

NEAR CINCO RANCH | UNRESTRICTED LAND

# FOR SALE

20± acres  
6537 FM 723 Road  
Richmond, Texas 77406

- 20 Acres of unrestricted land near new HEB and Cinco Ranch
- Perfect for estate lots or light industrial project
- Off FM 723, just 2.5 miles south of Westpark Tollway (FM 1093)
- Flat, level and cleared land with two access points to FM 723
- Very nice home and barns currently on site
- Priced to sell at only \$2,200,000 / \$2.53/SF



**Pollan Hausman**  
Real Estate Services, LLC

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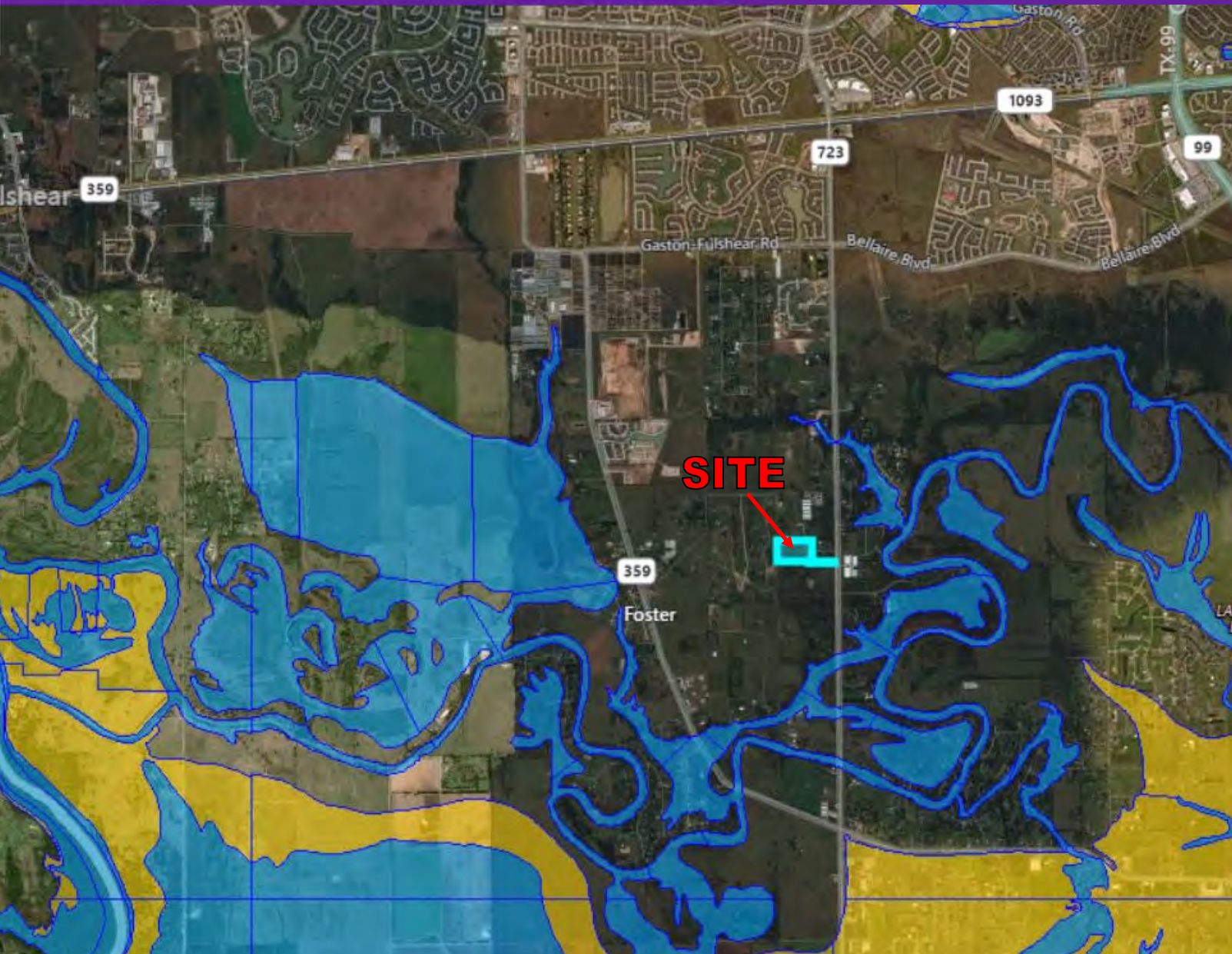
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### Flood Zone:

*The property does not lie in any flood plain. Did not flood in Hurricane Harvey.*

### Topography:

*Flat, level, and cleared.*

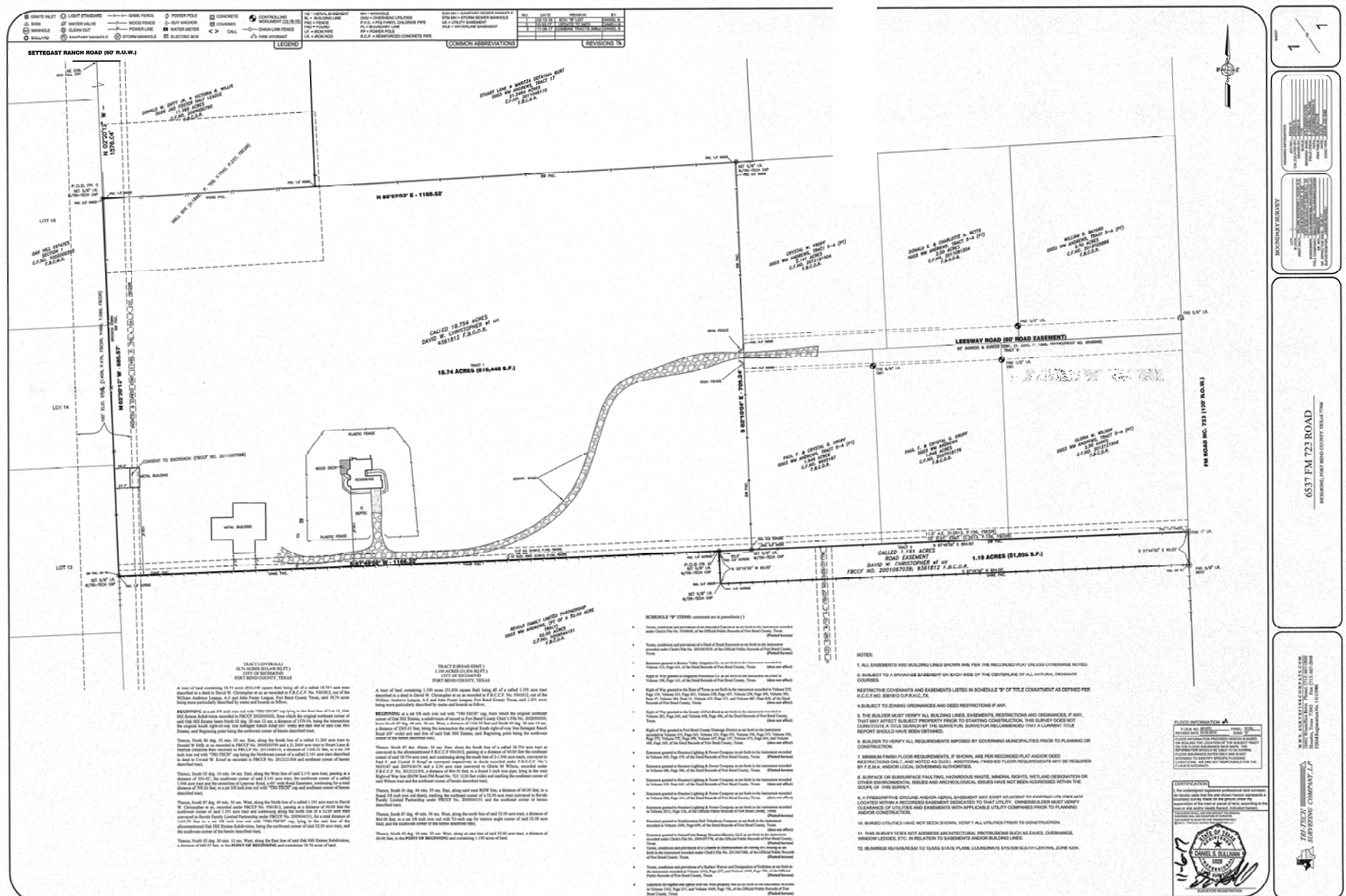
### Utilities:

*Electric on site.*

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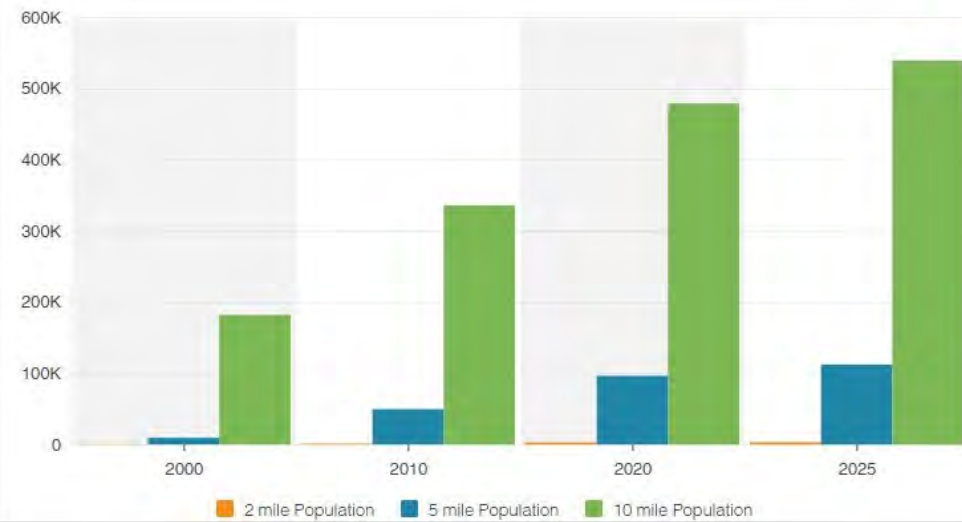


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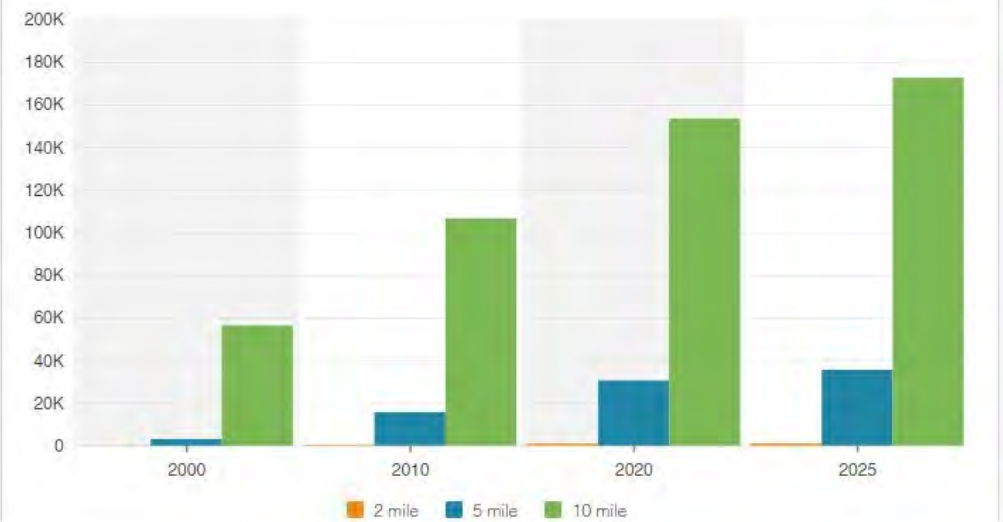
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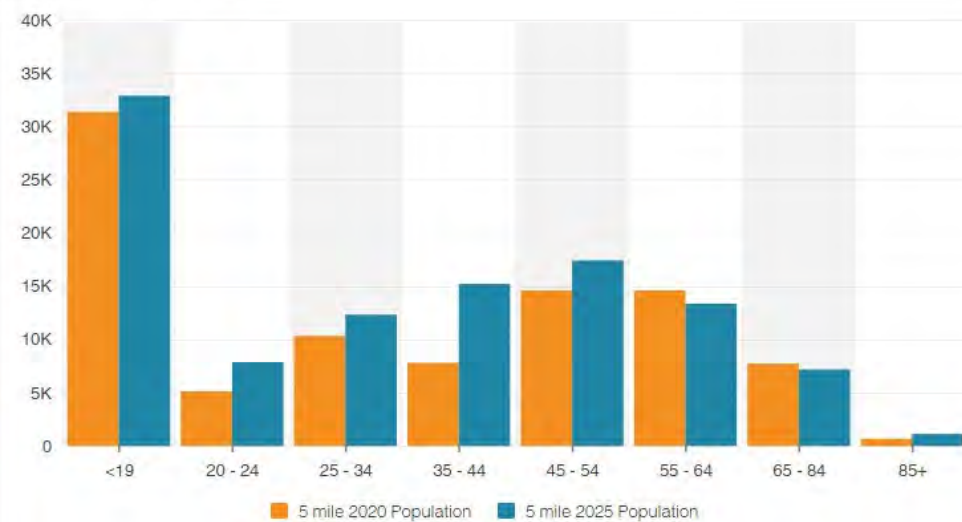
Population



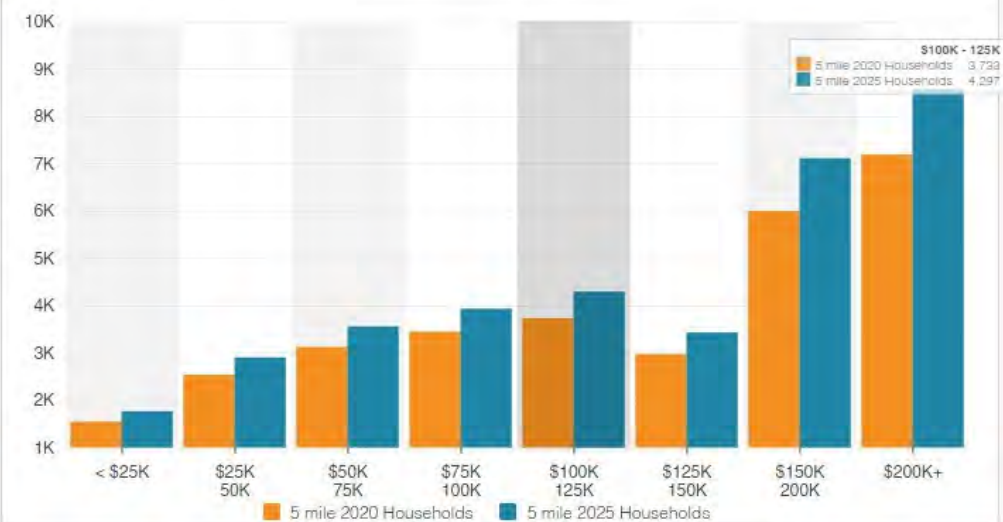
Households



Population By Age



Household Income



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**Richmond, Texas 77406**

## Population

	1 mile	3 mile	10 mile
2010 Population	153	6,762	335,825
2020 Population	321	14,273	478,911
2025 Population Projection	375	16,712	539,381
Annual Growth 2010-2020	11.0%	11.1%	4.3%
Annual Growth 2020-2025	3.4%	3.4%	2.5%
Median Age	37.6	37.5	35.6
Bachelor's Degree or Higher	56%	55%	44%
U.S. Armed Forces	1	18	360

## Population By Race

	1 mile	3 mile	10 mile
White	229	10,403	321,619
Black	53	2,070	68,905
American Indian/Alaskan Native	2	104	3,209
Asian	30	1,396	73,836
Hawaiian & Pacific Islander	0	11	510
Two or More Races	7	288	10,833
Hispanic Origin	58	2,662	132,660

## Housing

	1 mile	3 mile	10 mile
Median Home Value	\$364,814	\$372,569	\$283,966
Median Year Built	2010	2010	2003

## Households

	1 mile	3 mile	10 mile
2010 Households	52	2,272	106,672
2020 Households	109	4,780	153,444
2025 Household Projection	127	5,588	172,582
Annual Growth 2010-2020	10.4%	10.4%	4.2%
Annual Growth 2020-2025	3.3%	3.4%	2.5%
Owner Occupied	103	4,439	122,236
Renter Occupied	6	341	31,208
Avg Household Size	2.9	3	3.1
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$4.1M	\$180.4M	\$5B

## Income

	1 mile	3 mile	10 mile
Avg Household Income	\$154,734	\$157,982	\$125,409
Median Household Income	\$136,458	\$139,123	\$100,034
< \$25,000	3	142	13,646
\$25,000 - 50,000	15	587	20,003
\$50,000 - 75,000	9	368	24,319
\$75,000 - 100,000	10	469	18,729
\$100,000 - 125,000	12	549	18,116
\$125,000 - 150,000	12	485	13,182
\$150,000 - 200,000	23	1,024	20,619
\$200,000+	25	1,154	24,830

## 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.

<b>Pollan Hausman Real Estate Services, LLC</b>	<b>0606866</b>	<b>ppollan@pollanhausman.com</b>	<b>832-487-9814</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Pat Pollan</b>	<b>0385570</b>	<b>ppollan@pollanhausman.com</b>	<b>832-487-9814 x104</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Trent Grothues</b>	<b>0523173</b>	<b>tgrothues@pollanhausman.com</b>	<b>832-487-9814 x107</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials: \_\_\_\_\_ Date: \_\_\_\_\_