



For Sale on Market

**\$3,484,800**

Call 7138840322 Today!

## 1600 E CEDAR ST, ANGLETON, TX 77515

ATTENTION ASTUTE INVESTORS AND DEVELOPERS: 80 ACRES WITH LOTS OF ROAD FRONTAGE!!! ON DOWNING, CEDAR, AND BUCHTA RD! EXCELLENT DRAINAGE. UNLIMITED OPTIONS FOR AN ARRAY OF DEVELOPMENTS. RESIDENTIAL SINGLE OR MULTI FAMILY, COMMERCIAL, INDUSTRIAL, MIXED USE, CURRENTLY LIMITED ONLY BY THE DEVELOPERS IMAGINATION. INVESTORS, 1031 EXCHANGE, AG EXEMPT. MAY CONSIDER DIVIDING. ONE MILE FROM THE BRAND NEW \$100M+ BRAZORIA COUNTY COURTHOUSE CAMPUS. ABOUT 15 MINUTES TO FREEPORT AND 20 TO THE BEACH. LESS THAN ONE HOUR SOUTH OF HOUSTON. CONTACT US TODAY FOR INFORMATION.

### GENERAL DESCRIPTION

**Subdivision:** I T Tinsley  
**Property Type:** Lots  
**Lotsize:** 3,484,800 / Appraisal District  
**Market Area:** Angleton  
**Key Map:** 828L  
**MLS# / Area:** 4533597 / 5



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

Listing Broker  
**Bob Peltier & Associates**

1600 E Cedar St, Angleton, TX 77515

Visit <https://www.har.com/4533597> for more information