

FOR SALE

±1,004 Acres near Angleton, TX

±879 ACRES

±125 ACRES



44
TEXAS

Anchor-Rd



288
TEXAS

MULTI-USE DEVELOPMENT POTENTIAL

**Newmark Grubb
Knight Frank**

www.ngkf.com





Property Highlights

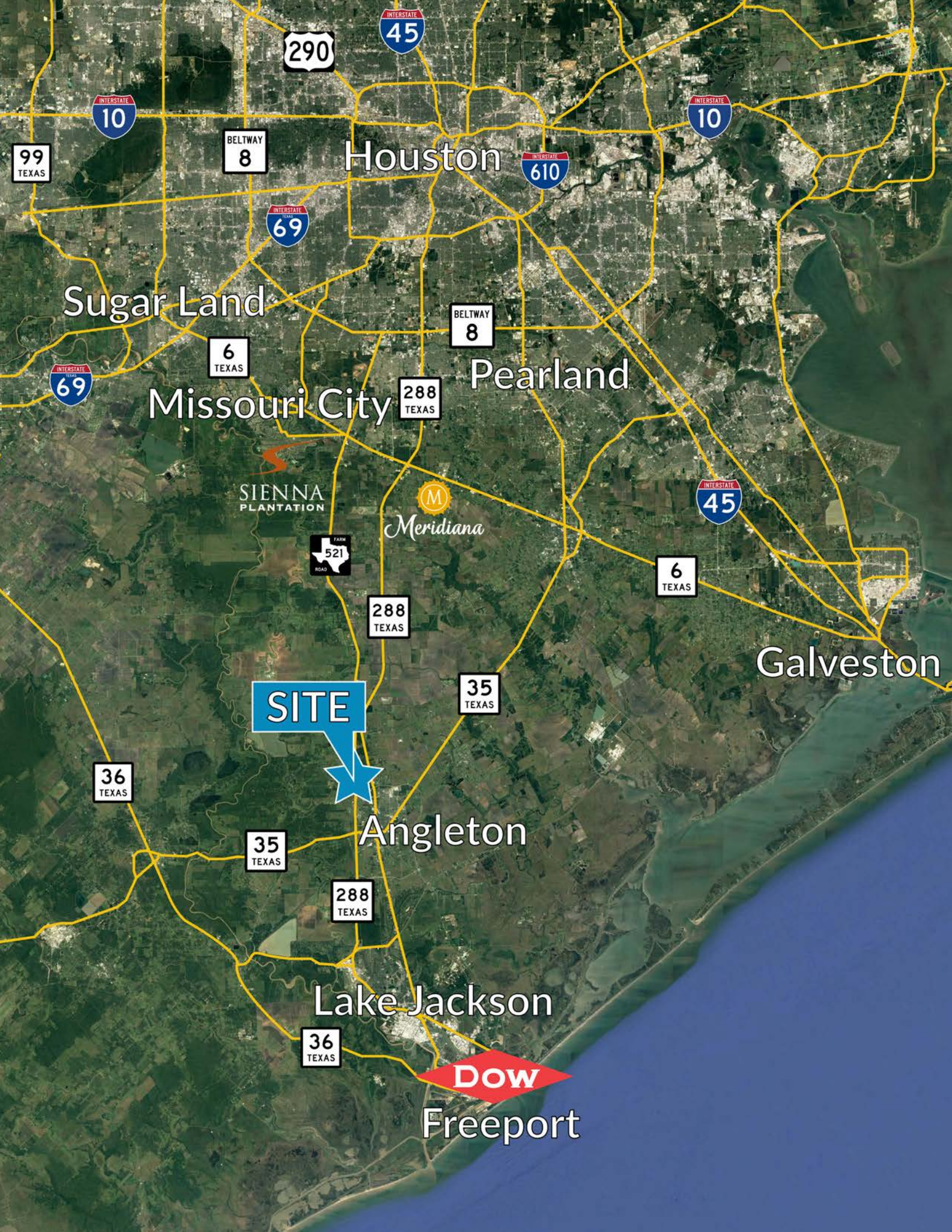
- ±1,004 acres in two parcels
- Largest contiguous land parcel is ±879 acres with road frontage on FM 521 and Hwy 288
- Flat topography

Notable Developments in Area

- The Texas Medical Center in Houston is the largest medical complex in the world. It houses 21 highly esteemed hospitals and employs over 106,000 people. It has recently undergone a \$7.1 billion expansion that has created over 30,000 jobs.
- Pearland is the second fastest growing city in Texas with an abundance of newly developed retail and dining options. Nestled within its boundaries, Shadow Creek Ranch thrives as a 3,500 acre lake themed master-planned community.
- Brazoria County's taxable value is projected to increase by \$21 billion in the next 10 years in thanks to a number of current and planned investments by large energy companies like the Dow Chemical Company, Phillips 66, and Chevron Philips Chemical Company LP.
- A 10.3 mile stretch of Hwy 288 is expanding to include new toll lanes and improve functionality.
- Sienna Plantation is a 10,000 acre master-planned community located in Missouri City with world-class amenities and acclaimed schools.
- Meridiana is a developing 2,700 acre luxury master-planned community with a distinct focus on discovery and education.
- The Dow Chemical Company's Freeport location is the largest integrated chemical manufacturing complex in the Western Hemisphere. Over 7,000 employees serve at the Freeport Location to produce 44% of Dow's US products. A \$4 billion expansion is in progress that will create hundreds of positions and thousands of construction jobs.
- In the next 7 years, Freeport is projected to have over \$12 billion new capital investment projects.

Distance/Drive Times

Houston	43 miles/ 40 minutes
Pearland	34 miles/ 37 minutes
Angleton	4 miles/ 8 minutes
Lake Jackson	15 miles/ 17 minutes
Freeport	22 miles/ 26 minutes



Houston

Sugar Land

Missouri City

Pearland

Galveston

Angleton

Lake Jackson

Freeport

SITE

DOW

SIENNA
PLANTATION

Meridiana



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