

ASHLAND
by Ashton Gray | 2,000 Homes

Central Brazoria
County Business Park

Angleton ISD
Operations

Frontier
Elementary

Rancho Isabella
Elementary

Angleton
High School

**WINDROSE
GREEN**
by Ember | 700 Homes

Angleton
Junior High

SITE

W Henderson Rd

Hwy 288 - Business

N Valderas St

35
TEXAS

Anchor Rd



SENDERO
REAL ESTATE

FOR SALE 1.67 ACRES

2927 N Valderas St, Angleton, TX 77515

PRESENTED BY:

DEVIN BAKER
Broker Associate, CCIM
devin@senderogroup.net
832.631.9294

JUAN SANCHEZ
Managing Principal
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PROPERTY HIGHLIGHTS

- ⊕ 137' frontage
- ⊕ New 38' access drive with two (2) 24" RCP culverts
- ⊕ City water/sewer along Valderas Street
- ⊕ Minutes from Ashland by Ashton Gray, Angleton's First Master Planned Community
- ⊕ \$101,837 Median Household Income (1mi radius)
- ⊕ Zoned General Commercial - A Few Allowable Uses:

- Prof/Medical Offices
- Banks/Credit Unions
- Studios/Salons
- Hardware Sales
- Retail Store (General)
- Drive In Restaurants
- Auto Repair

Size	1.67± acres
Price	\$140,000
Location	2927 N Valderas St
Utilities	City of Angleton
Flood Plain	None
County	Brazoria
Tax Rate	1.96%
Legal	A0380 J DE J VALDERAS TRACT 127E1 (ANGLETON) ACRES 1.67
APN	0380-0182-123



4,973
POPULATION



37.8
MEDIAN
AGE



\$243,830
AVERAGE
HOME
VALUE



\$118,503
AVG HH
INCOME

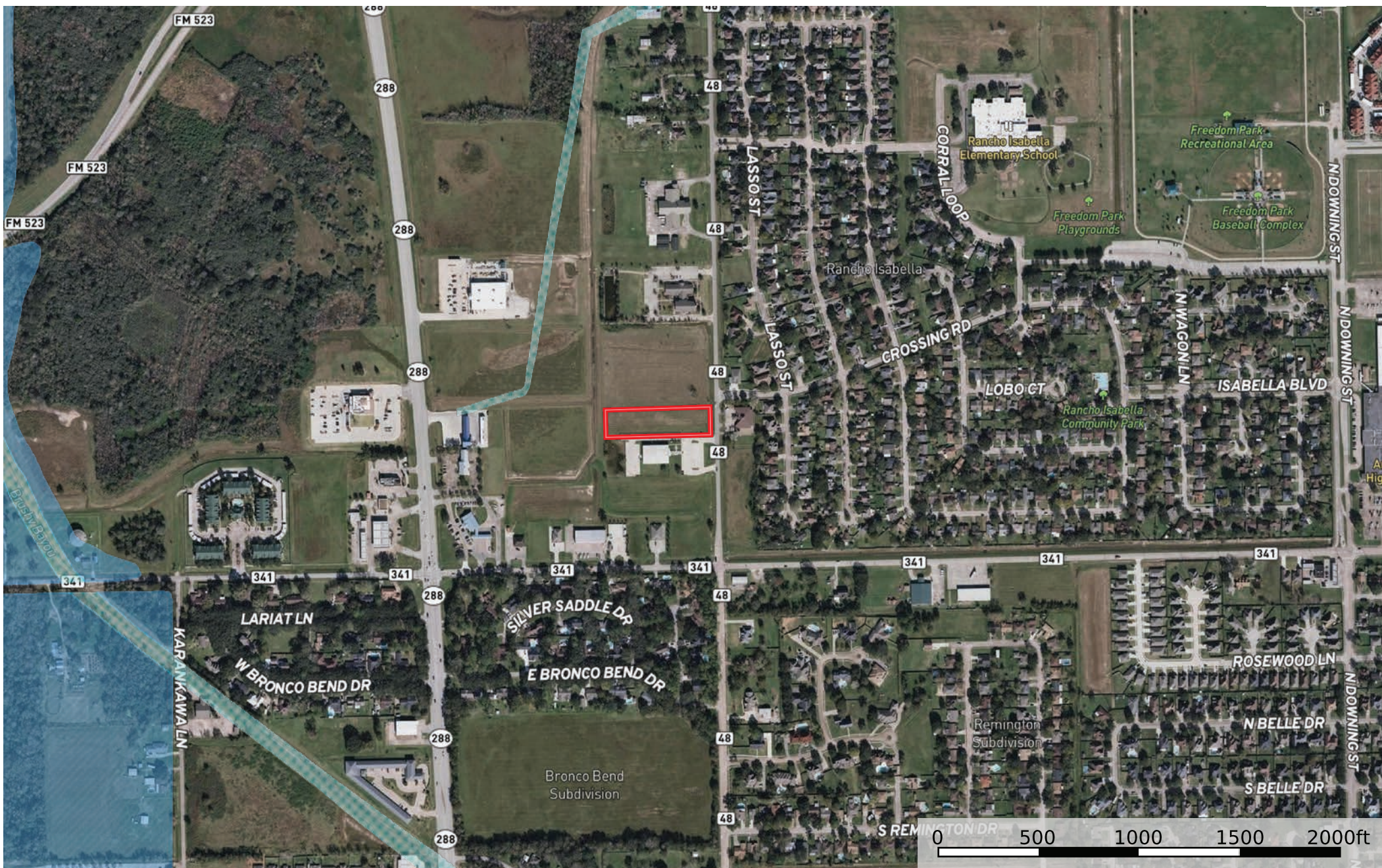


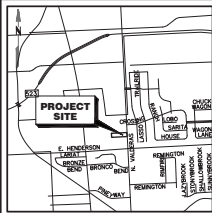
4.0%
ANNUAL
POPULATION
GROWTH



1,495
TOTAL
BUSINESSES*
*10 mile

1 mile demographics, CoStar

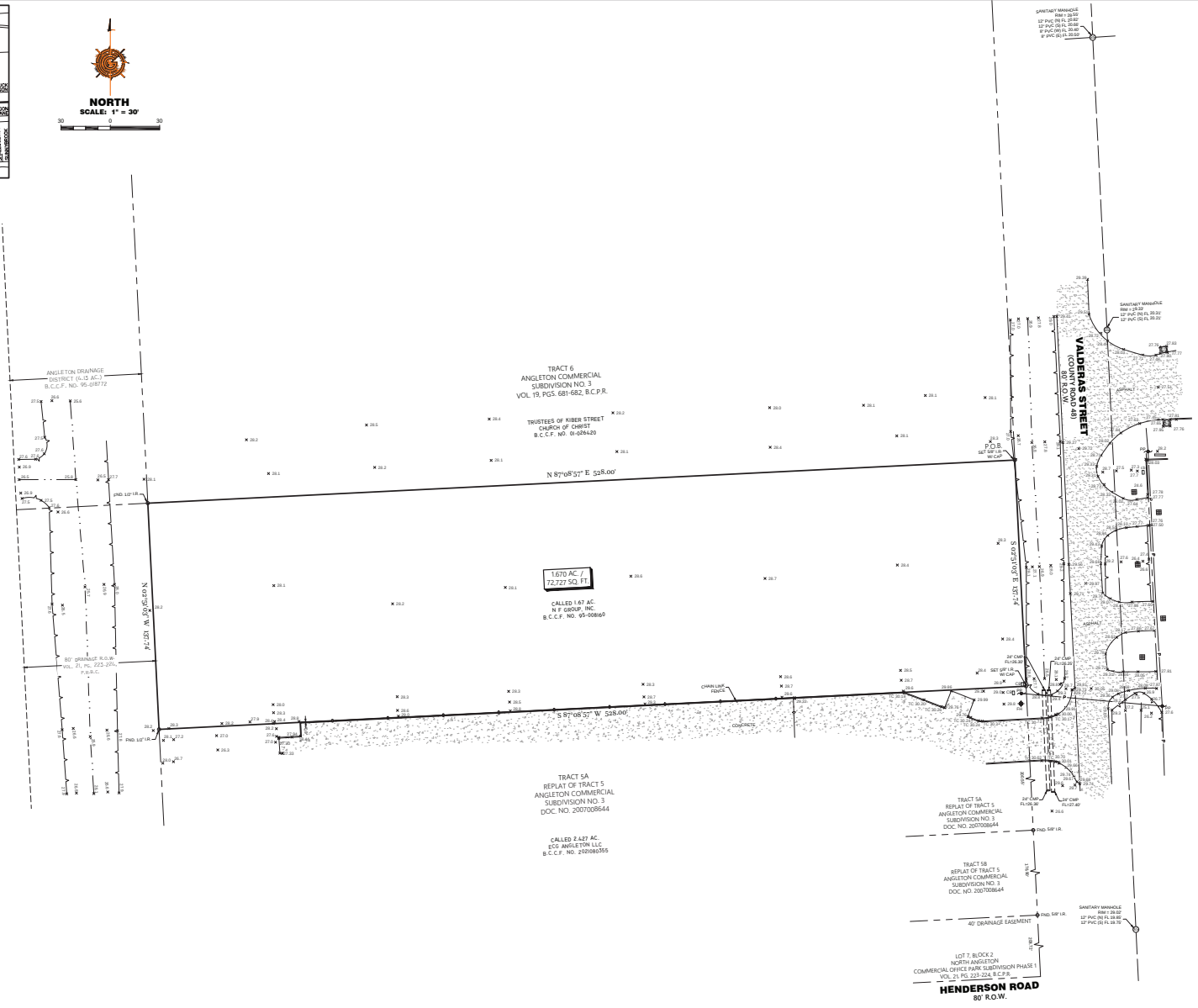




VICINITY MAP
SCALE: 1" = 2,000'
HARRIS COUNTY, TEXAS



LEGEND	
AC	AIR CONDITIONER
BO	BOLLARD
CP	CABLE PEDESTAL
CL	CLEANOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FC	FIRE DEPARTMENT CONNECTION
FO	FIBER OPTIC
FR	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
GP	GATE POST
GR	GENERATOR
GL	GROUND LIGHT
GA	GUY ANCHOR
HC	HANDICAP
IN	INLET
IR	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
MB	MAILBOX
PM	PIPELINE MARKER
PP	POWER POLE
SS	SANITARY SEWER MANHOLE
ST	SEPTIC
SP	SERVICE POLE
SM	SIGN
SD	STORM SEWER MANHOLE
TM	TEMPORARY BENCHMARK
TP	TELEPHONE BOX
TMH	TELEPHONE MANHOLE
TPD	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TS	TRAFFIC SIGNAL
TR	TRANSFORMER
V	VAULT
WM	WATER METER
WV	WATER VALVE
SW	SAMPLE WELL
GT	GREASE TRAP
T	TREE



REVISIONS		
DATE	REASON	BY

LEGAL DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.670 ACRES OR 72,727 SQUARE FEET OF LAND, SITUATED IN THE 2 DE J VALDERAS SURVEY, ABSTRACT NO. 380, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 1.67 ACRE TRACT DESCRIBED IN DEED TO F GROUP, INC. AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.P.R.) NO. 95-00858, WITH SAID 1.670 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD SET ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF VALDERAS STREET ALSO KNOWN AS COUNTY ROAD 80 (R.O.W.) FOR THE SOUTHEAST CORNER OF TRACT 6 OF ANGLETON COMMERCIAL SUBDIVISION NO. 3, MAP OR PLAT THEREOF RECORDED IN VOL. 21, PGS. 223-224, P.B.C. FOR THE NORTHWEST CORNER OF SAID TRACT 5A AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02° 51' 07" EAST, ALONG THE WEST R.O.W. LINE OF SAID VALDERAS STREET, A DISTANCE OF 137.74 FEET TO A CAPPED 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF TRACT 5A OF REPLAT OF TRACT 5 ANGLETON COMMERCIAL SUBDIVISION NO. 3, MAP OR PLAT THEREOF RECORDED IN DOC. NO. 200708644 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87° 08' 57" WEST, ALONG THE NORTH LINE OF SAID TRACT 5A, A DISTANCE OF 528.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF A CALLED 80' WIDE DRAINAGE EASEMENT AS RECORDED IN VOL. 21, PGS. 223-224, P.B.C. FOR THE NORTHWEST CORNER OF SAID TRACT 5A AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02° 51' 07" WEST, ALONG THE EAST LINE OF SAID 80' WIDE DRAINAGE EASEMENT, A DISTANCE OF 137.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 6 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87° 08' 57" EAST, ALONG THE SOUTH LINE OF SAID TRACT 6, A DISTANCE OF 528.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.670 ACRES OR 72,727 SQUARE FEET OF LAND.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT UP, NO. ATCH414-FATCH25142174-TB OF ALAMO TITLE INSURANCE, EFFECTIVE DATE OF MARCH 17, 2020.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 83).
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48092C043K REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEASURE BETWEEN MEASURED LOCATIONS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOLID SURFACE ELEVATIONS.

SCHEDULE "B" ITEMS

1. NO RESTRICTIVE COVENANTS OF RECORD WERE ITEMIZED ON TITLE COMMITMENT AT TIME OF SURVEY.
2. EASEMENT GRANTED TO THE CITY OF ANGLETON, FOR SANITARY SEWER PURPOSES AS RECORDED IN VOLUME 1770, PAGE 717 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, DOES NOT AFFECT SUBJECT TRACT.

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1 SURVEY, A CATEGORY 6, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

DATE: MARCH 12, 2025

Luther Daily
LUTHER DAILY, R.P.L.S. NO. 6120



LAND TITLE & TOPOGRAPHIC SURVEY OF
A TRACT OR PARCEL CONTAINING 1.670 ACRES OR 72,727
SQUARE FEET OF LAND, SITUATED IN THE J. DE J. VALDERAS
SURVEY, ABSTRACT NO. 380, BRAZORIA COUNTY

CAMPBELL
GEODETICS

102 WATSON WAY CIBOLO, TX 778108
832-263-1346
T.B.P.L.S. Firm # 10194655



DATE: 03-21-2025
DRAWN BY: GA
APPROVED BY: CC
JOB NO.: 25106
SHEET: 1 OF 1



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Sendero Real Estate	9010551-BB	info@senderogroup.net	(281)407-0601
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Juan Sanchez	520895-B	juan@senderogroup.net	(832)607-8678
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Juan Sanchez	520895-B	juan@senderogroup.net	(281)407-0601
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Devin Baker	656289-B	devin@senderogroup.net	(832)631-9294
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2