

RECENT DEVELOPMENTS

- New LaQuinta Inn and Suites Hotel under construction
- Proposed 8 screen United Entertainment Movie Theater
- Local contracting company relocated Corporate Office to Angleton with approximately 100 employees
- Local bank just announced Corporate Office relocation to Angleton with approximately 150 employees
- 40 acre planned development with 182 unit apartment complex, single family and retail pad sites
- New home permits expected to double in 2007 over previous year with three new subdivisions under construction

CONTACT INFORMATION

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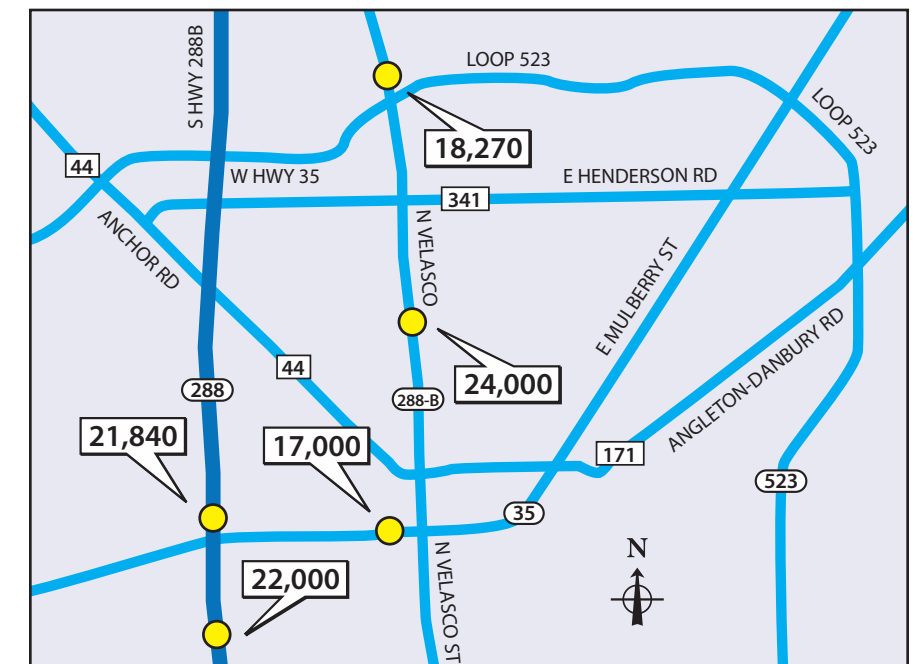


LOCATION



Angleton, the County Seat of Brazoria County, is a thriving community that offers the best of both worlds – a small town atmosphere with many of the conveniences of the big city. Located just minutes from Houston to the north and the Gulf Coast to the south, Angleton boasts excellent schools, affordable housing, a low crime rate and the opportunity for families to live and work in a thriving environment. No matter what you are looking for in a community, you are bound to find it here in Angleton – “where the heart is!”

TRAFFIC COUNTS

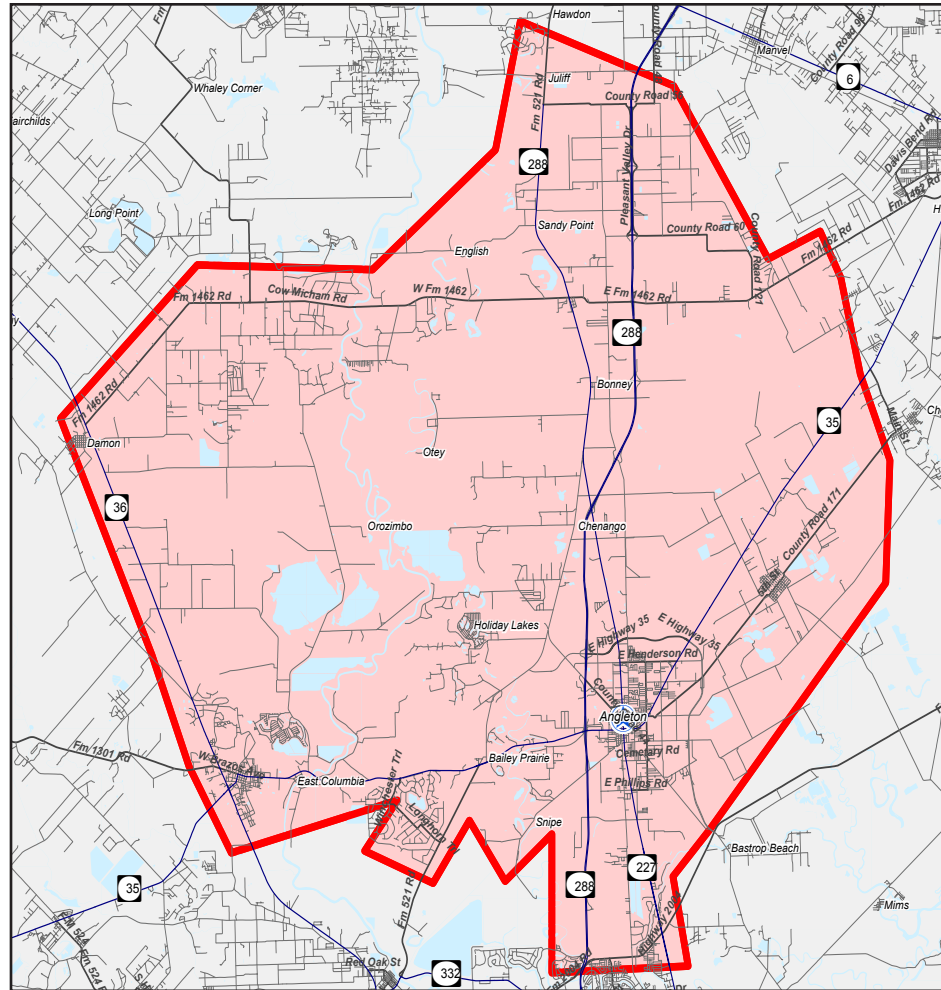


The City of Angleton is a pro-business community looking to partner with retail business to help both entities be successful. Incentives are approved on a case-by-case basis but may include tax abatements, sales tax rebates and tax increment reinvestment zones.

Sources: The Retail Coach, LLC | Texas DOT | City of Angleton, Texas | U.S. Census Bureau | Claritas 2007

October 2007. All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions. Prepared by The Retail Coach, LLC, a national retail consulting and market research firm. 662.844.2155.

RETAIL TRADE AREA



Population

	1990	2000	2007 Estimate	2012 Projection
Angleton	17,352	18,130	18,579	18,935
Retail Trade Area	46,924	54,280	57,605	60,170

Educational Attainment

	2007 Estimate		2007 Estimate
Graduate or Professional	4.28%	High School Graduate	29.94%
Bachelor's Degree	10.91%	Some High School, no degree	13.91%
Associate Degree	7.41%	Less than 9th grade	8.83%
Some College, no degree	24.72%		

Income

	2007 Estimate
Average Household	\$62,599
Median Household	\$51,791
Per Capita	\$19,878

Race Distribution

	2007 Estimate
White	69.93%
Black or African American	14.77%
American Indian/Alaskan	0.67%
Asian	1.95%
Native Hawaiian/Islander	0.10%
Other Race	10.01%
Two or More Races	2.57%
Hispanic or Latino (of any race)	24.31%

Age

Groups	2007 Estimate
Under 5 Years	6.31%
5 - 14 Years	13.01%
15 - 20 Years	8.54%
21 - 24 Years	5.53%
25 - 34 Years	14.45%
35 - 44 Years	16.41%
45 - 54 Years	16.32%
55 Years and over	19.44%
Distribution	2007 Estimate
Median Age	36.32
Average Age	36.30

AVAILABLE COMMERCIAL PROPERTY

