

CITY OF ANGLETON DEVELOPMENTS UNDER CONSTRUCTION

UPDATED 13 July 2023

ID	DEVELOPMENT	DEVELOPER	DEVELOPER WEBSITE	INTERSECTION / LOCATION	TOTAL ACREAGE OF DEVELOPMENT	NO. OF LOTS / NO. OF APT UNITS	LOT SIZE (FT.)	COST OF HOMES OR RENTAL SPACE (THOUSANDS USD)	NOTES
	UNDER CONSTRUCTION								
1	Green Trails	Benson Development	http://bensondev.com/	Austin Rd - Buchta to the W. & Angleton Blvd to the E.	9.5455	50	40 x 125	\$225	CONSTRUCTION IN PROGRESS. 50 lots complete.
2	Windrose Green	Concourse Development, LLC / Emptor Angleton, LLC	https://concoursedev.com/	ETJ - N. of Henderson, S. of FM 523, E. of Angleton HS	154.582	660 lots	40'd, 45, 50	not > \$225	3 phase project. Phase 1 civil completed. Total build-out expected to be 649 homes. 37 Homes Occupied.
3	Kiber Reserve	Angleton Family Partnership, Ltd.	No known developer website. LinkedIn account: https://www.linkedin.com/in/charles-von-schmidt-65354830/	Surrounded by Orange, Kiber, Downing and Evans	19.84	93 lots	50 - 55 X 100 - 109	\$185 - \$210	2 phase development. Civil work (water, wastewater, roads) completed for section 1. 20 homes out of 93 completed.
4	Riverwood Ranch	Riverwood Ranch, LLC	https://www.riverwayproperties.com/	NE of interesection of Downing & Hospital	77.9	318 lots	45 X 120 - 131; 50 X 120 139; 60 X 120 - 48	\$185 - \$300	3 phase project. Civil work complete for Phase 1. Deferral on public improvements accepted. Section 3/4 Construction Plans submitted. Final Plat submitted P&Z 2/2/2023. 60 homes out of 351 Completed.
5	Angleton Villas (previously known as Brownstone Apts.)	Brownstone Architects/planners	https://thebrownstonegroup.net/	N. side of Henderson, E. of Buchta, W. of Meadowview Ln	14.571	423 apt units possible dependent on approved density. 3-story buildings			Re-zone approved. Preliminary plat approved by Council on 12/8/2020. Civil work begun in April 2021.
6	Greystone	Aplin Homes Inc.	https://www.facebook.com/AplinHomes/ (Aplin website down) http://www.aplinhomes.com/	E. side of Valderas between Remington & Manor	38.53	111 lots	70 X 120	\$350 - \$650	Civil work completed and public improvement acceptance (final) approved by Council 5/25/2021. Plat approved conditionally 8/6/2020. 21 Homes Occupied
7	Gifford Meadows	Censeo Homes	https://www.censeohomes.com/	Gifford and Cemetary	21.93	85	45' x 120'	\$125 - \$175	Civil construction in progress. 14 homes out of 85 Complete.
8	King Subdivision	David King		NW corner of W. Live Oak & N. Erskine		8 homes	34.5' x 140'	\$129 - \$159	7 homes complete/ 0 Homes occupied. Preliminary replat of Block 1 of D.B. Jamison addition. Replatting from 5 lots to accommodate 8 homes on 8 lots. Variance granted by Council on 12/8/2020 to exclude sidewalks.
9	ASHLAND (ETJ)	ASHTON GRAY		CR 523 @ FM 521	879 ACRES	2487	Mixed	N/A	DA APPROVED, JUNE 2023. 2,287 Lots approved; 0 HOMES OCCUPIED Master Plan Community 2,487 Traditional Residential Lots 188 Specialty Residential Lots 8.2 Acres Commercial 15.1 Ac Elementary School 2.7 Ac. Day Care 5.1 Director Lots 243.1 Ac. Parks, Rec., Opens Space 32.7 Ac. Utilities/Easements 58.7 Ac. Thoroughfare/Streets Project Total: 879.9 Ac. Lots: 0 Occupied.
10	LIVE OAK RANCH	Clint Mann	clintamann@yahoo.com	(N. OF BASTROP ST, E. OF ANGLETON BLVD.)	20	65	60' X 135'	N/A	Approved, Under Construction. 65 Homes/0 Completed
11	Mulberry Fields	Corey Boyer	www.developmentoftexas.com	W. Mulberry at N. Walker St.	13 Acres	44 lots	60' -80'	N/A	Pending Construction, 0 homes Completed.
12	Bayou Bend	Clint Peltier		S. of Henderson Rd., E. of Buchta	15.872	36	60' x 125'	N/A	11 Homes Occupied (out of 36 lots)
13	Austin Colony	Wayne "Sandy" Rea		N. side of Anchor Road and CR 44		562 SFHs	Mixed	N/A	D.A. Agreement Pending; Austin Colony Blvd. changed to a local street with houses fronting. Phase 1a to begin construction in 90 days. 562 Lots approved; 0 Homes Occupied.
14	Amber Ridge Apts.	Zimmerman Properties JMZ Land Company, LLC	http://zimmerman.today/	114 Woodway St.	5.57 Acres	48 Units	Apts.	\$636 - \$1544 (2&3 Bedrms.)	Civil Plans Submitted and pending review/approval
15	Angleton Park Place	Mike Morgan		Phillips & Terminus of Gifford Rd.	16.73	85		N/A	Pending DA & Phase 1, approved. Phase 2 pending
16	Heritage Oaks Section 7	Chris Peltier		South of Lakeside Park, along Oak Ridge Drive	19.693	34		N/A	Civil work completed. 8 out of 34 lots occupied. Homes to be built by Anglia.
17	Heritage Park Sub.	Chris Peltier		West of Heritage Park Dr., North of Henderson Rd.		59	70'+	N/A	57 Homes Complete/59 Lots
18	Elm Estates	Clint Peltier		West of Heritage Park Dr., North of Henderson Rd.	11	30	70'X128'	N/A	4 OF 30 Lots under construction
	PROPOSED DEVELOPMENTS								
19	Anderson Place	John and Bobby Weaver		Development surrounded by E. Cemetary Rd., S. Anderson St., Grove St., & Southside Dr.	4.8764	18 SFHs	60' x 175'	\$200 - \$275	Historical tree preservation plan needs work. 0 Occupied out of 18 lots.
20	Whispering Oaks	Abel Gutierrez	Rancho Plomo LLC	Northside of W. Mulberry @ N. Walker,	28.2	49 Lots	100' wide		January 24, 2023 City Council approved the Concept Plan for 49 (100 ft. width) lots, 2 Blocks, on 28.203 acres located north of Western Avenue and east of Heritage Oaks Drive.
21	Stasny Ranch Development	Behrens Land Group	https://www.blginc.com/	North of SH 35, West of SH 288, access off CR28	331 Acres	79 (1/2 ac. Lots); 157 (1-ac. Lots)			300+ Single Family homes on 1/2 - 1 Acre lots in the ETJ, To be developed totally in Brazoria County.