



WINDROSE GREEN

COMMUNITY FACT SHEET

Windrose Green is a 156-acre new home community located in Angleton, Texas. The property was purchased in 2019 and development will be overseen by Concourse Development. The main community entrance is located on FM 523. At project completion, Windrose Green will have over 600 homes and approximately 1,500 residents.

DEVELOPMENT QUICK FACTS		AMENITIES		
Total Acres:	156 Acres	Amenity Center		
Address:	1902 Parks Edge Lane	Playground & Large Open Spaces		
Location:	Angleton, Texas 77515	Splash Park		
Active Builders:	Castlerock Communities K. Hovnanian Homes	Paved Hike & Bike Trails		
		Amenity Lakes		
SCHOOL DETAILS		UTILITY INFORMATION		
School District	Angleton ISD	Service	Provider	Phone #
Rancho Isabella Elementary - Pre K - 5	100 Corral Loop (2.0 miles)	Hospital	UTMB Angleton Danbury	979-849-7721
Angleton Junior High - Grades 6-8	1201 E. Henderson Rd. (1.5 Miles)	https://www.utmb.edu/utmbhealth/locations/hospitals-campuses/angleton-danbury-campus		
Angleton High School - Grades 9-12	1 Campus Dr. (< 1 mile)	Water/Sewer	City of Angleton	979-849-4364
Brazosport College (2 year)	500 College Blvd. (13 miles)	Trash	Waste Connections	979-864-4600
		Gas:	Centric	877-342-7270
		Cable/Internet	Centric	877-342-7270
		Cable/Internet	AT&T	844-701-0331
		Phone:	AT&T	844-701-0331
		Post Office:	Angleton	800-275-8777
		Police:	Angleton Police Department	979-849-2383
		Fire:	Angleton Fire Department	979-849-1265
		Posion:	Southeast Texas Poison Center	800-222-1222
		Electric:	www.powertochoose.com	
HOA PERKS		TAXING ENTITIES		
Access to all Amenities	Common Area Maintenance	Angleton Drainage District		0.0528%
Community Events		Brazoria County Emergency District No. 3		0.1000%
		Brazoria County		0.2616%
		Angleton-Danbury Hospital District		0.0840%
		Port Freeport		0.0000%
		Road and Bridge Fund		0.0419%
		Angleton ISD		1.0319%
		Rancho Isabella M.U.D		1.4500%
		TOTAL		3.0223%
HOA ASSESMENTS & INFORMATION				
HOA Management:	Preferred Management Services			
Contact:	Hilleary Hatchett (281) 897-8808 Hilleary@preferredmgt.com			
Website:	https://preferredmgt.cincwebaxis.com/wrg			
HOA Annual Assessment:	\$825			

Nearby Attractions in Angleton, Freeport, and Lake Jackson

Attraction	Description
MSR Houston	A must-try to racing enthusiasts, this motor speedway resort is a 2.38 mile road course racetrack located in Angleton, TX.
Elle's Axe House	Premiere Axe Throwing establishment, minutes away from Windrose Green
Brazoria Co. Historical Museum	Discover where Texas began! Exhibits showcase documents, photography, and other mementos of Texas' storied past.
Brazoria County Fair	Yearly event showcases livestock, contests, carnival rides and activities. The grounds are only minutes from Windrose!
Bryan, Surfside, Quintana	Windrose Green is only a short drive away from beachside fun!
Capt. Mark's Bastrop Marina	Located in Freeport, Tx. The marina is a haven for fishermen and those who love boat life.
The Wilderness Golf Course	Located in Lake Jackson, Tx. It's only a short drive for golf enthusiasts to play at of the Top 5 Places to golf in Texas!