

Velasco Square Apartments

708 N. Velasco St.

Angleton, Texas 77515

I understand that at the previous council meeting this property was scheduled for demolition.

I am interested in purchasing this property from the current owner, Lake Jackson Management.

My plans are to completely refurbish and restore the property inside and out and keep it for income property. "I don't like the term Flipping because most flippers don't refurbish, they tend to put "lipstick on a pig!" But with these older homes, as with this complex, you never know what's been done to them over the years. Therefore, we GUT them to the studs and replace everything.... that is refurbishing!

All new electrical, plumbing, air-conditioning will be replaced. We will keep what "bones" can be kept, and we will replace the rest.

The mechanicals, all new sheet rock, texture, paint, custom solid wood cabinets, granite countertops, tile, and New LVP floors throughout the rest of the house.

We also will furnish all new stainless-steel appliances, sinks, soaker tubs, faucets and fixtures.

On the outside, we plan on replacing roof decking where necessary.

We have been working with the city of Angleton for over a year now, and have the three properties with which to show our craftsmanship.

We would love to continue with the apartment complex which we plan to keep for income property. With all the proper permits, we plan to restore all eight units. We typically begin with the outside first, so there would be an immediate improvement as far as improving city visualization. We would then move onto the inside, where we would continue the same craftsmanship that you have seen in our previous properties.

The connected parking area behind the complex, we would like to add covered parking for the units and possibly small storage spaces attached to each unit unit's carport.

In addition, we would also remove unnecessary vegetation, trim up existing trees and improve on existing landscaping. We would also look into replacing the small retainer wall at the front of the property. (If the build line and city permit allow it.)

I think that this complex could be a great addition to the 2026 Angleton City Revitalization, thus keeping the original name Velasco Square Apartments. Just 1/2 mile from the "old downtown", a small and unique living community brought back to life would restore small-town charm all while fulfilling a small part of a much bigger 2021 commitment to incorporate the "Downtown Angleton Livable Center Study" demonstrating Angleton's continuous commitment to thoughtful and strategic development. *

*Source: Angleton Comprehensive Plan 2025 - City website.

Thank you for your attention,

Jeremy J Cloud

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