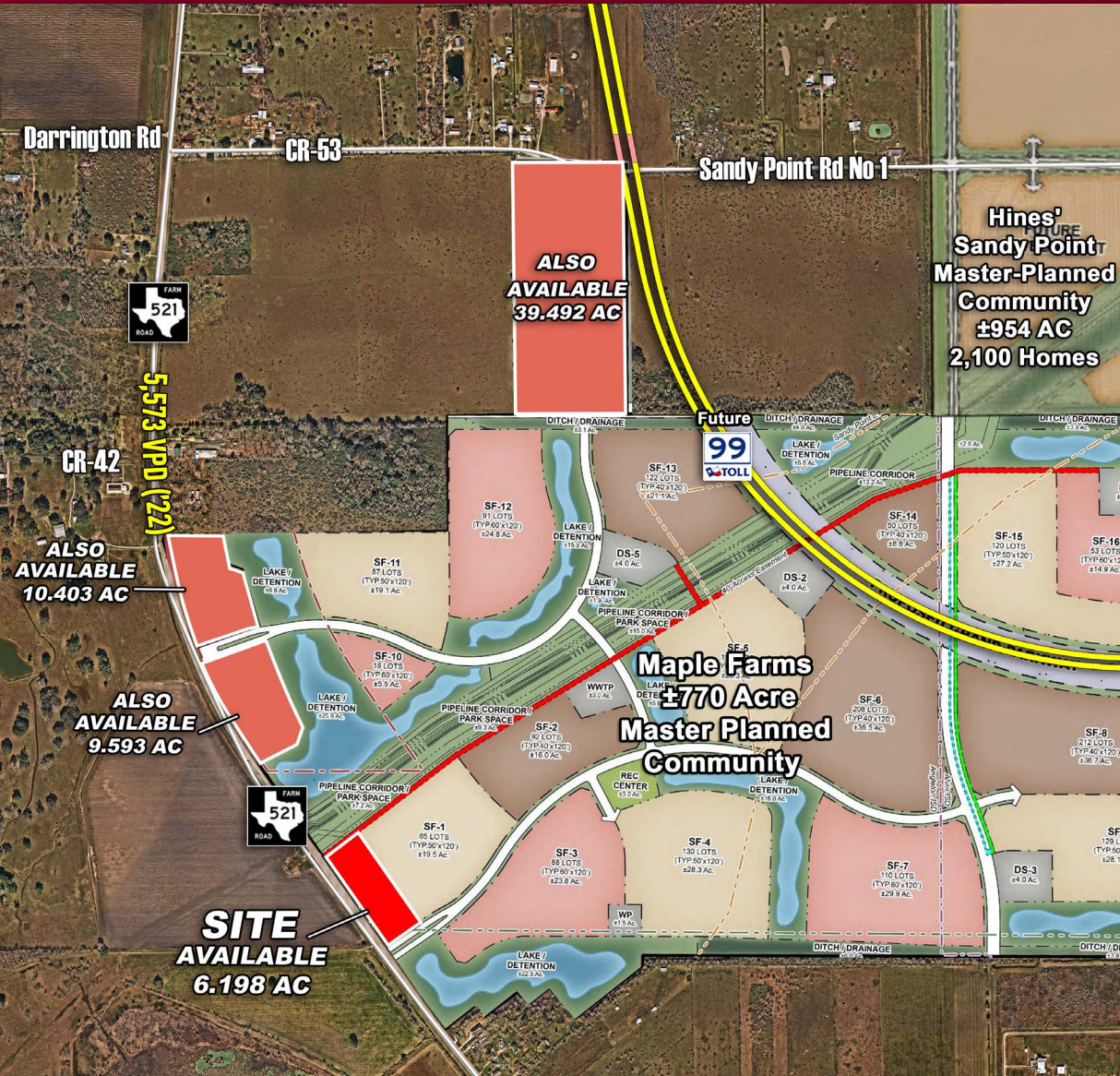




FM 521 Commercial Reserve 3

±6.198 Acres For Sale | Rosharon, Texas



SIZE: ±6.198 Acres

PRICE: \$10 .00 PSF or \$2,700,000

LOCATION: SEQ of FM-521 & CR-53 in Rosharon

USES: Retail, Fuel, Daycare, Carwash, QSR, Office, Medical

PROPERTY HIGHLIGHTS:

- Pure Frontage Hard Corner Commercial Reserve at the NE corner of FM 521 and the proposed main entrance to a +/-700 Ac Master Planned Community development with 1,700+ homes
- Adjacent to Hines' proposed ±954 AC Master Planned Community development with 2,100+ homes
- Development Agreement in place with the adjacent community developer for infrastructure (public water/ sewer/off-site drainage, cross access, etc), allowing these reserves to be easily entitled at little to no cost
- 850' of frontage on FM 521
- Txdot has major road improvements planned in the area with FM 521 to be widened, SH 288 widening under way, and plans for segments B&C of 99 Grand Parkway finally progressing forward
- No flood plain per FEMA Map
- WILL DIVIDE

MARK TERPSTRA
281-664-6634 | MTerpstra@CaldwellCos.com



The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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FM 521 Commercial Reserve 3

±6.198 Acres For Sale | Rosharon, Texas



LOCATION:

SEQ of FM-521 & CR-53, Rosharon, Texas 77583

TAXES:

Angleton ISD	\$1.23
Brazoria County	\$0.29
Brazoria Drainage (Iowa Colony)	\$0.12
Brazoria ED #3	\$0.09
Angleton/Danbury Hospital District	\$0.16
Port Freeport	\$0.03
Road & Bridge Fund	\$0.05
Total Taxes	\$1.97

TRAFFIC COUNTS:

FM-521: 5,573 VPD (TXDOT 2022)

DEMOGRAPHICS:

	3 Miles	5 Miles	7 Miles
2023 Population	2,931	19,035	45,109
2028 Proj. Population	3,301	24,148	54,193
Avg. HH Income	\$125,353	\$128,890	\$136,336

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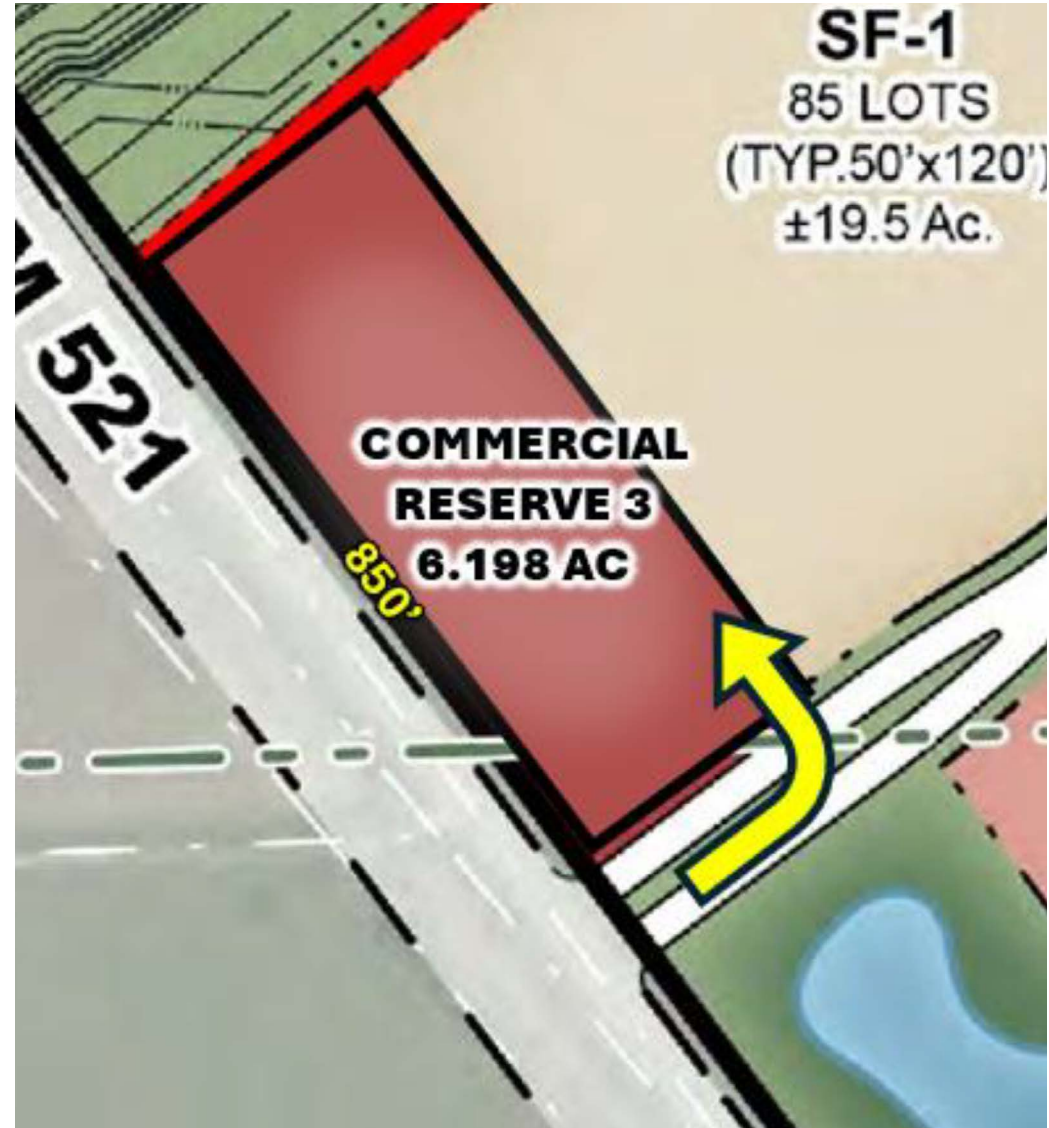
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FM 521 Commercial Reserve 3

±6.198 Acres For Sale | Rosharon, Texas



RESIDENTIAL		±365.5 Ac.
SF	SF - (TYP. 40'x120')	684 LOTS 40% ±119.1 Ac.
SF	SF - (TYP. 50'x120')	667 LOTS 39% ±147.5 Ac.
SF	SF - (TYP. 60'x120')	360 LOTS 21% ±98.9 Ac.
TOTALS		±1,711 LOTS 100% ±365.5 Ac.
NON-RESIDENTIAL		±49.9 Ac.
COM	COMMERCIAL	±53.9 Ac.
PARKS / RECREATION / OPEN SPACE		±211.1 Ac.
PARK	REC. CENTER & PARKS	±3.0 Ac.
	LAKE / DETENTION	±159.0 Ac.
	DITCH / DRAINAGE	±20.9 Ac.
	LANDSCAPE / OPEN SPACE	±28.2 Ac.
UTILITIES & EASEMENTS		±72.2 Ac.
	PIPELINE EASEMENTS	±47.3 Ac.
WP	WATER PLANT	±1.5 Ac.
WWTP	WASTEWATER TREATMENT PLANT	±3.0 Ac.
DS	DRILL SITES	±20.4 Ac.
CONSTRAINTS		±67.7 Ac.
	GRAND PARKWAY	±34.5 Ac.
	MAJOR THOROUGHFARES	±18.1 Ac.
	COLLECTOR STREETS	±15.1 Ac.
PROJECT TOTAL		±770.4 Ac.

a conceptual development plan for

MAPLE FARMS

±770.4 ACRES OF LAND

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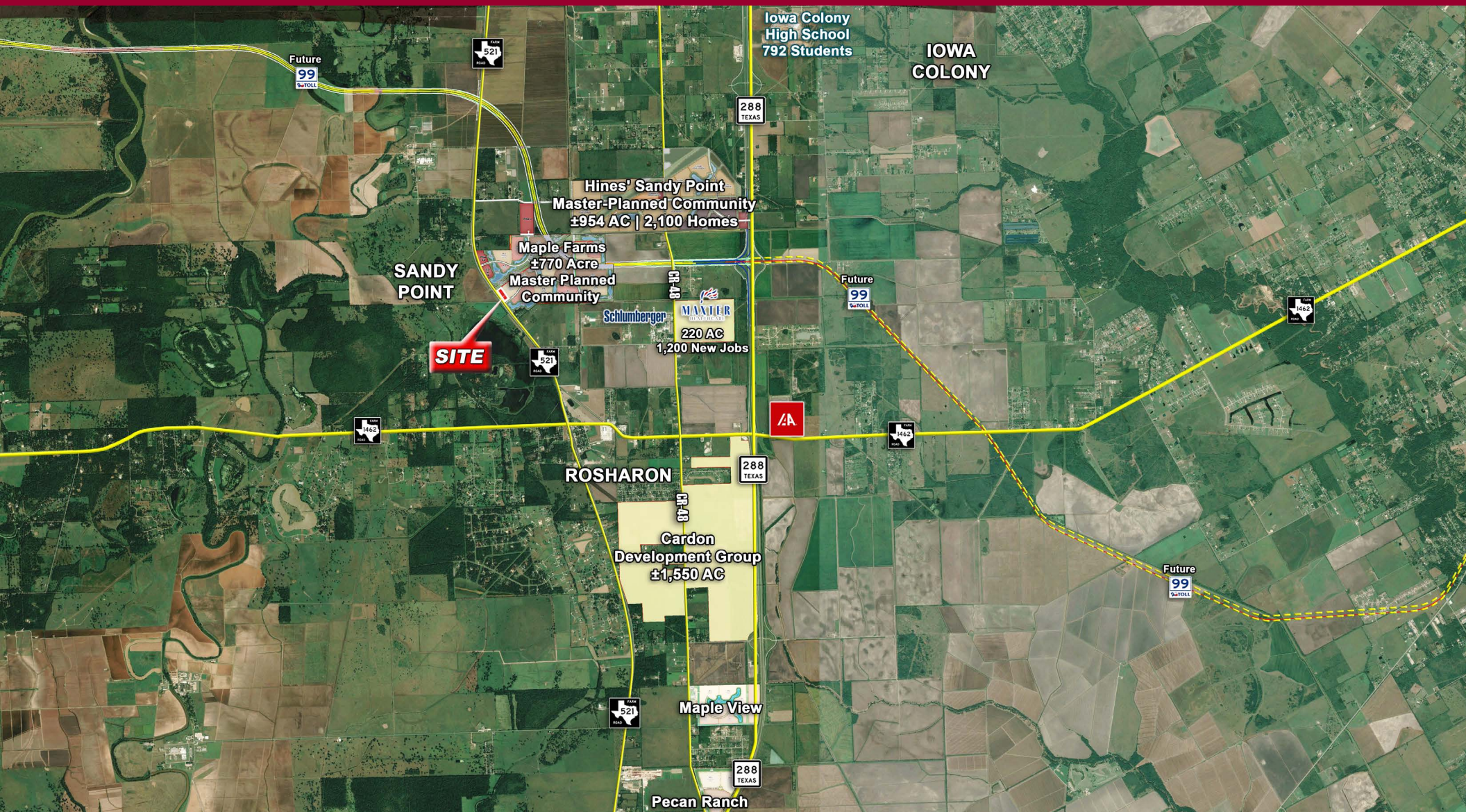
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all partners 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 written to do so by the party, disclose:
 - » that the owner will accept a price less than the written asking price;
 - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - » any confidential information or any other information that a party specifically instructs the broker in written 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.

Caldwell Brokerage Company LLC dba Caldwell Land Co	9002313	N/A	713-690-0000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
License Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark Terpstra	443855	mterpstra@caldwellcos.com	281-664-6634
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials

Date