



FOR MORE INFORMATION, CONTACT:

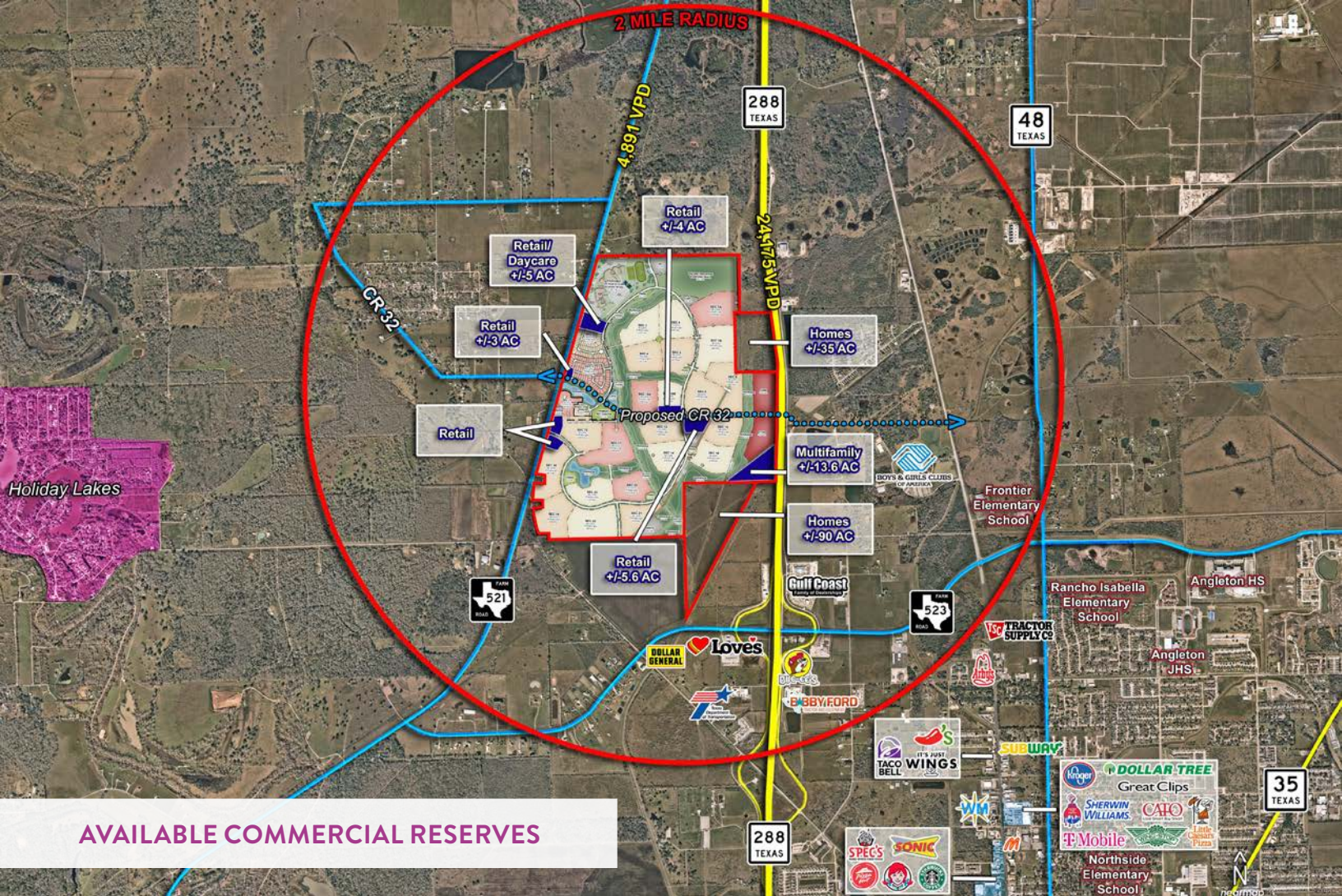


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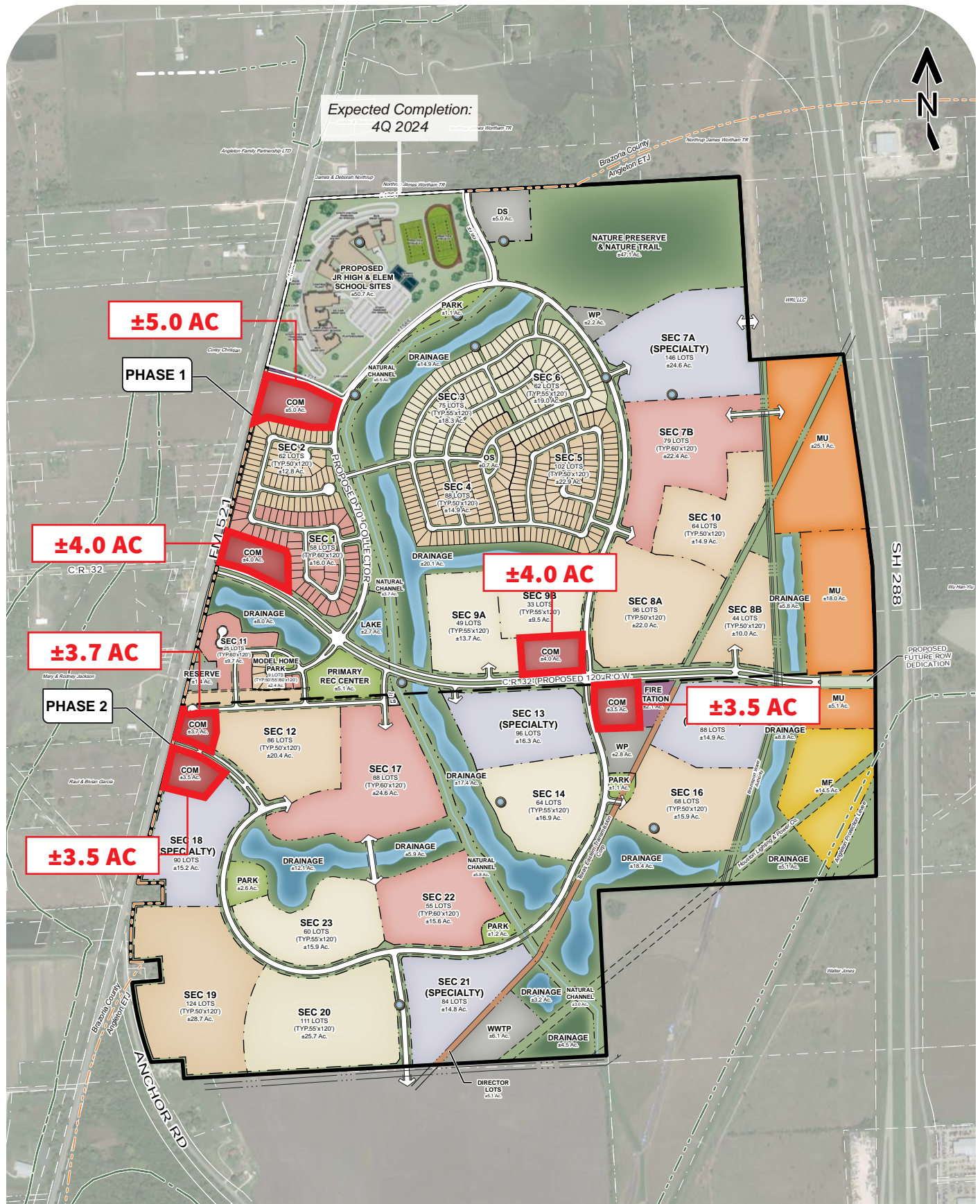
AVAILABLE COMMERCIAL RESERVES

LOCATION

Angleton, located in Brazoria County, is situated approximately 45 miles south of Houston. The city boasts several parks and recreational areas where residents and visitors can enjoy outdoor activities, including Angleton Recreation Center, Bates Park, Masterson Park, and the Angleton Fishing Pier.



±25 ACRES OF COMMERCIAL RESERVES











DEMOGRAPHICS

Angleton boasts excellent schools, affordable housing options, and an abundance of recreational facilities, making it an attractive destination for families with impressive demographic profiles. Consequently, the city benefits from a local employment base that offers relocating companies a diverse pool of professionals, technicians, skilled workers, and unskilled laborers, many of whom have attained the highest levels of education in the region.

Current average household income is \$100,319 in the area within a 3 mile radius, compared to \$83,694 for all U.S. households. Median home value in the 5 mile radius is \$222,607. Pricing for Ashland Community is expected to range from the low \$300,000s to the \$400,000s.

ASHLAND WILL BRING 2,450 HOMES, 2 NEW SCHOOLS, AND ABOUT ±45 ACRES OF COMMERCIAL DEVELOPMENT FRONTING HIGHWAY 288.

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	110	5,611	22,720
	Households	31	2,183	8,374
	Average Household Size	3.55	2.56	2.67
	Median Age	42.9	39.5	38.0
	Average Household Income	\$95,968	\$100,319	\$93,939
TRAFFIC COUNTS		VEHICLES PER DAY		
	Hwy. 288, East of Property	24,175		
	FM 521 Rd, West of Property	4,891		



ABOUT THE COMMUNITY

Ashton Gray Development will be delivering the first master planned community to Angleton in Brazoria County. Ashland, an 880-acre community off State Highway 288 will bring 2,450 homes at build-out, a site for an elementary and a junior high school in the Angleton Independent School District and about 45 acres of commercial development fronting Highway 288. Construction should begin on Phase 1 should begin by Q4 2023 and include about 1,200 lots on the first 500 acres.

About half of the lots will be 50-by-120-foot and the rest will be 55 and 60 feet in width or larger, with houses ranging from about 1,400 to 3,000 square feet. There is a possibility that townhomes will be part of the mix as well.

The community will include more than 200 acres of amenity space, including a nature preserve, detention ponds with an 8-mile trail system, a recreation center with a gym, a resort-style pool and a lap pool, and a playground. Commercial Reserves will total ± 25 Acres throughout the community.

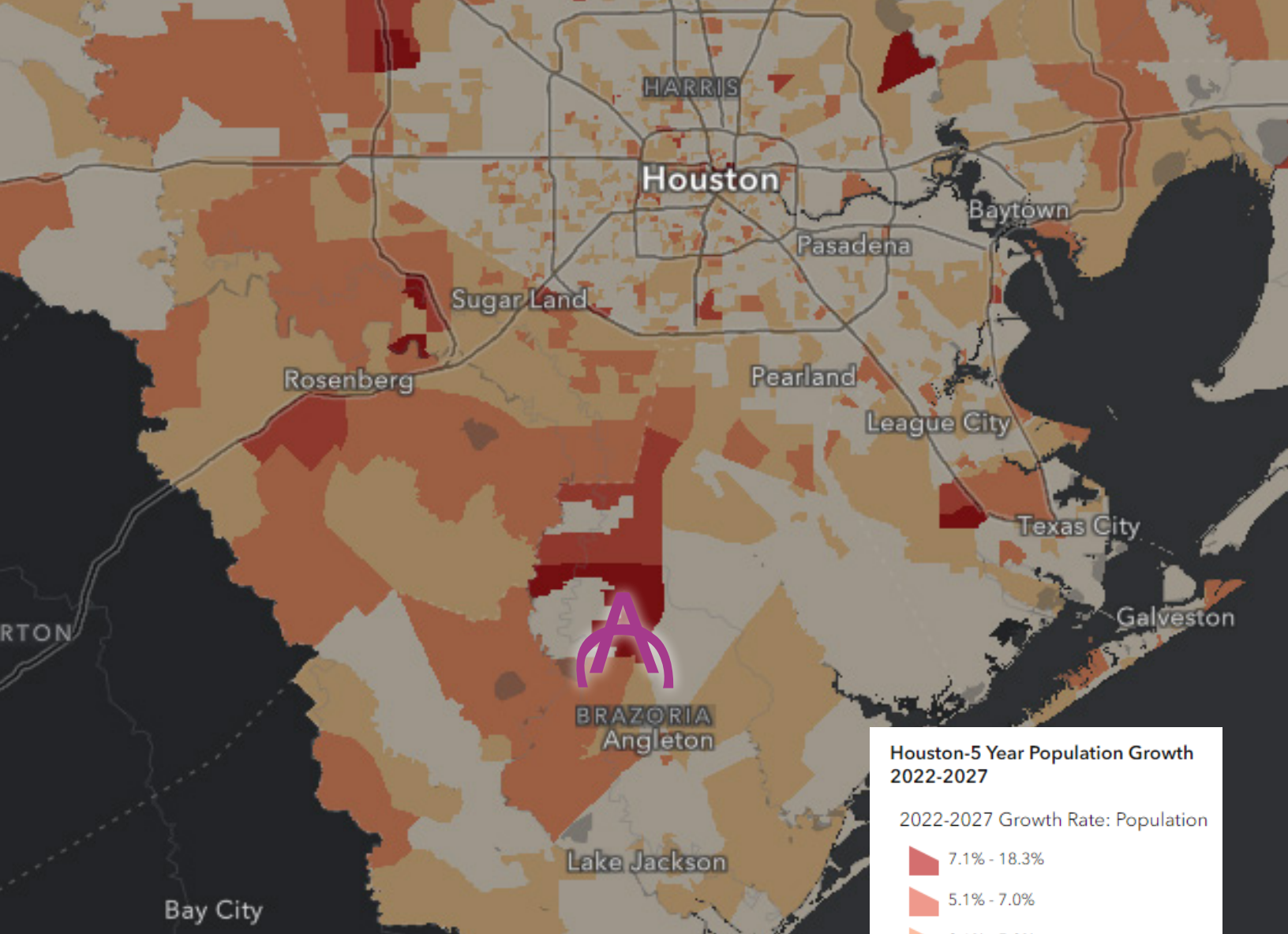
RECENT ACTIVITY

Ashland will provide excellent educational opportunities with the forthcoming opening of both an elementary school and a junior high school by the end of 2024.

The Angleton Independent School District encompasses 396 square miles in Brazoria County, educates approximately 6,700 students, and serves a population of more than 37,000. Accredited by the Texas Education Agency, the district provides a high-quality and comprehensive education for pre-kindergarten through twelfth grade. Also provided are special education programs for pre-school and school-age children along with a career and technology education program at the secondary level. They partner with colleges and universities, innovative businesses, nonprofit organizations, and community leaders to prepare our students for college, career and life.

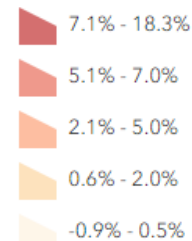
AISD is proud to offer an elite academic experience with hometown values.





Houston-5 Year Population Growth
2022-2027

2022-2027 Growth Rate: Population



THRIVING WITH OPPORTUNITY

Situated in a strategic location just south of Houston's fastest-growing area, as depicted by the heat map, Ashland Community holds immense potential. The surrounding area is predicted to experience a rapid housing growth, propelled by Houston's ongoing population expansion that is pushing further south. As a result, this area is poised to reap significant benefits from the demand for housing and the associated opportunities it brings.

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