



# Central Brazoria County

Business Park | Angleton, Texas





- 5-Building Campus situated on 120 Acres
- 4001-4035 Technology Boulevard  
Angleton, Texas 77515
- Total Rentable Square Feet: +/- 398,252
- Years Built: 1984 – 1996
- Renovation: 2012 – 2014

#### Modernization On-Going

- Parking: Approximately 1,267 Spaces
- Major Tenants:
  - BASF – The Chemical Company
  - Economic Development Alliance for Brazoria County
  - Furmanite Technical Solutions
  - Hurst Technologies
  - TDECU – Texas Dow Employees Credit Union
  - United Way of Brazoria County
  - Wood Group – Mustang Engineering

Central Brazoria County Business Park (“CBCBP”) is Brazoria County’s finest mixed-used commercial campus offering high-quality, professional space to tenants of any size.







Central Brazoria County

Business Park | Angleton, Texas



**Central Brazoria County Business Park** is a self-contained, master-planned campus located in the heart of Brazoria County. The 5-building, 120 acre landscaped/wooded campus type setting boasts approximately 400,000 total square feet of commercial space, primarily comprised of Class 'A' executive office, back-office for high density users, fully climate-controlled office/warehouse, and medical manufacturing/clean room areas.

Upon acquisition by the current ownership in 2010, the 100% vacant corporate campus has been transformed into a modern, mixed-use, multi-tenant campus, with over 100,000 square feet of high-quality office space already leased.

## CAMPUS AMENITIES:

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- Meeting & Banquet Rooms
- 80 Person Auditorium with high-speed fiber, as well as advanced video, sound & lighting capabilities
- On-Site Food Service (Coming Soon)
- Gated Entrances
- Building Access Control System
- Redundant Power
- High Power Available
- High-Speed Internet (Fiber) from AT&T
- Fully Sprinklered Buildings
- Emergency Back-Up Power via Two (2) Generators
- City of Angleton Water/Sewer
- Modernized Atrium and Common Lobbies
- UPS/FedEx Collection Boxes







# Central Brazoria County

Business Park | Angleton, Texas



4013



4015



4005



4023



4001





# CURRENT TENANTS



The Chemical Company

BASF is the world's leading chemical company. Its portfolio ranges from chemicals, plastics, performance products and crop protection products to oil and gas.



WOOD GROUP  
MUSTANG

Mustang has established a worldwide reputation for quality engineering, design, project management, and construction management services to the oil and gas; refining and chemical; pipeline; automation and control; and process and manufacturing industries. Performing with energy, innovation, excellence and quality, Mustang provides a full range of services for offshore structures and onshore production facilities, pipeline projects and non-energy process and industrial facilities.



As the largest locally-owned financial institution on the Texas Gulf Coast, TDECU is committed to providing the highest quality service and financial products to its members. Due to its size and long history, TDECU offers all types of financial products including banking, investments, insurance and real estate.



Hurst Technologies is recognized as one of the leading providers of consulting, engineering and technology regulatory compliance assistance, and project management services to the nuclear and fossil power generation, process industries such as chemicals and petrochemicals, manufacturing, and water/waste water treatment and airport technology infrastructure.



Furmanite is the worldwide innovator and leader in comprehensive on-site and on-line plant and pipeline maintenance.



United Way of Brazoria County directly funds 52 health and human service programs that help children and youth achieve their potential, promote financial stability and independence, and improve people's health.



The Economic Development Alliance for Brazoria County is a public/private non-profit corporation specifically chartered to promote economic development in Brazoria County.

## 5 BUILDING CAMPUS







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Since 2011 – according to the Economic Development for Brazoria County – an estimated \$4.47 Billion in new capital investment has occurred and/or is currently underway, and an additional \$17.41 Billion in estimated capital investment has been announced in Brazoria County, a majority of which will occur within 20-25 minute drive time of CBCBP.



15 minutes to Sweeny (Apache, Chevron-Phillips)



29 minutes to Port Freeport



24 minutes to Freeport (BASF, Dow Chemical)



25 minutes to Alvin (INEOS, Ascend Performance Materials)



22 minutes to Pearland



25 minutes to South Houston/Beltway 8

47 minutes to Houston Galleria







### AVAILABLE SPACE HIGHLIGHTS

**19,737 SF – 3<sup>rd</sup> Floor**

Single tenant floor that includes spectacular scenic view of the two onsite lakes that total 20 acres in size.

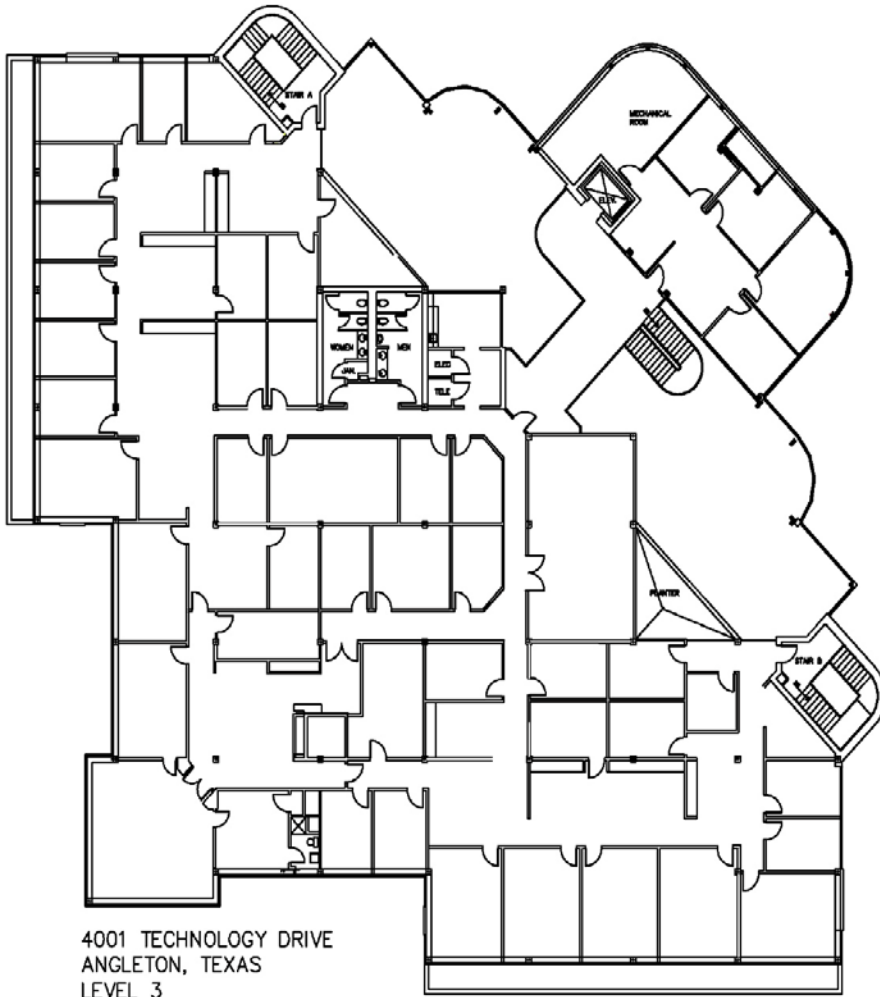


## 4001 TECHNOLOGY DRIVE

### BUILDING FEATURES

- 3-Story, Class 'A' Office Building
  - Originally constructed as the executive offices for an international company.
- Built in 1984 / Modernized in 2012-2013
- 58,720 Total SF
- Dedicated Parking Lots





4001 TECHNOLOGY DRIVE  
ANGLETON, TEXAS  
LEVEL 3



4001 TECHNOLOGY DRIVE -- ANGLETON, TX

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## AVAILABLE SPACE HIGHLIGHTS

### **+/- 45,000 SF – 2<sup>nd</sup> Floor**

Contiguous Office Space Opportunity

### **+/- 26,000 SF – 1<sup>st</sup> Floor**

Fully-constructed, primarily private office suite offering self-contained/dedicated access from the parking lot area

### **12,000 SF – Class 100,000 Clean Room**

Includes 10,300 SF of Class 10,000 Clean Room. Helium, argon, nitrogen, deionized water, natural gas and compressed air capabilities.

## **4005 TECHNOLOGY DRIVE**

### BUILDING FEATURES

- 2-Story, Multi-Purpose Office Building
- Built in 1991 / Modernized in 2012-2013
- 269,770 Total SF, including:
  - Executive Office Areas
  - Back-Office – High-Density Capacity
  - Medical Manufacturing Area
- 80 Person State-of-the-Art Auditorium
- 7,000 SF Cafeteria and Sitting Area

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Space opportunities exist,  
ranging in size  
from approximately  
1,000 RSF to 100,000 RSF



4005 TECHNOLOGY DRIVE -- ANGLETON, TX  
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### BUILDING HIGHLIGHTS

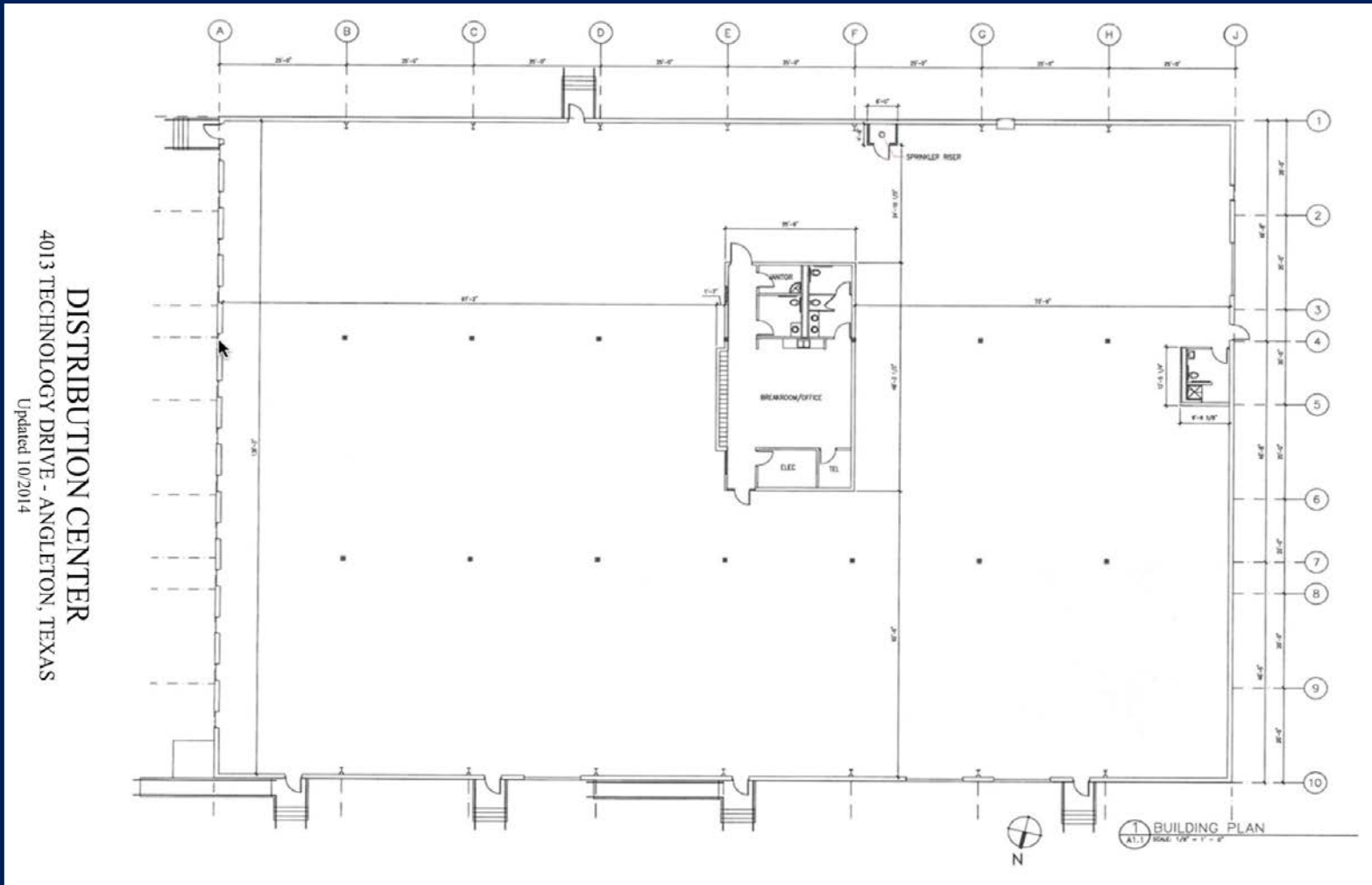
**28,000 SF**

Freestanding distribution/warehouse facility offering two dock high loading doors, one drive-in grade level door, and one grade ramp accessible door. The building is 100% climate-controlled and fully sprinklered.

### **4013 TECHNOLOGY DRIVE**

#### BUILDING FEATURES

- 1-Story, Distribution Center
- Built in 1998
- 28,000 Total SF
- Existing Attributes Include
  - 2 Dock High / 1 Drive-In / 1 Grade Ramp
  - 140' Building Depth
  - Fully Sprinklered
  - Fully Climate-Controlled



4013 TECHNOLOGY DRIVE -- ANGLETON, TX

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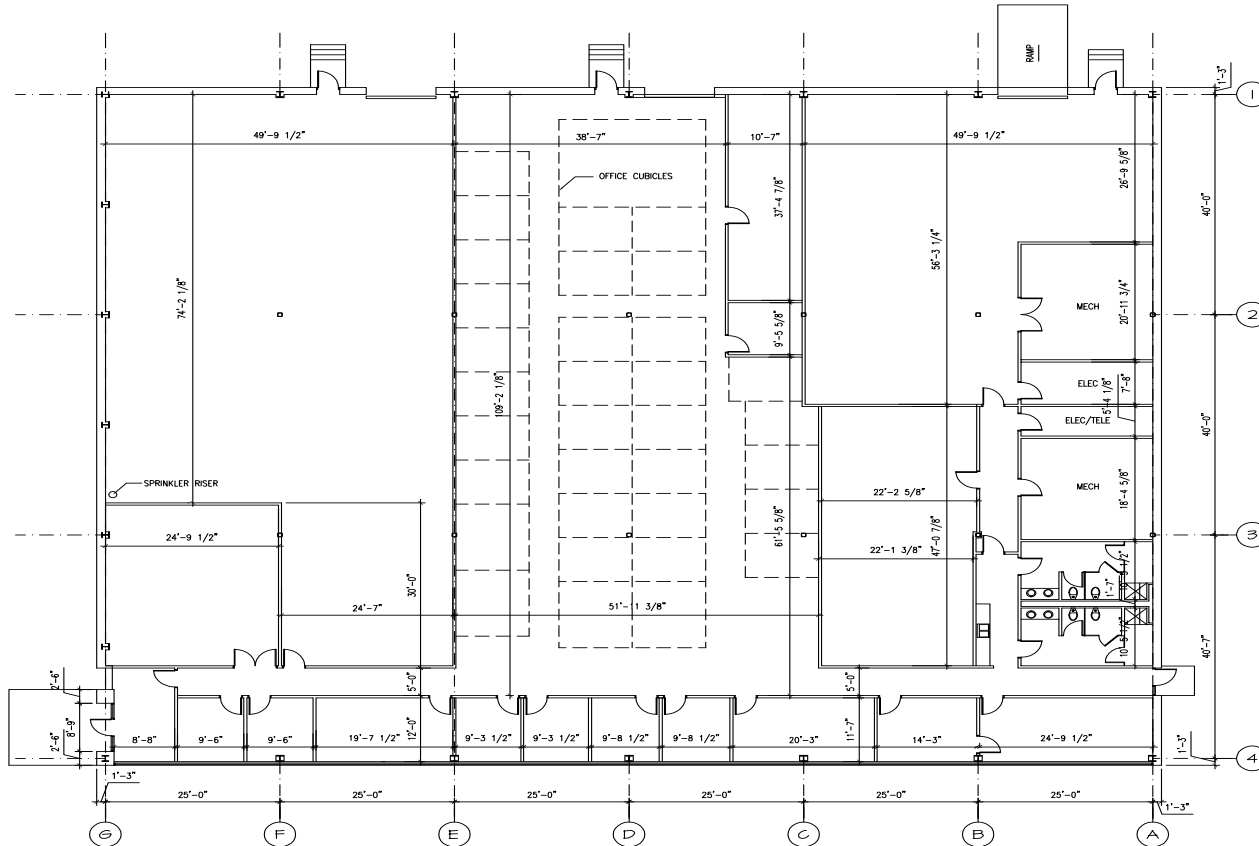
## AVAILABLE SPACE HIGHLIGHTS

**18,696 SF**

Freestanding office/flex/warehouse facility which provides the capability of rear-load dock capabilities. Currently 100% climate-controlled and configured with approximately 50% office, the layout can be tailored to accommodate most office/flex/warehouse requirements.

## **4015 TECHNOLOGY DRIVE** BUILDING FEATURES

- 1-Story Service Center Building
- Built in 1993
- 18,696 Total SF
- Existing Attributes Include
  - 2 Semi-Dock Truck Doors / 1 Grade Ramp
  - 14'6" Minimum Eave Height / 17'2" Peak
  - 120' Building Depth
  - Fully Sprinklered



SERVICE CENTER  
ANGLETON, TEXAS

Updated 1/20/11

4015 TECHNOLOGY DRIVE -- ANGLETON, TX

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### AVAILABLE SPACE HIGHLIGHTS

**22,866 SF**

Freestanding, 100% climate-controlled bio-medical building, which includes operating & recovery rooms, stainless steel indoor dog kennels (100 small and 40 large), dog runs, offices, and associated improvements.

### **4023 TECHNOLOGY DRIVE**

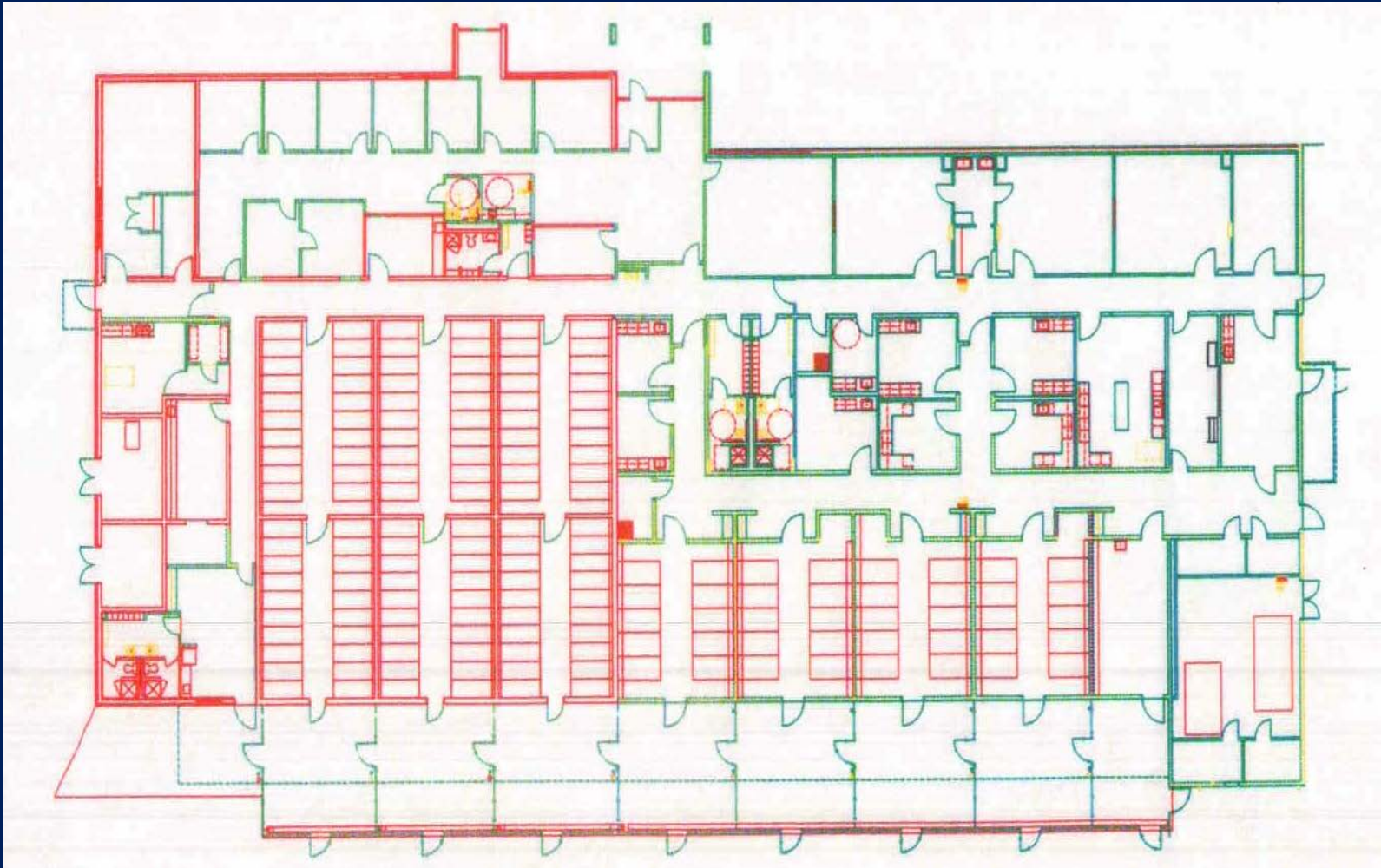
#### BUILDING FEATURES

- 1-Story, Bio-Medical Facility
- Built in 1991
- 22,866 Total SF
- Building offers secured/gated access



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4023 TECHNOLOGY DRIVE -- ANGLETON, TX

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