

For Sale

Development Opportunity

Premium Corner - Fort Bend County



35.264 Acres (31.111 Acres Net Usable)

Fort Bend County, Texas

+/-1,172 FF IH-69 & +/-1,235 FF Spur 10

Unrestricted & Ag-Exempt

Contact Information
Steve Bilicek, ALC
281-615-8117
txagrealty@gmail.com



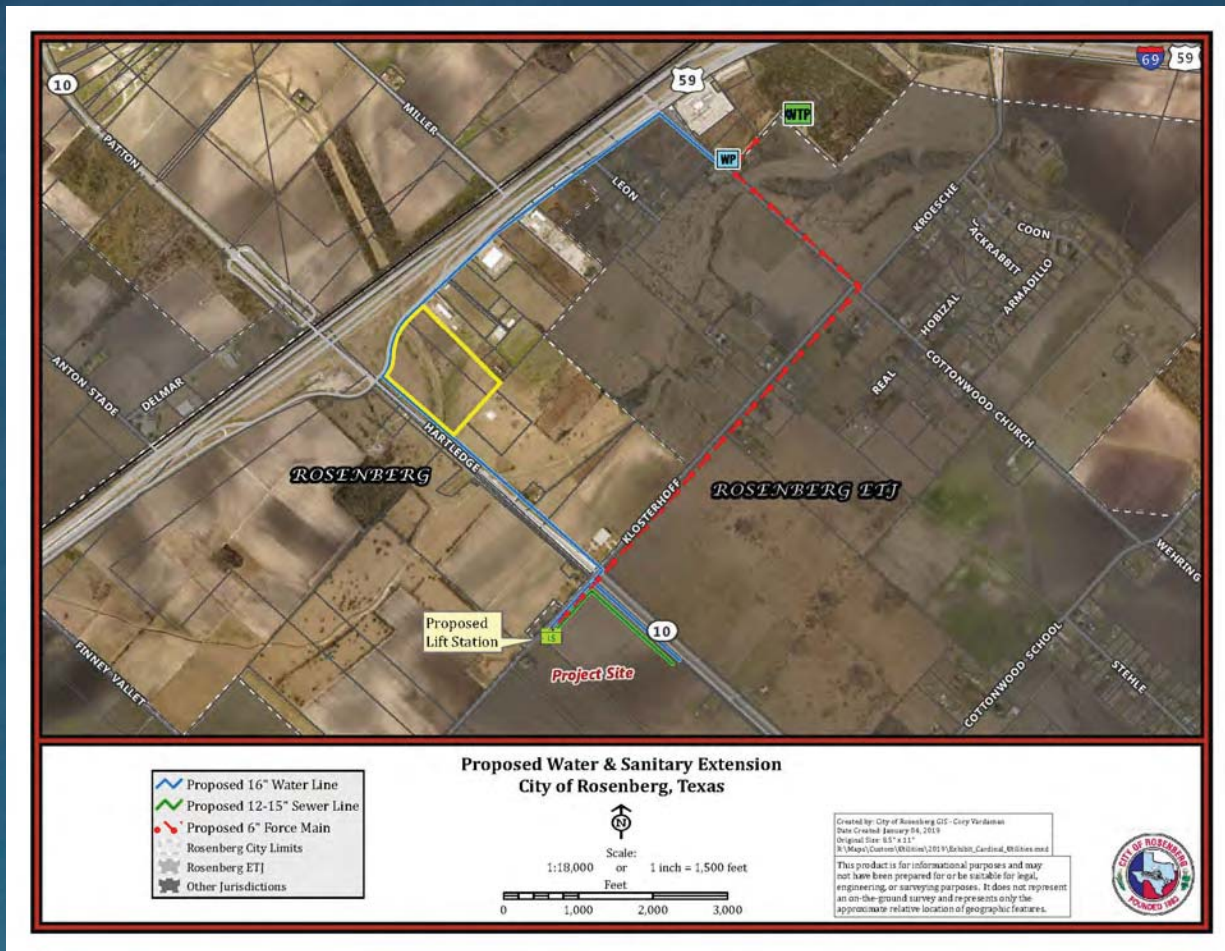
This information has been obtained from sources that are believed to be reliable, but the real estate broker makes no representation or warranties, expressed or implied, as to the accuracy of the information. All references to land size, square footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results. Information subject to change.

Great Commercial Corner

Fort Bend County, Texas



- 35.264 Acres (31.111 Acres Net Usable)
- +/-1,172 Feet of Paved Road Frontage on IH-69
- +/-1,235 Feet of Road Frontage on Spur 10
- Located in Fort Bend County
- Premium Intersection in Houston Metro Area
- Minutes South of Richmond/Rosenberg
- Unrestricted
- Ag-Exempt
- Excellent Property For Commercial Development
- Utilities Available (Water & Sewer)

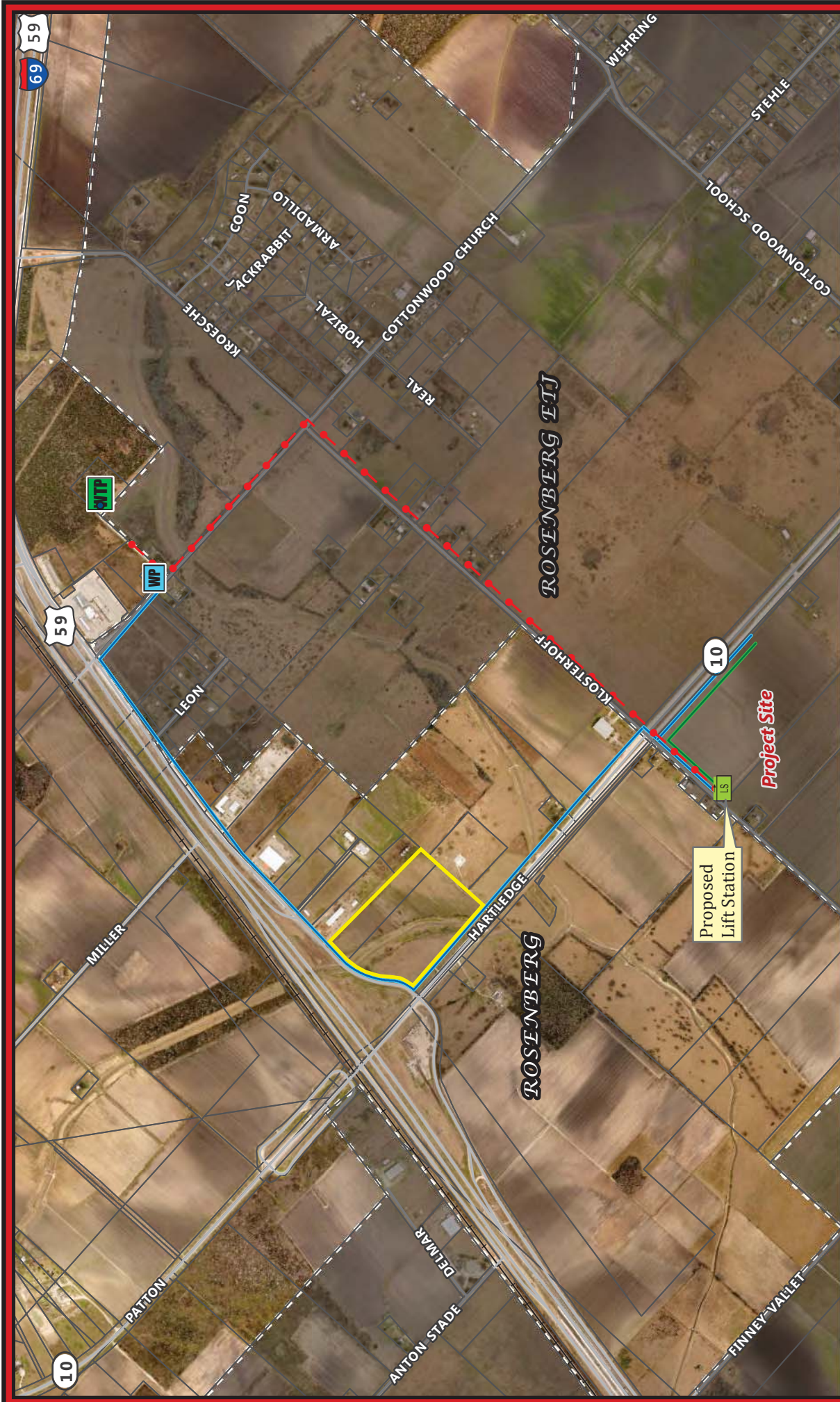


Size - 35.264 Acres
\$8,800,000

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Created by: City of Rosenberg GIS - Cory Vardaman
 Date Created: January 04, 2019
 Original Size: 8.5" x 11"
 R:\Maps\Custom\Utilities\2019\Exhibit_Cardinal_Utilities.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of geographic features.

Proposed Water & Sanitary Extension City of Rosenberg, Texas



Scale: 1:18,000 or 1 inch = 1,500 feet

- Proposed 16" Water Line
- Proposed 12-15" Sewer Line
- Proposed 6" Force Main
- Rosenberg City Limits
- Rosenberg ETJ
- Other Jurisdictions



35.264 Acres

Driveway #1

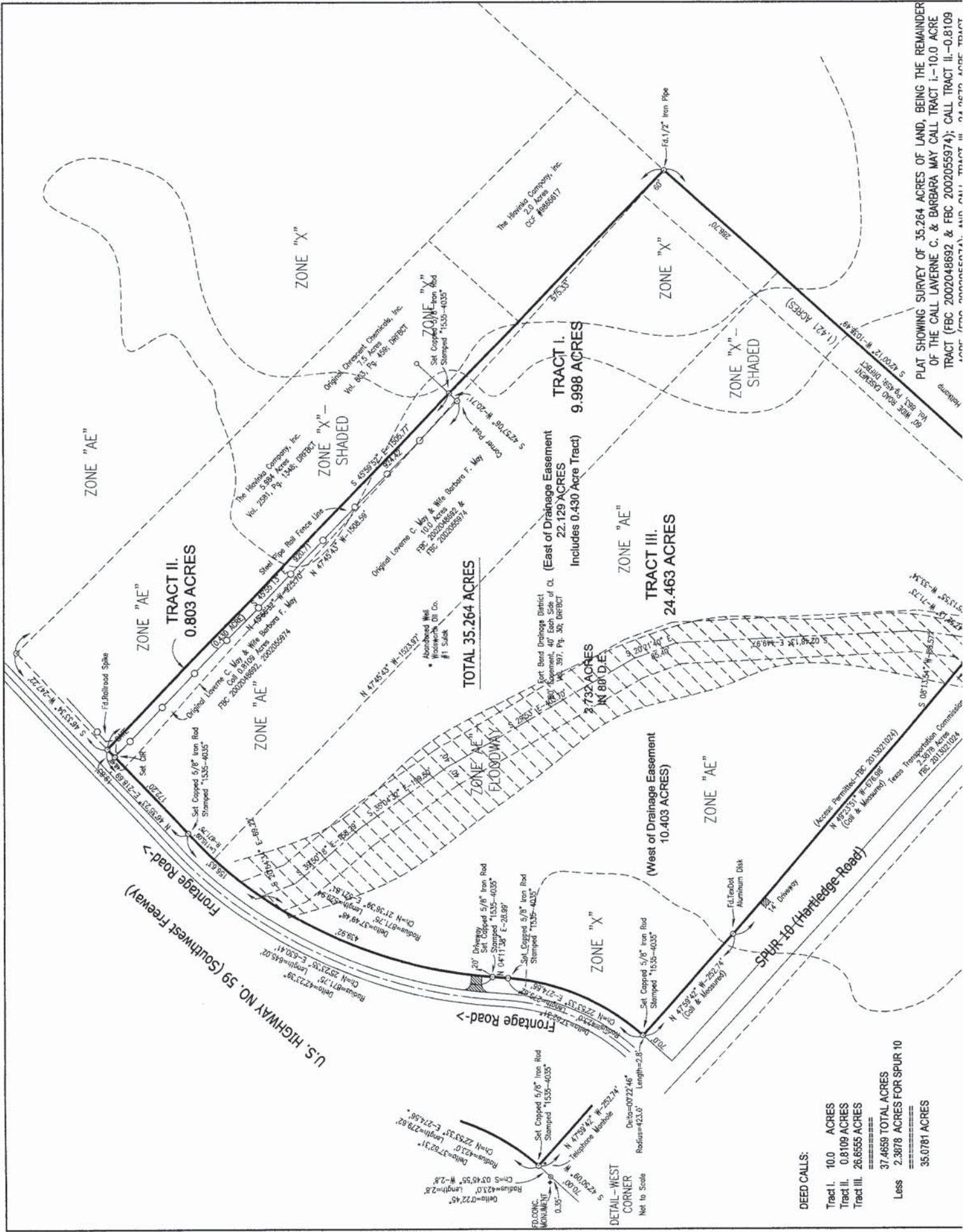
Driveway #2

Driveway #3

Driveway #4

US 59
(IH-69)

Spur 10



TOTAL 35.264 ACRES

TRACT I. 9.998 ACRES

TRACT II. 0.803 ACRES

TRACT III. 24.463 ACRES

Includes 0.430 Acre Tract

DEED CALLS:







Tract I.	10.0	ACRES
Tract II.	0.8109	ACRES
Tract III.	26.6555	ACRES
	37.4659	TOTAL ACRES
Less	2.3878	ACRES FOR SPUR 10
	35.0781	ACRES

PLAT SHOWING SURVEY OF 35.264 ACRES OF LAND, BEING THE REMAINDER OF THE CALL LAVERNE C. & BARBARA MAY CALL TRACT I - 10.0 ACRE TRACT (FBC 2002048892 & FBC 2002055974); CALL TRACT II - 0.8109 ACRES FROM UNCONCEALED, AND CALL TRACT III 24.6670 ACRES TRACT

Market Overview

Beasley, Texas, 77417
1.5 mile radius

Household & population characteristics

	\$82,310	Median household income		\$314,402	Median home value		75.8%	Owner occupied housing units
	35.5	Median age		50.5%	Female population		58.1%	% Married (age 15 or older)

Households & population

 **182,782**
Current total population

 **210,956**
5 Year total population

 **61,958**
Current total households

 **72,001**
5 year total households

Education

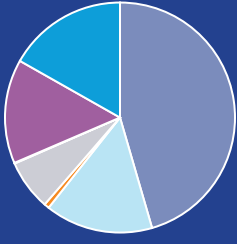
10%
No high school diploma







 **26%**
High school graduate

 **27%**
Some college


 **36%**
Bachelor's/graduate/prof degree


Race












-  White population
-  Black population
-  American Indian population
-  Asian population
-  Pacific Islander population
-  Other race population
-  Population of two or more races

Business










 **4,329**
Total businesses

 **44,389**
Total employees

Annual lifestyle spending

	\$2,430	Travel		\$33	Tickets to Movies		\$55	Theatre/Operas/Concerts
	\$2,327	Apparel & Services		\$7,035	Groceries		\$10	Online Gaming Services
	\$273	Computers & Hardware		\$7,793	Health Care		\$4,075	Eating Out

Annual household spending

	\$2,327	Apparel & Services		\$273	Computers & Hardware		\$7,793	Health Care
	\$7,035	Groceries		\$4,075	Eating Out		12%	Services
	\$68%	White collar		20%	Blue collar		3.2%	Unemployment rate

Helpful Links

[Lamar Consolidated ISD](#)

[City of Beasley](#)

[City of Rosenberg](#)

[Fort Bend County](#)

[Major Thoroughfare Plan](#)

[Emberly Community](#)

[Brookewater Community](#)





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date