

## Appendix B - FM 2004 Property Details

Motivated Seller: **Bring All Offers!**

Excellent Owner Financing Terms: **Contract Heidi Allbritton for Details**

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

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

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

Two School Districts: **Angleton ISD & Hitchcock ISD**

Two Counties: **Brazoria & Galveston**

Intracoastal Waterway Frontage: **18400+ ft**

Chocolate Bay Frontage: **15200+ ft**

Halls Bayou Frontage: **56,300+ ft**

New Bayou Frontage: **30,000+ ft**

Halls Lake Frontage: **16700+ ft**

Cedar Lake: **1500+ ft**

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

Great Fishing: **Brackish & Saltwater**

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

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

Access: **Gated Private Roads**

Alvin, TX-6, TX-35, Gulf Frwy/I-45 & Proposed TX-99: **15 Miles Away**

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

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

Downtown Houston: **45 Miles Away**

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

