



SIZE.....	322 + ACRES
PARCEL SIZE.....	1 + ACRE
PROPERTY USE.....	SINGLE FAMILY RESIDENTIAL
MAINTENANCE FEE.....	\$300.00 PER YEAR
BUILDING RESTRICTIONS.....	2400-2800 SQ. FT. MINIMUM
SCHOOLS.....	ANGLETON SCHOOLS
TAXES.....	2.31 PER HUNDRED
HOSPITALS.....	ANGLETON-DANBURY MEDICAL CENTER
FIRE.....	VOLUNTEER 1 MILE
POLICE.....	BRAZORIA COUNTY SHERIFF'S DEPT.
UTILITIES.....	WATER - CENTRAL
ELECTRIC -	CENTER POINT ENERGY TELEPHONE - VERIZON PROPANE SEWER - AEROBIC SEPTIC ROADS - COUNTY MAINTAINED STREET LIGHTS
SHOPPING MALL.....	FIRST COLONY MALL - 25 MIN.
GROCERIES.....	KROGER SIGNATURE - 12 WALMART SUPERCENTER - 9
AMENITIES.....	GRAND ESTATE ENTRANCE LAKES AND 22-ACRE PARK

Brazoria County Profile

INTRODUCTION

Just south of Houston along the Texas Gulf Coast, Brazoria County offers a diversity of cultures, recreational facilities, over-all quality of life and work environment found nowhere else in America. Brazoria County is rich in history. The Republic of Texas began here. It is "Where Texas Began." As you will discover, Brazoria County is the best location for your next expansion or relocation. It's a great place to live, work and play.

POPULATION / PER CAPITA INCOME

Going south from Houston, with the Gulf of Mexico as its eastern boundary, Brazoria County covers a land mass of approximately 1,400 square miles. The county is a community of over twenty-five cities and villages joined into one economic entity.

The per capita income is estimated to be \$22,603.

HOUSING

Housing in all income brackets is growing at a healthy pace in Brazoria County. Single family permits for housing grew at double-digit figures of 18% in the last quarter of 2001.

Affordable housing can be found in both the rural and the more urban locations. The average value of these permits was \$107,000, representing an increase of 12% from the previous year.* New subdivisions are under construction in all areas of the county. Communities constructing these new homes range in population from a few hundred in Danbury and Iowa Colony to 30,000 plus in the communities of Lake Jackson and Pearland.

**Texas A&M State Data Center for Real Estate, December 2001*

EDUCATION AND TRAINING

The public school system in Brazoria County is among the finest in the state. It is served by three excellent community colleges. There are also four-year schools within commuting range. They are Texas A&M University, University of Texas Medical School, Rice University, and the University of Houston.

Public Schools:

There are eight school districts within Brazoria County. There are three districts with an enrollment of over 8,000 students. The average enrollment per district is 5,465. The average student-teacher ratio is 17.2 to 1.

Private Schools:

There are 13 private schools within the county. These schools are located throughout the county and provide educational needs from pre-kindergarten through high school.

Higher Education:

Three excellent community college districts serve Brazoria County. Brazosport College serves the southern portion of the county. Alvin Community College serves the central part of the county. The San Jacinto Community College District serves a portion of the Pearland area to the north. *All of the community colleges in our area are committed to providing a quality learning environment. All three community colleges are partners in providing customized work force training programs tailored to your work force.*

TRANSPORTATION

Roads:

Brazoria County boasts over 3,000 miles of road; of which 1,120 are county and 1,179 are state roads. State Highway 288 (a four-lane major highway) runs through the center of our county running north to south from Pearland to Freeport. State Highway 35 provides excellent movement east to west.

Rail Service:

Brazoria County is served by the Union Pacific Railroad and the Burlington Northern/Santa Fe.

Airports:

Brazoria County Airport has a 7,000-foot runway and improved ILS approach for corporate and private aircraft. Our airport is also FAA 139 Certified for commercial air transport. Houston Hobby Airport and Bush Intercontinental Airport serve the region and are less than an hour drive from all points in the County.

Ports:

Port Freeport provides bulk cargo facilities, container services and petroleum terminal services. Excellent rail and road infrastructure enables your cargo to reach the national markets quickly. Ports in Houston, Texas City and Galveston also serve the area.

UTILITIES

Electricity:

Major power providers serving the area are CenterPoint Energy, and First Choice Power. All of the companies offer a variety of services and rates for electricity depending upon your requirements.

Natural Gas:

CenterPoint Energy is the primary provider to cities in Brazoria County. The industry is competitive and rates can be negotiated with any number of carriers for larger commercial applications.

Telecommunications:

SBC Communications, GTE, and Brazoria Telephone Company (a local independent phone company) provide the bulk of phone service in the county. Virtually all types of switching and services are available.

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EXCITING NEW AREA GROWTH!

Healthcare

- Memorial Herman Healthcare System soon will begin construction on a medical office building in west Pearland. The three-story, 75,000 square-foot medical complex will be located at Texas 288 and Shadow Creek Parkway. The project by HCA, the nation's largest hospital chain, will include a 230 bed hospital with a state of the art emergency center with lab services and medical imaging. The facility is slated to open early next year! (*Houston Chronicle 6/9/05*)
- Christus Health Gulf Coast is completing plans to build a health-care facility at Texas 6 and Sienna Parkway (Missouri City) at an estimated cost of \$105 million. According to Pat Carrier, regional CEO for Christus Health Gulf Coast, the hope is to begin construction by January 2006 and will take anywhere from 18 to 22 months to complete. (*Houston Chronicle 9/1/05*)

Retail

Two major shopping centers, totaling more than 1.5 million square-feet, will break ground within a year of each other:

- Pearland Town Center, a 700,000 square-foot open-air, lifestyle development will rise at the FM 518 and 288 junction. One of the first of its type in the Houston area, this center will house top retailers such as Dillard's and Foley's. It will also include junior anchors for sporting goods, books and electronics along with more than 300,00 square-feet of specialty shops and restaurants. (*GlobeSt.com 6/24/05*)
- The Promenade Shops at Shadow Creek (intersection of Beltway 8 and Texas 288), an 800,000 square foot shopping haven has already inked the popular outdoor retailer Bass Pro Shops. (*GlobeSt.com 6/24/05*)