

TEJAS ANGLETON DEVELOPMENT, LLC

AUSTIN COLONY

City of Angleton
Brazoria County, Texas

Market Analysis

The southern part of Houston along the Highway 288 corridor has experienced very rapid growth. Beginning 2000, the Texas Medical Center experienced multi billion-dollar expansion and the state opened Highway 288, a four-lane divided with center toll lanes. The City of Pearland population grew from 15,000 to over 150,000 in twenty years.

A large health-science hub is developing in the Pearland area. New home building is south of Pearland, as Pearland is fully developed. The new subdivisions south of Pearland have abundant amenities, high HOA fees and a price point starting at \$400,000. The City of Angleton is the next growth area along the Highway 288 corridor. Austin Colony's price point for new homes is \$325,000 and up with lower HOA fees and taxes. Austin Colony has direct access to SH288, which is a limited-access highway.

South of Angleton, the City of Lake Jackson and the Port of Freeport are experiencing expansion of Port of Freeport, existing petrochemical plants, development of new carbon capture, carbon storage along with multi billion-dollar liquid natural gas plants.

Summary

Tejas Angleton Development, LLC purchased 180 acres of land with owner financing. Tejas paid \$1,100,000 as a down-payment and received a release of lien on 45 acres, which will be used to develop 100 single-family residential lots. Tejas has a contract to sell the 100 lots to a national public homebuilder who will place \$650,000 in escrow, which will be released to Tejas for lot development. Tejas plans to develop 100 single-family residential lots per year in six sections. Tejas has received final approval of engineering and entitlements with construction of 100 single-family lots commencing October 1, 2022.

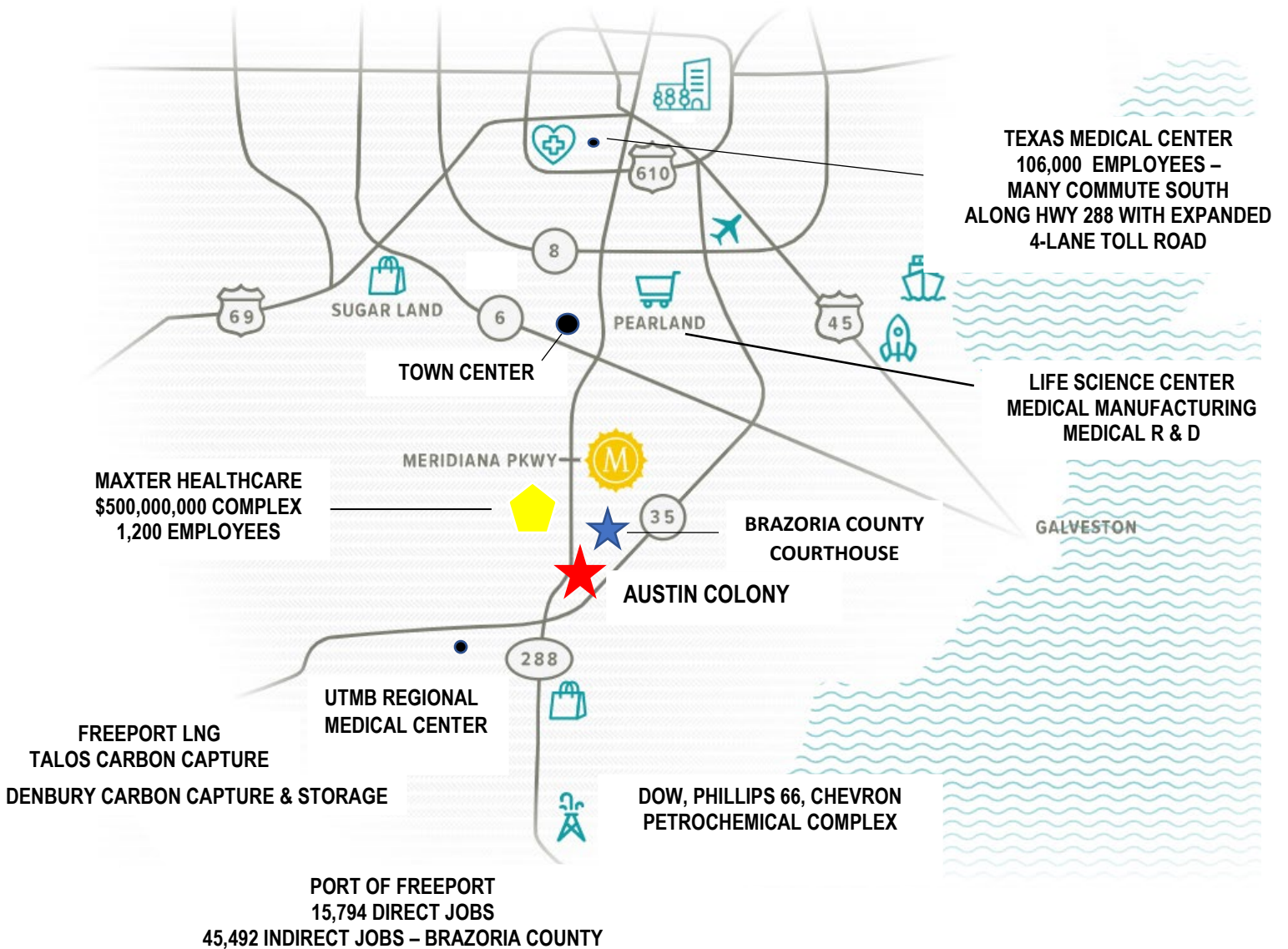
Company Description

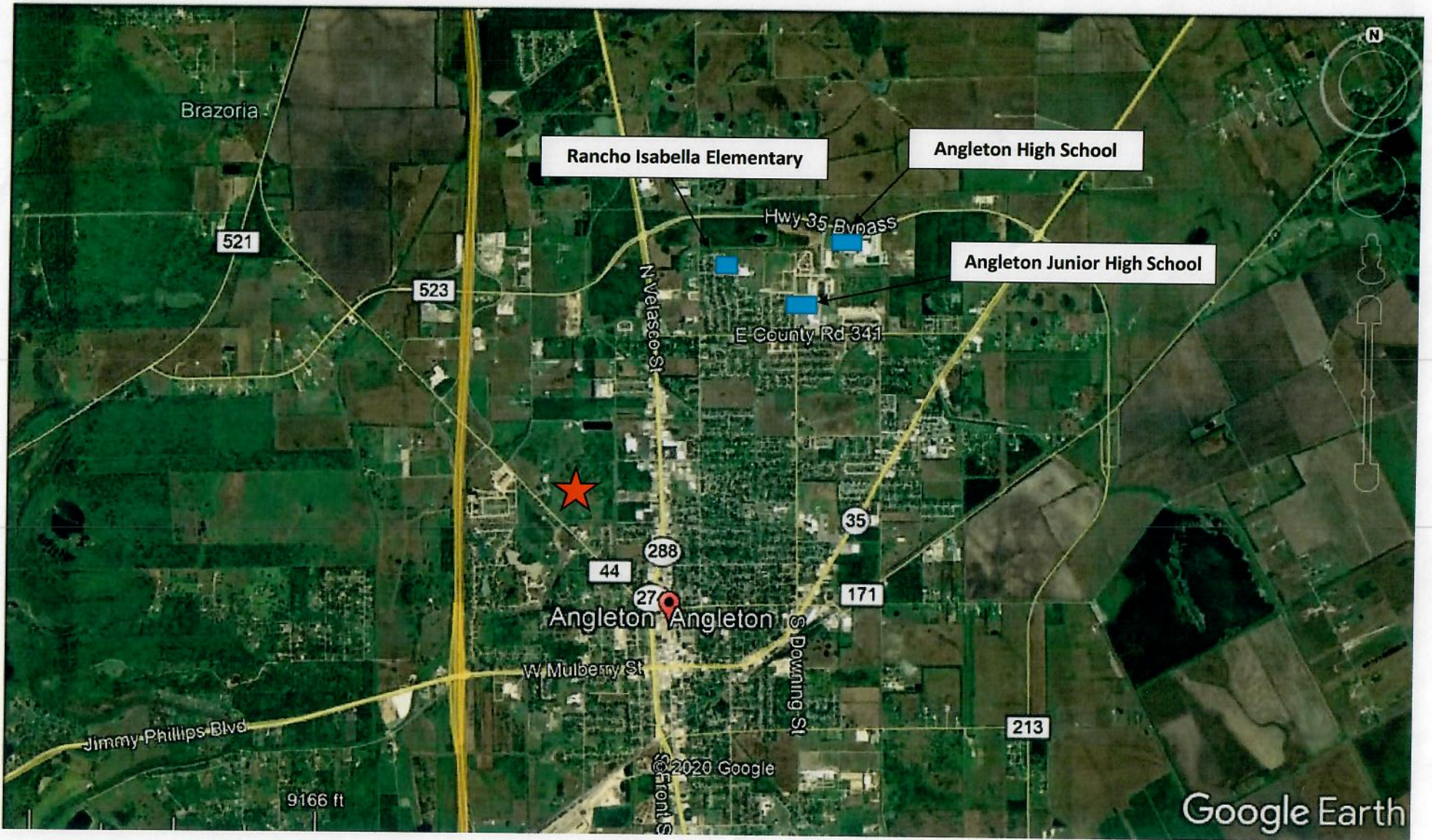
Tejas Angleton Development, LLC, is a single-purpose Limited Liability Company that has one asset.

Wayne L. (Sandy) Rea, II is the Managing Partner and Developer. Mr. Rea is an attorney with forty years experience in both law and development. (Resume upon request).

AUSTIN COLONY

A 540 Single-Family Residential Lot Development





Brazoria

521

523

Rancho Isabella Elementary

Angleton High School

Hwy 35 Bypass

Angleton Junior High School

E County Rd 341

N Velasco St

44

288

27

Angleton Angleton

35

171

W Mulberry St

S Downing St

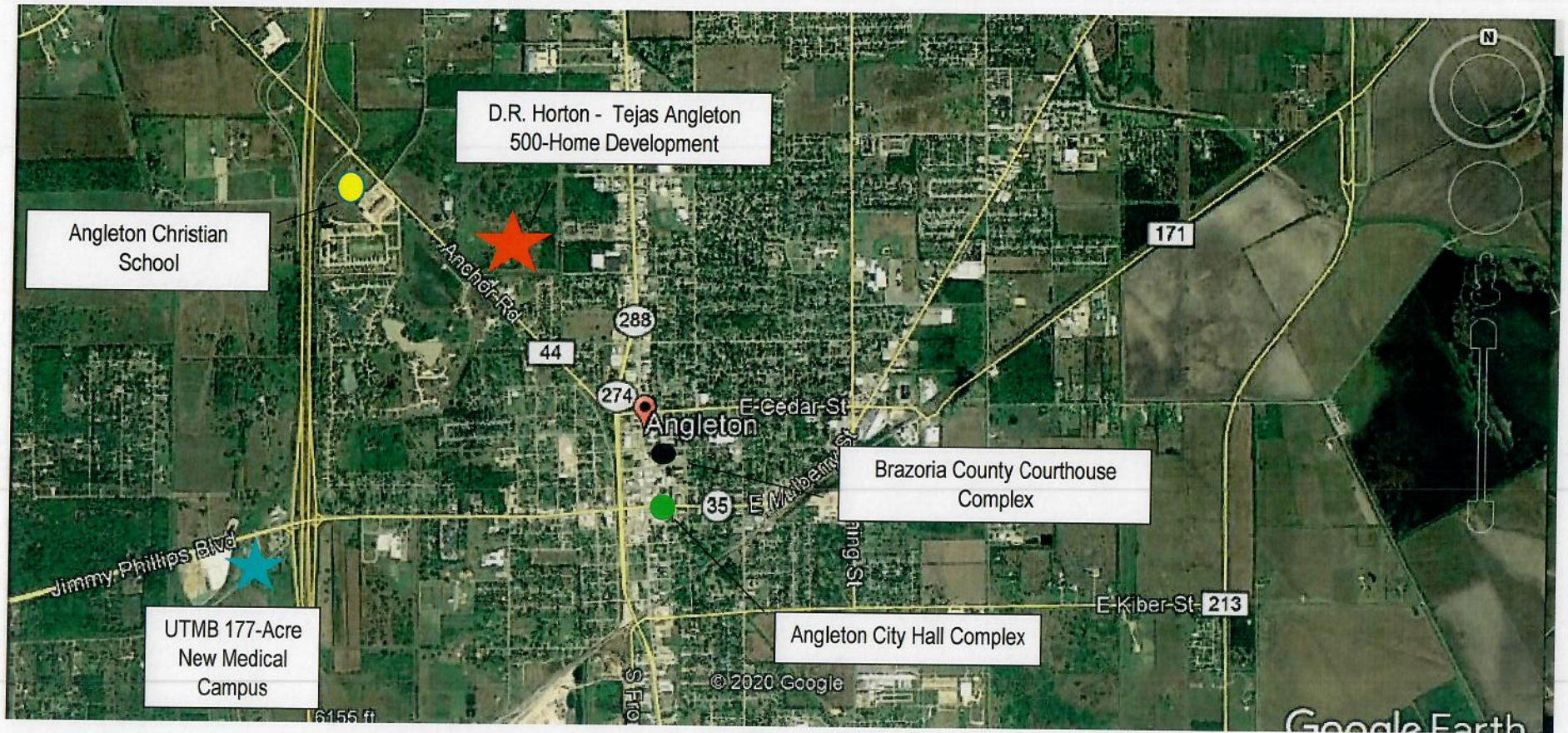
213

Jimmy Phillips Blvd

9166 ft

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Google Earth



D.R. Horton - Tejas Angleton
500-Home Development

Angleton Christian
School

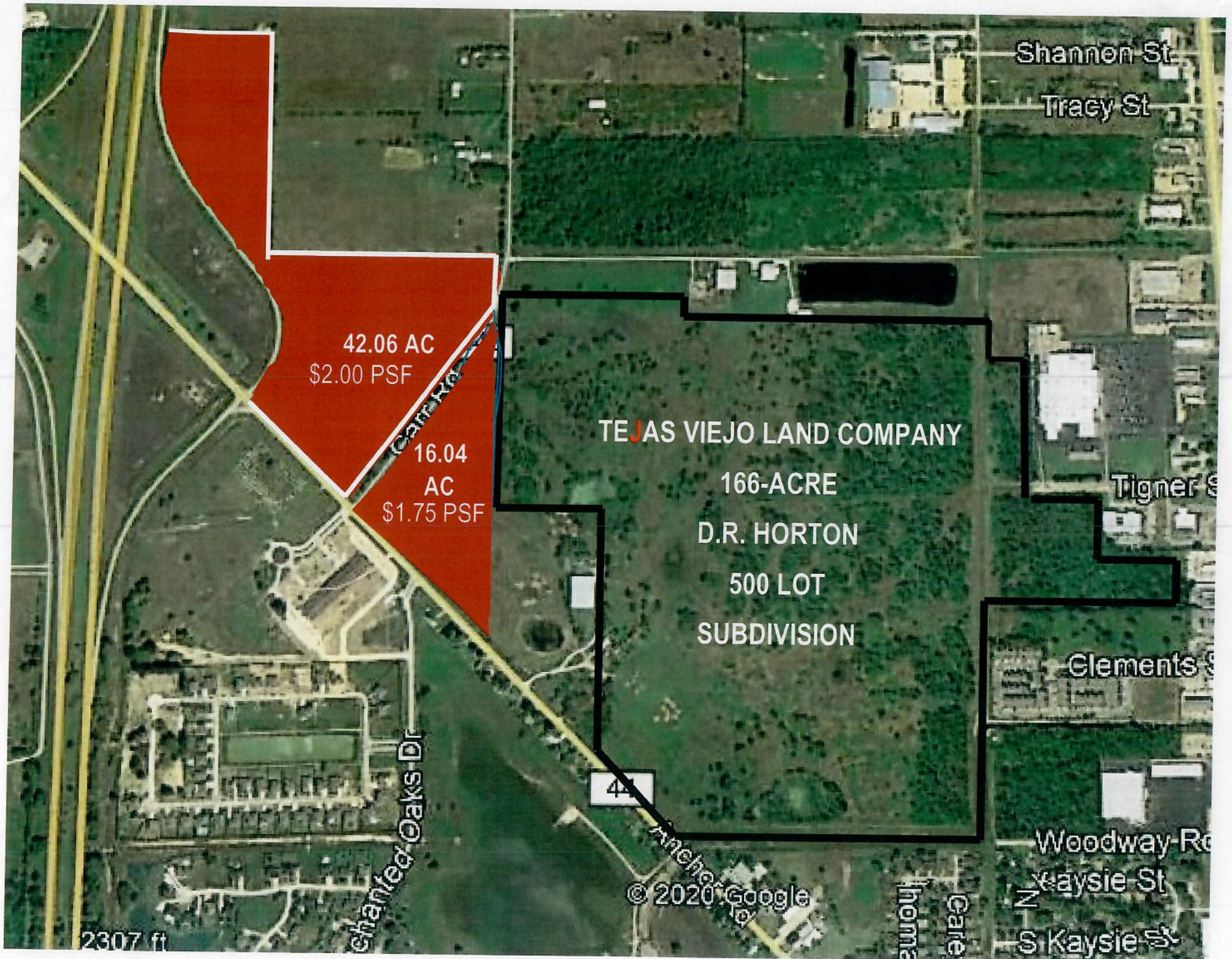
UTMB 177-Acre
New Medical
Campus

Brazoria County Courthouse
Complex

Angleton City Hall Complex

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Shannon St

Tracy St

42.06 AC
\$2.00 PSF

16.04
AC
\$1.75 PSF

TEJAS VIEJO LAND COMPANY
166-ACRE
D.R. HORTON
500 LOT
SUBDIVISION

Tigner St

Clements St

Woodway Rd

Kaysie St

S Kaysie St

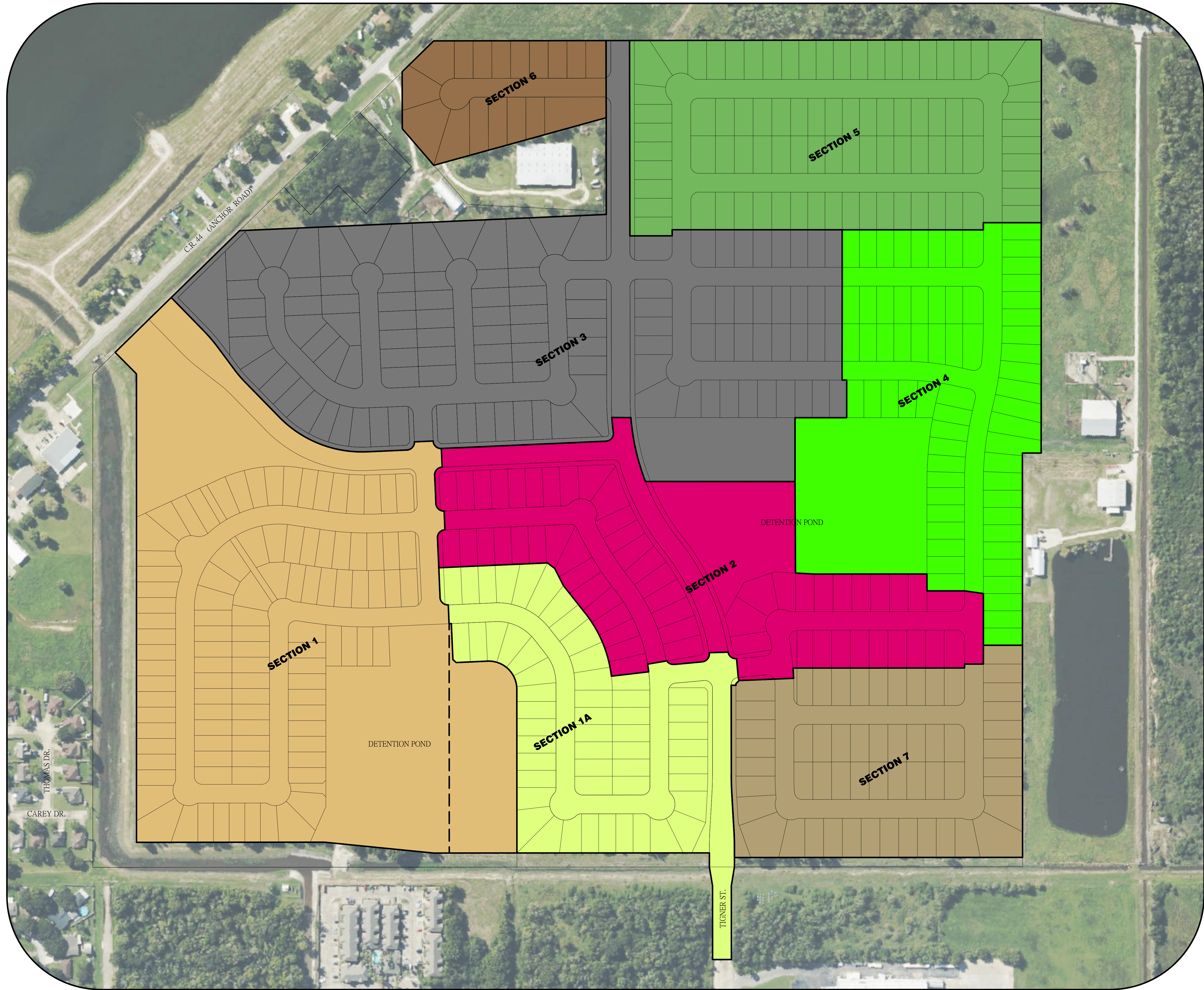
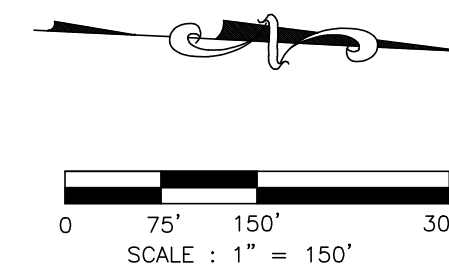
44

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2307 ft

Charter Oaks Dr

Thomas
Carey



LOT SUMMARY

- SECTION 1**
100 LOTS
100 - 50' LOTS
- SECTION 1A**
53 LOTS
53 - 55' LOTS
- SECTION 2**
55 LOTS
34 - 55' LOTS
21 - 60' LOTS
- SECTION 3**
111 LOTS
12 - 55' LOTS
99 - 60' LOTS
- SECTION 4**
65 LOTS
65 - 55' LOTS
- SECTION 5**
85 LOTS
55 - 55' LOTS
30 - 60' LOTS
- SECTION 6**
16 LOTS
16 - 60' LOTS
- SECTION 7**
COMMERCIAL
RESERVE
OR 55 LOTS
60' LOTS

TOTAL LOTS
540

100 - 50' LOTS
219 - 55' LOTS
221 - 60' LOTS

*Austin Colony
Subdivision*

164.50 ACRES OF LAND

TEJAS ANGLETON DEVELOPMENT, LLC

MAJOR EMPLOYERS

Port of Freeport – Freeport, Texas

- 15,794 Direct Jobs
- 45,492 Brazos County Jobs
- 61.8 Billion Brazos County Economic Activity

Petrochemical Complex – Lake Jackson, Texas

- DOW Chemical
- Olin Corporation
- Phillips 66
- BASF
- Chevron Phillips
 - New Hexene Plant
 - Freeport LNG
 - \$ 2.4 Billion LNG

SIGNIFICANT NEW EMPLOYERS

- Manvel Town Center
- Maxter Healthcare Manufacturing Facility
 - 1,200 Direct Jobs
- Denberry Carbon Storage
- TALOS Energy Carbon Capture
- Manvel Town Center
 - 273-acre Mixed-Use Development – Hwy 6 @ SH288
 - 182,000 Residents (\$119,576 AHI) within 7-mile radius
 - 16% Population Increase within next 3 years
 - 25,000 Future Homes

BRAZORIA COUNTY COURTHOUSE

- \$60M Expansion



EMERGENCY OPERATIONS CENTER

BRAZORIA COUNTY COURTHOUSE CAMPUS EXPANSION



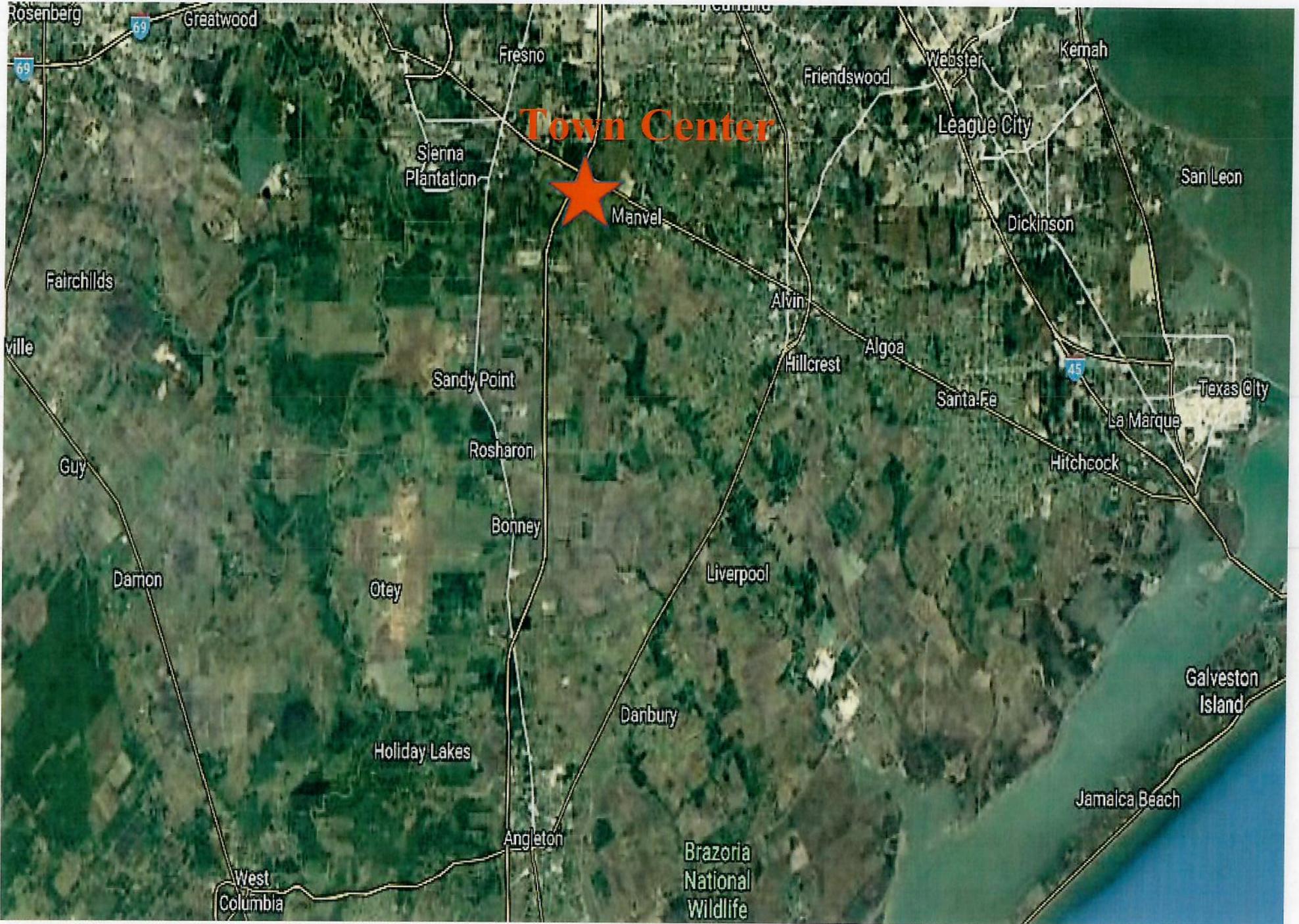


PUBLIC ENTRY PLAZA

BRAZORIA COUNTY COURTHOUSE CAMPUS EXPANSION



mall



TOWN CENTER



TEJAS VIEJO LAND COMPANY

- HOUSTON - BRAZORIA COUNTY GROWTH AREA
 - SINGLE-FAMILY RESIDENTIAL LOTS
 - ENTITLED AND ENGINEERED
 - PUBLIC IMPROVEMENT DISTRICT (PID) CREATED
 - THIRD QUARTER 2022 CONSTRUCTION
- LARGE NATIONAL HOMEBUILDER WILL PURCHASE LOTS
 - 160 ACRES | 540 LOTS

TEJAS VIEJO LAND COMPANY HAS PURCHASED 160 ACRES AND HAS PLANNED AND ENTITLED 540 SINGLE-FAMILY RESIDENTIAL LOTS

ENGINEERING HAS BEEN APPROVED FOR FIRST 100 LOTS
READY TO START CONSTRUCTION

CONTACT:

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