

City of Angleton/Ashland Development Agreement Deal Points

What the City Gets:

- Large scale master planned community
- A diverse mix of house product type at different sizes and price points (\$275k to over \$475k)
- Potential commercial development along SH288 providing sales tax revenue to the City
- Potential New elementary and middle school sites
- 100+ acres of nature preserve, parks and trails, and other amenities
- Control over external building materials which the City cannot otherwise regulate under existing law
- Expansion of City's ETJ
- Ability to annex community in the future without an election via SPA. (Projected value at full build out: \$800,000,000)

What the Developer Gets:

- Regulatory certainty regarding development standards for the life of the Project
- Faster consent to the creation of municipal utility districts to serve the development
- City's cooperation to assist in development of 288 Frontage Roads in the future to facilitate commercial development and sales tax revenue