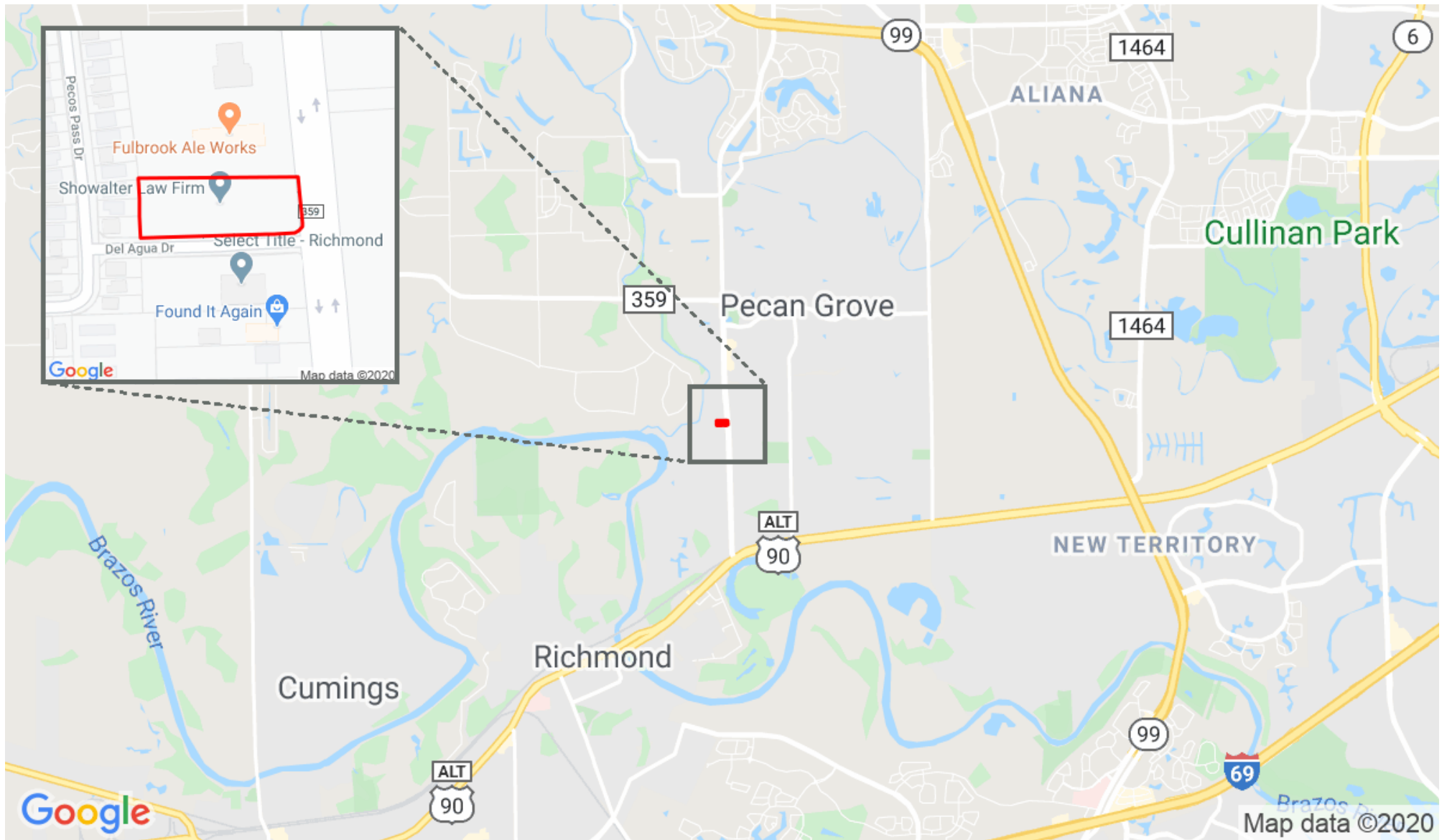


# 1.75 Acres 1121 FM 359 Road



First Warranty Realty LLC

1117 FM 359 Ste 200 Richmond, TX 77406 | 281-762-6800



**Seth Showalter**  
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**Parcel  
Aerial**



Google, Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency

# 1.75 Acres 1121 FM 359 Road

FM 359  
Richmond, TX 77406



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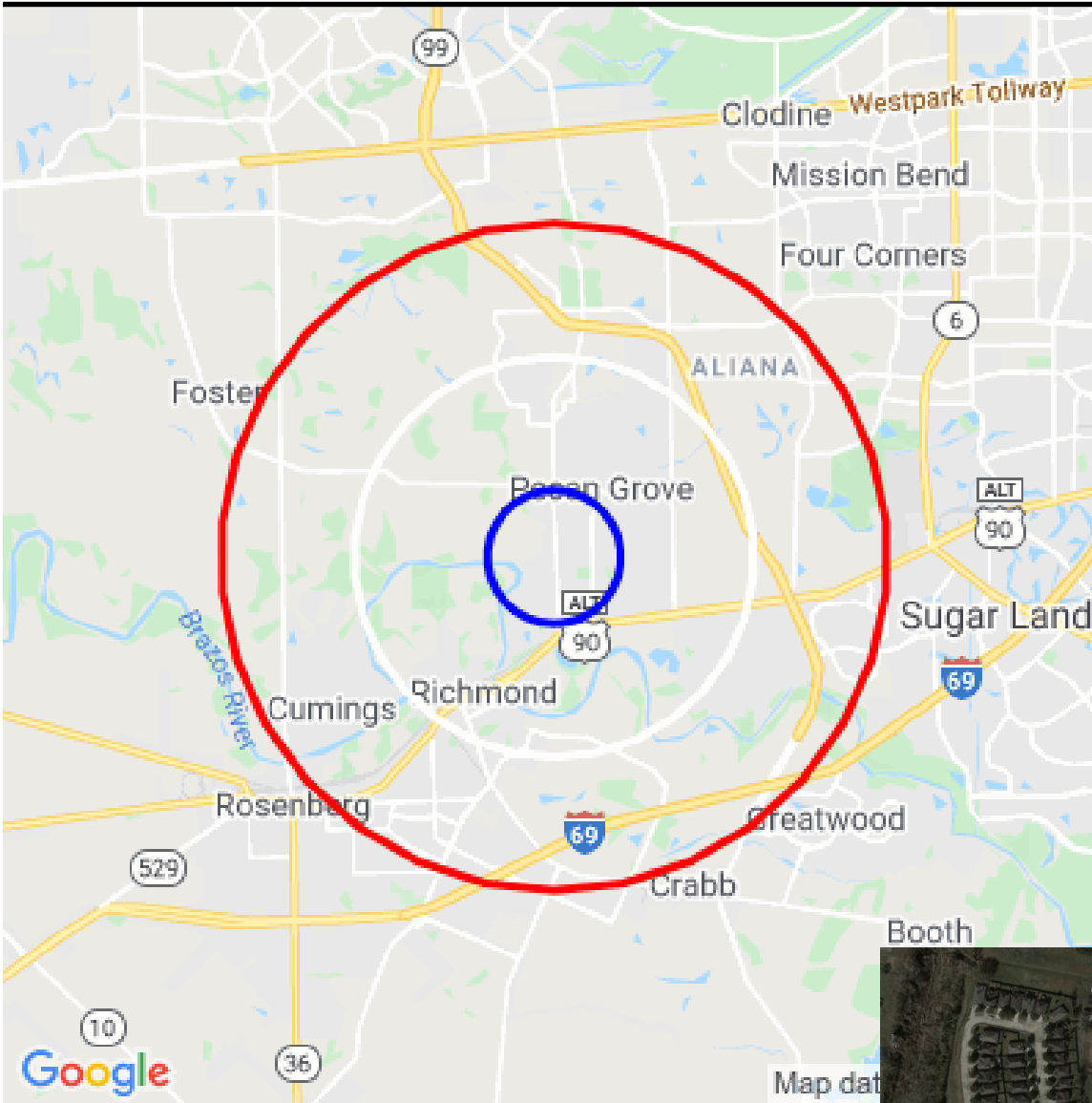
# 1.75 Acres 1121 FM 359 Road



First Warranty Realty LLC

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## Demographic Report



## 1.75 Acres 1121 FM 359 Road

### Population

Distance	Male	Female	Total
1- Mile	2,248	2,371	4,619
3- Mile	17,383	16,793	34,176
5- Mile	50,835	49,091	99,926



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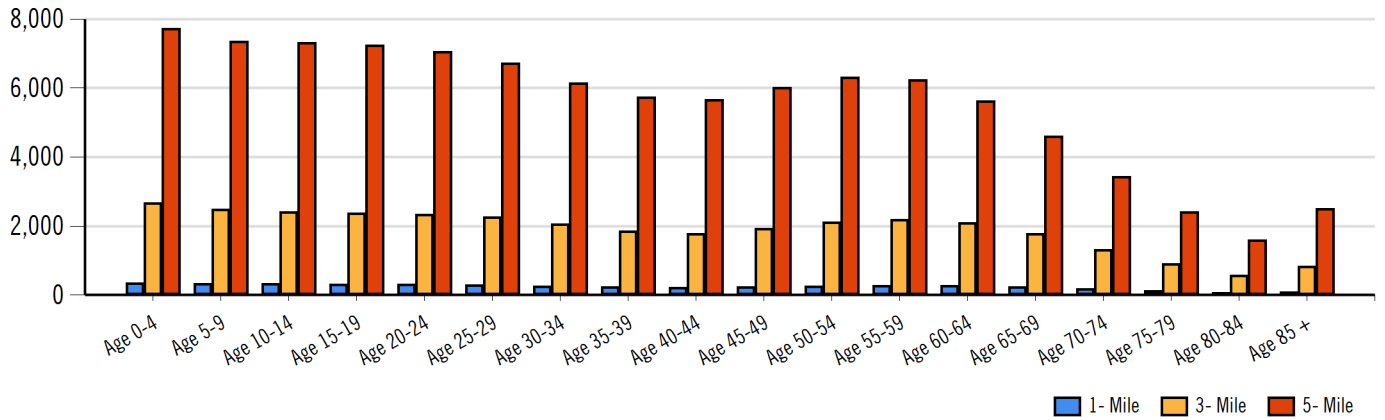
# 1.75 Acres 1121 FM 359 Road



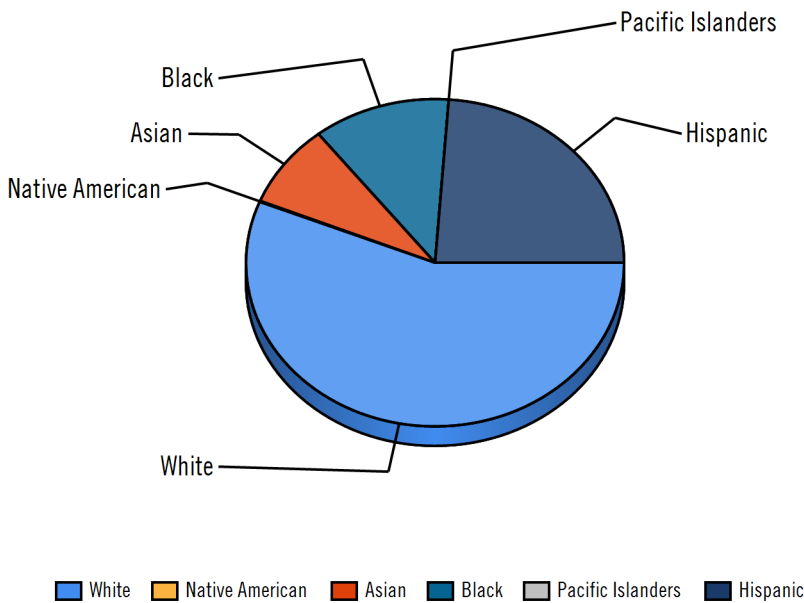
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## Population by Distance and Age (2018)



## Ethnicity within 5 miles



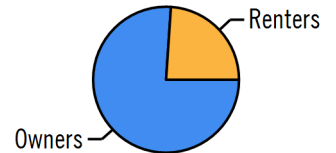
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,318	67	0.62 %
3-Mile	16,119	467	2.36 %
5-Mile	47,076	1,504	2.65 %



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# 1.75 Acres 1121 FM 359 Road



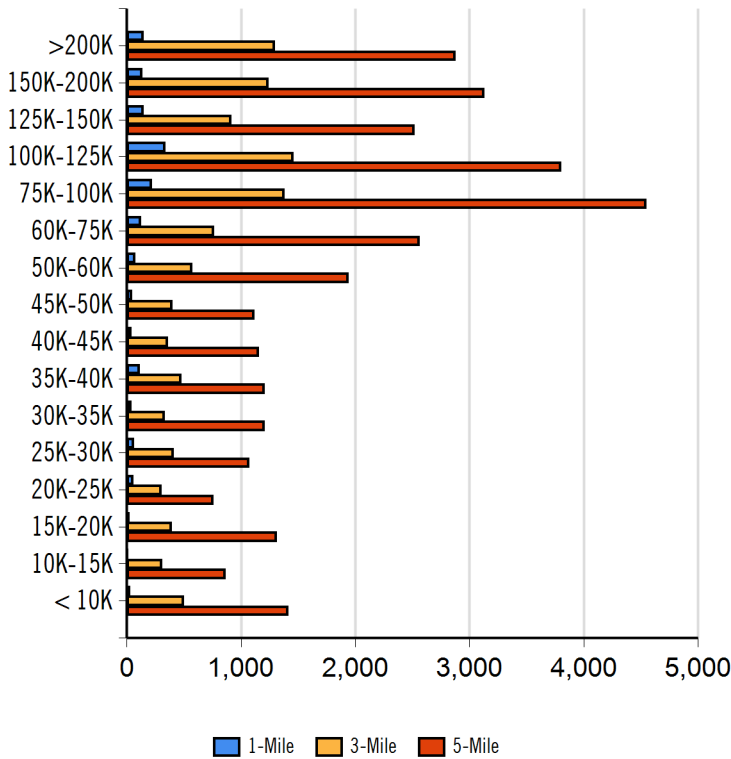
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	85	123	164	104	265	70	14	339	620	59	142	207
3-Mile	63	820	1,007	1,646	649	1,473	531	293	2,271	3,692	939	741	942
5-Mile	222	1,972	3,146	4,439	1,808	4,852	1,482	795	5,855	12,072	2,636	1,893	3,343

## Household Income



Radius	Median Household Income
1-Mile	\$106,899.17
3-Mile	\$86,294.44
5-Mile	\$82,112.89

Radius	Average Household Income
1-Mile	\$103,917.33
3-Mile	\$85,085.17
5-Mile	\$84,360.00

Radius	Aggregate Household Income
1-Mile	\$164,767,032.44
3-Mile	\$1,140,600,137.48
5-Mile	\$3,038,422,258.94

## Education

	1-Mile	3-mile	5-mile
Pop > 25	2,927	21,845	63,171
High School Grad	732	4,472	11,936
Some College	550	4,138	12,108
Associates	142	1,153	3,975
Bachelors	842	6,366	17,735
Masters	163	1,324	4,599
Prof. Degree	73	345	1,194
Doctorate	7	91	225

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	7 %	43 %	35 %
Teen's	24 %	78 %	83 %
Expensive Homes	0 %	0 %	2 %
Mobile Homes	13 %	114 %	81 %
New Homes	37 %	95 %	178 %
New Households	18 %	75 %	93 %
Military Households	0 %	1 %	11 %
Households with 4+ Cars	28 %	66 %	61 %
Public Transportation Users	0 %	7 %	9 %
Young Wealthy Households	54 %	132 %	166 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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# 1.75 Acres 1121 FM 359 Road



First Warranty Realty LLC

1117 FM 359 Ste 200 Richmond, TX 77406 | 281-762-6800

## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	92,763,441		649,114,673		1,781,730,544	
<b>Average annual household</b>	60,456		54,218		53,845	
<b>Food</b>	7,732	12.79 %	7,030	12.97 %	6,978	12.96 %
Food at home	4,785		4,453		4,423	
Cereals and bakery products	680		631		627	
Cereals and cereal products	241		224		223	
Bakery products	439		406		403	
Meats poultry fish and eggs	942		894		887	
Beef	220		210		207	
Pork	161		157		155	
Poultry	178		170		169	
Fish and seafood	160		149		148	
Eggs	74		70		70	
Dairy products	503		458		454	
Fruits and vegetables	979		900		895	
Fresh fruits	144		131		130	
Processed vegetables	178		168		167	
Sugar and other sweets	173		163		161	
Fats and oils	150		140		140	
Miscellaneous foods	896		834		829	
Nonalcoholic beverages	392		373		370	
Food away from home	2,947		2,576		2,555	
Alcoholic beverages	469		402		398	
<b>Housing</b>	20,777	34.37 %	19,060	35.15 %	18,978	35.25 %
Shelter	12,652		11,590		11,543	
Owned dwellings	8,043		7,089		7,024	
Mortgage interest and charges	4,189		3,631		3,595	
Property taxes	2,728		2,398		2,378	
Maintenance repairs	1,125		1,059		1,049	
Rented dwellings	3,327		3,430		3,463	
Other lodging	1,281		1,071		1,056	
Utilities fuels	4,504		4,273		4,259	
Natural gas	443		414		412	
Electricity	1,741		1,682		1,678	
Fuel oil	184		165		164	
Telephone services	1,405		1,329		1,324	
Water and other public services	730		682		679	
<b>Household operations</b>	1,531	2.53 %	1,352	2.49 %	1,342	2.49 %
Personal services	482		406		404	
Other household expenses	1,049		945		938	
Housekeeping supplies	719		659		652	
Laundry and cleaning supplies	186		173		171	
Other household products	424		386		381	
Postage and stationery	109		100		99	
Household furnishings	1,368		1,184		1,179	
Household textiles	105		89		88	
Furniture	352		289		288	
Floor coverings	40		34		33	
Major appliances	131		126		129	
Small appliances	112		103		102	
Miscellaneous	625		541		536	
<b>Apparel and services</b>	1,701	2.81 %	1,524	2.81 %	1,513	2.81 %
Men and boys	361		305		304	
Men 16 and over	301		251		251	
Boys 2 to 15	60		54		53	
Women and girls	595		540		535	



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Women 16 and over	520	467	462
Girls 2 to 15	75	73	73
Children under 2	100	97	97

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	92,763,441		649,114,673		1,781,730,544	
<b>Average annual household</b>	60,456		54,218		53,845	
<b>Transportation</b>	8,080	13.37 %	7,273	13.41 %	7,225	13.42 %
Vehicle purchases	2,077		1,764		1,748	
Cars and trucks new	1,081		918		907	
Cars and trucks used	949		808		801	
Gasoline and motor oil	2,346		2,207		2,194	
Other vehicle expenses	2,949		2,703		2,693	
Vehicle finance charges	198		179		179	
Maintenance and repairs	1,079		978		966	
Vehicle insurance	1,255		1,182		1,189	
Vehicle rental leases	415		362		357	
Public transportation	706		598		589	
<b>Health care</b>	4,276	7.07 %	3,918	7.23 %	3,887	7.22 %
Health insurance	2,741		2,551		2,538	
Medical services	950		827		820	
Drugs	435		405		396	
Medical supplies	149		133		132	
<b>Entertainment</b>	3,541	5.86 %	3,158	5.82 %	3,125	5.80 %
Fees and admissions	820		687		676	
Television radios	1,106		1,047		1,045	
Pets toys	1,310		1,162		1,144	
Personal care products	803		709		701	
Reading	69		61		60	
Education	2,031		1,703		1,689	
Tobacco products	381		388		386	
<b>Miscellaneous</b>	964	1.59 %	892	1.65 %	882	1.64 %
<b>Cash contributions</b>	1,455		1,350		1,363	
<b>Personal insurance</b>	8,174		6,744		6,651	
Life and other personal insurance	210		183		179	
Pensions and Social Security	7,964		6,561		6,471	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	6,361	4,760	32.78 %	802	5,377	5,639	722	336
3-Mile	2020	20,638	15,442	28.83 %	3,111	16,854	16,861	3,777	2,226
5-Mile	2020	53,973	39,110	31.95 %	8,034	43,979	42,868	11,105	5,988
1-Mile	2023	7,130	4,760	49.49 %	902	6,024	6,206	924	118
3-Mile	2023	22,985	15,442	44.45 %	3,476	18,761	18,498	4,487	1,407
5-Mile	2023	60,045	39,110	48.18 %	8,960	48,900	46,695	13,350	3,774



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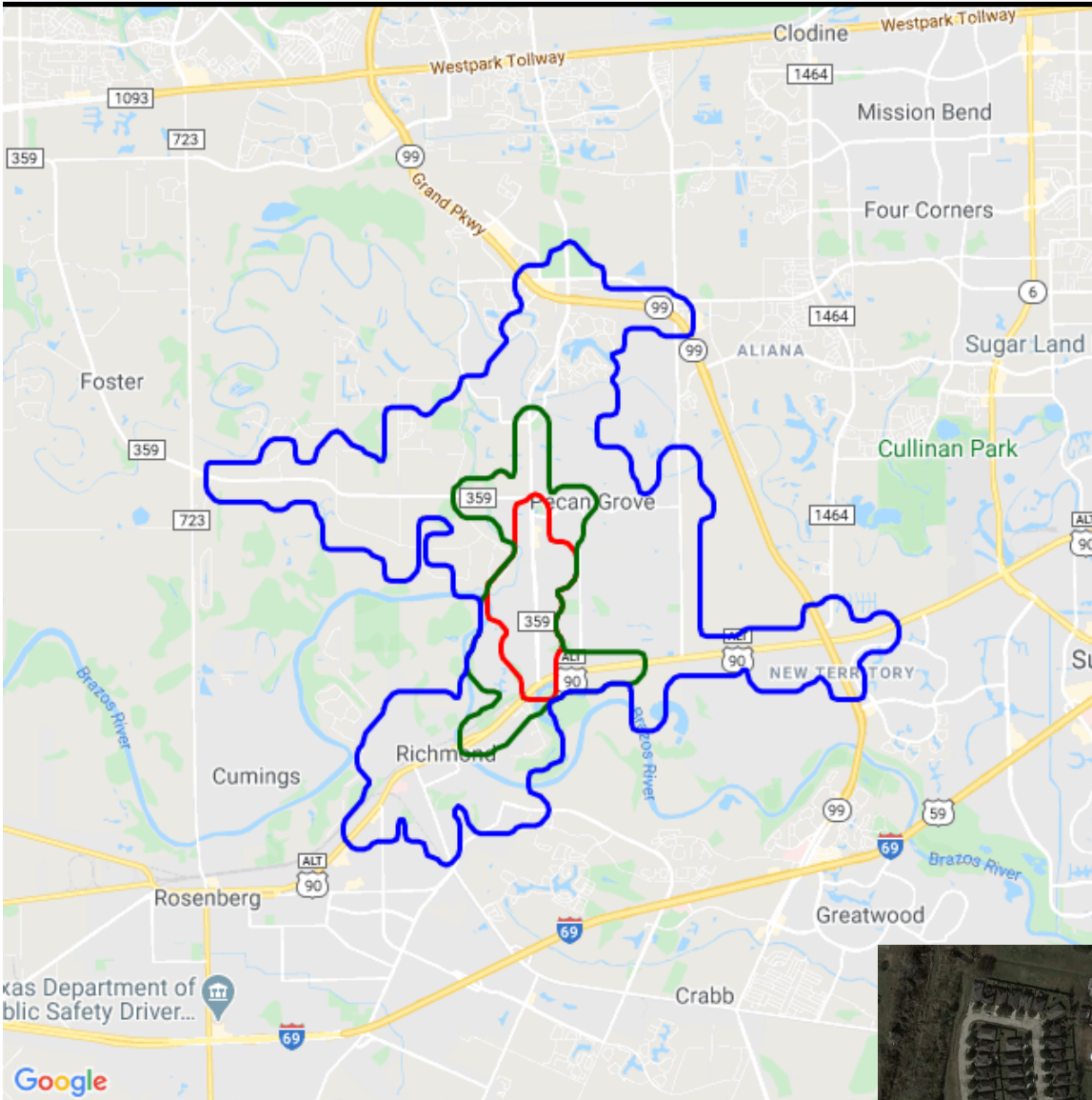
# 1.75 Acres 1121 FM 359 Road



First Warranty Realty LLC

1117 FM 359 Ste 200 Richmond, TX 77406 | 281-762-6800

## Demographic Report



## 1.75 Acres 1121 FM 359 Road

### Population

Distance	Male	Female	Total
3- Minute	1,505	1,590	3,095
5- Minute	4,606	4,712	9,318
10 Minute	25,068	24,535	49,603



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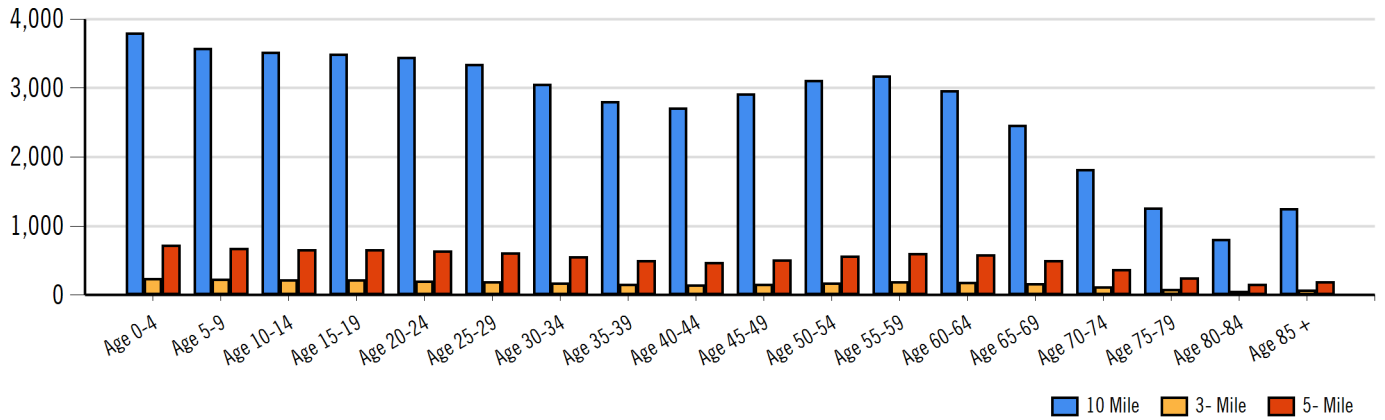
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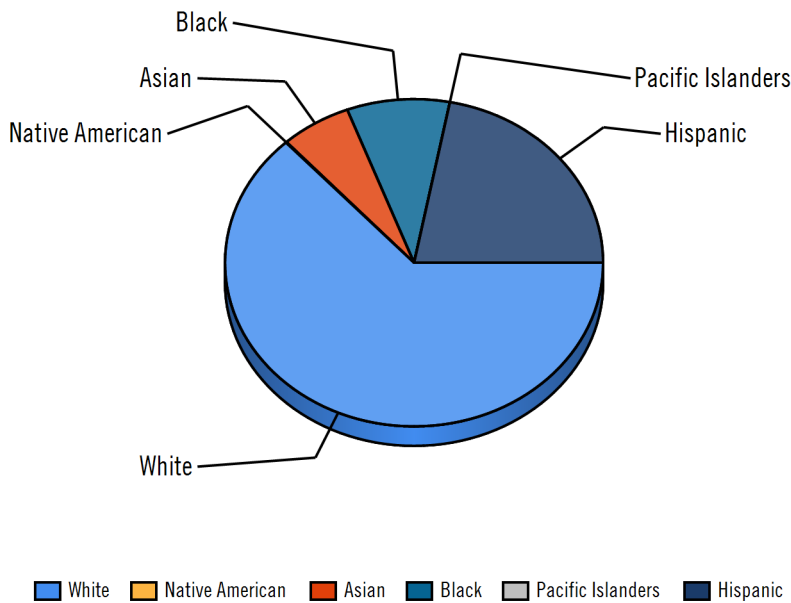
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## Population by Distance and Age (2018)



## Ethnicity within 5 Minute



## Home Ownership 3 Minute



## Home Ownership 5 Minute



## Home Ownership 10 Minute



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	1,557	46	0.75 %
5-Minute	4,790	139	0.99 %
10-Minute	23,704	726	2.31 %



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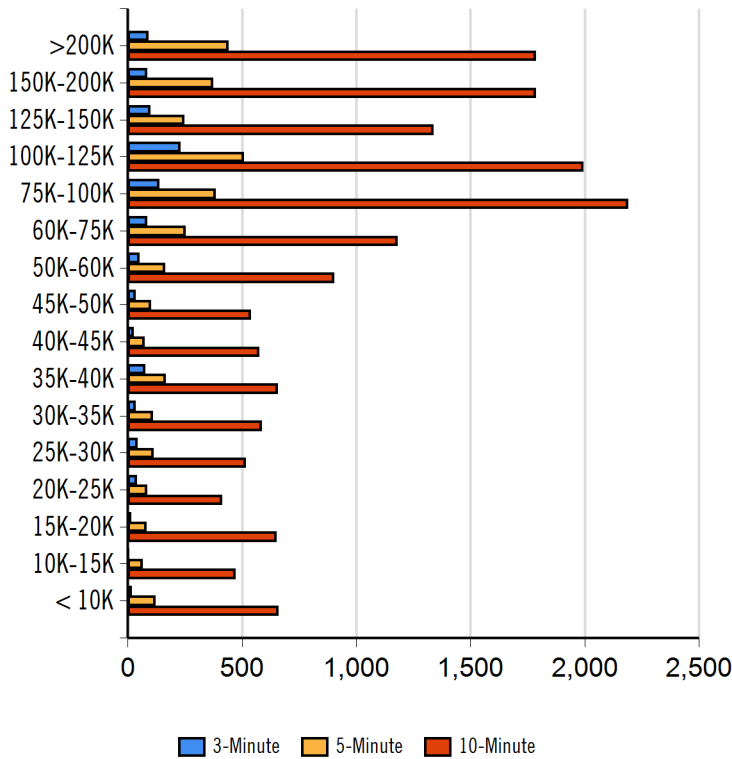
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	0	57	91	110	72	181	44	6	222	419	29	93	146
5-Minute	0	279	279	479	171	424	151	62	773	1,059	193	290	294
10-Minute	103	1,116	1,364	2,452	960	2,263	758	445	3,087	5,790	1,211	1,021	1,665

## Household Income



Radius	Median Household Income
10-Minute	\$85,082.52
3-Minute	\$88,023.33
5-Minute	\$106,389.56

Radius	Average Household Income
10-Minute	\$86,158.96
3-Minute	\$86,408.67
5-Minute	\$106,589.00

Radius	Aggregate Household Income
3-Minute	\$109,199,229.10
5-Minute	\$357,554,045.77
10-Minute	\$1,643,708,821.91

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	1,947	5,937	31,743
High School Grad	499	1,397	6,036
Some College	344	1,112	6,064
Associates	92	288	2,008
Bachelors	543	1,938	9,663
Masters	104	364	2,285
Prof. Degree	54	124	545
Doctorate	6	16	120

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	10 %	14 %	42 %
Teen's	29 %	37 %	75 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	20 %	45 %	81 %
New Homes	51 %	42 %	116 %
New Households	21 %	30 %	72 %
Military Households	0 %	0 %	4 %
Households with 4+ Cars	32 %	34 %	54 %
Public Transportation Users	0 %	1 %	8 %
Young Wealthy Households	73 %	82 %	153 %

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## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	61,506,157		196,843,358		944,969,264	
<b>Average annual household</b>	53,254		60,149		54,549	
<b>Food</b>	6,892	12.94 %	7,713	12.82 %	7,062	12.95 %
Food at home	4,385		4,759		4,462	
Cereals and bakery products	622		677		633	
Cereals and cereal products	221		240		225	
Bakery products	400		436		407	
Meats poultry fish and eggs	866		945		896	
Beef	200		221		210	
Pork	152		160		157	
Poultry	162		180		170	
Fish and seafood	145		162		149	
Eggs	70		73		70	
Dairy products	451		499		459	
Fruits and vegetables	903		971		903	
Fresh fruits	135		143		132	
Processed vegetables	169		177		168	
Sugar and other sweets	159		171		163	
Fats and oils	138		149		141	
Miscellaneous foods	822		888		836	
Nonalcoholic beverages	366		388		372	
Food away from home	2,507		2,954		2,599	
Alcoholic beverages	399		465		405	
<b>Housing</b>	18,739	35.19 %	20,713	34.44 %	19,169	35.14 %
Shelter	11,355		12,655		11,665	
Owned dwellings	7,038		7,966		7,135	
Mortgage interest and charges	3,631		4,122		3,650	
Property taxes	2,345		2,711		2,418	
Maintenance repairs	1,061		1,132		1,066	
Rented dwellings	3,330		3,374		3,443	
Other lodging	986		1,314		1,087	
Utilities fuels	4,264		4,459		4,283	
Natural gas	406		438		415	
Electricity	1,674		1,729		1,685	
Fuel oil	169		184		166	
Telephone services	1,333		1,385		1,331	
Water and other public services	681		721		684	
<b>Household operations</b>	1,315	2.47 %	1,521	2.53 %	1,362	2.50 %
Personal services	395		473		410	
Other household expenses	920		1,048		952	
Housekeeping supplies	625		721		661	
Laundry and cleaning supplies	168		184		173	
Other household products	365		424		387	
Postage and stationery	90		113		101	
Household furnishings	1,179		1,356		1,195	
Household textiles	92		106		90	
Furniture	266		356		294	
Floor coverings	32		41		34	
Major appliances	143		126		128	
Small appliances	96		116		104	
Miscellaneous	548		608		543	
<b>Apparel and services</b>	1,441	2.71 %	1,688	2.81 %	1,530	2.80 %
Men and boys	286		353		307	
Men 16 and over	238		291		253	
Boys 2 to 15	47		62		54	
Women and girls	519		605		543	



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Women 16 and over	444	534	470
Girls 2 to 15	75	71	72
Children under 2	91	102	97

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	61,506,157		196,843,358		944,969,264	
<b>Average annual household</b>	53,254		60,149		54,549	
<b>Transportation</b>	7,309	13.72 %	7,961	13.24 %	7,305	13.39 %
Vehicle purchases	1,816		2,031		1,774	
Cars and trucks new	928		1,076		927	
Cars and trucks used	846		913		808	
Gasoline and motor oil	2,232		2,310		2,207	
Other vehicle expenses	2,693		2,898		2,719	
Vehicle finance charges	185		193		180	
Maintenance and repairs	963		1,071		981	
Vehicle insurance	1,184		1,222		1,194	
Vehicle rental leases	360		410		363	
Public transportation	566		721		604	
<b>Health care</b>	4,005	7.52 %	4,211	7.00 %	3,932	7.21 %
Health insurance	2,584		2,708		2,562	
Medical services	876		926		831	
Drugs	411		426		403	
Medical supplies	133		148		134	
<b>Entertainment</b>	3,186	5.98 %	3,472	5.77 %	3,165	5.80 %
Fees and admissions	662		824		693	
Television radios	1,058		1,084		1,049	
Pets toys	1,173		1,288		1,162	
Personal care products	697		796		712	
Reading	59		70		61	
Education	1,494		2,118		1,734	
Tobacco products	390		381		386	
<b>Miscellaneous</b>	834	1.57 %	982	1.63 %	898	1.65 %
<b>Cash contributions</b>	1,335		1,445		1,371	
<b>Personal insurance</b>	6,470		8,129		6,813	
Life and other personal insurance	193		204		183	
Pensions and Social Security	6,276		7,924		6,630	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2020	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	1,069	816	23.83 %	134	902	1,002	67	91
5-Minute	2020	3,312	2,516	96.95 %	499	2,709	2,824	489	319
10-Minute	2020	16,369	12,287	486.03 %	2,628	13,221	13,156	3,213	1,887
3-Minute	2023	1,194	816	36.49 %	151	1,007	1,100	94	57
5-Minute	2023	3,707	2,516	147.63 %	560	3,030	3,112	595	184
10-Minute	2023	18,281	12,287	760.18 %	2,943	14,758	14,474	3,807	1,211



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# Location Facts & Demographics

Demographics are determined by a 10 minute drive from FM 359, Richmond, TX 77406

## CITY, STATE

**Richmond, TX**

## POPULATION

**49,603**

## AVG. HHSIZE

**2.98**

## MEDIAN HH INCOME

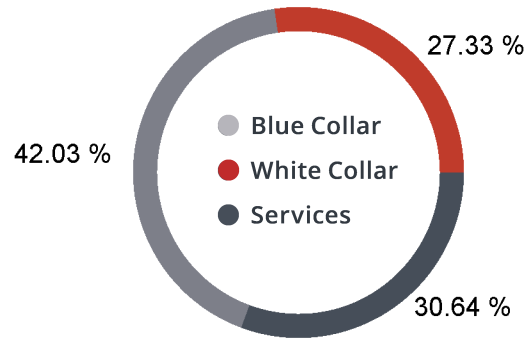
**\$85,083**

## HOME OWNERSHIP

Renters: **3,323**

Owners: **12,901**

## EMPLOYMENT

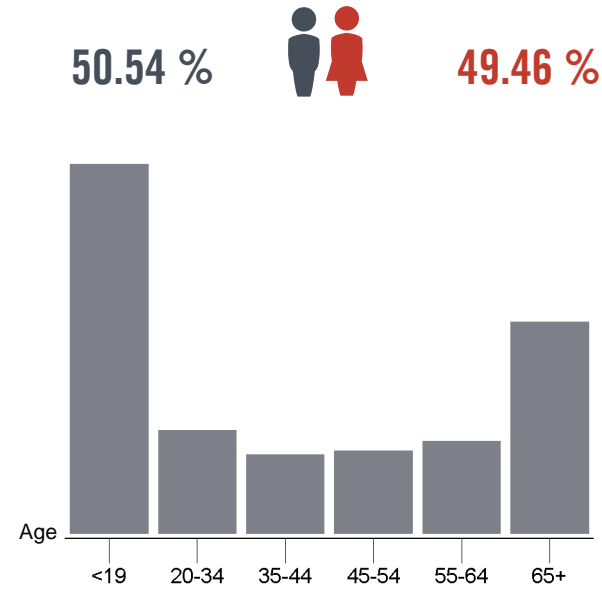


**47.79 %** Employed  
**1.46 %** Unemployed

## EDUCATION

High School Grad: **19.02 %**  
Some College: **19.10 %**  
Associates: **6.33 %**  
Bachelors: **45.22 %**

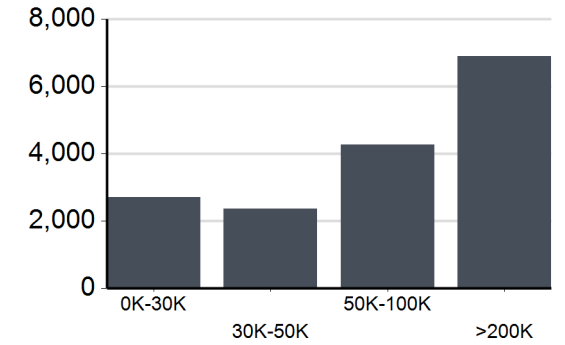
## GENDER & AGE



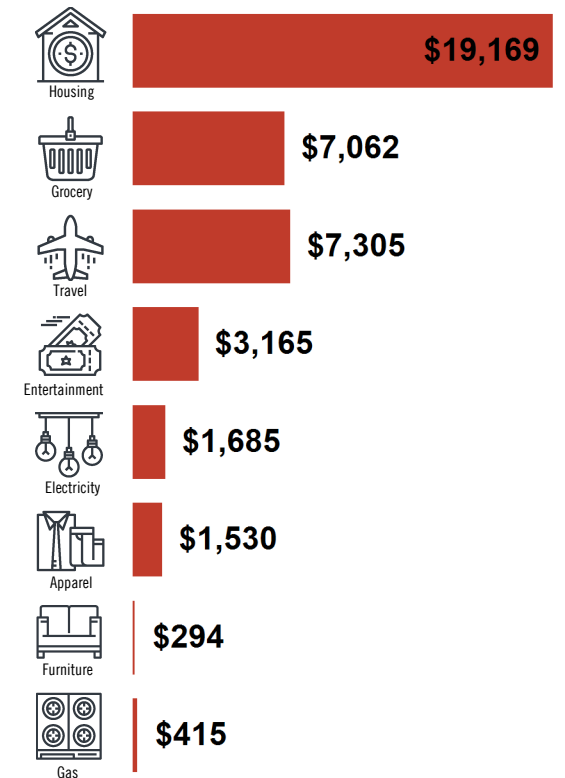
## RACE & ETHNICITY

White: **69.02 %**  
Asian: **1.03 %**  
Native American: **0.10 %**  
Pacific Islanders: **0.00 %**  
African-American: **4.21 %**  
Hispanic: **20.11 %**  
Two or More Races: **5.54 %**

## INCOME BY HOUSEHOLD



## HH SPENDING



# 1.75 Acres 1121 FM 359 Road



First Warranty Realty LLC

1117 FM 359 Ste 200 Richmond, TX 77406 | 281-762-6800



1.75 Acres 1121 FM 359 Road  
FM 359  
Richmond, TX 77406



## PROPERTY DATA - Land

Lot Size	<b>1.76 Ac / 76,465 SF</b>	Zoning		Building Size	
Specific Use		APN	<b>0042-00-000-0066-901</b>	Market Area	<b>CG - Richmond-Rosenberg</b>

### Seth Showalter

First Warranty Realty LLC  
Seth@FirstWarrantyRealty.com  
281-762-6800

## AVAILABLE SPACE - For Sale

Type	Condo	Status	Cap Rate	List Price	Avail SF	Price/SQFT	Date Avail
Land	No	Available		\$760,000	Entire BLDG	\$9.97	Now

*FM 359 is the Mason Road extension from 99 (The Grandparkway) this is a well situated between Sugar Land and Cinco Ranch on the SW side of Houston in Fort Bend County. This is a fast growing area surrounding the well established Pecan Grove subdivision in Richmond. Lots of traffic, corner, close to Hwy 90, many possible uses! The property does have some commercial style restrictions. All*



**Seth Showalter**  
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