

Appendix B - FM 2004 5000 Acre Tract Property Details

Motivated Seller: **Bring All Offers!**

Subdivided Tract Land Size Available: **5000, 1000, 500 & 300 (Minimum) Acres**

Price For Subdivided Tracts: **Depends on Size & Location**

Maximum Land Size Available For Sale: **9761+ Acres**

School Districts: **Angleton ISD**

County: **Brazoria**

Chocolate Bay Frontage: **~9500+ ft**

Halls Lake Frontage: **~3700+ ft**

Halls Bayou Frontage: **~18,900+ ft**

New Bayou Frontage: **~25,700+ ft**

Persimmon Bayou Frontage: **~3,200+ ft**

Great Fishing: **Brackish Water**

Access: **Gated Private Roads**

Downtown Houston: **45 Miles Away**

TX-6 & TX-35: **10 Miles Away**

Alvin & I-45/Gulf Frwy: **15 Miles Away**

TX-288 & Galveston Beaches: **20 Miles Away**

Freeport Chemical Plants/Marinas: **30 Miles Away**

Ag Exempt Cattle Ranches: **Already Cross-Fenced w/Gates**

USDA Crop Base Farmland: **Rice, Milo, Corn & Soybean**

Prime Hunting: **Waterfowl, Quail, Deer & Hog**

One of the Largest Duck Hunting Areas in the U.S.

