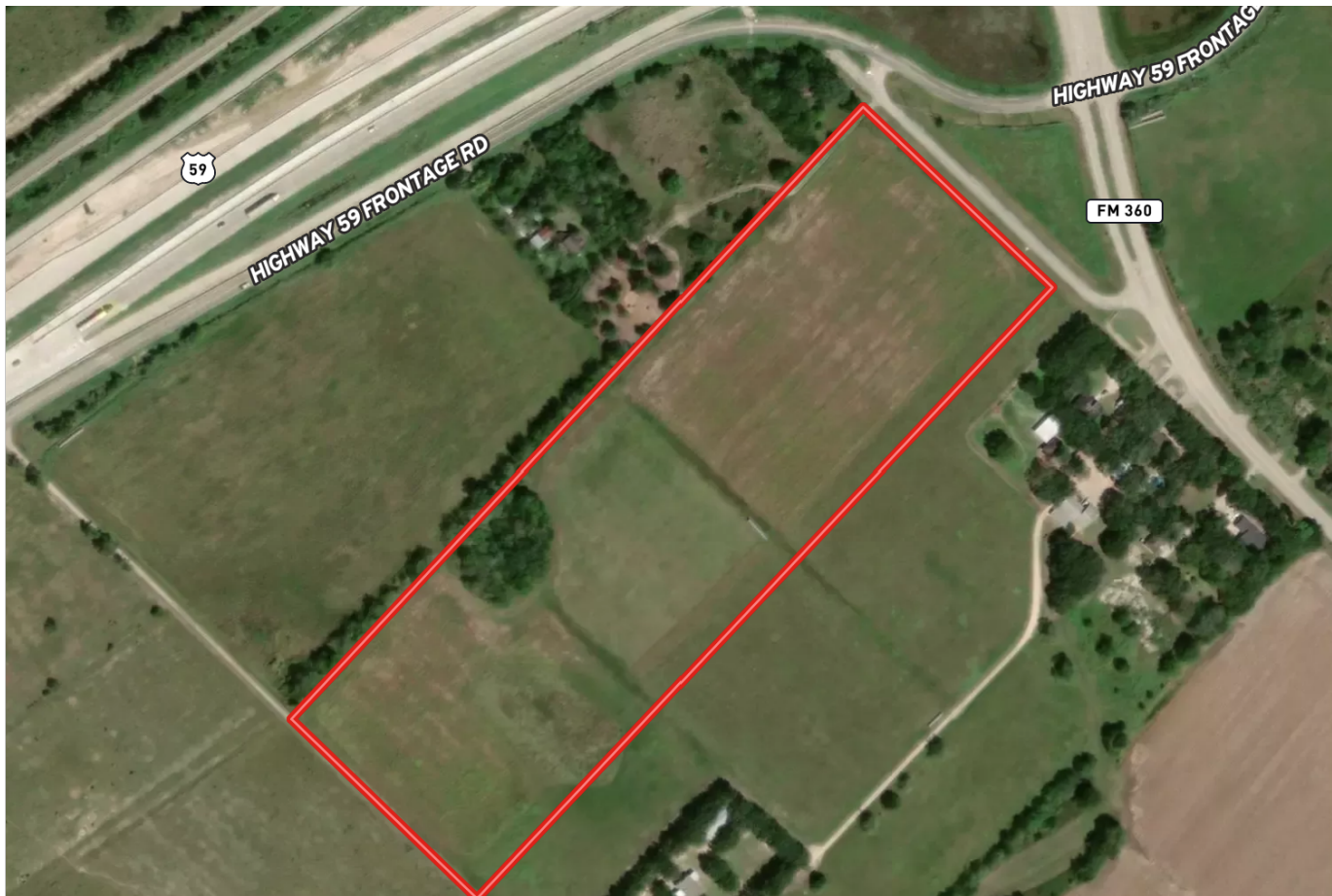


LAND FOR SALE



# 59 & FM 360

BEASLEY, TX 77417



FOR SALE

**KW COMMERCIAL TEXAS**

1220 Augusta Drive  
Houston, TX 77057



Each Office Independently Owned and Operated

**PRESENTED BY:**

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**GINA NASIFE**

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FM 360 ROAD



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# DISCLAIMER

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# EXECUTIVE SUMMARY

## FM 360 ROAD



### OFFERING SUMMARY

<b>PRICE:</b>	\$4,000,000
<b>LOT SIZE:</b>	17.4 acres
<b>PRICE / ACRE:</b>	\$229,885
<b>FRONTAGE:</b>	505'
<b>ZONING:</b>	N/A
<b>APN:</b>	0400-00-004-0082-901, 0400-00004-0084-901

### PROPERTY OVERVIEW

Two parcels totaling 17.4 acres at Highway 59 North and FM 360. Ideal corner location with access from both Highway 59 South and 59 North. Perfect for versatile development opportunities. Great location for industrial and commercial

### PROPERTY HIGHLIGHTS

- Economic Growth
  - o Thriving county with a strong job market and demographic growth.
- Proximity to Cities
  - o Near major cities like Houston and Sugar Land, ideal for various ventures.
- Versatile Zoning
  - o Diverse investment possibilities, including retail, commercial, and residential
- Strong Demand
  - o High demand for real estate, ensuring rental income and appreciation potential
- Future Appreciation
  - o Positioned for future growth as Fort Bend County continues to expand

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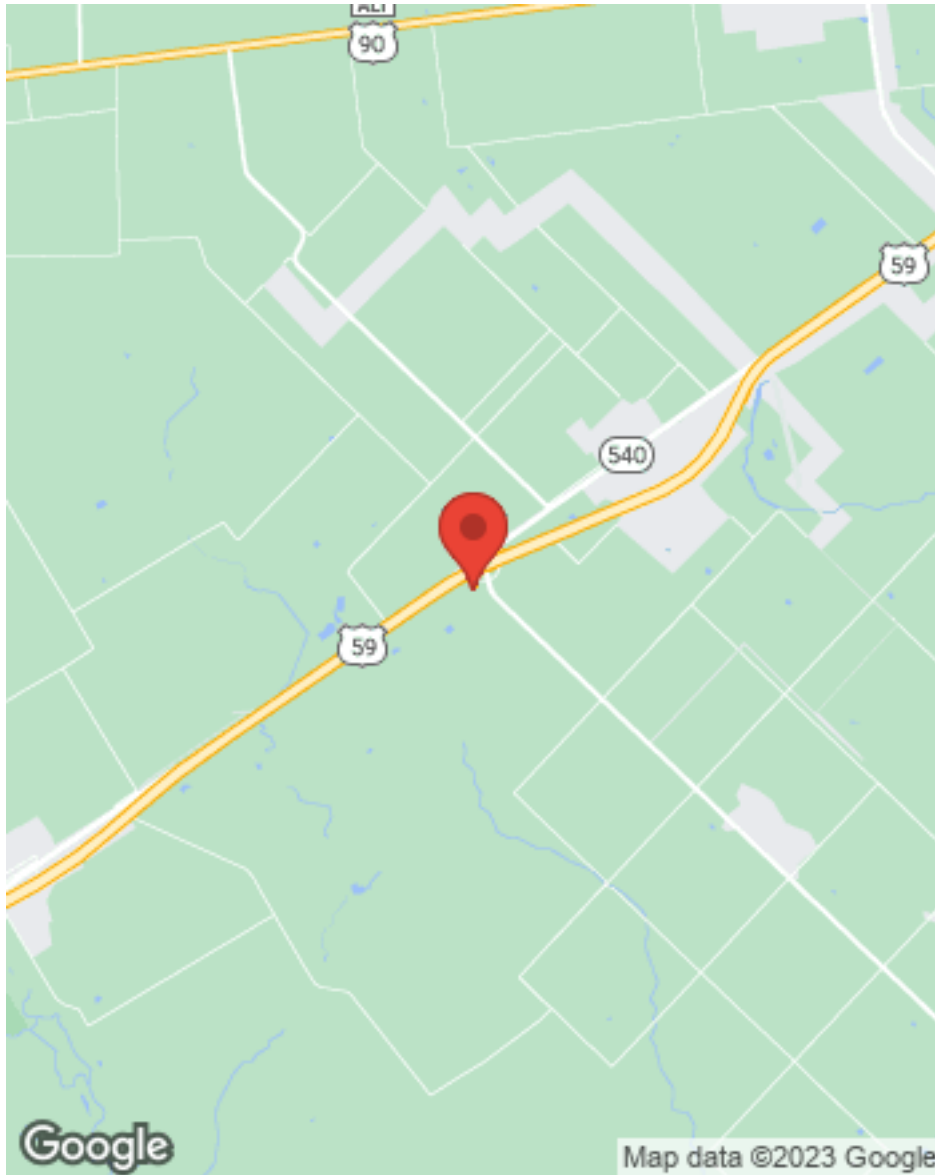
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# LOCATION MAPS

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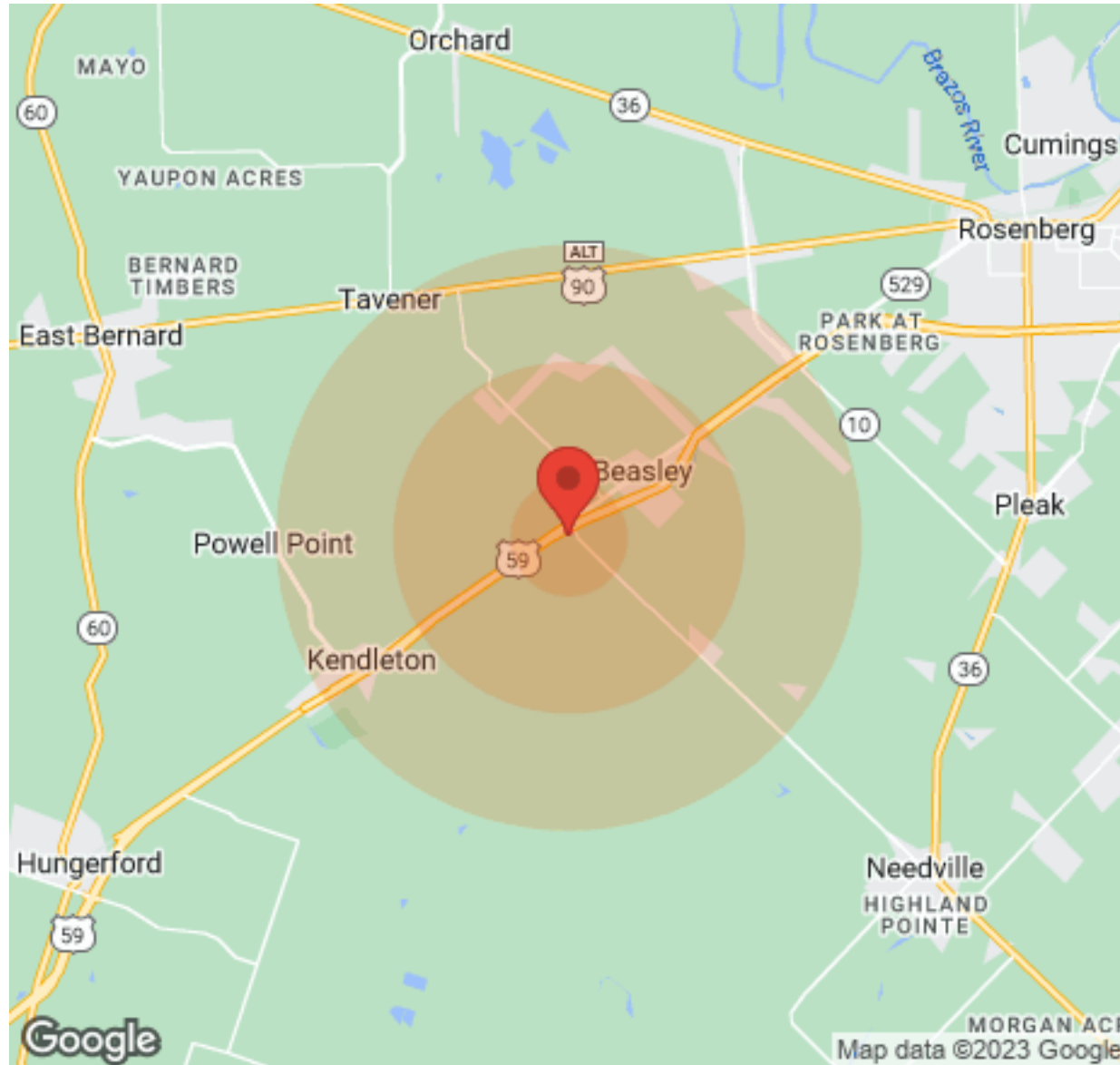
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# DEMOGRAPHICS

FM 360 ROAD



Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	3,221
Female	N/A	N/A	3,264
Total Population	N/A	N/A	6,485

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	N/A	1,549
Ages 15-24	N/A	N/A	972
Ages 25-54	N/A	N/A	2,247
Ages 55-64	N/A	N/A	730
Ages 65+	N/A	N/A	987

Race	1 Mile	3 Miles	5 Miles
White	N/A	N/A	4,568
Black	N/A	N/A	379
Am In/AK Nat	N/A	N/A	15
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	3,273
Multi-Racial	N/A	N/A	3,046

Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	\$53,592
< \$15,000	N/A	N/A	321
\$15,000-\$24,999	N/A	N/A	178
\$25,000-\$34,999	N/A	N/A	143
\$35,000-\$49,999	N/A	N/A	329
\$50,000-\$74,999	N/A	N/A	367
\$75,000-\$99,999	N/A	N/A	407
\$100,000-\$149,999	N/A	N/A	236
\$150,000-\$199,999	N/A	N/A	48
> \$200,000	N/A	N/A	64

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	2,152
Occupied	N/A	N/A	1,981
Owner Occupied	N/A	N/A	1,684
Renter Occupied	N/A	N/A	297
Vacant	N/A	N/A	171

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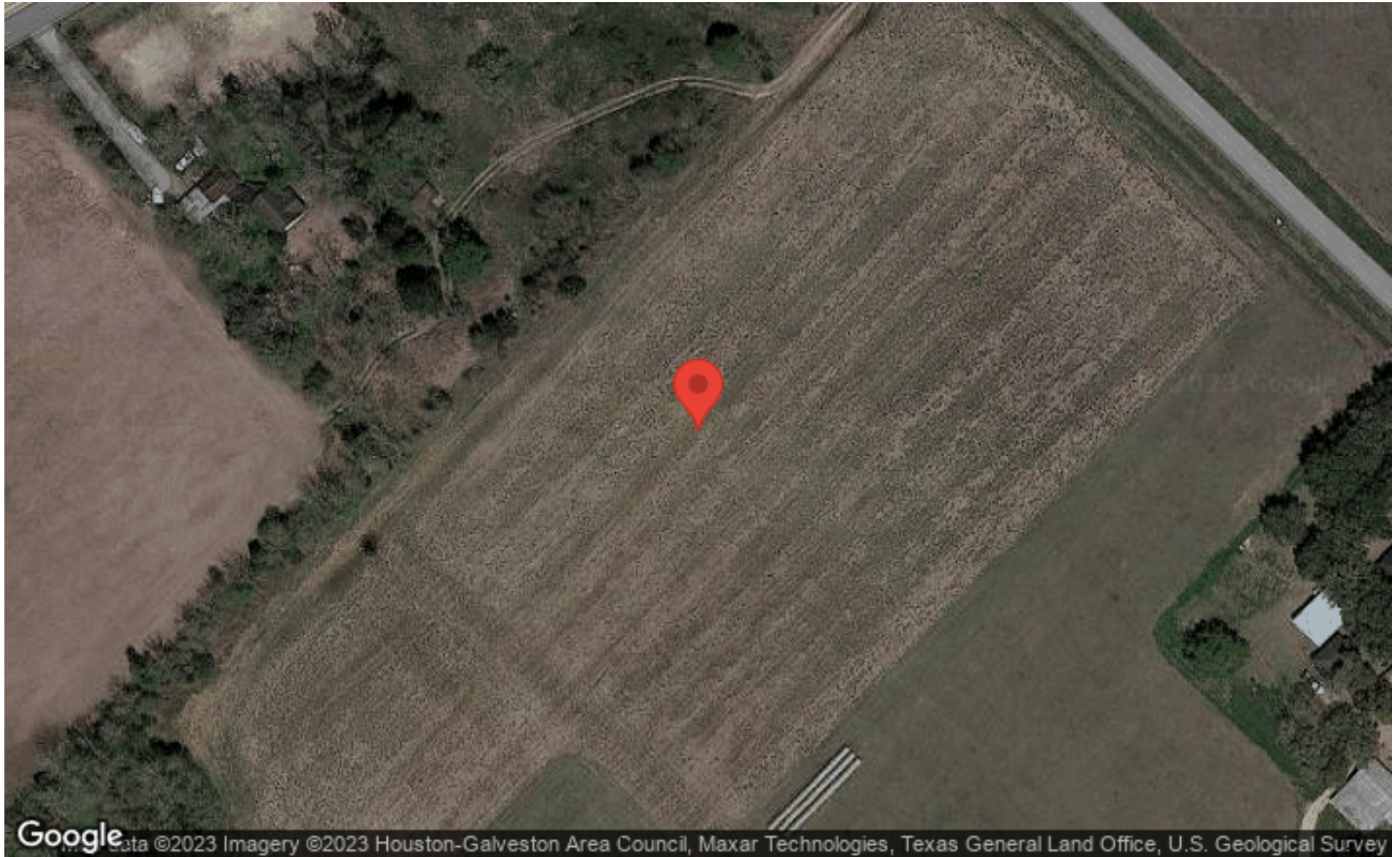
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# AERIAL MAP

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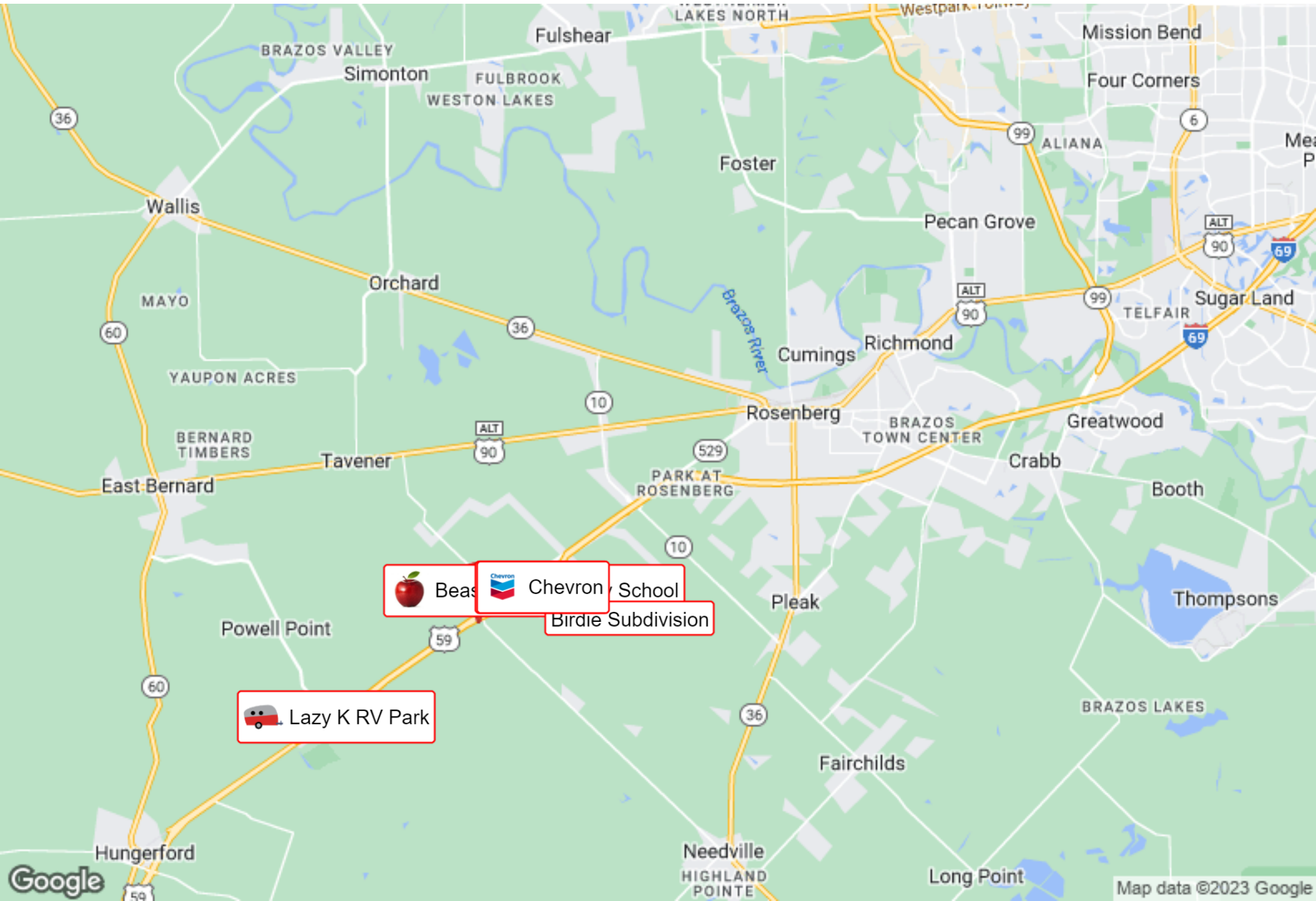
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# BUSINESS MAP

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## 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.

Keller Williams Realty Memorial Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9000862 License No.	klrw10@kw.com Email	713-461-9393 Phone
Michael Bossart Designated Broker of Firm	588215 License No.	michaelb@kw.com Email	713-461-9393 Phone
Mitch Rainey Licensed Supervisor of Sales Agent/ Associate	601107 License No.	Compliance@kwMemorial.com Email	713-470-2176 Phone
Gina Nasife Sales Agent/Associate's Name	724082 License No.	ginnanasife@kw.com Email	610-405-4490 Phone

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