

LAND DEVELOPMENT ANALYSIS

SH-99 SPLITTING 48 ACRES, SWC 0 FM 762 & FM 2759

6600 FM 762 ROAD, RICHMOND, TX 77469



DEVELOPMENT ANALYSIS

KW COMMERCIAL | HOUSTON
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PROPERTY INFORMATION

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LOCATION & HIGHLIGHTS

6600 FM 762 ROAD



LOCATION INFORMATION

Building Name: SH-99 splitting 48 Acres: SWC 0 Fm 762 & Fm 2759, Richmond TX
Street Address: 6600 Fm 762
City, State, Zip: Richmond, TX, 77469
County: Sugar Land
Market: Southwest Houston
Sub-market: Fm 2759
Cross Streets: SWC 0 Fm 762/Fm2759



LOCATION OVERVIEW

2 parcels (25.0864 acres & 22.8 acres), the property has already been rough-grade cleared. 47.89-acre Commercial Land Development Opportunity. Near TX 99 Grand Pkwy project, 59/69 Southwest Fwy. APN #'s: 0049-00-000-0451-901, 0049-00-000-0450-901

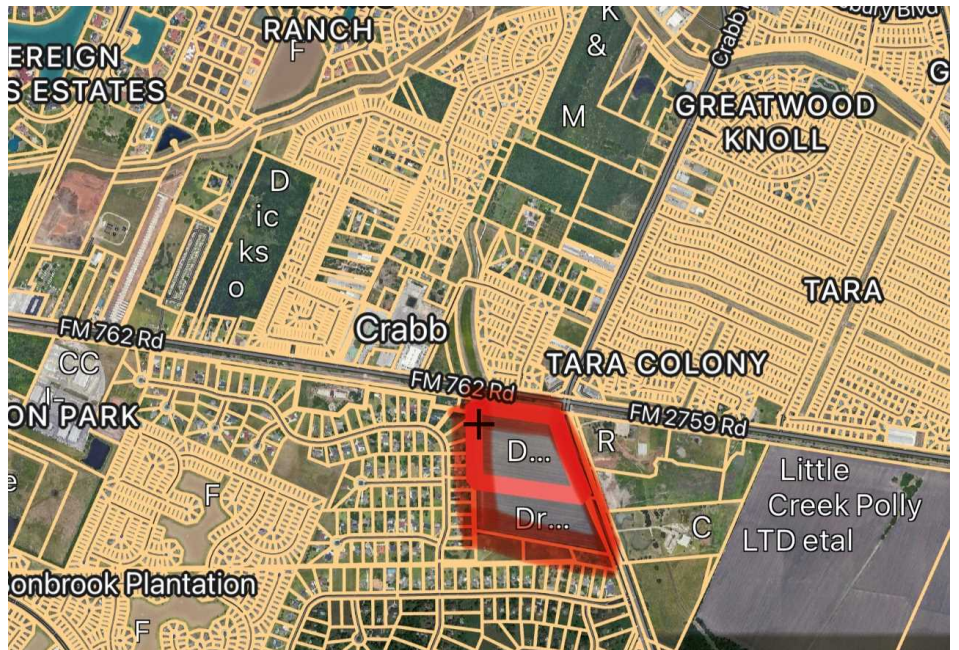
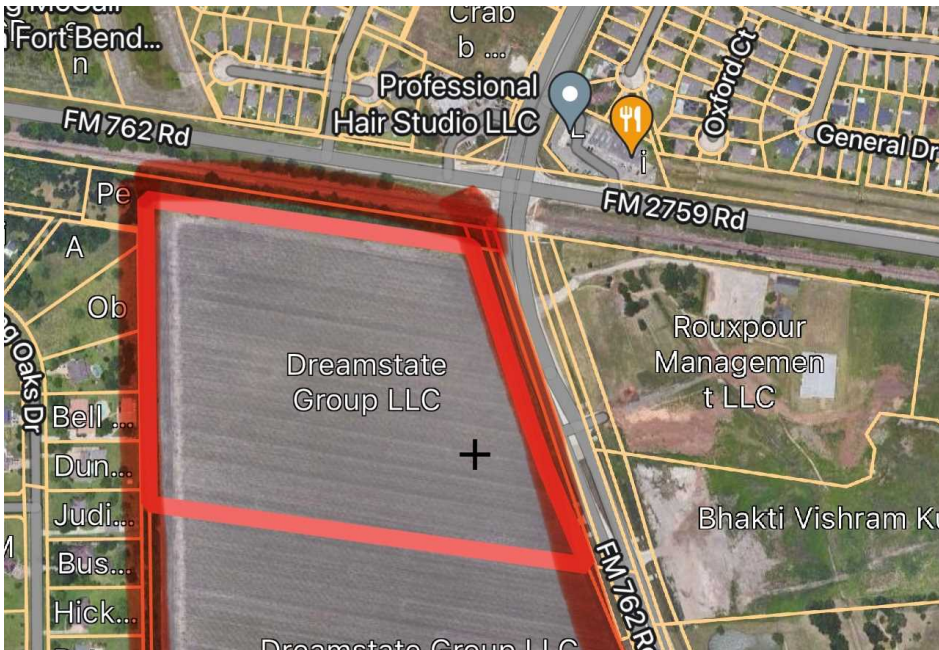
PROPERTY HIGHLIGHTS

- TxDOT is currently expanding SH-99 Grand Pkwy (see attached maps) & this property is proposed to be split by the project.
- Located off of the 59/69 Southwest Fwy next to Sugar Land in Richmond, TX, near the TX 99 Grand Pkwy project.
- 47.89-acre Commercial Land Development Opportunity on the SWC of Fm 762 (Crabb River Rd) & Fm 2759.
- Perfect for Commercial Retail/Office/Mixed Use, Distribution Center, Multi-Family, Single-Family Homes, and/or Other.
- Consisting of 2 parcels (25.0864 acres & 22.8 acres), the property has already been rough-grade cleared & updated frontage roads.
- Near the Memorial Herman Sugar Land Hospital, Costco, Buc-ee's, Tesla Supercharger, The Home Depot, Walmart Supercenter, Shopping Centers, established Restaurants, Parks, and more.
- Approximately 1,830' of frontage along Fm 762 (Crabb River Road). Zone X, Outside Special Flood Hazard Zone Area (SFHA).



PROPERTY PHOTOS

6600 FM 762 ROAD



PROPERTY PHOTOS

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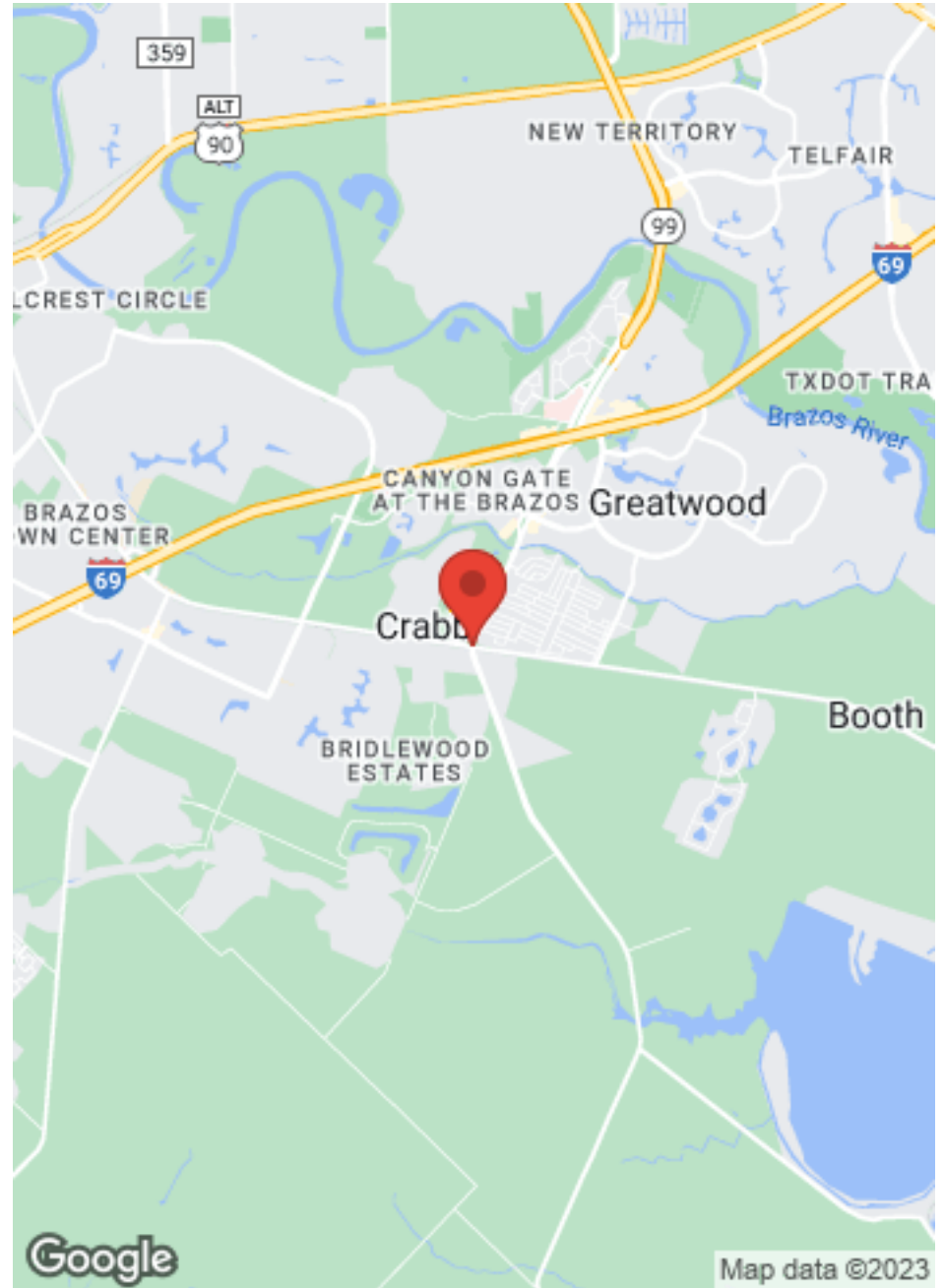
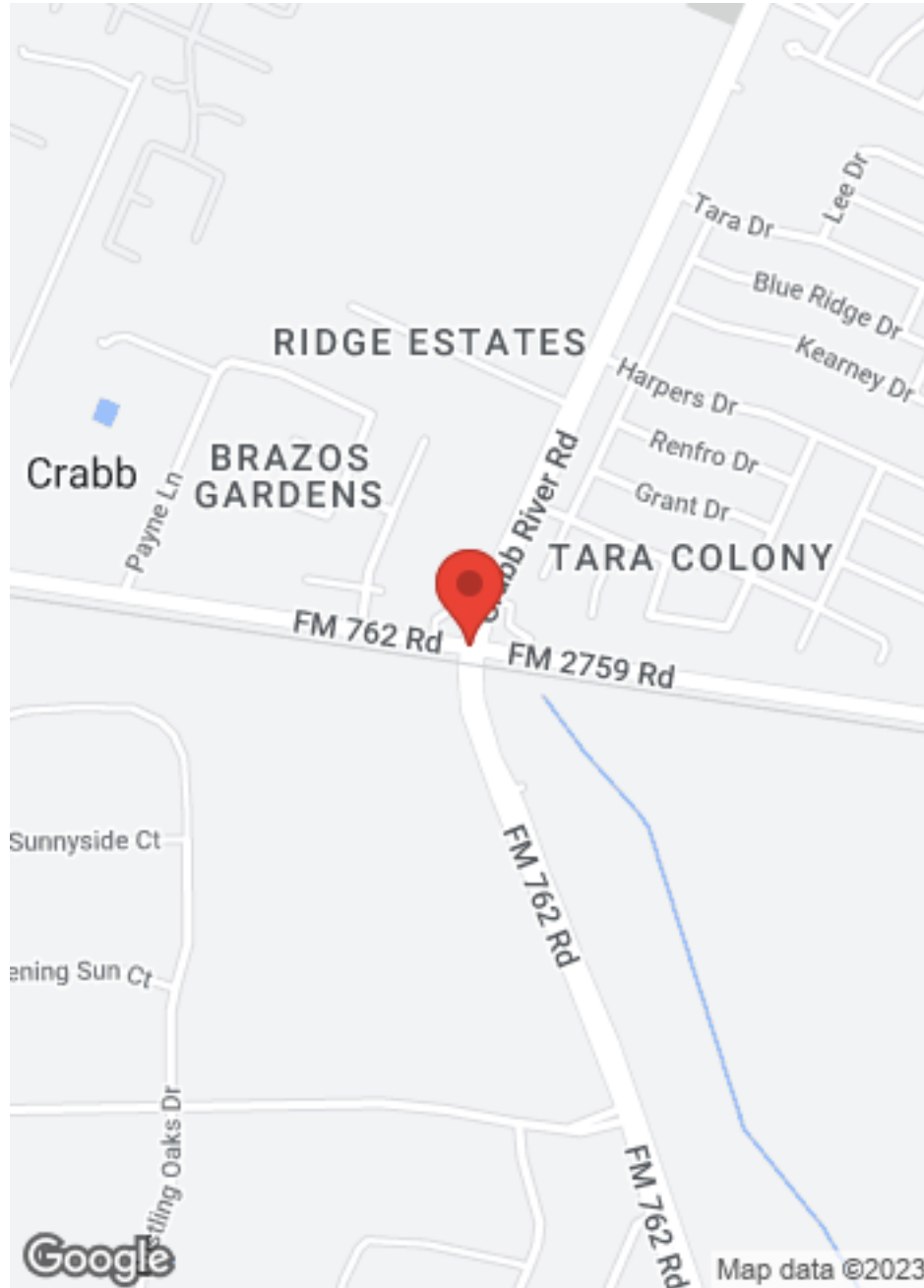
PROPERTY PHOTOS

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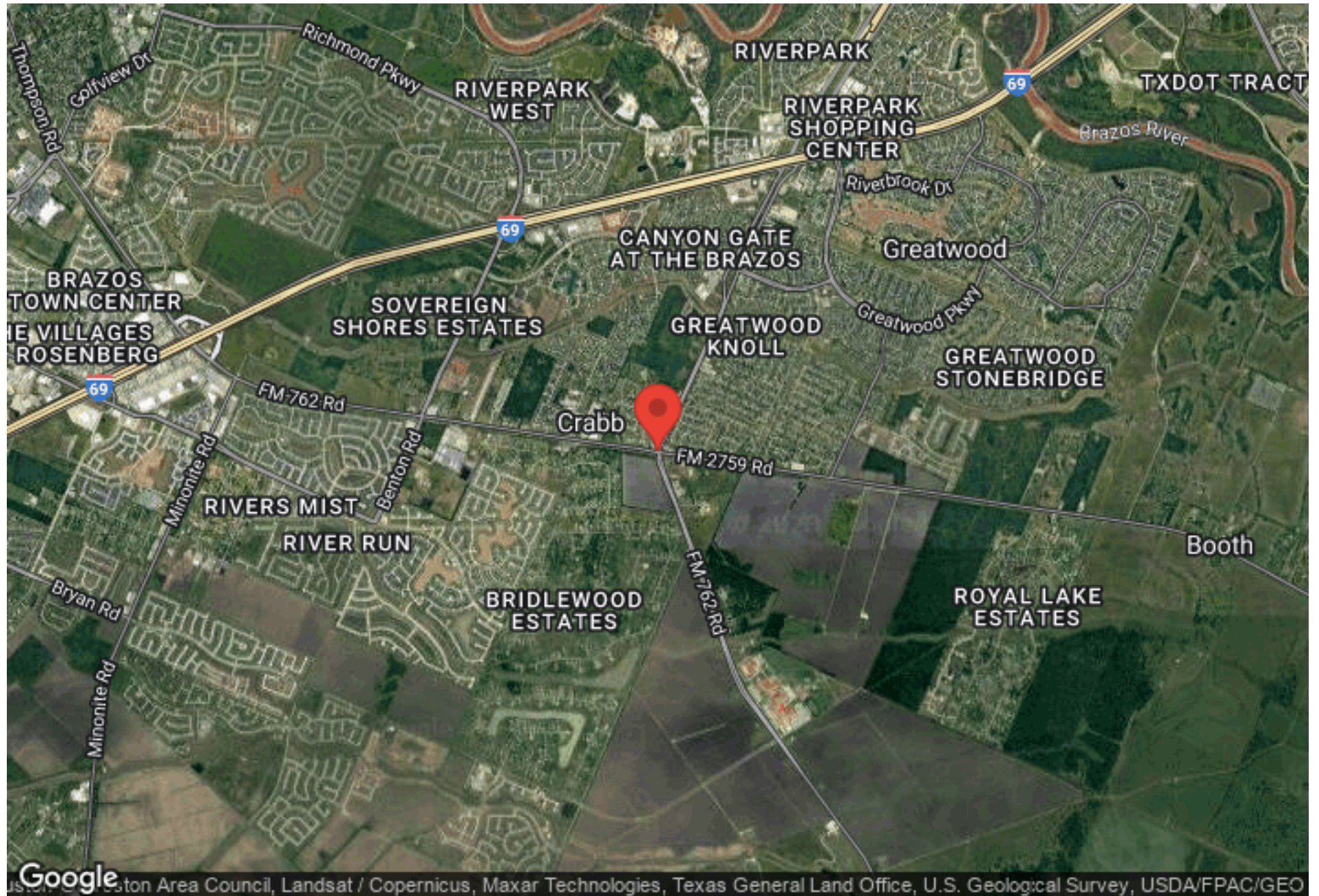
LOCATION MAPS

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AERIAL MAP

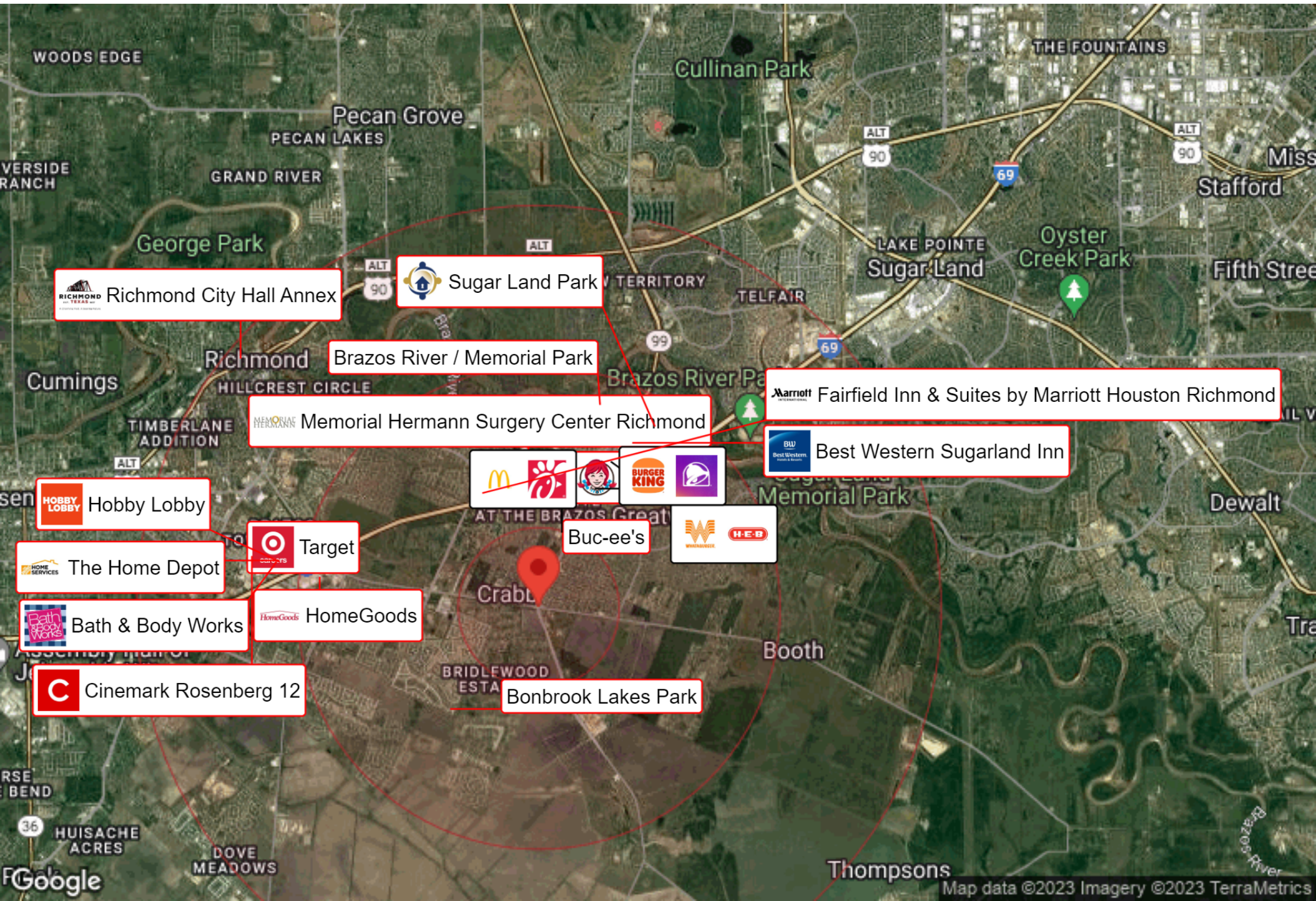
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Google, Houston Area Council, Landsat / Copernicus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO

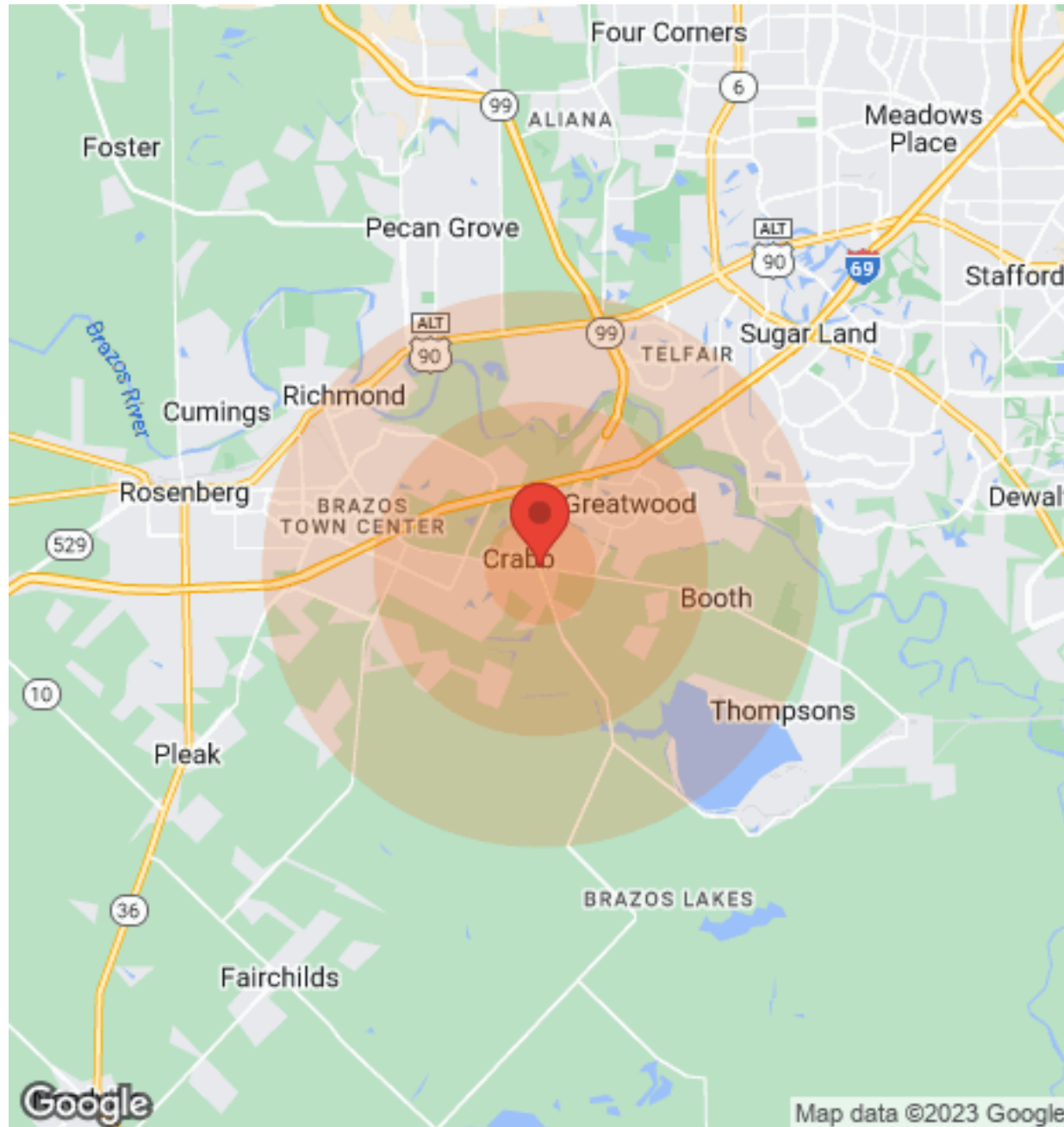
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,840	18,112	42,987
Female	2,769	17,527	42,111
Total Population	5,609	35,639	85,098

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,279	8,025	19,145
Ages 15-24	934	5,519	13,946
Ages 25-54	2,344	14,065	32,673
Ages 55-64	671	3,995	9,634
Ages 65+	381	4,035	9,700

Race	1 Mile	3 Miles	5 Miles
White	3,900	20,887	45,475
Black	910	7,232	11,231
Am In/AK Nat	N/A	3	72
Hawaiian	N/A	N/A	N/A
Hispanic	1,943	6,238	18,357
Multi-Racial	1,310	4,650	13,230

Income	1 Mile	3 Miles	5 Miles
Median	\$76,247	\$106,207	\$85,849
< \$15,000	57	260	1,463
\$15,000-\$24,999	87	565	1,477
\$25,000-\$34,999	142	732	1,687
\$35,000-\$49,999	248	886	2,319
\$50,000-\$74,999	513	2,105	3,943
\$75,000-\$99,999	393	1,619	3,570
\$100,000-\$149,999	269	2,475	5,337
\$150,000-\$199,999	58	1,312	3,222
> \$200,000	47	1,353	3,634

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,940	11,016	27,100
Occupied	1,853	10,675	25,941
Owner Occupied	1,531	8,796	20,273
Renter Occupied	322	1,879	5,668
Vacant	87	341	1,159

PROFESSIONAL BIO

6600 FM 762 ROAD



TIM LARSON
Commercial Realtor



Commercial Real Estate Listings, Leases, Sales, & Management (2002-2022). California Real Estate Brokerage Owner (2008-2018). Texas Commercial Real Estate Agent (2017-present). Licensed RE in California & Texas. Based out of Houston, TX. KW Commercial Real Estate (2018-Present). Listings, Leases, & Sales. Industrial Warehouse Complexes, Retail Centers, Office Complexes, Multi-Family Units, MH & RV Parks, Land, and more. Experienced in all aspects of Commercial Real Estate. CalTex Team.

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DISCLAIMER

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Information About Brokerage Services

Texas law requires all real estate licensees 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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Tim Larson	0695022	tlarson@kw.com	(281)508-0800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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IABS 1-0 Date