

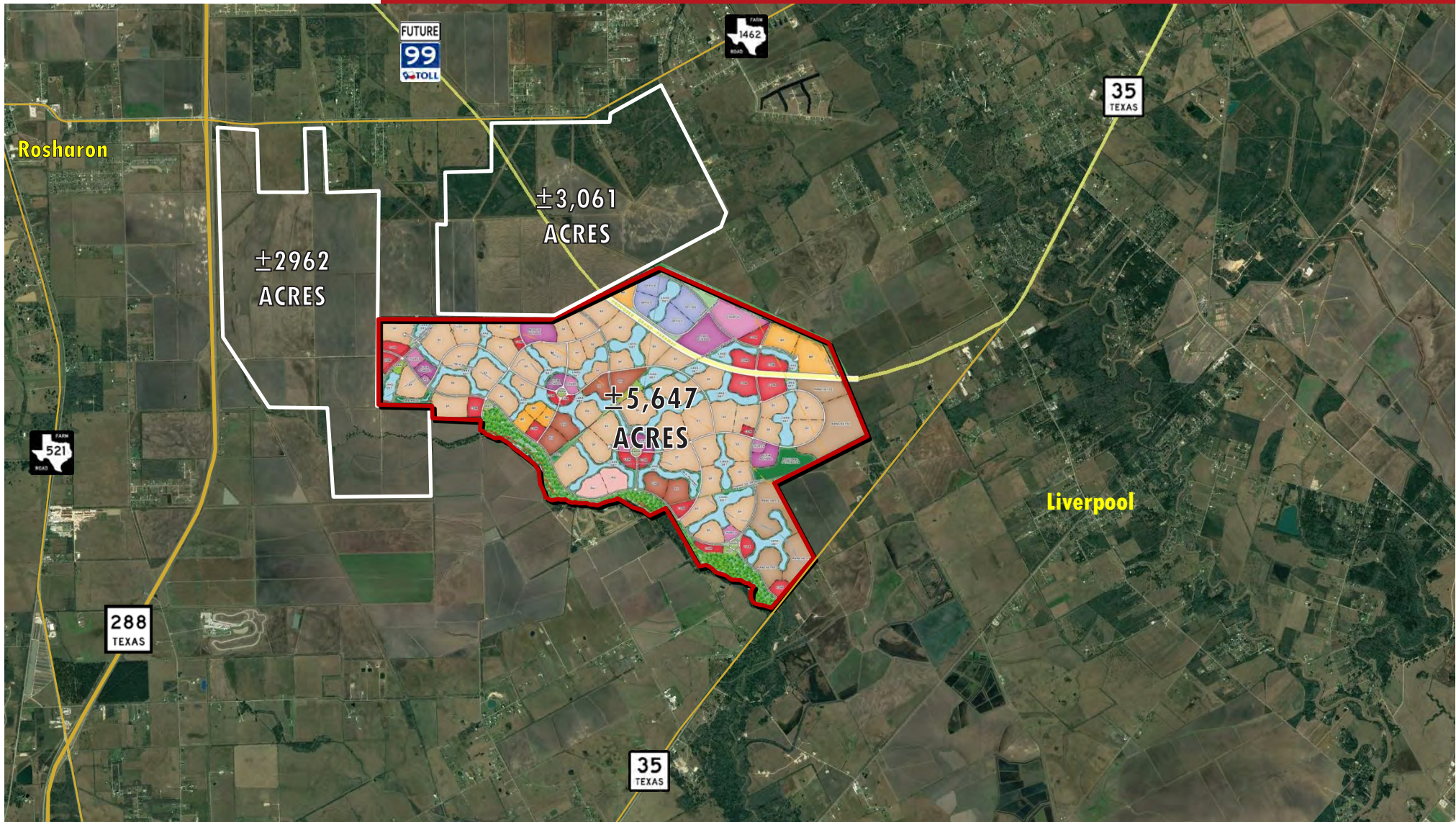


5,467 Acres — Brazoria

West of Hwy 35 south of FM 1462 | Brazoria County, Texas

Dave Ramsey | Brad Elmore | 281.477.4300

±5,467 Acres Available in Brazoria County



ABOUT BRAZORIA COUNTY

- Home to cities of Pearland, Alvin, Lake Jackson, and Angleton
- 2015 Population of 346,312, projected to grow to 574,000 by 2040
- Median household income of \$69,700 – third highest of 13 counties in Houston Region
- \$27.25 Billion invested in Private Capital projects since 2013, and an additional \$5 Billion underway

Brazoria County Non-Retail Private Employers

	Employees
The Dow Chemical Company	4,200
Fluor Corporation	3,161
Zachary Group	2,821
The Infinity Group	1,673
Brock Group	1,569
Phillips 66	970
BASF Corporation	915
Excel	762
TDECU	750
Dish Network	750
Schlumberger Technology Corporation	700



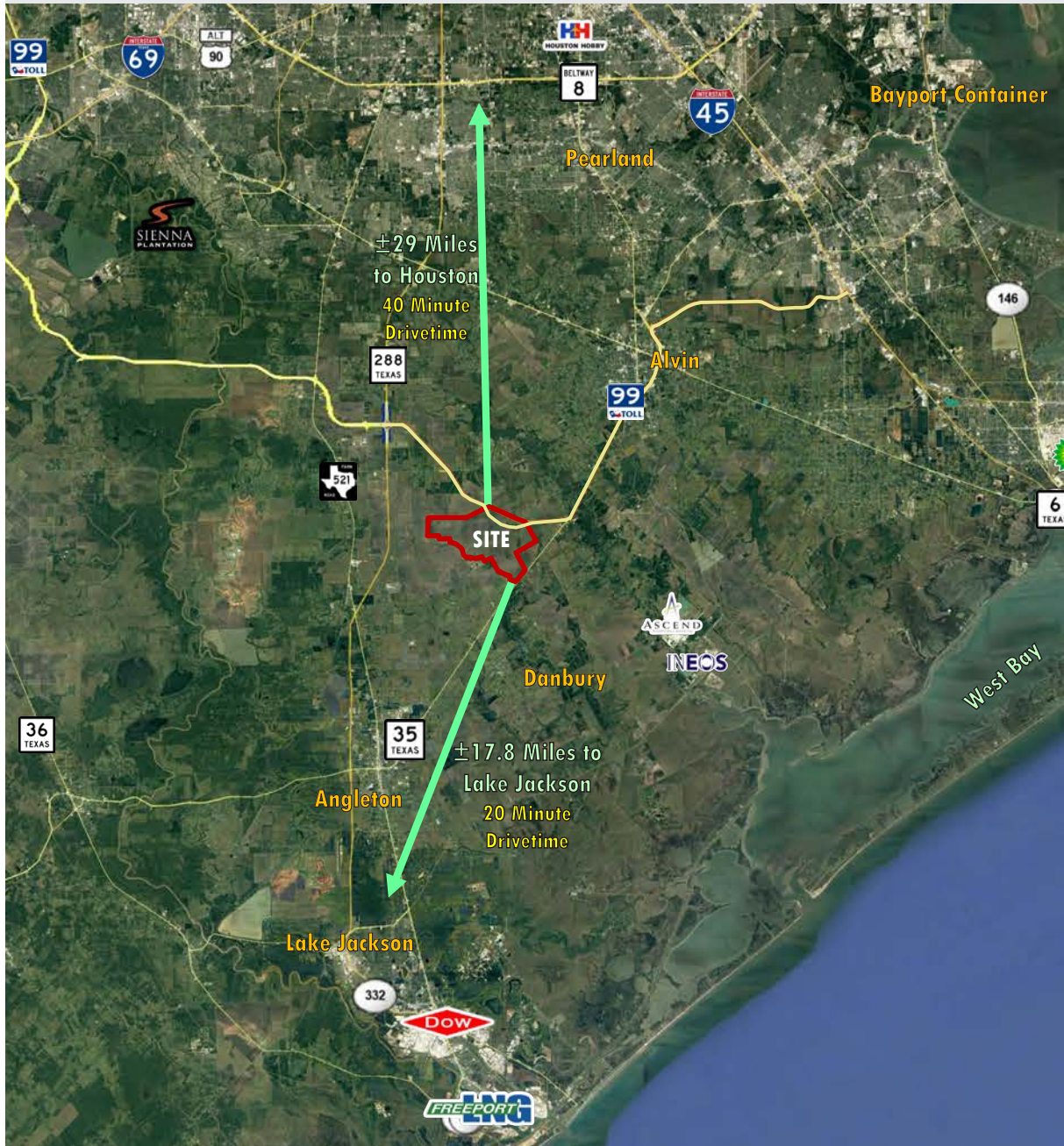
63,610
ACTIVE
POPULATION
WITHIN 10-MILE
RADIUS



\$108K
AVERAGE HHI
WITHIN 20-MILE
TRADE AREA

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NewQuest is marketing 5,467 acres for sale in the heart of Brazoria County, one of the fastest-growing counties in the Houston MSA. This large tract is positioned in the path of growth along the future Grand Parkway, and presents a unique opportunity for large-scale land investment and/or community development.

Property Highlights

- 5,467 acres north of Danbury in Brazoria County
- 1.6 miles east of Hwy 288 and accessible by Cannon Road (CR 51)
- Future Grand Parkway over 25 miles of frontage
- Strategically located between Pearland, Angleton, and Lake Jackson
- Current lease income from large-scale rice farm
- ±85% of acreage laser-leveled and tilled

Utilities

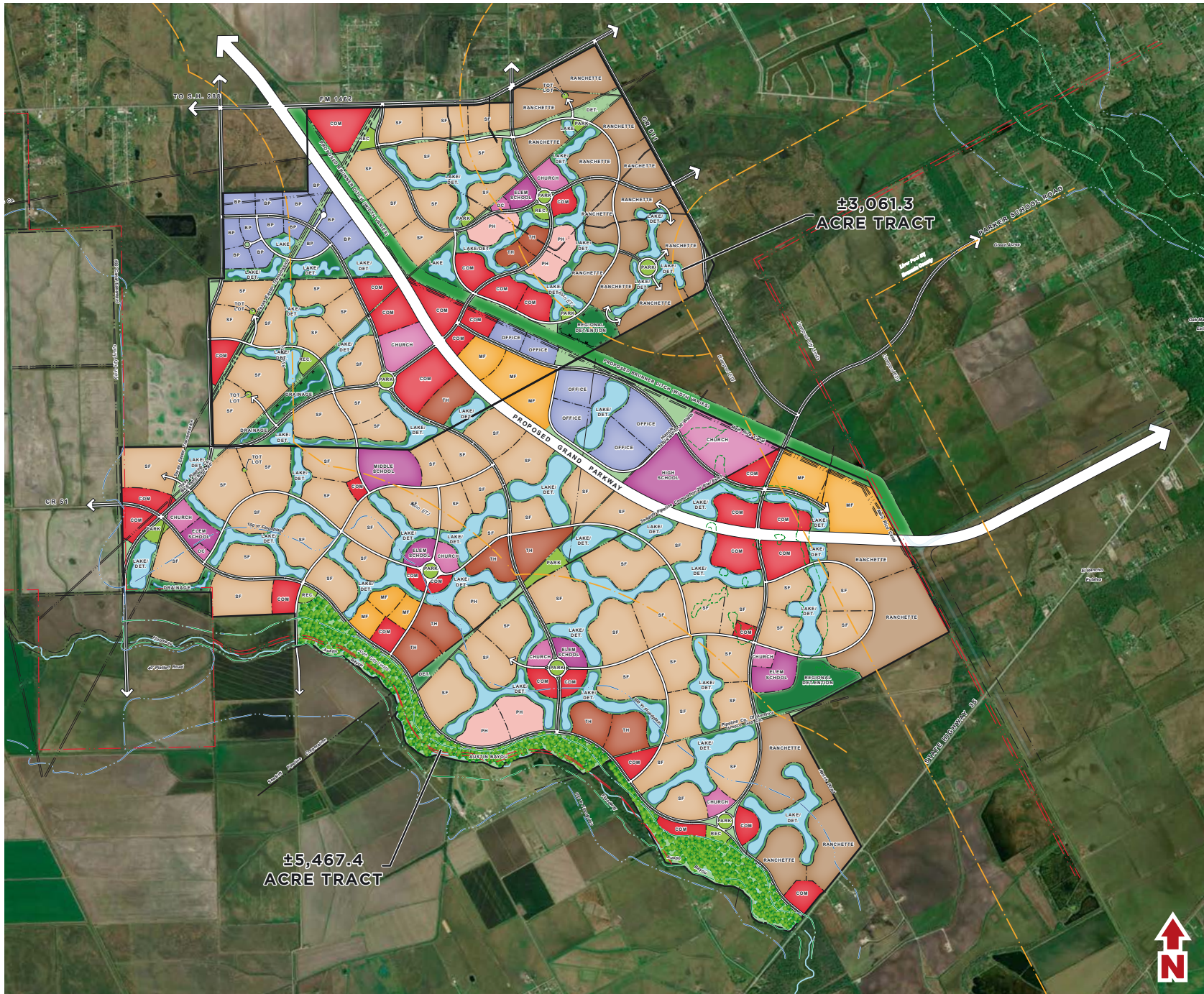
- Paper MUD in place (Brazoria County Mud 68)
- Drainage available via Austin Bayou
- Water rights to Brunner Canal at lowest price

Additional Acreage

Two large, adjacent tracts (2,962 acres and 3,061 (acres) also available for up to 11,490 contiguous acres

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2010 Census, 2017 Estimates with
Delivery Statistics as of 12/17

	10 Miles	15 Miles	20 Miles
POSTAL COUNTS			
Current Households	22,420	55,409	198,509
Current Population	63,610	162,047	579,573
2010 Census Average Persons per Household	2.84	2.93	2.92
2010 Census Population	52,416	128,262	454,034
Population Growth 2010 to 2017	27.22%	34.33%	30.42%
CENSUS HOUSEHOLDS			
1 Person Household	20.39%	18.75%	17.71%
2 Person Households	31.14%	30.42%	30.14%
3+ Person Households	48.47%	50.83%	52.15%
Owner-Occupied Housing Units	70.82%	76.96%	79.06%
Renter-Occupied Housing Units	29.18%	23.04%	20.94%
AGE			
2017 Median Age	35.7	35.5	35.2

	10 Miles	15 Miles	20 Miles
RACE AND ETHNICITY			
2017 Estimated White	74.12%	70.44%	64.33%
2017 Estimated Black or African American	7.48%	9.73%	15.52%
2017 Estimated Asian or Pacific Islander	2.85%	3.89%	8.53%
2017 Estimated Other Races	14.90%	15.33%	11.13%
2017 Estimated Hispanic	33.20%	33.27%	25.60%
INCOME			
2017 Estimated Average Household Income	\$81,365	\$84,177	\$107,743
2017 Estimated Median Household Income	\$63,188	\$70,710	\$90,183
2017 Estimated Per Capita Income	\$28,376	\$28,883	\$37,380
EDUCATION (AGE 25+)			
2017 Estimated High School Graduate	32.08%	29.85%	22.50%
2017 Estimated Bachelors Degree	12.68%	14.64%	23.50%
2017 Estimated Graduate Degree	5.05%	7.11%	12.61%



Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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 parties to a real estate transaction honestly and fairly.

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:
 - 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 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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Designated Broker of Firm	License No.	Email	Phone
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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 (TREC) | Information available at <http://www.trec.texas.gov>



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