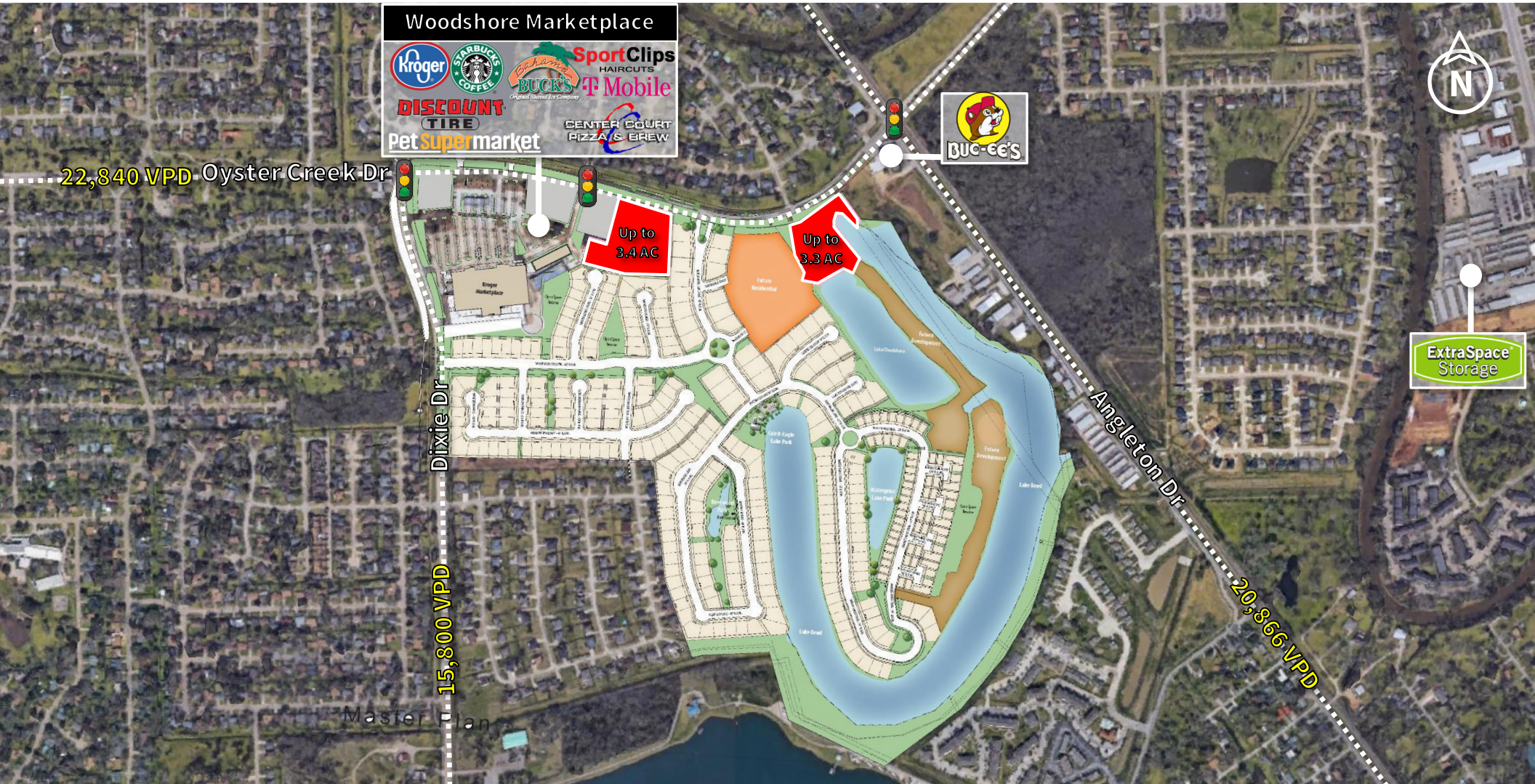


PAD SITES AVAILABLE Up to +6.62 AC

OYSTER CREEK DRIVE AND DIXIE DRIVE | CLUTE, TX 77531



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Visit www.woodshore.com for residential community information

AREA ATTRIBUTES



Drive Times

Minutes

Brazosport College	5
Brazos Mall	10
Texas Gulf Coast Regional Airport	15
Brazoria National Wildlife Refuge	25



Property Information

Location

Located at the SEQ of Oyster Creek Drive and Dixie Drive in Clute, Texas with up to ±6.62 acres available, Woodshore is a 205-acre mixed-use development in Clute, adjacent to Lake Jackson. It is located at the intersection of Oyster Creek Drive and Dixie Drive, less than two miles east of SH 288, which provides easy access to the Gulf Coast, the area's petrochemical employment complex, and to Houston.

Utilities

All utilities available

Area Businesses

Dow, Phillips 66, Chevron Phillips, Brazosport ISD, Brazosport College

Price

Pad site for \$12.00-\$18.00 PSF (depending on size and location)

Restrictions: No Car Wash or Coffee Shop



Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2026 Population	9,083	44,689	50,338
2026 Median Age	35.8	36.1	36.6
2026 Average Household Income	\$131,789	\$114,863	\$116,830
Average Home Value	\$315,532	\$284,804	\$295,981
Educational Attainment – College Degree or Higher	31.3%	26.1%	26.3%

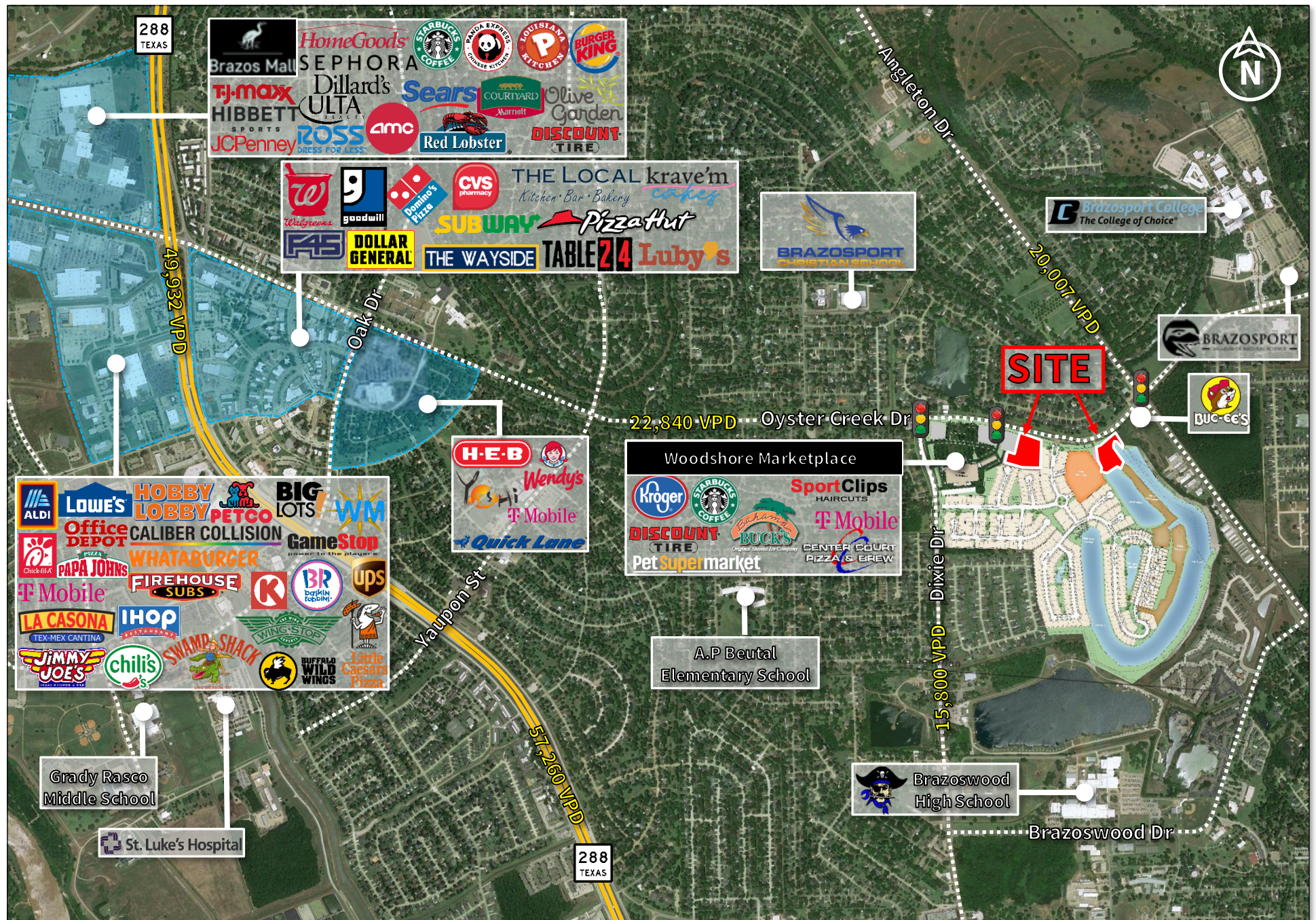


Commute

Traffic Counts	Vehicles Per Day
Oyster Creek Dr., west of Yaupon St	25,250
Oyster Creek Dr., east of Yaupon St	22,840
Angleton Rd, north of Oyster Creek Dr	20,007
Dixie Dr, south of Oyster Creek Dr	15,800

PROPERTY AERIAL

Up to **±6.62 AC** | OYSTER CREEK DR AND DIXIE DR | CLUTE, TX 77531  3



PROPERTY SURVEY

Up to ±6.62 AC | OYSTER CREEK DR AND DIXIE DR | CLUTE, TX 77531



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