region. The projects include Dow's new Research and Development facility. This high-dollar investment infusion reveals the supreme confidence that prominent businesses

have in the future of the area. More than 8,000 direct and indirect jobs and thousands more temporary positions to the trade area are anticipated.

## BRAZORIA COUNTY

### INDUSTRIAL GATEWAY TO HOUSTON

Brazoria County, Texas - Known as the Industrial Gateway to Houston, is the fastest growing county in the region, with over 345K residents in its 24 cities. It is also part of the Greater Houston MSA. The county is located on the prairie of the Gulf Coast at the mouth of the Brazos River in Southeast Texas, and is bordered by Matagorda, Fort Bend, Harris, and Galveston counties. Brazoria County covers an area of 1,407 square miles of land, 251 square miles of water, and 20+ miles of beaches. Its highest altitude, Damon Mound, is 146 feet above sea level.



### ACCESS TO THE NATION, TO THE WORLD

Four major state highways bisect Brazoria County. These roadways stretch across Texas and connect with major interstates in the Houston Metro, which traverse across the USA. Brazoria County connects with the world through the international deepwater port, Port Freeport. The county is also home to Texas Gulf Coast Regional Airport, a county-owned reliever airport with a 7,000 ft runway.



## BUSINESS IS BOOMING

Business thrives in Brazoria County because we have the available land and workforce businesses need to succeed. The county draws from an expansive, highly skilled labor pool, with over 1,850,000 workers within a one-hour drive. More than 9,000 workers alone are employed in 25 companies located in Brazoria County's Global Petrochemical Center. There are also three college campuses in the county, dedicated to educating and training our future workforce as well as trade schools, colleges, and major universities in the Houston Metro, including several renowned Tier One universities.

## SUSTAINED RAPID GROWTH

The population in Brazoria County is 345,995, up 15% from 9 years ago. Brazoria County has seen the job market increase by 3.1% over the last year and future job growth is predicted to be 34.2% over the next ten years, which is higher than the US average of 33.5%.

Brazoria County as a whole, hosts a robust business climate with its bustling location on the Gulf Coast near the Houston Metro, access to national and international transportation outlets, strong infrastructure, and pro-business leadership that supports and advocates economic growth.

# Angleton Facts

## A GREAT QUALITY OF LIFE

A great quality of life is highly attractive to businesses, drawing in desirable talent. Brazoria County is ranked #5 for outdoor activities in Texas, with 23 miles of Gulf Coast beaches and 90,000+ acres of protected wildlife refuge land. There's plenty to do in town as well, with Sea Center Texas, museums, historical sites, plenty of shopping, and over 750 dining options.

## EDUCATION

The public schools in the city are operated by Angleton Independent School District (Angleton ISD), which encompasses 396 square miles in Brazoria County. Angleton ISD provides public access to a quality pre-k through 12th grade of approximately 6,736 students, by way of its five elementary schools, one middle school, and one high school, with additional special services available. The district has a student teacher ratio of 16.5:1 with a 99.3% graduation rate.



While no colleges call Angleton home, Brazosport College is a mere 9 miles away, in nearby Lake Jackson. Over 4,300 students are enrolled to attend Brazos College for the 2022 Spring semester, along with 142 teachers,

making the student – teacher ratio 30:1. Students can register for one of the college's 31 Academic Programs or one of its 35 Technical Programs, across 12 different fields. Popular programs include: Liberal Arts and Sciences, General Studies and Humanities, Engineering Technologies and Engineering-Related Fields, and Science Technologies/Technicians. An average Brazosport College graduate earns a first-year salary of about \$35,800.

## ANGLETON LIVING

Nearby Houston is rich in sporting culture. Area residents are active in many spectator and participant sports. Fans attend events including Houston Texans (NFL) games at NRG Stadium, Houston Astros (MLB) games at Minute Maid Park, Houston Rockets (NBA) games at the Toyota Center and the Houston Dynamo (MLS) games at PNC Stadium.



Angleton is home to 9 parks, Bates Park, Brushy Bayou Park, Welch Park, Dickey Park, Freedom Park, Masterston Park, Veterans Park, and B.G. Peck Soccer Complex & Park. The city also provides easy access to many of the historical sites and nearby museums that showcase the rich history of the area, and is home to the 60 ft. statue that honors the "Father of Texas," Stephen F. Austin. Some of the sites include Brazoria County Historical Museum, Ring of

Honor, and the Angleton Recreation Center. Many more attractions are located within 50 miles of Angleton.



Being in such close proximity to the Gulf of Mexico offers visitors the opportunity of numerous outdoor activities or simply a great day at the beach. The Brazoria National Wildlife Refuge is another interesting location in the area. In addition, the City of Angleton is home to The Crocodile Encounter and MSR Houston, a premier racing facility for thrill seekers and karting enthusiasts. Popular local events include Market Days, held two times per year; Freedom Festival; the Brazoria County Fair; Austin Town Festival and Heart of Christmas Celebration, each held annually.



## CLIMATE

The climate in this area is characterized by hot, humid summers and generally mild to cool winters. April, November and March are the most pleasant months in Angleton, while August and July are the least comfortable months. The city of Angleton receives 53 inches of rain, per year, on average and has about 200 sunny days per year.



## Market Drivers

As the increasing availability of data highlights the value of targeting submarkets, we should not lose sight of a bigger, slow-moving shift taking place in the U.S. Social and economic trends have caused a steady domestic migration of population and jobs to the South and West regions over the last half century and increased during the pandemic as citizens migrated to states that were open for business.

The migration is being driven by a combination of economic, social and technological factors. Individuals and corporations have moved to lower-cost markets, and corporations are relocating to metros that are more business friendly or have developed specialties in fast-growing business segments such as technology or health care. Technology makes both individuals and corporations more mobile than before, and as the economy grows more service-oriented, businesses are less tied to physical locations. Migration also favors metros with warm climates and attractive physical characteristics. Policy choices are likely to continue migration from core cities. The 2017 tax law eliminated the ability to deduct state and local taxes from federal income, which adds to the burden of residents of states with high property taxes, particularly Illinois, New York, New Jersey and California.

Houston is one of the greatest cities in the world. The economy is strong, the culture is diverse, and the quality of life is spectacular. It all combines to make this the perfect place to do business. From energy to health care and aerospace to information technology, the Houston region offers a strong infrastructure to support these growing industries plus a thriving innovation landscape to launch the next generation of companies. Add in a highly trained and skilled workforce ( 1.5 million is the number of Houstonians, 25 years or older, with a bachelor degree), **3.1 million jobs in the Houston MSA** and you have the makings of one of the nation's strongest economies.

The Houston MSA is a great deal and an ever-growing population is discovering the secret. Houston's living costs are 26% below the top 20 metro average. **Below are some of the significant Relocations and Expansions to Houston MSA in recent years.**

### Market Drivers

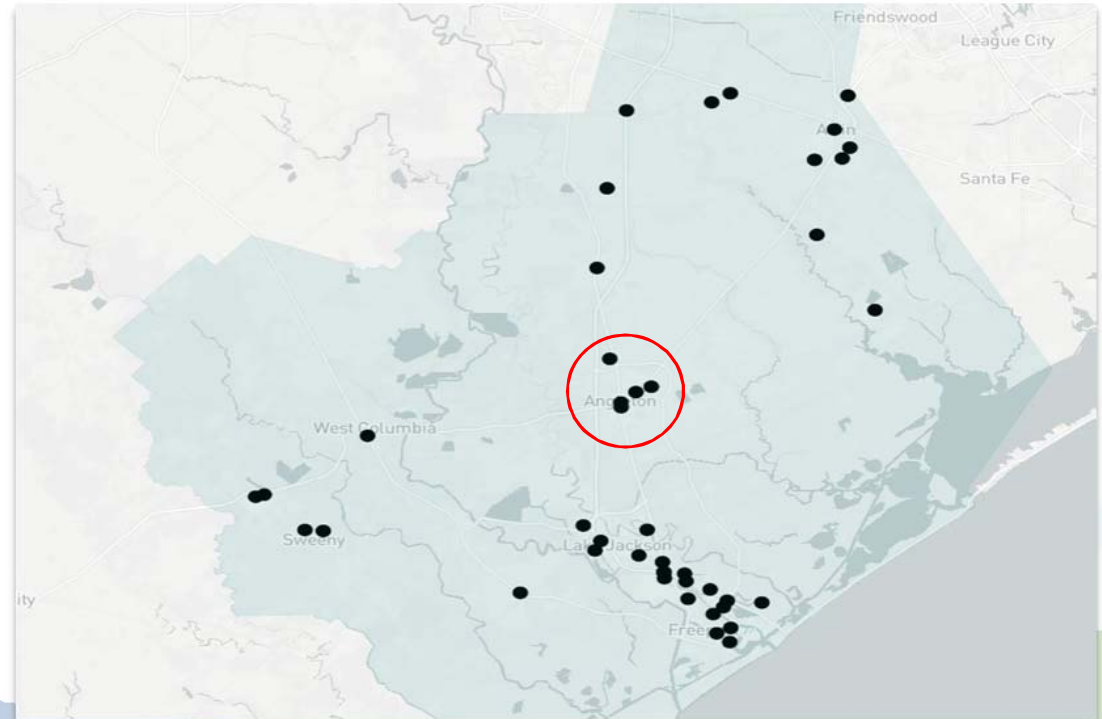


# Brazoria County Major Employers

Non-Retail  
Full-time Employees  
2023

Employer	Location	Type	# of Employees
Alvin I.S.D.	Alvin/Pearland/Manvel	Education	4,178
The Dow Chemical Company	Freeport	Chemical	3,666
Pearland I.S.D.	Pearland	Education	2,763
Texas Dept. of Criminal Justice	County-wide	Criminal Justice	2,334
Brazosport I.S.D.	Clute/Freeport	Education	1,900
Kelsey-Seybold	Pearland	Medical	1,629
Brazoria County	County-wide	Government	1,430
Olin Corporation	Freeport	Chemical	1,134
Angleton I.S.D.	Angleton	Education	1,045
BrandSafway, LLC	Angleton	Scaffolding Systems	1,000
Phillips 66	Sweeny	Refining	965
Marquis Construction Services	Clute	Contractor	950
BASF Corporation	Freeport	Chemical	920
City of Pearland	Pearland	Government	896
INEOS	Alvin	Chemical	730
Wood Group	Clute	Contractor	700
Chevron Phillips Chemical	Sweeny	Chemical	650
Turner Industries	Freeport	Contractor	566
UTMB Health – Angleton Danbury	Angleton	Medical	568
HCA	Pearland	Medical	474
Columbia-Brazoria I.S.D.	Brazoria	Education	454
Memorial Hermann	Pearland	Medical	451
ICS, Inc.	Clute	Contractor	450
Saber Power Services	Iowa Colony	High-Voltage Electrical Services	450
St. Luke's Health Brazosport	Lake Jackson	Medical	450
Schlumberger Technology Corp.	Rosharon	Oil Well Services	412
Ascend Performance Materials	Alvin	Chemical	400
TDECU	County-wide	Financial	330
Mammoet	Rosharon	Heavy Lifting & Transport Solutions	326

Brazosport College	Lake Jackson	Education	314
Sweeny I.S.D.	Sweeny	Education	310
City of Alvin	Alvin	Government	308
Alvin Community College	Alvin	Education	306
Freeport LNG	Quintana	LNG Terminal	304
Kemlon Products & Development	Pearland	Wiring Device Manufacturer	236
City of Lake Jackson	Lake Jackson	Government	231
Third Coast Terminals	Pearland	Blending & Packaging	220
Team Industrial Services	Alvin	Mechanical Services	220
Vernor Material & Equipment	Freeport	Aggregate Materials	219
Performance Contractors	Iowa Colony	Contractor	217
RiceTec	Alvin	Agriculture	190
Empereon Constar	Alvin	Call Center	183
Shintech, Inc.	Freeport	PVC Manufacturer	180
Riviana Foods	Freeport	Rice Mills	161
Samson Fabrication & Construction	Clute	Fabrication, Construction, Turnarounds	157
Sweeny Community Hospital	Sweeny	Medical	151
E-Z Line Pipe Support Company	Manvel	Manufacturer	150
ProFAX	Pearland	Manufacturer	149
City of Angleton	Angleton	Government	134
City of Freeport	Freeport	Government	125
Packaging Service Co. / SolvChem	Pearland	Blending & Packaging	120
SI Group	Freeport	Chemical	117
Davis Lynch	Pearland	Manufacturer	100
Huntsman	Freeport	Chemical	100





## Announced Area Projects that are Underway



### Project Successes\* 2022 - 2024

Company & Location	Project Description	Construction Status	Estimated New Capital Investment	Construction Workers at Peak	New Direct Company Jobs	Total Direct & Indirect New Jobs**
Allegheny Petroleum Angleton (B)	Manufacturing, Blending and Distribution Facility	Underway; Finish 2022	\$5 Million	Unknown	30	48
Chevron Phillips Chemical Old Ocean (C)	1-Hexene Plant	Underway; Finish 2023	\$230 Million	500	15	48
Phillips 66 Old Ocean (C)	Natural Gas Liquids Fractionator 4	Underway; Finish 2023	\$500 Million	500	10	23
<b>TOTALS</b>			<b>\$28.5 Billion+</b>	<b>1,500</b>	<b>1,898</b>	<b>7,566</b>
Maxter Healthcare Phases 1&2, Rosharon (B)	Medical/Surgical Glove Manufacturer	Underway; Finish 2024	\$340 Million	300	750+	1,273
Volkswagen (C)	Vehicle Import and Processing	Underway; Finish 2024	\$115 Million	Unknown	113	Unknown
<b>TOTALS</b>			<b>\$455 Million</b>	<b>300+</b>	<b>863+</b>	<b>1,273+</b>

## Proposed Area Projects



### Serious Prospects

Company & Location	Project Description	Projected Construction Start & Finish Dates	Estimated New Capital Investment	Construction Workers at Peak	New Direct Company Jobs	Total Direct & Indirect New Jobs*
<b>Project Lisbon Rosharon</b>	Advanced Manufacturing Operations in renewable energy	2022-2023	\$800.6 Million	Unknown	2,000+	
<del>Maxter Healthcare Rosharon</del>	<del>Medical / Surgical Glove Manufacturer</del>	<del>2022 - 2024</del>	<del>\$340 Million</del>	<del>300</del>	<del>750+</del>	<del>1,273</del>
<b>Maxter Healthcare Phases 3 &amp; 4, Rosharon (Alvin ETJ)</b>	Medical / Surgical Glove Manufacturer	2024-2025	\$200 Million	Unknown	Unknown	Unknown
<b>The Dow Chemical Co. Freeport</b>	Polyethylene Plant	2023 – 2025	\$715 Million	900	40	130
<b>MarkWest Energy Alvin – Chocolate Bayou</b>	NGL Fractionation Plant	2021 – 2023	\$460 Million	500	10	24
<del>Project Wing Tips Freeport</del>	<del>Lithium Ion Battery Storage Systems</del>	<del>2021 – 2023</del>	<del>\$750 Million</del>	<del>Unknown</del>	<del>2,100</del>	<del>3,805</del>
<del>VW</del>	<del>Vehicle import and processing</del>	<del>TBD</del>	<del>\$115 million</del>	<del>Unknown</del>	<del>300</del>	
<b>Project Black Diamond</b>	Poly-silicon manufacturing	2023	\$3 Billion	Unknown	2,000	
<b>TOTALS</b>			<b>\$5,175.6 Billion</b>	<b>1,400+</b>	<b>2,350+</b>	

Maxter Healthcare Phases 1 & 2 moved to Announced Project Report.  
 VW moved to Announced Project Report.



## Area Announced Projects



### Announced Projects (Project construction is pending)

Company & Location	Project Description	Projected Start & Finish Dates	Estimated New Capital Investment	Construction Workers at Peak	New Direct Company Jobs	Total Direct & Indirect New Jobs**
<b>The Dow Chemical Co. Freeport</b>	Methylene Biphenyl Diisocyanate (MDI) Plant	2021 – 2023	\$157 Million	270	16	71
<del>Phillips 66 Old Ocean</del>	<del>Natural Gas Liquids Fractionator 4</del>	<del>2021 – 2023</del>	<del>\$500 Million</del>	<del>500</del>	<del>10</del>	<del>23</del>
<b>Freeport LNG Quintana/Oyster Creek</b>	Natural Gas Liquefaction Train 4	2025-2030 *	\$2.4 Billion	1,200	45	87
<del>Maxter Healthcare Phases 1&amp; 2, Rosharon</del>	<del>Medical/Surgical Glove Manufacturer</del>	<del>2022-2024</del>	<del>\$340 Million</del>	<del>300</del>	<del>750+</del>	<del>1,273</del>
<b>Ascend Performance Materials Texas, Inc.</b>	Technology Modernization	Q4 2022-2025	\$130 Million	400	Retaining 250	Retaining
<del>VW</del>	<del>Vehicle Import and Processing</del>	<del>2022-2024</del>	<del>\$115 million</del>	<del>Unknown</del>	<del>113</del>	<del>Unknown</del>
<b>TOTALS</b>			<b>\$2.687 Billion</b>	<b>1,870</b>	<b>311</b>	<b>158+</b>

Phillips 66 project has been moved to the Project Success Report.

Maxter Healthcare moved to Project Success Report.

VW moved to Project Success Report.

\* - The start date was changed in August of 2022 (from 2023-2028 to 2025-2030).<sup>1</sup>

\*\* - As per the economic impact analysis' NAICS employment multipliers.

## Higher Education



### San Jacinto College (Central Campus)

- Enrollment over 15,300 Students
- Employs 793 Total Faculty
- Student to Faculty Ratio is 31:1
- Average Class Size is 21 for Undergraduates
- 180+ Degrees / Certificate Programs
- 2019 Top 10 Aspen Prize for Excellence
- \$37,700 – Average First-Year Salary for all San Jacinto College Graduates



### University of Houston (Clear Lake)

- Enrollment Over 9,000 Students
- Employs 790 Total Faculty
- Student to Faculty Ratio is 15:1
- Average Class size 20-29 for Undergraduates
- 45 Undergraduate Majors, 48 Graduate Degrees and 3 Doctoral Degrees
- \$49,300 – Average First-Year Salary for all University of Houston Graduates



### Texas A&M University (Galveston)

- Enrollment over 2,400 Students
- Employs over 147 Total Faculty Members
- Student to Faculty ratio is 15:1
- Average Class Size is 12-19 for Undergraduates
- 10 Undergraduate Majors, 3 Graduate Degrees
- \$69,500 - Average First-Year Salary for all Texas A & M University Graduates



## Area Attractions

Brazos Mall



Brazosport Museum



Gulf Coast Bird Observatory



History Museum



Mammoth Lake



Sea Center Texas



Surfside Beach



Stephen F. Austin Statue



# Angleton Demographics

Angleton, TX 77515	City of Angleton - Proper
<b>Population</b>	
Estimated Population (2022)	20,041
Projected Population (2027)	20,467
Census Population (2020)	19,429
Census Population (2010)	18,547
Projected Annual Growth (2022 to 2027)	426 0.4%
Historical Annual Growth (2020 to 2022)	612 1.6%
Historical Annual Growth (2010 to 2020)	882 2.4%
Estimated Population Density (2022)	1,705 psm
Trade Area Size	11.8 sq mi
<b>Average Household Income</b>	
Estimated Average Household Income (2022)	\$104,322
Projected Average Household Income (2027)	\$106,820
Estimated Average Family Income (2022)	\$116,599
<b>Median Household Income</b>	
Estimated Median Household Income (2022)	\$72,792
Projected Median Household Income (2027)	\$87,413
Estimated Median Family Income (2022)	\$86,247
<b>Per Capita Income</b>	
Estimated Per Capita Income (2022)	\$38,626
Projected Per Capita Income (2027)	\$40,136
Estimated Per Capita Income 5 Year Growth	\$1,510 3.9%
Estimated Average Household Net Worth (2022)	\$575,059
<b>Daytime Demos (2022)</b>	
Total Businesses	842
Total Employees	8,361
Company Headquarter Businesses	34 4.0%
Company Headquarter Employees	645 7.7%
Employee Population per Business	9.9
Residential Population per Business	23.8

Angleton, TX 77515	City of Angleton - Proper
<b>Race &amp; Ethnicity</b>	
White (2022)	11,712 58.4%
Black or African American (2022)	2,431 12.1%
American Indian or Alaska Native (2022)	169 0.8%
Asian (2022)	291 1.5%
Hawaiian or Pacific Islander (2022)	8 -
Other Race (2022)	1,408 7.0%
Two or More Races (2022)	4,022 20.1%
Not Hispanic or Latino Population (2022)	13,007 64.9%
Hispanic or Latino Population (2022)	7,034 35.1%
Not Hispanic or Latino Population (2020)	13,300 65.0%
Hispanic or Latino Population (2020)	6,813 35.1%
Not Hispanic or Latino Population (2010)	12,947 69.8%
Hispanic or Latino Population (2010)	5,600 30.2%
Projected Hispanic Annual Growth (2022 to 2027)	133 0.4%
Historic Hispanic Annual Growth (2010 to 2022)	1,434 2.1%
<b>Age Distribution (2022)</b>	
Age Under 5	1,176 5.9%
Age 5 to 9 Years	1,446 7.2%
Age 10 to 14 Years	1,568 7.8%
Age 15 to 19 Years	1,387 6.9%
Age 20 to 24 Years	1,187 5.9%
Age 25 to 29 Years	1,251 6.2%
Age 30 to 34 Years	1,403 7.0%
Age 35 to 39 Years	1,319 6.6%
Age 40 to 44 Years	1,203 6.0%
Age 45 to 49 Years	1,201 6.0%
Age 50 to 54 Years	1,363 6.8%
Age 55 to 59 Years	1,378 6.9%
Age 60 to 64 Years	1,139 5.7%
Age 65 to 74 Years	1,887 9.4%
Age 75 to 84 Years	879 4.4%
Age 85 Years or Over	251 1.3%
Median Age	36.3

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# Neighborhood Demographics

300 W Henderson Rd Angleton, TX 77515	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
Estimated Population (2022)	3,693	14,062	19,429
Projected Population (2027)	3,840	14,499	19,996
Census Population (2020)	3,447	13,602	18,840
Census Population (2010)	3,244	12,636	17,570
Projected Annual Growth (2022 to 2027)	147 0.8%	437 0.6%	567 0.6%
Historical Annual Growth (2020 to 2022)	246 3.6%	460 1.7%	589 1.6%
Historical Annual Growth (2010 to 2020)	204 3.1%	966 3.8%	1,270 3.6%
Estimated Population Density (2022)	1,176 psm	1,120 psm	688 psm
Trade Area Size	3.1 sq mi	12.6 sq mi	28.3 sq mi
<b>Average Household Income</b>			
Estimated Average Household Income (2022)	\$162,992	\$118,896	\$109,498
Projected Average Household Income (2027)	\$165,223	\$124,272	\$113,331
Estimated Average Family Income (2022)	\$183,298	\$134,890	\$122,786
<b>Median Household Income</b>			
Estimated Median Household Income (2022)	\$73,237	\$76,009	\$75,285
Projected Median Household Income (2027)	\$85,555	\$91,294	\$90,350
Estimated Median Family Income (2022)	\$100,575	\$96,208	\$93,348
<b>Per Capita Income</b>			
Estimated Per Capita Income (2022)	\$61,779	\$44,814	\$40,730
Projected Per Capita Income (2027)	\$63,507	\$47,621	\$42,912
Estimated Per Capita Income 5 Year Growth	\$1,728 2.8%	\$2,807 6.3%	\$2,182 5.4%
Estimated Average Household Net Worth (2022)	\$784,832	\$657,442	\$593,252
<b>Daytime Demos (2022)</b>			
Total Businesses	181	622	847
Total Employees	1,673	6,487	8,708
Company Headquarter Businesses	7 3.7%	28 4.5%	35 4.2%
Company Headquarter Employees	121 7.2%	587 9.1%	699 8.0%
Employee Population per Business	9.2	10.4	10.3
Residential Population per Business	20.4	22.6	22.9

300 W Henderson Rd Angleton, TX 77515	1 mi radius	2 mi radius	3 mi radius
<b>Race &amp; Ethnicity</b>			
White (2022)	2,280 61.7%	8,472 60.2%	11,571 59.6%
Black or African American (2022)	488 13.2%	1,938 13.8%	2,557 13.2%
American Indian or Alaska Native (2022)	31 0.8%	109 0.8%	147 0.8%
Asian (2022)	75 2.0%	225 1.6%	300 1.5%
Hawaiian or Pacific Islander (2022)	-	3 -	7 -
Other Race (2022)	168 4.6%	642 4.6%	1,146 5.9%
Two or More Races (2022)	651 17.6%	2,673 19.0%	3,702 19.1%
Not Hispanic or Latino Population (2022)	2,632 71.3%	9,820 69.8%	13,154 67.7%
Hispanic or Latino Population (2022)	1,060 28.7%	4,242 30.2%	6,275 32.3%
Not Hispanic or Latino Population (2027)	2,742 71.4%	10,131 69.9%	13,560 67.8%
Hispanic or Latino Population (2027)	1,098 28.6%	4,368 30.1%	6,437 32.2%
Not Hispanic or Latino Population (2020)	2,467 71.6%	9,538 70.1%	12,788 67.9%
Hispanic or Latino Population (2020)	980 28.4%	4,063 29.9%	6,053 32.1%
Not Hispanic or Latino Population (2010)	2,500 77.1%	9,441 74.7%	12,731 72.5%
Hispanic or Latino Population (2010)	744 22.9%	3,194 25.3%	4,839 27.5%
Projected Hispanic Annual Growth (2022 to 2027)	37 0.7%	126 0.6%	161 0.5%
Historic Hispanic Annual Growth (2010 to 2022)	317 3.5%	1,047 2.7%	1,436 2.5%
<b>Age Distribution (2022)</b>			
Age Under 5	190 5.2%	805 5.7%	1,088 5.6%
Age 5 to 9 Years	248 6.7%	1,008 7.2%	1,398 7.2%
Age 10 to 14 Years	314 8.5%	1,134 8.1%	1,516 7.8%
Age 15 to 19 Years	249 6.7%	986 7.0%	1,370 7.1%
Age 20 to 24 Years	212 5.8%	826 5.9%	1,155 5.9%
Age 25 to 29 Years	217 5.9%	887 6.3%	1,214 6.2%
Age 30 to 34 Years	252 6.8%	988 7.0%	1,356 7.0%
Age 35 to 39 Years	246 6.7%	895 6.4%	1,257 6.5%
Age 40 to 44 Years	235 6.4%	837 6.0%	1,153 5.9%
Age 45 to 49 Years	242 6.6%	860 6.1%	1,170 6.0%
Age 50 to 54 Years	275 7.4%	946 6.7%	1,310 6.7%
Age 55 to 59 Years	277 7.5%	988 7.0%	1,358 7.0%
Age 60 to 64 Years	215 5.8%	804 5.7%	1,119 5.8%
Age 65 to 74 Years	319 8.6%	1,294 9.2%	1,853 9.5%
Age 75 to 84 Years	168 4.6%	636 4.5%	866 4.5%
Age 85 Years or Over	33 0.9%	168 1.2%	247 1.3%
Median Age	37.3	36.4	36.6

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## *Appendix*





The information provided in this offering memorandum is either provided to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. It is the responsibility of the reviewer to verify availability and specific property information. Availability, pricing and terms are subject to change without notice. Owners reserve the right to withdraw their listing, without any notice at any time during the marketing period.

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No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Property unless otherwise agreed to by the Owners in writing.

**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.

**Information About Brokerage Services**  
**11-2-2015**  
*Texas law requires all real estate license holders to give the following information about brokerage services to Prospective*

**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.

<b>Houston Income Properties, Inc.</b>	<u>393404</u>	<u>N/A</u>	<u>713.783.6262</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Jim Hurd</u>	<u>393404</u>	<u>jhurd@houstonincomeproperties.com</u>	<u>713.783.6262</u>
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

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-0**





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