

±4.87 ACRES AVAILABLE FOR SALE OR LEASE

Creektrail Lane & FM 359 Road | Richmond, TX



TONY PATRONELLA
713.828.4883
tony@read-king.com

JEANIE GIBBS, CCIM
281.923.5318
jeanie@read-king.com

ERIN DYER
832.647.6050
edyer@read-king.com





713.782.9000

 **Read King**
Commercial Real Estate

read-king.com

PROPERTY OVERVIEW

LOCATION	NWC of Creektrail Lane and FM 359 Richmond, TX 77406
LAND SIZE	±4.87 Acres - Can Be Divided
DETENTION	Combination On Site / Off Site
FLOODPLAIN	TBD
UTILITIES	Water Available; Septic
PRICE	\$3,000,000 \$14.71/SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	3,365	44,472	132,871
 EST. HOUSEHOLDS	1,070	14,785	42,477
 EST. AVERAGE HOUSEHOLD INCOME	\$68,031	\$141,252	\$129,752
 TOTAL EMPLOYEES	445	8,838	26,220



AREA OVERVIEW

FORT BEND COUNTY STATISTICS



POPULATION:

- 900,000 — 2022
- 1,100,000 — Projected 2030
- 1,825,000 — Projected 2050



- 386,000 — 2023 Median Sale Price
- 248,299 — Total Households
- 31% — Increase in Market Value for Residential Properties from 2021-2022



- 36.5 — Median Age
- \$96,468 — Median Income
- 17% — Increase in New Jobs Projected Over Next 10 Years



- 150,000 — ISD Students Across Six ISDs
- 83 — Fort Bend ISD Campuses
- 46.5% — 25 and Older Have Bachelor Degree or Higher





Future Large Lot
Development
±42 AC



FM 359 Rd

SITE

Westcreek
±40 Homes

Future Residential
Large Lot Development
±34 - 36 Homes



Future
Retail /
Convenience
Store

McCrary Rd

Future
McCrary Meadows
±44 AC Lot

McCrary Meadows
±1,237 Homes





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.

11-2-2015



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.

Read King Inc.	504639		713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
Designated Broker of Firm	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

FOR MORE INFORMATION

Tony Patronella

Vice President – Brokerage Services

tony@read-king.com

713.828.4883

Jeanie Gibbs, CCIM

Vice President – Brokerage Services

jeanie@read-king.com

281.923.5318

Erin Dyer

Vice President – Brokerage Services

edyer@read-king.com

832.647.6050



713.782.9000
read-king.com

1900 W LOOP SOUTH
SUITE 1250
HOUSTON, TX 77027

The information contained herein is used solely for the purpose of illustrating both current and prospective tenants or companies within or near the property. Although Read King Commercial has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. The enclosed drawings may not be to scale and any references to square footage are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. All logos displayed are for identification purposes only and may be trademarks of their respective companies.

Demographics: This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. ©2019, Sites USA, Chandler, Arizona, 480-491-1112 Demo-graphic Source: US Census Bureau & USPS 4/2019, TIGER Geography / 2000-2010 Census, 2019 Estimates with 2024 Projections