



OFFERING MEMORANDUM

300 W. HENDERSON RD., ANGLETON, TX 77515

Two Story, 80 Unit, Apartment Community



Houston Income Properties, Inc.

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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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Offering Overview

Offering Summary

PROPERTY DESCRIPTION		INVESTMENT PROFILE	
Name:	COUNTRY LANE	Type of Sale:	Offered on An "All Cash" Basis (Buyer to acquire new financing)
Address:	300 WEST HENDERSON RD.	ASKING PRICE:	Unpriced
City / State:	ANGLETON, TX 77515	Estimated Current NOI:	\$552,240
PLEASE DO NOT VISIT THE PROPERTY WITHOUT MAKING AN APPOINTMENT THROUGH THE BROKER.		Projected NOI:	\$614,766
Property Type:	2 Story, Garden Style Community	Current Occupancy:	93% 2-28-2025 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:	80	Scheduled Market Rent:	\$95,760 / Mth
Total Rentable SF:	72,832	Avg. Rent / Home:	\$1,197
Avg. Home Size:	910 S.F.	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 \$1.1M+ in CapEx since January 2020. 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.



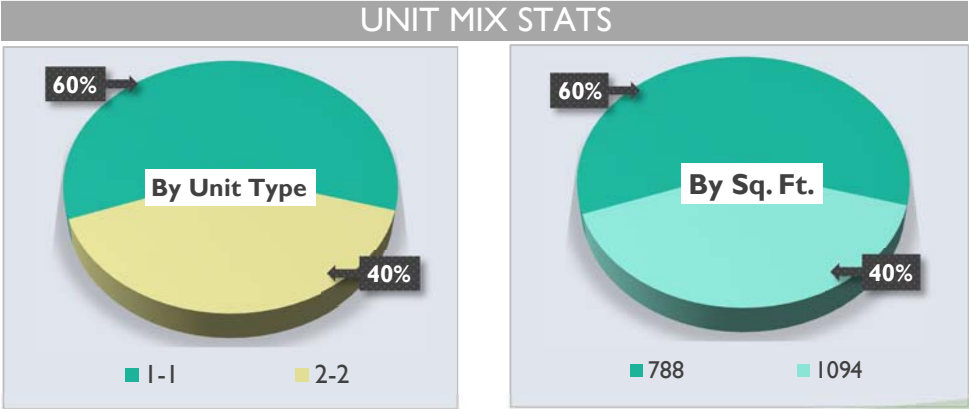
Property Information

PRICING INFORMATION				PROPERTY INFORMATION	
<i>Un-Priced</i>				Units:	80
Do not visit the property without an appointment made through the broker.				Avg. Size Unit:	910 S.F.
				Year Built:	2004
				Electric / Water:	Indiv / RUBS
				Roof:	Pitched
				Land (Acres) Per Survey:	5.92
Do not disturb the staff!				Rentable Sq. Ft:	72,832
Estimated Total Collections ~ (Occupancy is {93%} as of 02-28-2025 RR)					
Mth.	Jan 2025 T-3 Avg	Jan-2025	Dec-2024	Nov-2024	Oct-2024
Coll.	\$93,607	\$92,631	\$92,999	\$95,192	\$94,194

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.

UNIT MIX - CURRENT MARKET RENTS (please verify)							
#UNITS	UNIT TYPE	NOTES	SQ. FT.	TOTAL SQ. FT.	RENT / UNIT	TOTAL RENT	RENT PER SF
48	I-I		788	37,824	\$1,105	\$53,040	\$1.40
32	2-2		1094	35,008	\$1,335	\$42,720	\$1.22

80	93%	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



Property Information



PROPERTY TAX INFO.

BCAD Property ID# 557275	
Taxing Entity Rate \$100 of Value	
Brazoria County	0.261625
City of Angleton	0.49286
Angleton ISD	1.0319
Angleton/Danbury H Dist	0.083997
Port of Freeport	0
Angleton Drainage Dist.	0.094737
2024 Tax Rate	1.965117
2024 Assmt.	\$6,400,000
Approx. Total Tax	\$125,767

CONSTRUCTION FEATURES

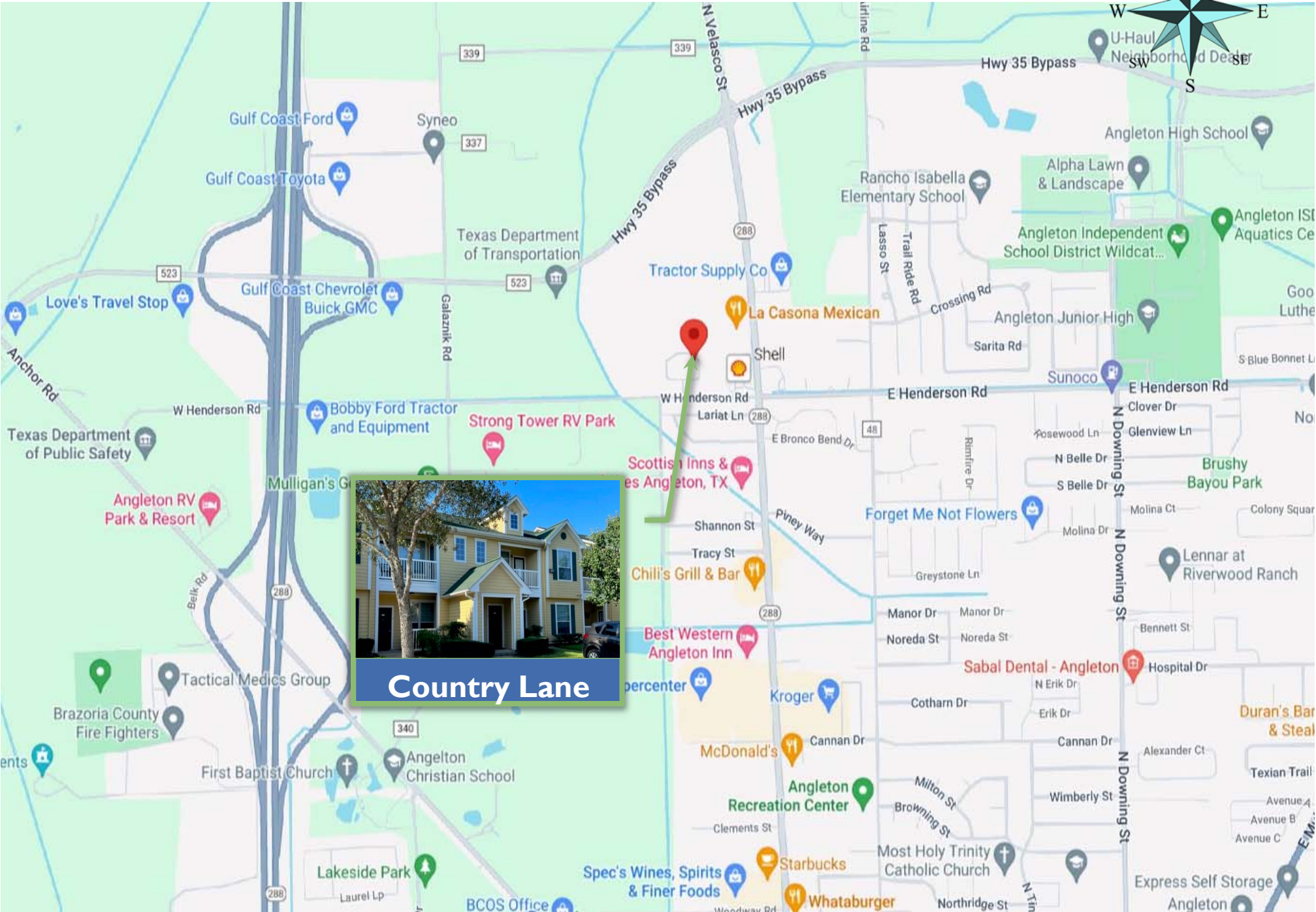
Yr. Constructed:	2004 Per BCAD
Electric Meter:	Individual
Gas Meter:	Master - Gas for Common area Only
Water Meter:	Master - RUBS in Place
Heat and Air:	Individual HVAC Units
Hot Water:	Indiv. Electric Hot Water Heaters
Roof:	Pitched
Paving:	Asphaltic Concrete
Exterior Construction:	Hard-Plank Siding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

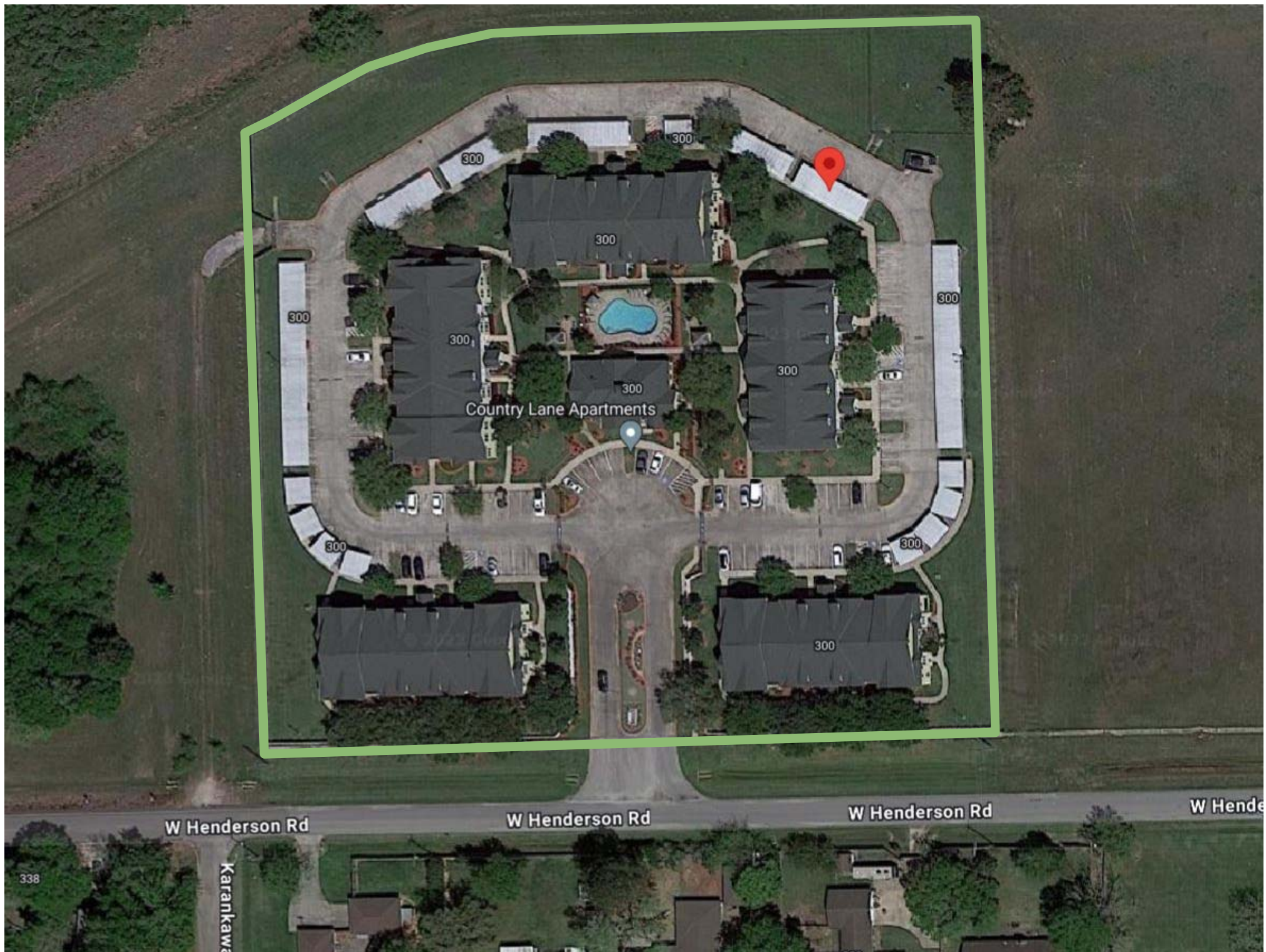
PROPERTY INFORMATION

- 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.



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 Jan 2025 T-3 Avg \$93,607

Actual Income Used "Annualized" \$1,123,287

Approx. Leased Occupancy 2-28-2025 RR 93%

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

2024 Tax Rate Actual 1.965117%

2024 Assmt. Actual \$6,400,000

Pro forma Rate Used 2024 Tax Rate 1.965117%

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

Post Sale Assmt. is the 2024 Assmt increased by {13%}

EXPENSE, INSURANCE AND RESERVE DETAILS

Actual Expenses are Jan 2025 Trailing 12 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 {0%} GSR

N/A

0 0%

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

N/A

(24,132) 2%

Total Annual Rental Income

\$1,102,366 {96%} of GSR

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

Total Other Income

20,920 \$262 / Unit / Yr

32,000 \$400 / Unit / Yr

Total Gross Annual Income

\$1,123,287 \$93,607 / 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)

125,767 \$1,572 per Unit

141,488 \$1,769 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

\$235,882 \$2,949 per Unit

\$251,603 \$3,145 per Unit

Estimated Utility Costs

Electric - Vacant and House Meters

12,550 \$157 per Unit

12,550 \$157 per Unit

Gas

600 \$7 per Unit

600 \$7 per Unit

Water / Sewer Sprinkler

4,168 \$52 per Unit

4,168 \$52 per Unit

Water / House

46,534 \$582 per Unit

46,534 \$582 per Unit

Water Reimbursement

(37,390) \$467 per Unit

(37,500) \$469 per Unit

Total Estimated Utility Costs

\$26,462 \$331 per Unit

\$26,352 \$329 per Unit

Estimated Other Expenses

General, Administrative, Professional Fees, Cable, Uniforms

39,842 \$498 per Unit

24,000 \$300 per Unit

Other Expenses

0 \$ per Unit

0 \$ per Unit

Advertising/Marketing/Placement/Resident Activities

10,516 \$131 per Unit

8,000 \$100 per Unit

Repairs/Maintenance/Make Ready - Supplies

34,090 \$426 per Unit

36,000 \$450 per Unit

Payroll + Burden + Incentive

132,788 \$1,660 per Unit

104,000 \$1,300 per Unit

Contract Services {Pest, Trash, Landscaping}

26,657 \$333 per Unit

25,000 \$313 per Unit

Management Fees {Calculated on the Gross Annual Income above}

40,809 3.63%

40,394 3.50%

Total Estimated Other Expenses

\$284,702 \$3,559 per Unit

\$237,394 \$2,967 per Unit

Reserve for Replacement - Estimated

24,000 \$300 per Unit

24,000 \$300 per Unit

Total Estimated Operating Expenses

\$571,047 \$7,138 per Unit

\$539,349 \$6,742 per Unit

Estimated Net Operating Income

\$552,240 \$6,903 per Unit

\$614,766 \$7,685 per Unit

10 Year Cash Flow Analysis

HOUSTON INCOME PROPERTIES, INC.

COUNTRY LANE

Ten Year Cash Flow Analysis

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
Annual Market Rent Growth Rates Used		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
Gross Income	\$103,215	\$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)
Economic Loss % Includes Bad Debt		7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
EFFECTIVE GROSS INCOME		\$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
Annual Operating Expense Growth Rates Used			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
EXPENSES											
Operating Expenses		(\$515,349)	(\$530,810)	(\$546,734)	(\$563,136)	(\$580,030)	(\$597,431)	(\$615,354)	(\$633,815)	(\$652,829)	(\$672,414)
Expenses / Unit		\$6,442	\$6,635	\$6,834	\$7,039	\$7,250	\$7,468	\$7,692	\$7,923	\$8,160	\$8,405
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)
TOTAL EXPENSES		(\$539,349)	(\$554,810)	(\$570,734)	(\$587,136)	(\$604,030)	(\$621,431)	(\$639,354)	(\$657,815)	(\$676,829)	(\$696,414)
Total Expenses / Unit		\$6,742	\$6,935	\$7,134	\$7,339	\$7,550	\$7,768	\$7,992	\$8,223	\$8,460	\$8,705
NET OPERATING INCOME		\$614,766	\$633,929	\$653,667	\$673,997	\$694,937	\$716,505	\$738,720	\$761,602	\$785,170	\$809,445
NOI GROWTH RATE		11.3%	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.

COUNTRY · LANE
RENTAL HOME COMMUNITY

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	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.	
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

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

EXPENSES

Total Expenses ~ (average Unit size is {910 S.F.} includes all Utiliti	(\$604,030)	\$7,550 / Unit \$8.29 / SF
Estimated Stabilized Net Operating Income	\$694,937	
(at 60 Months Post Stabilization)		

Estimated Potential Value Based
on Stabilized NOI of {\$694,937}
(at 60 Mths, Post Stabilization)

Cap Rate	Value Generated		
5.25%	\$13,236,899	\$165,461/U	\$181.75/SF
5.50%	\$12,635,222	\$157,940/U	\$173.48/SF
5.75%	\$12,085,864	\$151,073/U	\$165.94/SF



Property Overview





Property Features



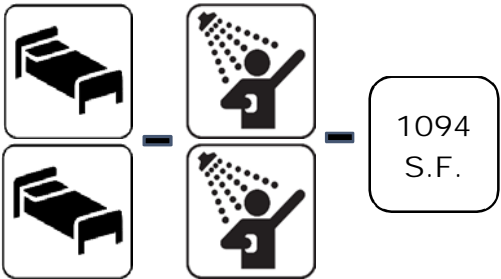
Unit Features (Interior appointments may vary in each unit)

- ❖ 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

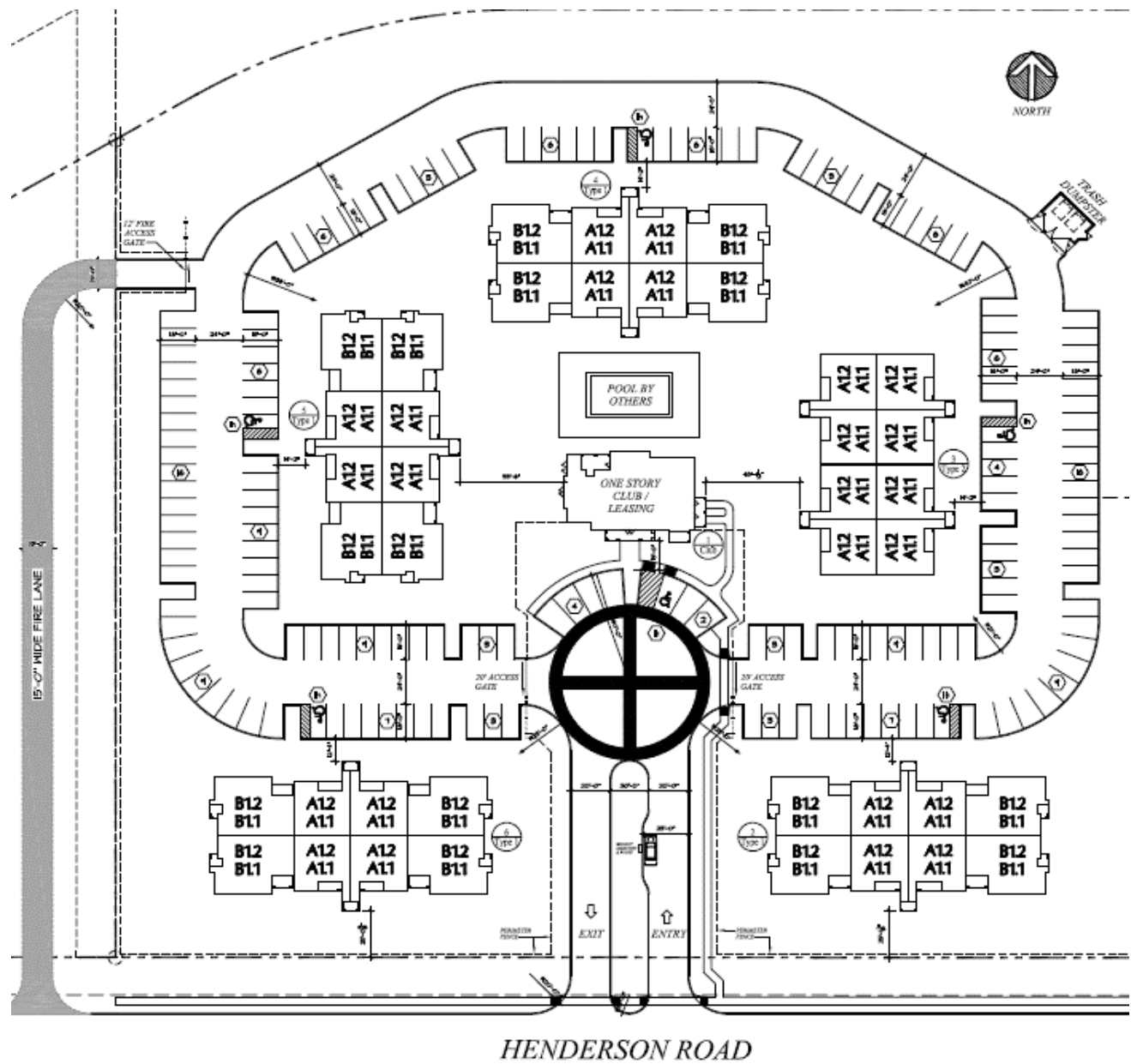
Floor Plans

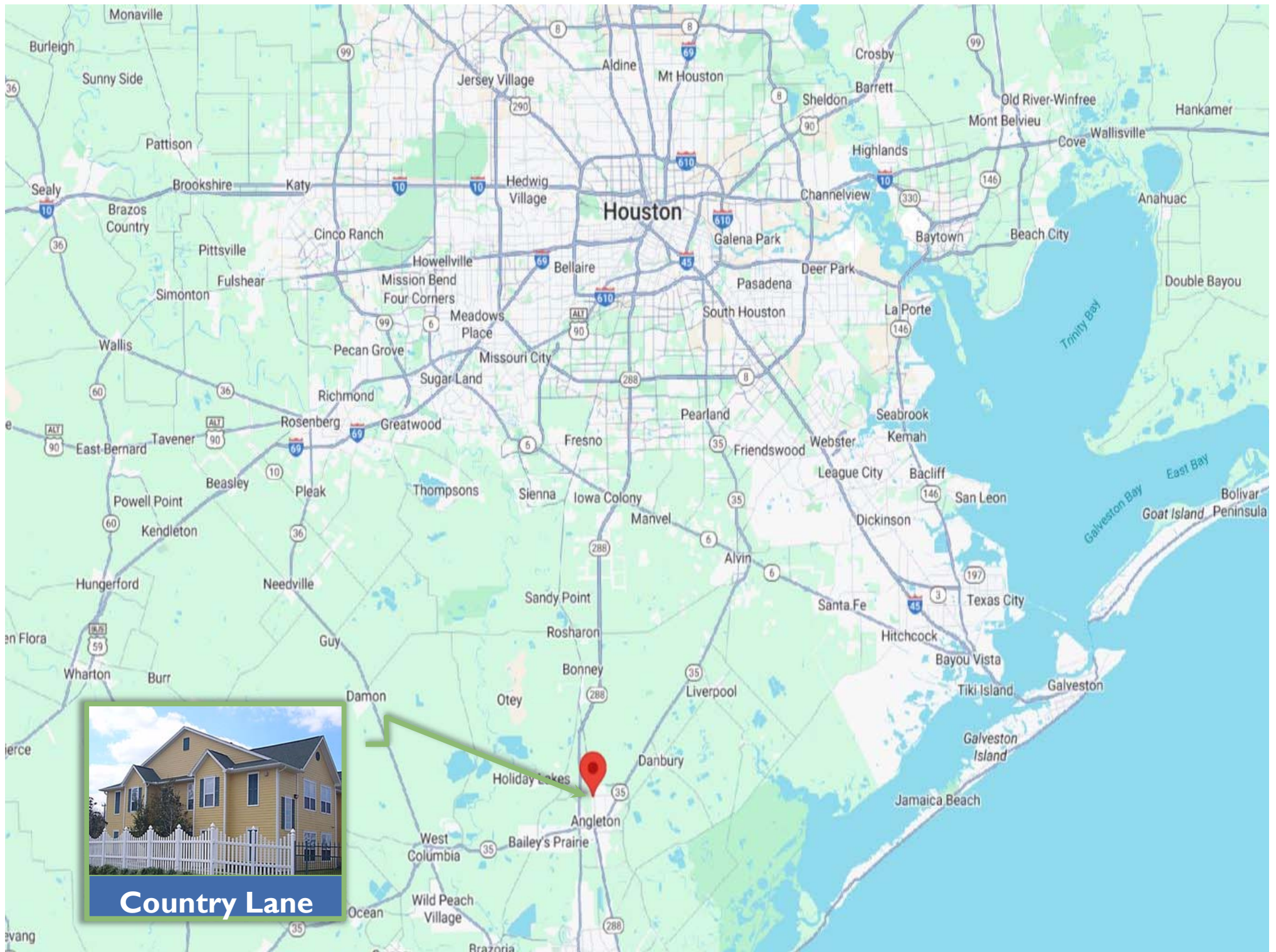


Property Exterior Photos

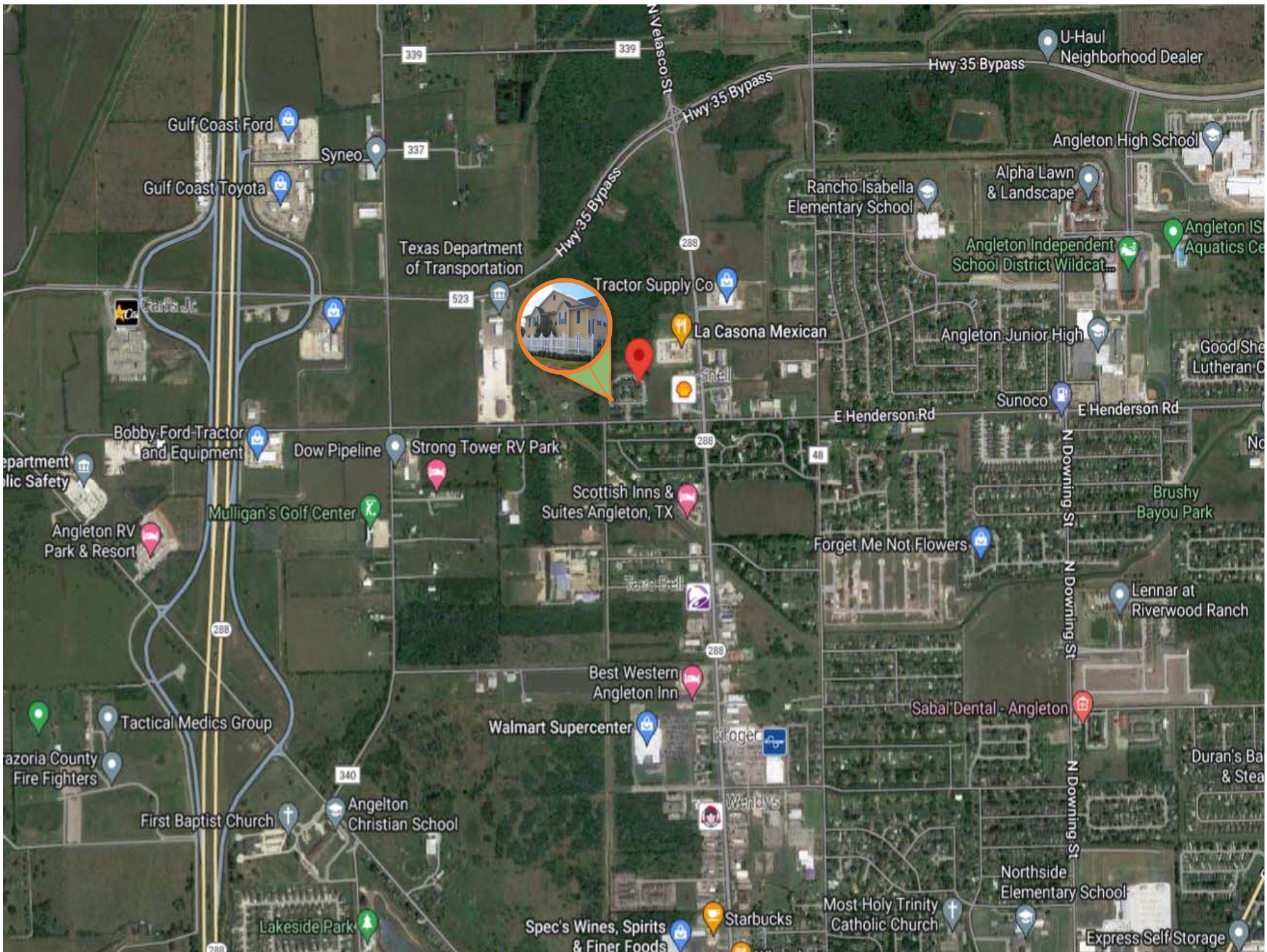


Site Map



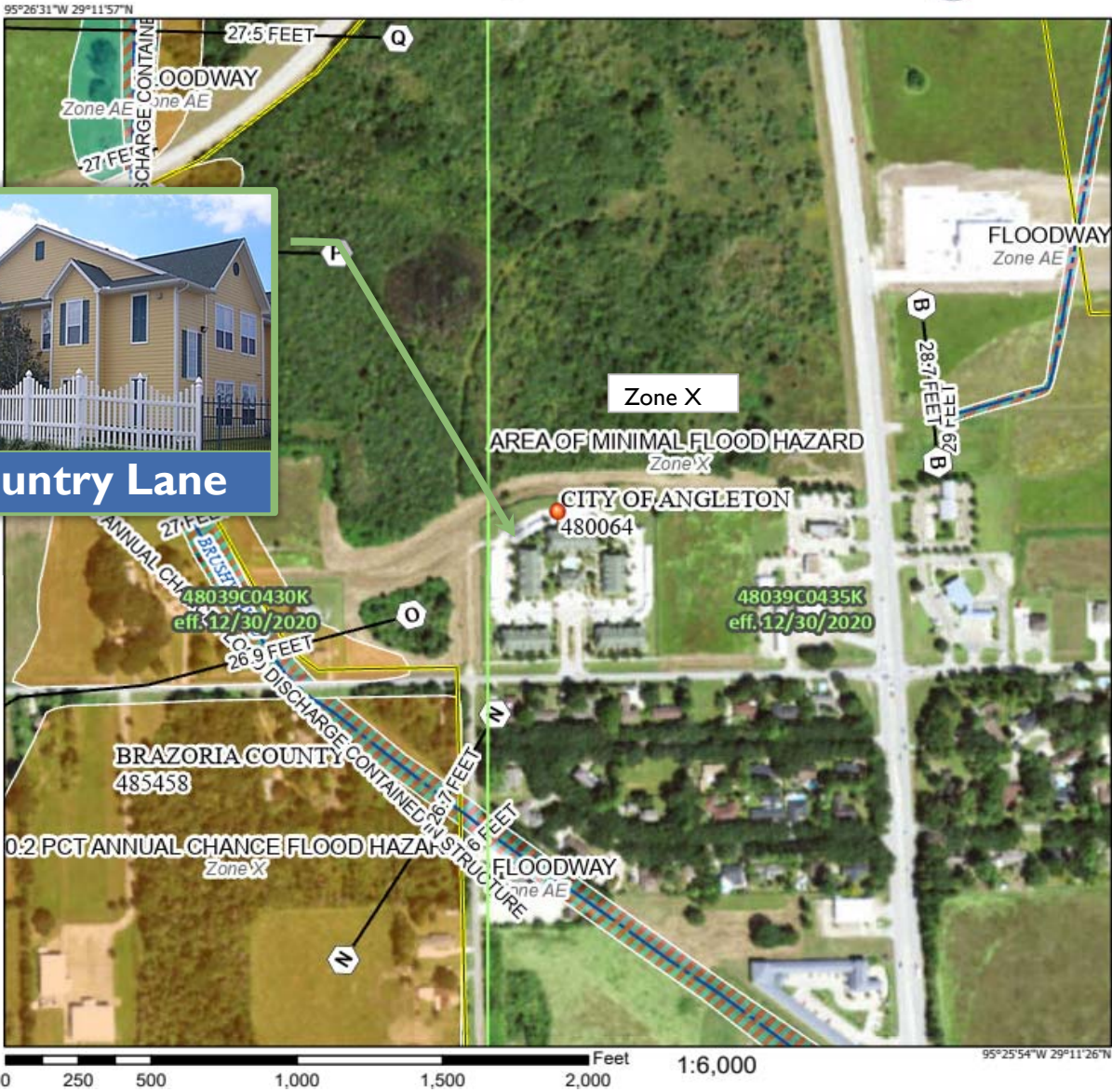


Country Lane





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, A99 |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or 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 | | Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | 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



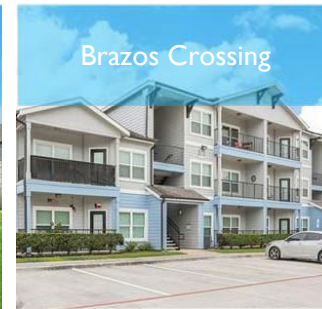
Comparative Market Survey Summary

Property Name	Address				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
Subject	COUNTRY LANE	300 WEST HENDERSON RD.	ANGLETON, TX 77515	2004	80	93%	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

Subject	COUNTRY LANE	300 WEST HENDERSON RD.	ANGLETON, TX 77515	2004	80	788	1094	\$1,105	\$1,335
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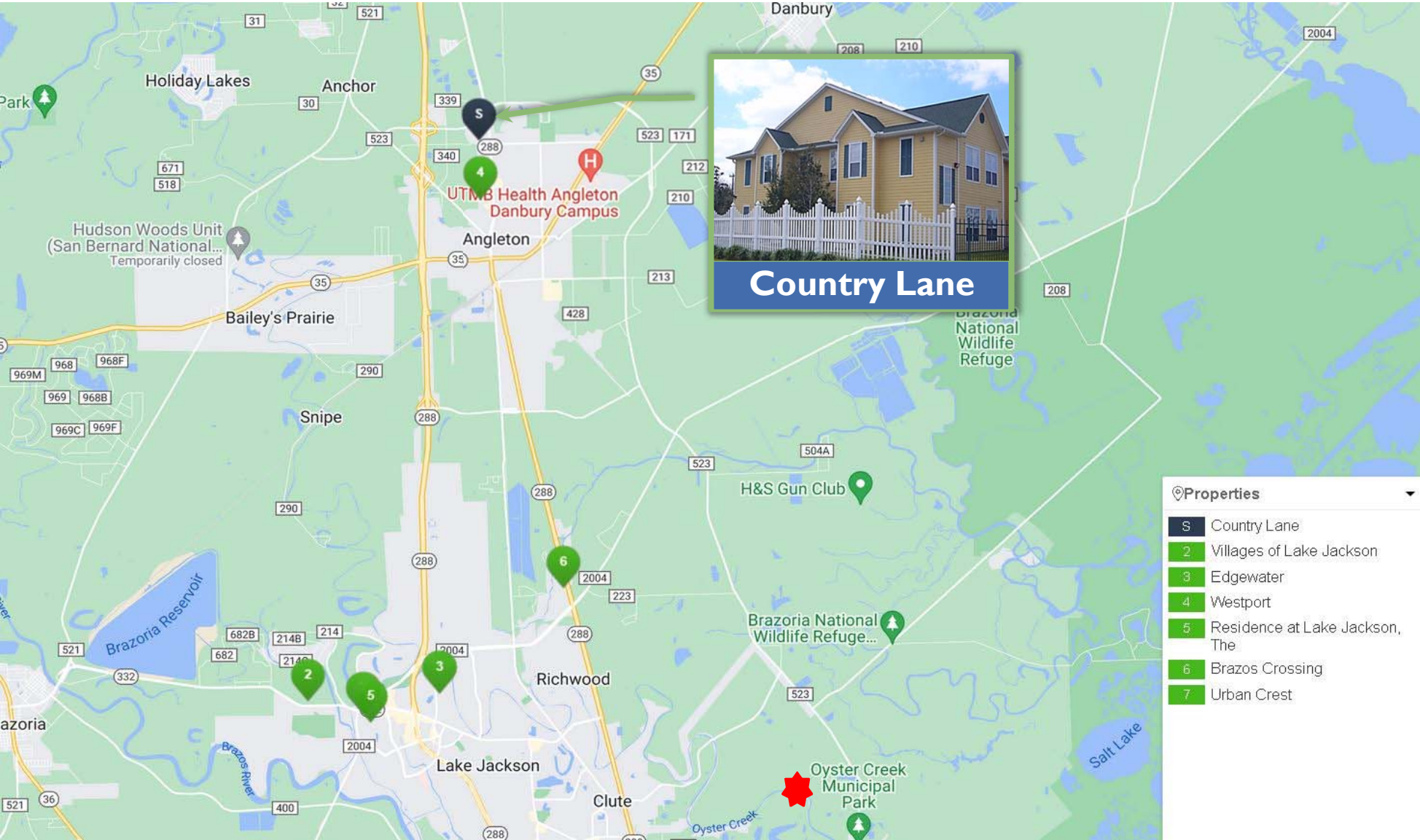


Rent Comparable Detail



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
STUDIO											
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	Studio	2016	285	27	585	850	1.45
ONE BEDROOM											
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
ONE BEDROOM / DEN											
Villages of Lake Jackson	504 Highway 332	Lake Jackson	TX	77566	One Bedroom/Den	1999	174	16	935	1,087	1.16
TWO BEDROOM / ONE BATH											
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
TWO BEDROOM / TWO BATH											
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
THREE BEDROOM / TWO BATH											
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

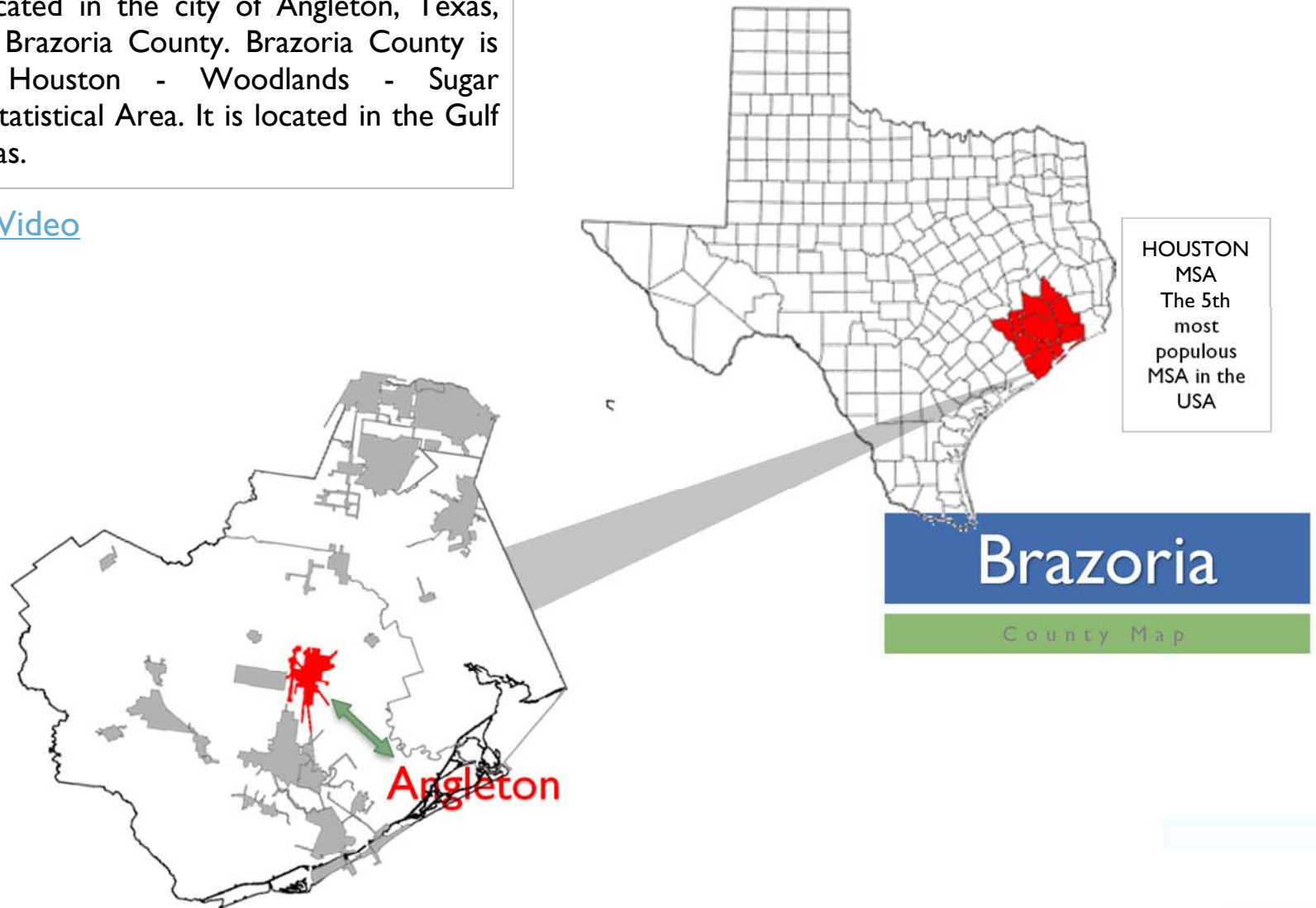
Exterior Property Photos



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

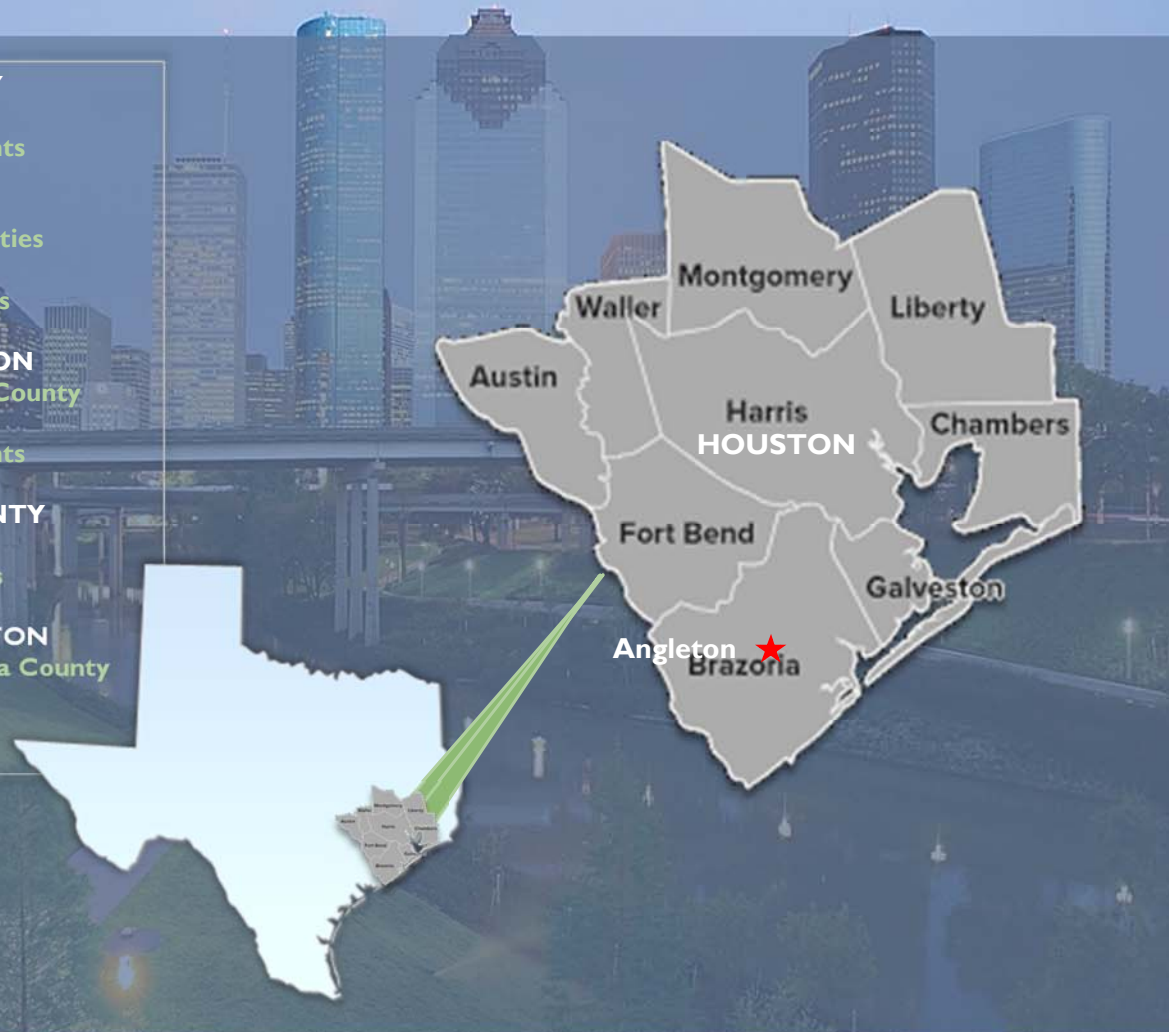
Located in Harris County
665 square miles
2,300,000+ Residents

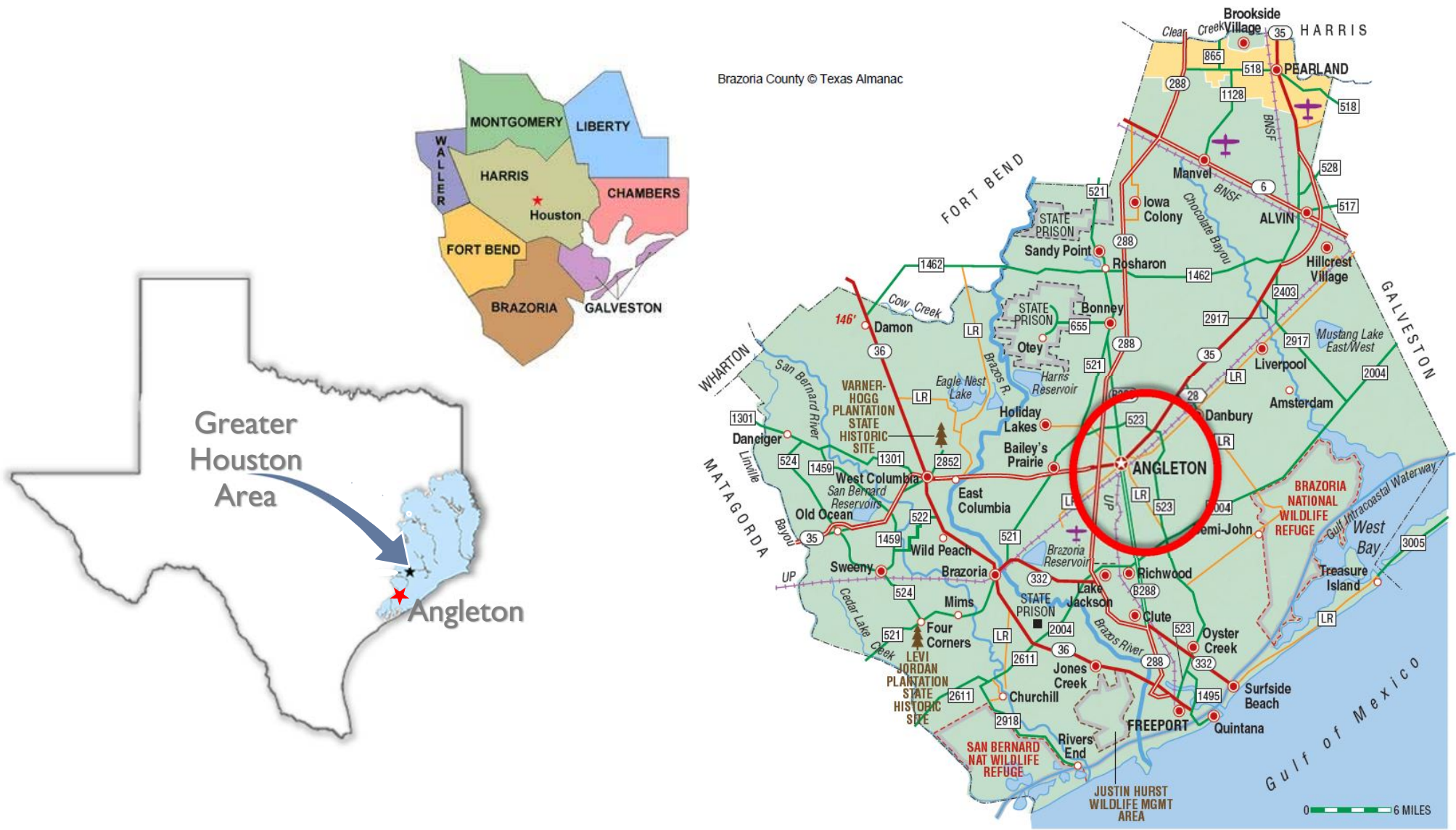
BRAZORIA COUNTY

1658 square miles
350,000+ Residents

CITY OF ANGLETON

Located in Brazoria County
11.3 square miles
20,752+ Residents







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 ranks 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



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

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.

ANGELETON 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

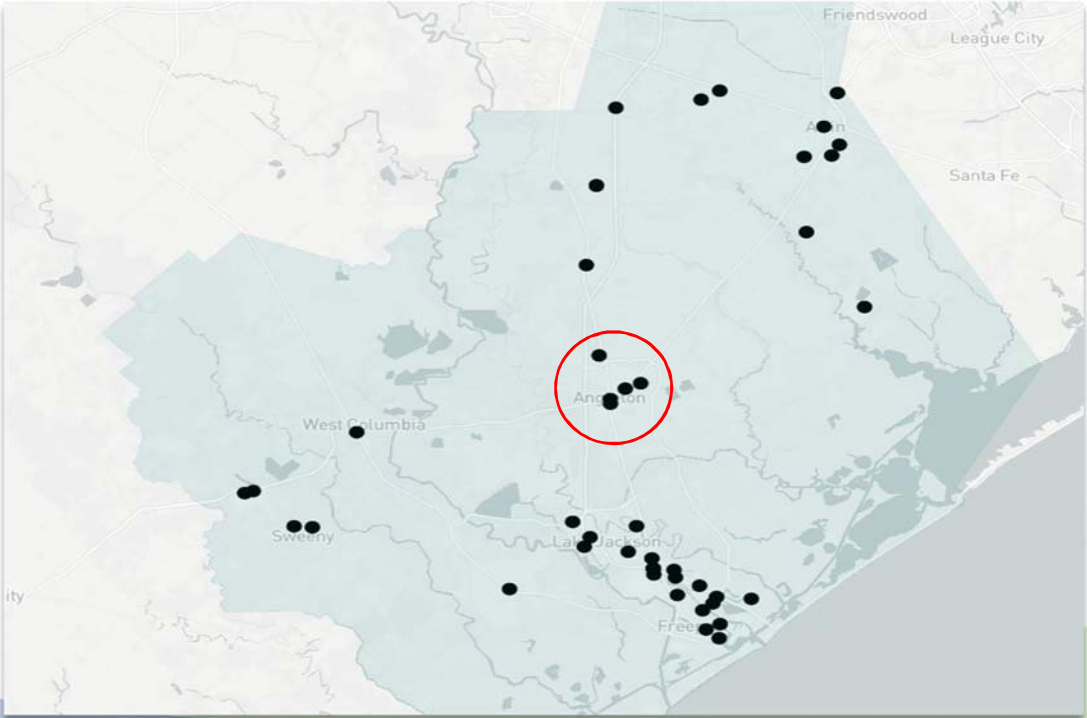


Brazoria County Major Employers

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
TOTALS			\$28.5 Billion+	1,500	1,898	7,566
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
TOTALS			\$455 Million	300+	863+	1,273+

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*
Project Lisbon Rosharon	Advanced Manufacturing Operations in renewable energy	2022-2023	\$800.6 Million	Unknown	2,000+	
Maxter Healthcare Rosharon	Medical / Surgical Glove Manufacturer	2022 – 2024	\$340 Million	300	750+	1,273
Maxter Healthcare Phases 3 & 4, Rosharon (Alvin ETJ)	Medical / Surgical Glove Manufacturer	2024-2025	\$200 Million	Unknown	Unknown	Unknown
The Dow Chemical Co. Freeport	Polyethylene Plant	2023 – 2025	\$715 Million	900	40	130
MarkWest Energy Alvin – Chocolate Bayou	NGL Fractionation Plant	2021 – 2023	\$460 Million	500	10	24
Project Wing Tips Freeport	Lithium Ion Battery Storage Systems	2021 – 2023	\$750 Million	Unknown	2,100	3,805
VW	Vehicle import and processing	TBD	\$115 million	Unknown	300	
Project Black Diamond	Poly-silicon manufacturing	2023	\$3 Billion	Unknown	2,000	
TOTALS			\$5,175.6 Billion	1,400+	2,350+	

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**
The Dow Chemical Co. Freeport	Methylene Biphenyl Diisocyanate (MDI) Plant	2021 – 2023	\$157 Million	270	16	71
Phillips 66 Old Ocean	Natural Gas Liquids Fractionator 4	2021 – 2023	\$500 Million	500	10	23
Freeport LNG Quintana/Oyster Creek	Natural Gas Liquefaction Train 4	2025-2030 *	\$2.4 Billion	1,200	45	87
Maxter Healthcare Phases 1 & 2, Rosharon	Medical/Surgical Glove Manufacturer	2022-2024	\$340 Million	300	750+	1,273
Ascend Performance Materials Texas, Inc.	Technology Modernization	Q4 2022-2025	\$130 Million	400	Retaining 250	Retaining
VW	Vehicle Import and Processing	2022-2024	\$115 million	Unknown	113	Unknown
TOTALS			\$2.687 Billion	1,870	311	158+

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).¹

** - 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
Population	
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
Average Household Income	
Estimated Average Household Income (2022)	\$104,322
Projected Average Household Income (2027)	\$106,820
Estimated Average Family Income (2022)	\$116,599
Median Household Income	
Estimated Median Household Income (2022)	\$72,792
Projected Median Household Income (2027)	\$87,413
Estimated Median Family Income (2022)	\$86,247
Per Capita Income	
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
Daytime Demos (2022)	
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
Race & Ethnicity	
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)	7,167 35.0%
Not Hispanic or Latino Population (2010)	12,616 64.9%
Hispanic or Latino Population (2010)	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%
Age Distribution (2022)	
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	
Population							
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		
Average Household Income							
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		
Median Household Income							
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		
Per Capita Income							
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		
Daytime Demos (2022)							
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	
Race & Ethnicity							
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%	
Age Distribution (2022)							
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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The information contained in this offering memorandum does not constitute legal, accounting, or other professional advice. Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owners or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel, personal accountants and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

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.

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Email_____
Phone_____
Buyer/Tenant/Seller/Landlord Initials_____
Date

**Regulated by the Texas Real Estate
Commission**

**Information available at
www.trec.texas.gov IABS I-0**



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