

911 Acre Master-Planned Community

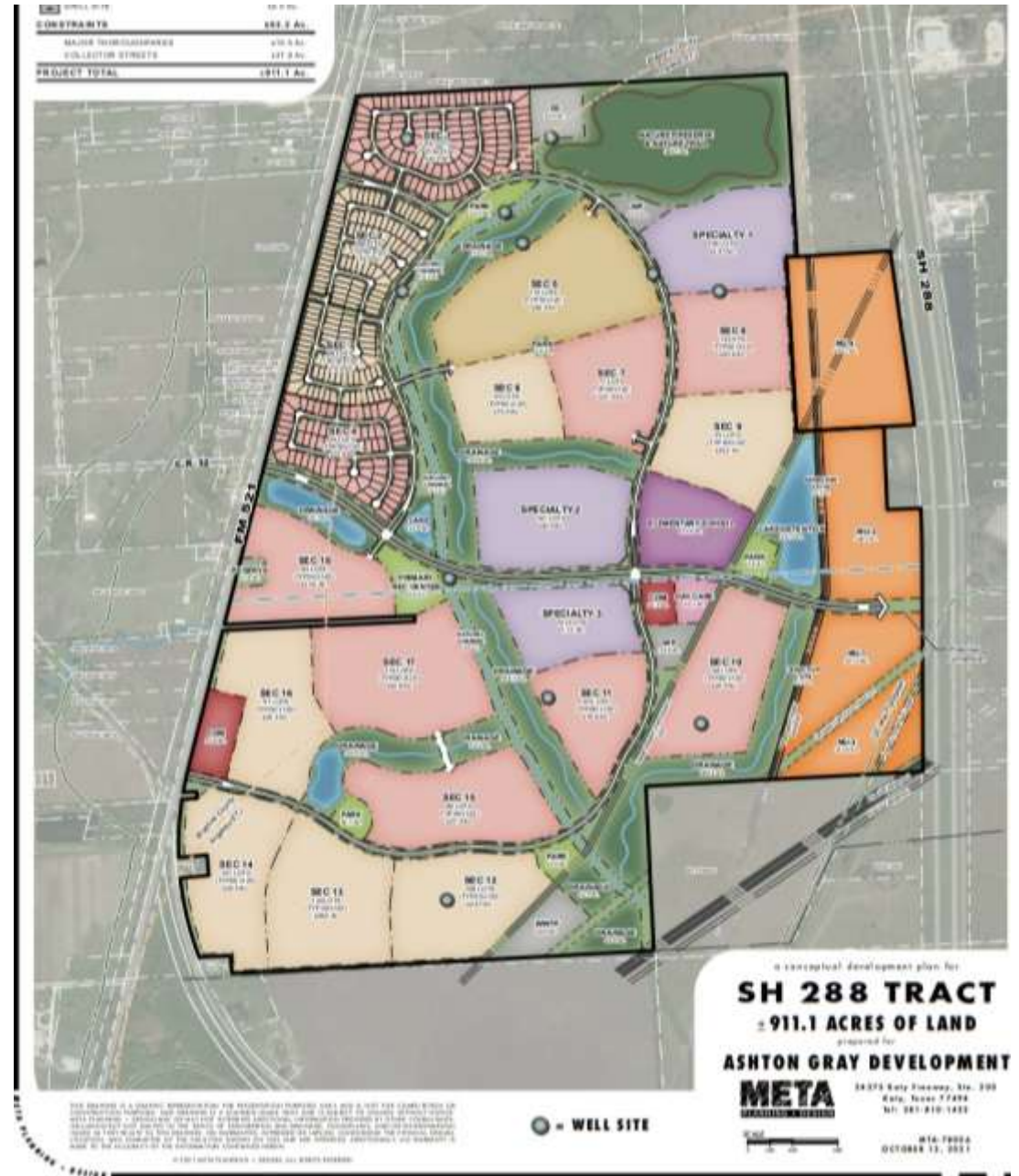
Angleton Texas

Ashton Gray Development



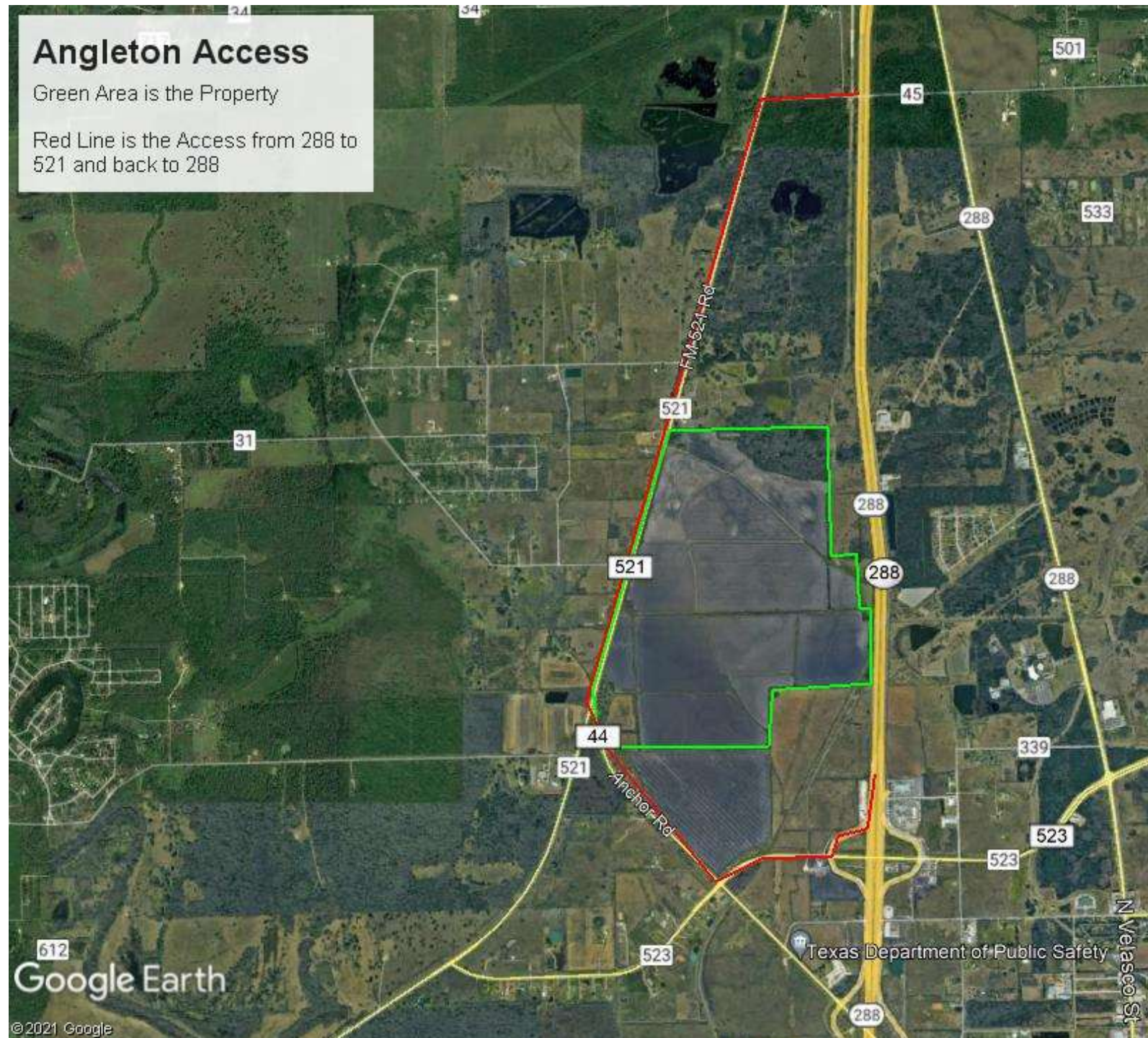
Land Information

- 911 Acres
- 2091 lots
- 50's, 60's & 70's
- Commercial and Multi-use
- Specialty Pods for Active Adult or Other Products
- Partially in Brazoria County and Mainly in the Angleton ETJ



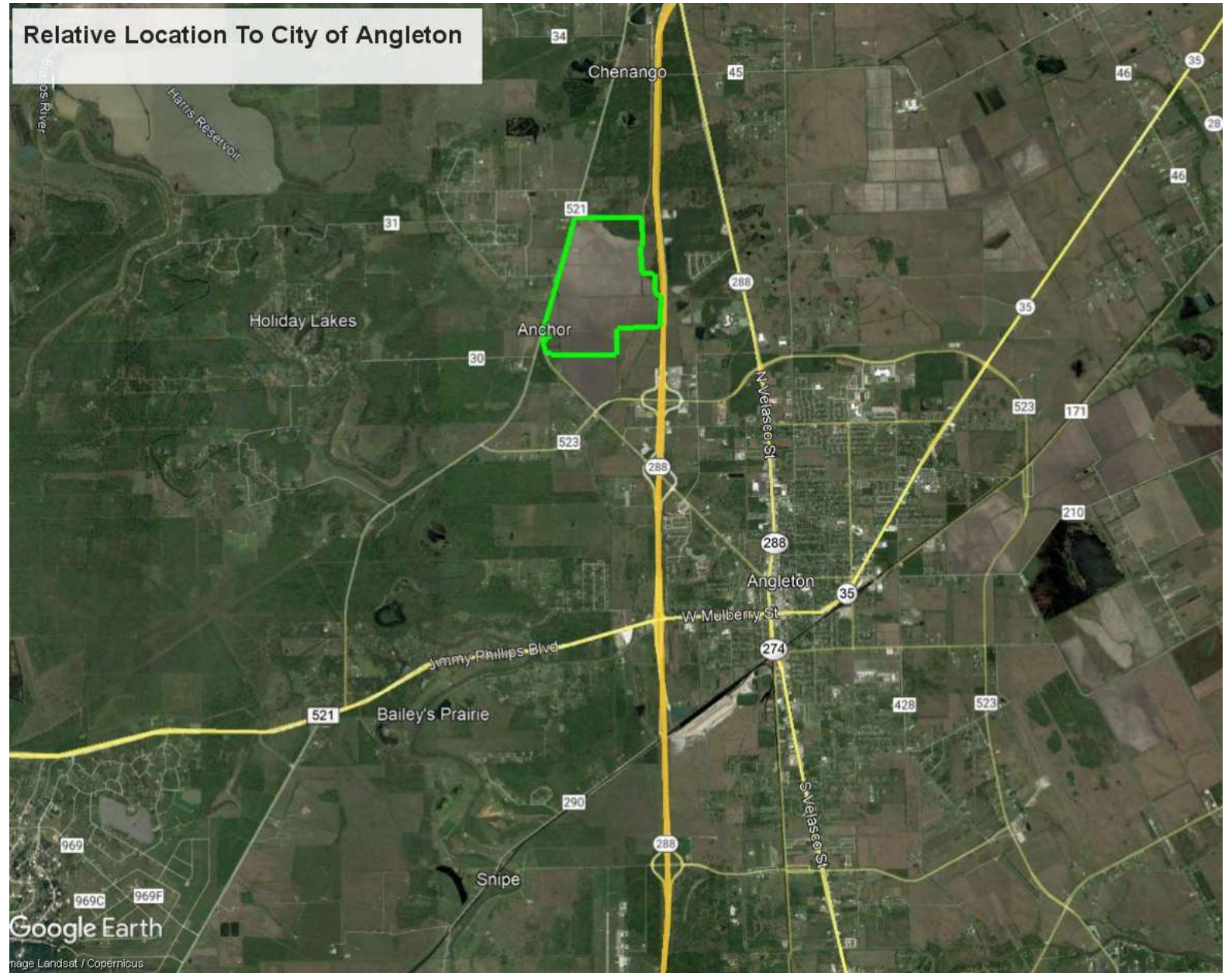
Angleton

- Main Access from Hwy 521
- Potential Access from Hwy 288
- Would not require Utility Service from the city
- ETJ MUD
- Potential School Site



Location

- First Angleton Exit
- First Master-Planned Community of Angleton
- Great Access to City Locations
- Great for a commute to Houston or High Paying Jobs to the South



Landscaping & Amenities

- 6-foot Brick Walls
- Tree Planting Along Roads and Ponds
- Ponds with Fountains
- Sidewalks Along Ponds and Channels
- Multiple Pocket Parks
- Extensive Nature Trail System that would connect to the trail system throughout the property. Open to the Public



Amenities Continued

- Amenity Center
- Junior Olympic Pool
- Lazy River
- Playgrounds



Angleton Ashton Gray Development

- Angleton's First Master-Planned Community
- Parks and Trails open to the Public
- Providing a Safe and Fun Community for People want to live in the Great City of Angleton

