

Certified Retirement Community Community Assessment

Tab 2-C - Local Housing Availability, Opportunity and Cost

West Columbia is located in the crossroads of two major state highways - Highway 35 and Highway 36. The city limit size is relative to our small town atmosphere, however, several subdivisions are located just outside of town. Many historic homes built in the early 1900's have been restored or remodeled. A wide range of square footage and pricing is available. Lots and acreage are available for new construction.

For 2008, the Brazoria County Appraisal District states the average market value is \$77,400.

Single Family Residences

As of 2/19/2009

West Columbia - within city limits	
Price Range	Number of listings
\$50,000 - \$80,000	6
\$80,000 - \$100,000	7
\$100,000 - \$120,000	2
\$120,000 - \$140,000	3
\$140,000 - \$160,000	2
\$160,000+	1

West Columbia - Columbia Lakes Resort (unincorp)	
Price Range	Number of listings
\$90,000 - \$100,000	8
\$100,000 - \$120,000	5
\$120,000 - \$130,000	5
\$130,000 - \$140,000	4
\$140,000 - \$150,000	12
\$150,000 - \$170,000	5
\$170,000 - \$200,000	3
\$200,000 - \$250,000	7
\$250,000 - \$300,000	2
\$300,000+	2

West Columbia - outside city limits (5 miles)	
Price Range	Number of listings
\$90,000 - \$110,000	1
\$110,000 - \$150,000	1
\$150,000 - \$200,000	1
\$200,000 - \$250,000	2
\$250,000 - \$300,000	1
\$300,000+	2

RENTAL PROPERTY

Several Rental Properties are available ranging from \$400 to \$1,500/month. Most units are owned by individuals. One, Two or Three Bedroom homes and/or duplexes are available in and around the town. Demand is increasing and information is available through the local newspaper and realtors.

Apartment Complexes

Number of Apartment Complexes	Total No of Units	Total No Handicap	Price Range
8	327	11	\$400 - \$650/month

- Brooks Manor Apartments for Senior Citizens (assisted living)
- Loggins Court Apartments
- Mayfield Apartments
- Oaks of West Columbia
- River Road Apartments
- Southern Garden Apartments
- West Columbia Manor
- West Columbia Plaza Apts

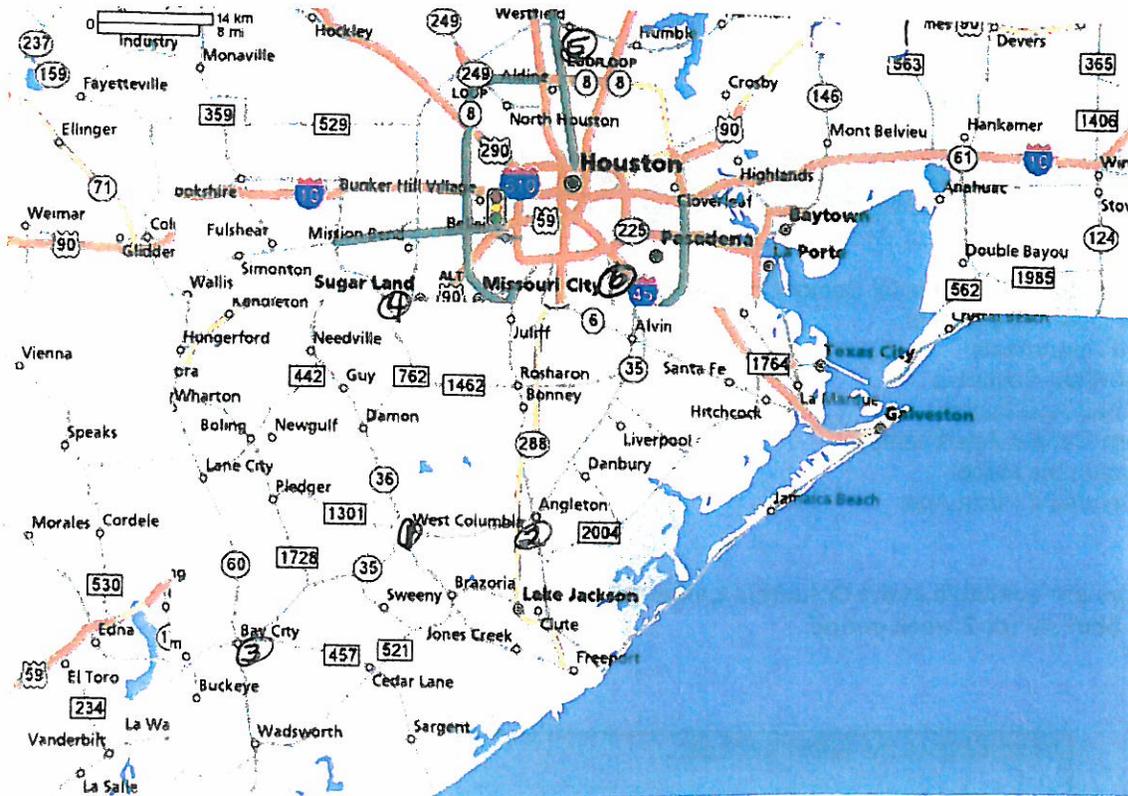
Cottages are available at the Columbia Lakes Resort Hotel located just minutes away. Rental \$897.40 for 2 week period

According to the latest census...
Owner occupied housing was 61.4% - U.S. Average 66.2%
Rental occupied housing was 38.6% - U.S. Average 33.8%

Builders

Name	Owner	Address	Phone
Alexander Homes	Stephen Alexander	2257 Ridgewood Dr. West Columbia	979-345-4051
Covenant Homes	Kenny Stanford	421 So 17th Street West Columbia	979-345-7130
Frankum Builders, LLC	Gary Rhodes	705 North Hwy 36 Brazoria	979-798-8172
Patterson Builders	Gary Patterson	219 So Amherst Dr. West Columbia	979-345-2060

Map of Public Transportation



- (1) Valley Transit Bus Lines - West Columbia
- (2) Brazoria County Airport - Angleton
- (3) Bay City Municipal Airport - Bay City
- (4) Sugar Land Municipal Airport - Sugar Land
- (5) George Bush Intercontinental Airport - Houston
- (6) William P. Hobby Airport - Houston