

**STATE HIGHWAY 288 AND COUNTY ROAD 94**  
**BRAZORIA COUNTY, TEXAS**

- LOCATION:** East side of State Highway 288 (South Freeway) and west side of County Road 94 in Brazoria County, Texas. 3,135 feet south of FM 518.
- DESCRIPTION:** 9.9932 acres of land in the H.T.&B.R.R. Company Survey, Abstract 300, Brazoria County, Texas, and being all of Lot 57, Section 81, Allison Richey Gulf Coast Home Company's Subdivision.
- SIZE:** 9.9932 acres
- DIMENSIONS:** 495 feet on State Highway 288  
495 feet on County Road 94  
880 feet deep
- EASEMENT:** A 20' easement to accommodate BCMUD 6 drainage lines abuts the easterly boundary of the tract along Country Road 94.
- MINERALS:** Surface rights only will be conveyed upon sale.
- UTILITIES:** Sanitary sewer, potable water and drainage to be furnished by the Brazoria County Municipal Utility District No. 6 (BCMUD 6). Detention to be determined.
- NEIGHBORS:** Silverlake, a 1,700-acre master-planned community, is immediately east of this tract. Silvercreek, a 290-acre master-planned community, is southeast of this tract. The Silverlake Village Shopping Center is approximately 500' north of this tract, and accommodates tenants including Target, Kohl's, Randall's, Johnny Carino's, Chili's, Joe's Crab Shack and Cinemark Theatre. Other nearby merchants include Wal-Mart, Home Depot, Best Buy, Southern Ford, Chocolate Bayou Credit Union, Wells Fargo and the HCA Hospital (coming).
- TRAFFIC:** The TXDOT 2008 Houston District Highway Traffic Map contains traffic counts for the year 2008. Traffic counts for the year 2009 should be published in 4<sup>th</sup> quarter 2010. The below tabulations are obtained from historical TXDOT traffic maps.

Traffic Count Metered at:	2004	2005	2006	2007	2008
SH 288 N of FM 518	80,000	81,390	98,000	92,000	93,000
SH 288 S of FM 518	49,000	53,000	52,000	53,000	55,000
FM 518 E of SH 288	25,000	27,000	29,000	32,000	28,000

While we gathered the above information from various sources we believe to be reliable, you should rely only on information furnished to you by independent sources hired by you such as professional engineers and attorneys.