



COMMUNITY FACT SHEET

Windrose Green is a 156-acre new home community located in Angleton, Texas. Development is overseen by EMBER Real Estate Investment and Development. The main community entrance is located on FM 523 with a secondary entrance on East Henderson Rd. At project completion, Windrose Green will have over 600 homes and approximately 1,500 residents.

DEVELOPMENT QUICK FACTS		AMENITIES
Total Acres:	156 Acres	Adventure Green Amenity Park:
Address:	1902 Parks Edge Lane	Playground - Pavillion - Splash Park
Location:	Angleton, Texas 77515	Savannah Rose Park
Active Builders:	CastleRock Communities, Coventry Homes and Lennar	Paved Hike & Bike Trails
		Amenity Lakes
		Walking Path to Angleton High School

SCHOOL DETAILS		UTILITY INFORMATION		
School District	Angleton ISD	Service	Provider	Phone #
Rancho Isabella Elementary - Pre K - 5		Hospital	UTMB Angleton Danbury	979-849-7721
100 Corral Loop (2.0 miles)			https://www.utmb.edu/utmbhealth/locations/hospitals-campuses/angleton-danbury-campus	
Angleton Junior High - Grades 6-8		Water/Sewer	City of Angleton	979-849-4364
1201 E. Henderson Rd. (1.5 Miles)		Trash	Waste Connections	979-864-4600
Angleton High School - Grades 9-12		Gas:	Centric	877-342-7270
1 Campus Dr. (< 1 mile)		Cable/Internet	Centric	877-342-7270
		Cable/Internet	AT&T	844-701-0331
Brazosport College (2 year)		Phone:	AT&T	844-701-0331
500 College Blvd. (13 miles)		Post Office:	Angleton	800-275-8777
		Police:	Angleton Police Department	979-849-2383
		Fire:	Angleton Fire Department	979-849-1265
		Poision:	Southeast Texas Poison Center	800-222-1222
		Electric:	www.powertochoose.com	

HOA ASSESMENTS & INFORMATION		2024 TAXES	
HOA Management:	KRJ Management	Angleton Drainage District	0.0528%
Contact:	Jennifer Baboolal 713-600-4000 jenniferb@krjcares.com	Brazoria County Emergency District No. 3	0.1000%
Website:	https://krjcares.com/	Brazoria County	0.2616%
HOA Annual Assessment:	\$825	Angleton-Danbury Hospital District	0.0840%
		Port Freeport	0.0000%
		Road and Bridge Fund	0.0419%
Recognitions:	Finalists for Houston's Best of the Best developments in 2023	Angleton ISD	1.0319%
		Rancho Isabella M.U.D	1.4500%
		TOTAL	3.0223%

Nearby Attractions in Angleton, Freeport, and Lake Jackson

Attraction	Description
Peach Street Farmers Market	Shop locally sourced fresh produce and handcrafted products every Saturday morning from 9am to 1pm.
MSR Houston	A must-try to racing enthusiasts, this motor speedway resort is a 2.38 mile road course racetrack located in Angleton, TX.
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!