

# 1101 W. MULBERRY ST

ANGLETON, TX 77515

Julian R. Cortinas

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4808 Gibson St 3rd Floor Houston, Tx 77007

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CORTINAS  
Commercial  
Real Estate

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# 1101

## W. MULBERRY ST

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SECTION 01 —————

# THE OFFERING

SECTION

1101

W. MULBERRY ST

01

# THE OFFERING

**Cortinas CRE** is pleased to offer an exclusive and exceptional **±39.783-acre** real estate opportunity, ideally positioned for residential and retail development. With over **1.7 million square feet** of potential space, this site is well-suited for a variety of uses, including residential communities, retail centers, and mixed-use projects. The property's strategic location provides convenient access to major highways, ensuring excellent connectivity and visibility for future developments.

The area boasts a diverse and growing population, creating a strong demand for new residential and retail spaces, making this site ideal for developers looking to tap into a vibrant market.

This property offers a valuable opportunity to establish a substantial presence in a high-growth area. Take advantage of this rare chance to invest in a prime location with significant potential for long-term success in residential and retail sectors. Please contact for pricing.



**Growth:** Between 2022 and 2023, Angleton's population grew by approximately 3.09%, reflecting a significant uptick in the area's growth momentum



**Land:** ±39.783 Acres or 1,732,947.48 SF



**Sale Price:**  
Please Contact  
For Pricing

SECTION 02

# PROPERTY DETAILS

SECTION

1101

W. MULBERRY ST

02

# PROPERTY DETAILS

→ **Address:** 1101 W. Mulberry Street, Angleton, TX 77515

→ **Property Tax Accounts:** 0699-0004-110

→ **Asking Price:** Please Contact for Pricing




→ **Property Tax Rate:** 2.02986%

→ **Longitude, Latitude:** 29.162651796697745, -95.4505314961573

→ **Size:** ±39.783 Acres or 1,732,947.58 SF

→ **Topography:** Zone X

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 <b>POPULATION</b>	6,350	21,978	25,280
 <b>AVG. HOUSEHOLD INCOME</b>	\$102,275	\$103,637	\$104,970
 <b>DAYTIME: TOTAL EMPLOYEES</b>	3,958	10,123	11,356

SECTION 03

# AREA MAP



SECTION

1101

W. MULBERRY ST

03

# AREA MAP



10.4 Miles to Lake Jackson



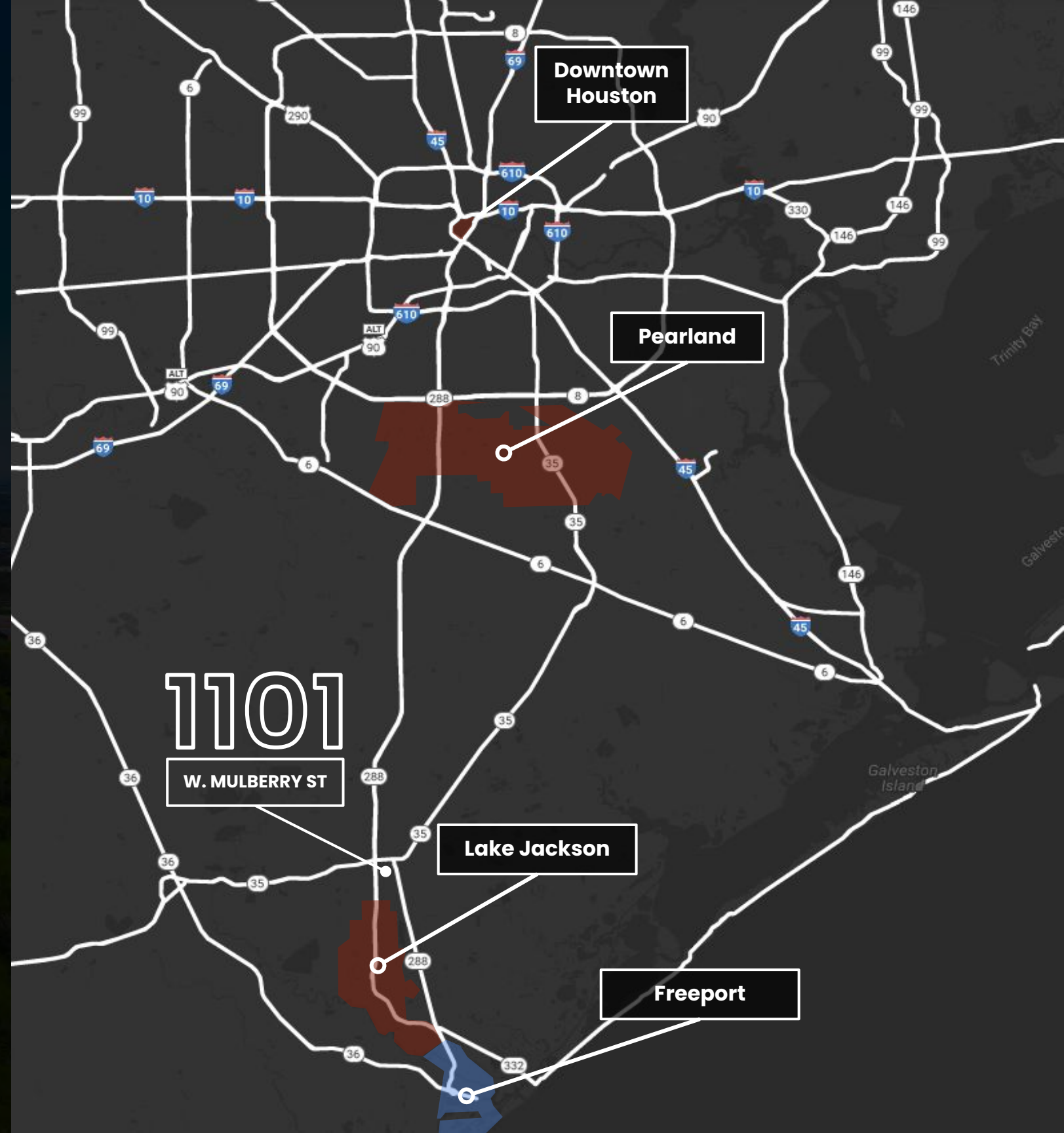
18.4 Miles to Freeport



34.9 Miles to Pearland



43.2 Miles to Downtown Houston



# AREA DEMOGRAPHICS

SECTION




1101

W. MULBERRY ST

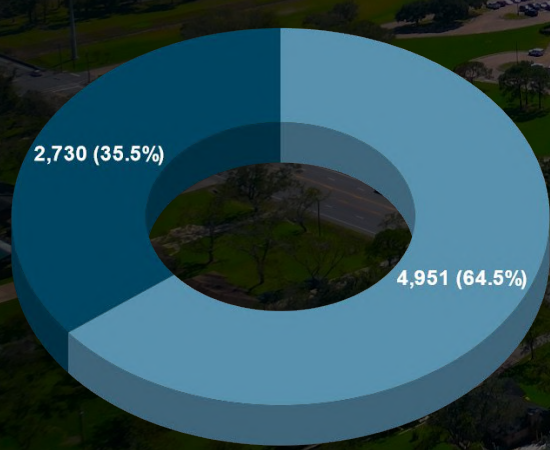
04

# AREA DEMOGRAPHICS

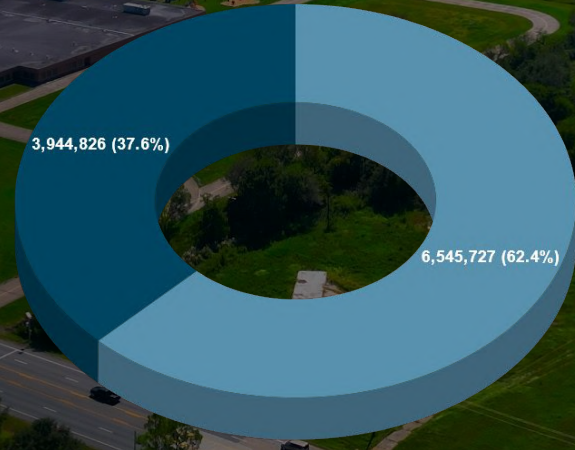
## DEMOGRAPHICS

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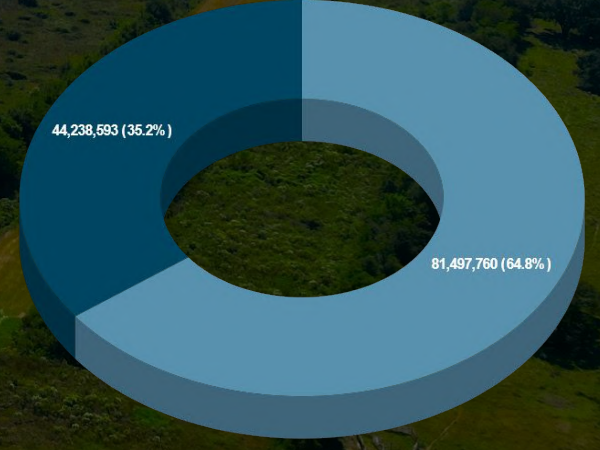
## Home Ownership Data



**Angleton**  
● Owner ● Renter



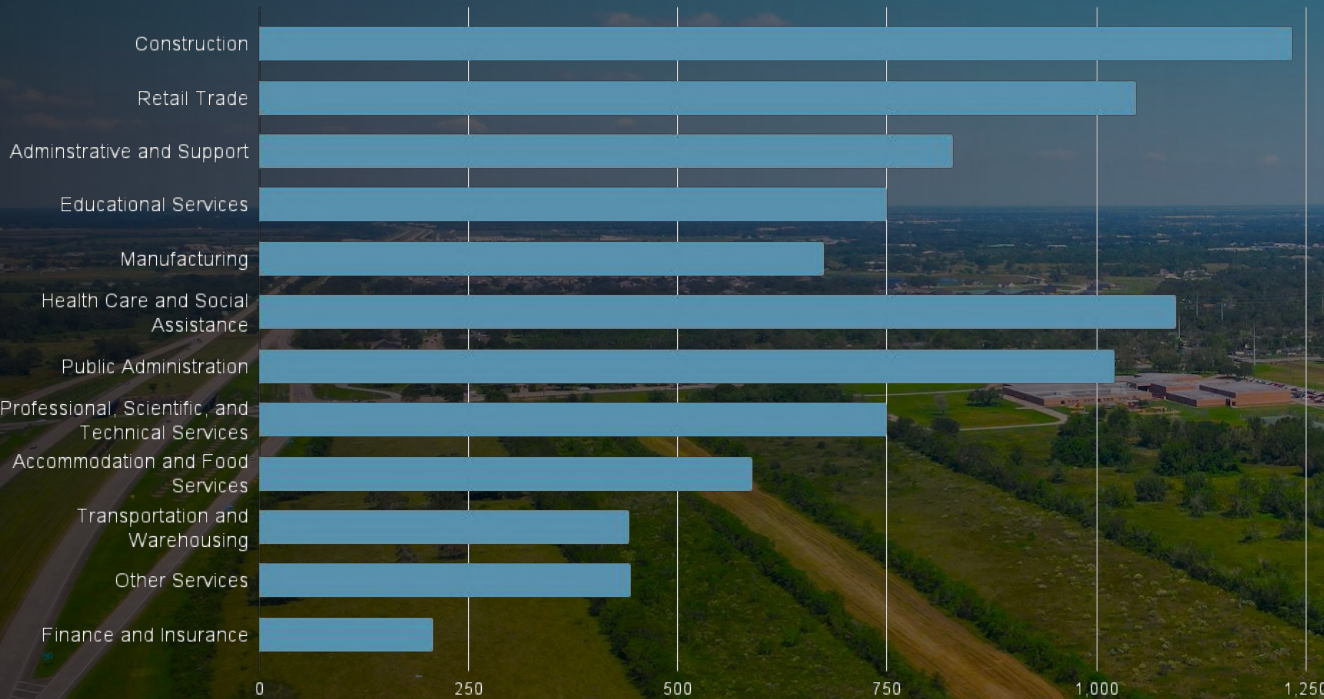
**Texas**  
● Owner ● Renter



**United States**  
● Owner ● Renter

# AREA DEMOGRAPHICS

## Residents' Industry of Employment



## Median Property Value (2014-2022)

\$165K

## Median Monthly Rent (2014-2022)

\$1,090

## Average Commuting Time (2014-2022)

27 Min.

## Total Employment (Brazoria County)

186K

## Median Age

37

SECTION 05

# PROPERTY OUTLINE

SECTION

1101

W. MULBERRY ST

05



562.70'

288  
TEXAS

3,062.54'

3,078.32'

461.94'  
W. Mulberry St (Tx 35)

utmb

Chevron

RecNation  
RV & BOAT STORAGE

HOPE  
ANIMAL HOSPITAL



Stephen F.  
Austin-Munson  
Historical County Park



W. Mulberry St (Tx 35)  
461.94'

3,078.32'

562.70'

3,062.54'



30 Miles to  
Pearland



W. Mulberry St (Tx 35)

288  
TEXAS

3,062.54'

3,078.32'

461.94'

562.70'

30 Miles to  
Pearland



288  
TEXAS

W. Mulberry St (Tx 35)  
461.94'

3,062.54'

3,078.32'

562.70'

SECTION 06

# PROPERTY SURVEY

SECTION

1101

W. MULBERRY ST

006



SECTION 07

# SITE PLAN

SECTION

1101

W. MULBERRY ST

07

# A Schematic Plan

## 39.80 Acres in Brazoria County, Texas

97 Lots (60'x125' Typ.)  
(± 5,150 L.F.)

288  
TEXAS

STATE HIGHWAY 288

35  
TEXAS

15' R.O.W. IN HWY.  
V.212 P.134 DEED REC.

FOUND 1" IRON PIPE SOUTH R.O.W. LINE OF STATE HIGHWAY 35

TEXAS NEW MEXICO POWER COMPANY ELECTRIC LINE ESMT. (86)N.3. P.195 OFFICIAL RECORDS

45 V.213 P.134 DEED RECORDS

M. C. TOBIAS

A B

46 CALLED 39.97 ACRES ANGLETON INDEPENDENT SCHOOL DISTRICT (91)N.908 P.851 OFFICIAL RECORDS



**\*\*Disclaimer\*\***  
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FOUND 1 1/2" IRON PIPE V.445 P.498 DEED RECORDS

V.445 P.498 DEED RECORDS

SET 1/2" IRON ROD S.W. CORN. OF 39.97 AC. TR.

FOUND 1" IRON PIPE S.W. CORN. OF 39.97 AC. TR.

REFERENCE BEARING WEST 534.25°



# 1101

## W. MULBERRY ST

## Links Below

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[Consumer Protection Notice](#)

[Information About  
Brokerage Services](#)

[cortinascre.com](http://cortinascre.com)

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