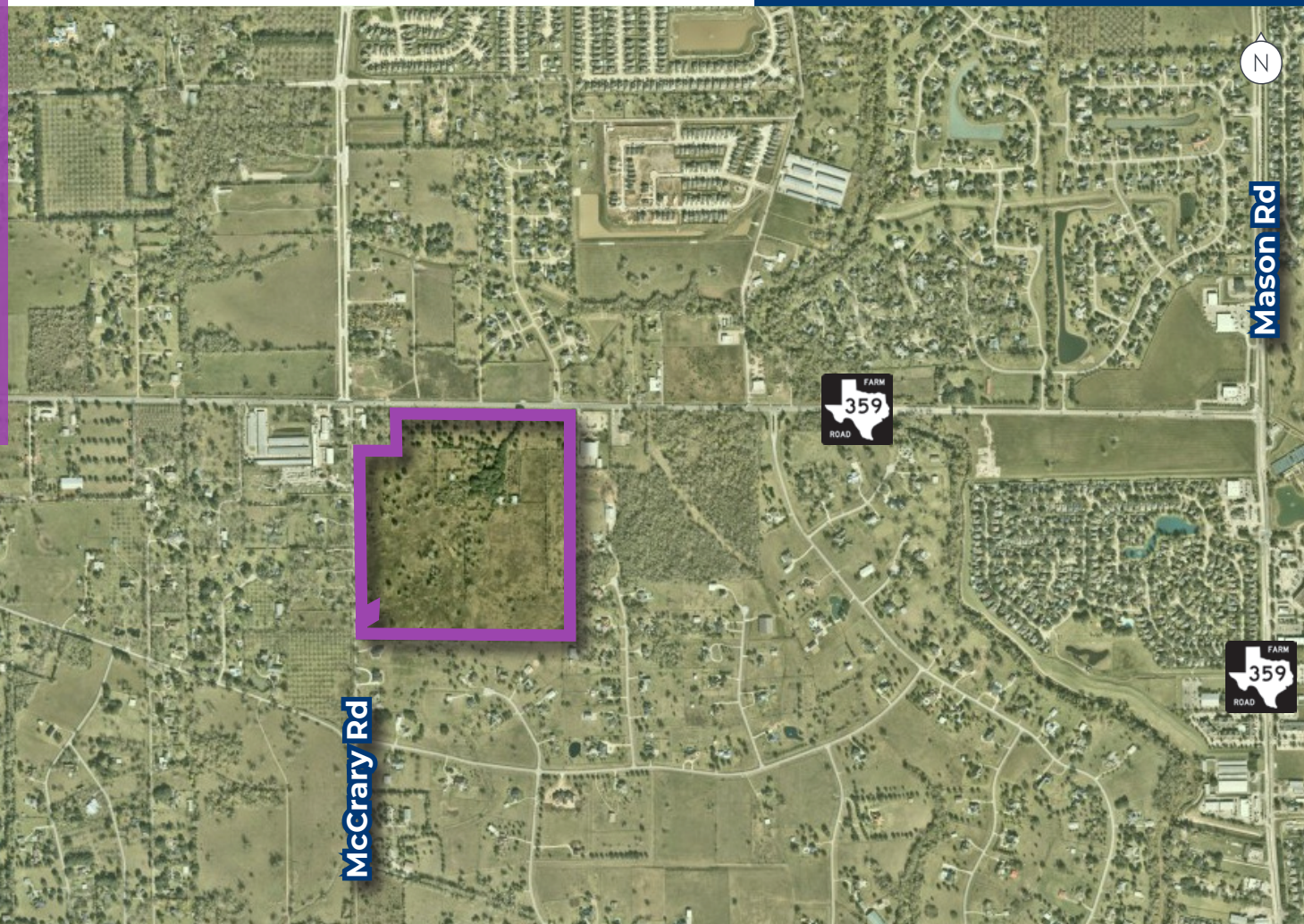


**FOR
SALE**

±97.48 Acres



3713 FM 359 Rd, Richmond, TX 77406



Harrison Kane

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harrison.kane@colliers.com

Chris Hutcheson

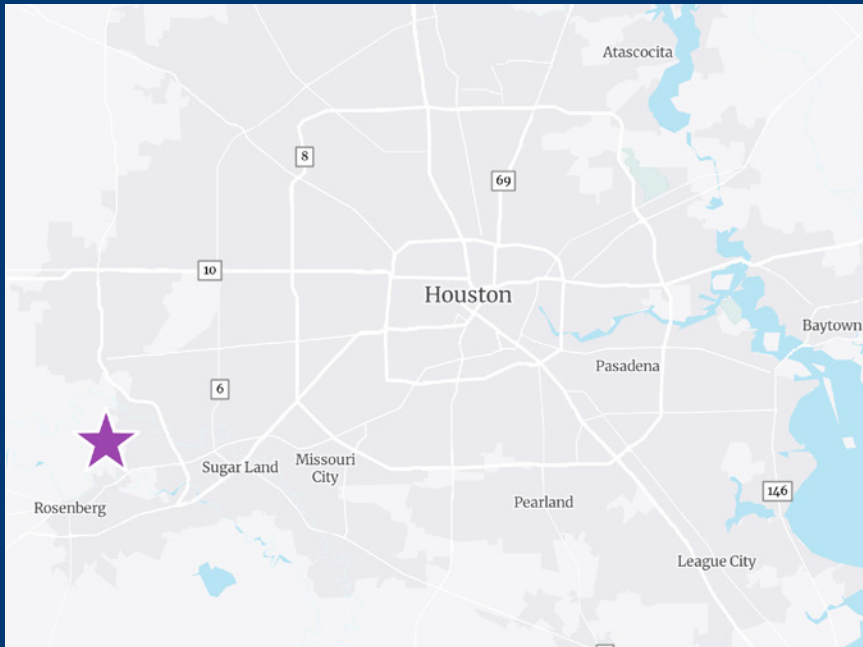
Executive Vice President
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chris.hutcheson@colliers.com

James Kadlick

Executive Vice President
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james.kadlick@colliers.com

PROPERTY OVERVIEW

Colliers is pleased to offer qualified developers and end users the opportunity to acquire ±97 acres of land located on Fm 359 in the Richmond area. The site is ideal for single-family development. The site is in Lamar Consolidated ISD. The site is in the 100-year floodplain and has one pipeline per LandVision. The site has 1,700' of frontage on Fm 359 and is also bounded by McCrary Rd. The site is surrounded by single-family development.



SITE INFORMATION

SIZE	±97.48 acres
ADDRESS	3713 FM 359 Rd
CITY, STATE, ZIP	Richmond, TX 77406
COUNTY	Fort Bend
APN	R34200
SCHOOL DISTRICT	Lamar Consolidated ISD
UTILITIES	TBD
FLOODPLAIN	100-year
LOCATION	29.6241, -95.7668
IDEAL USE	Single-family, townhomes, BTR, retail use
PRICE	\$14,861,801 (\$3.50psf)

2025 TAX RATES

D01 - FORT BEND CO. DRAINAGE	\$0.0100
G01 - FORT BEND CO. GEN FUND	\$0.4120
S01 - LAMAR CISD	\$1.1469
W38 - FORT BEND WCID 10	\$0.9800
TOTAL	\$2.5489

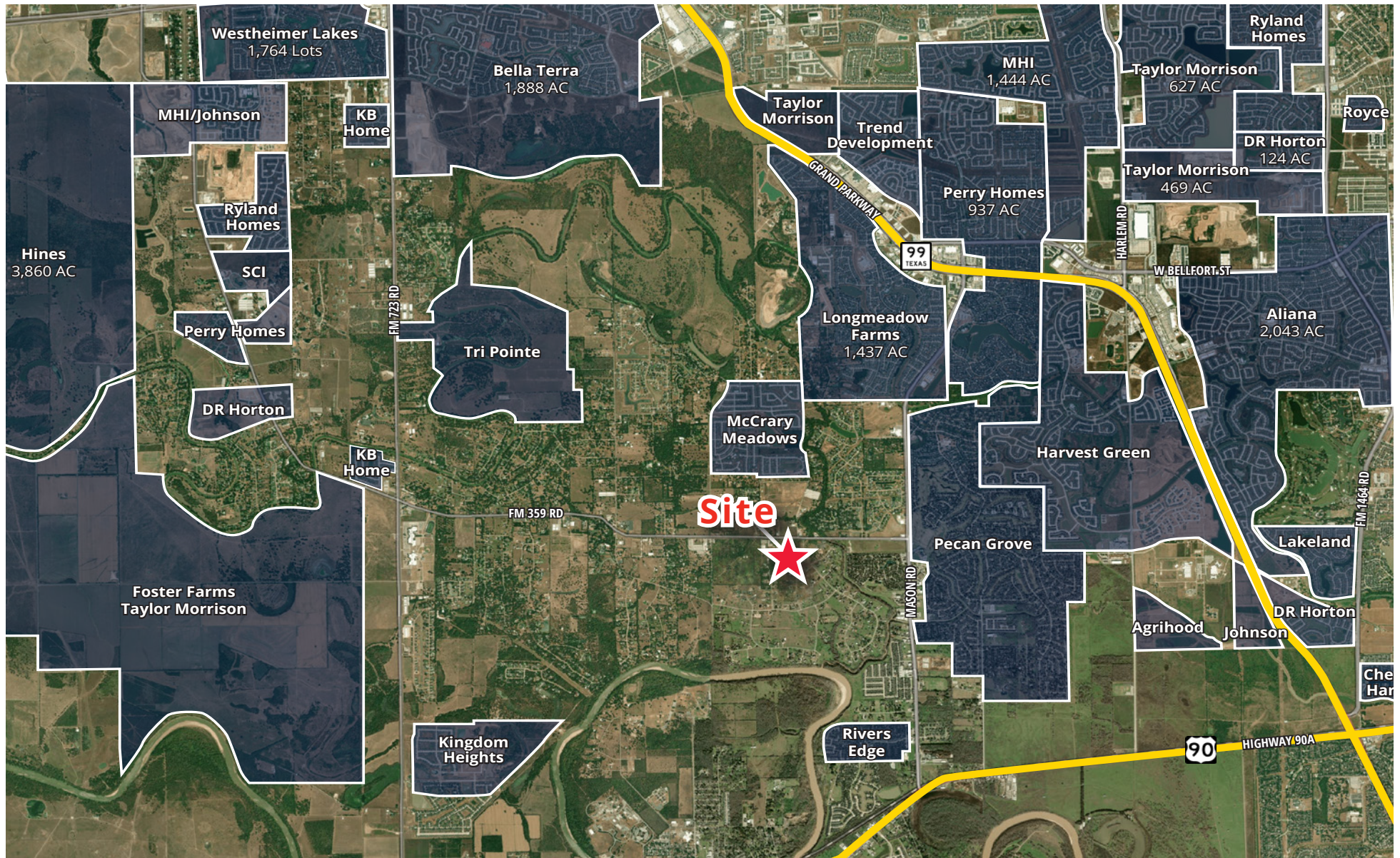
PROPERTY AERIAL

3713 FM 359 Rd
Richmond, TX 77406



AREA DEVELOPMENT

3713 FM 359 Rd
Richmond, TX 77406



AREA RETAIL DEVELOPMENT

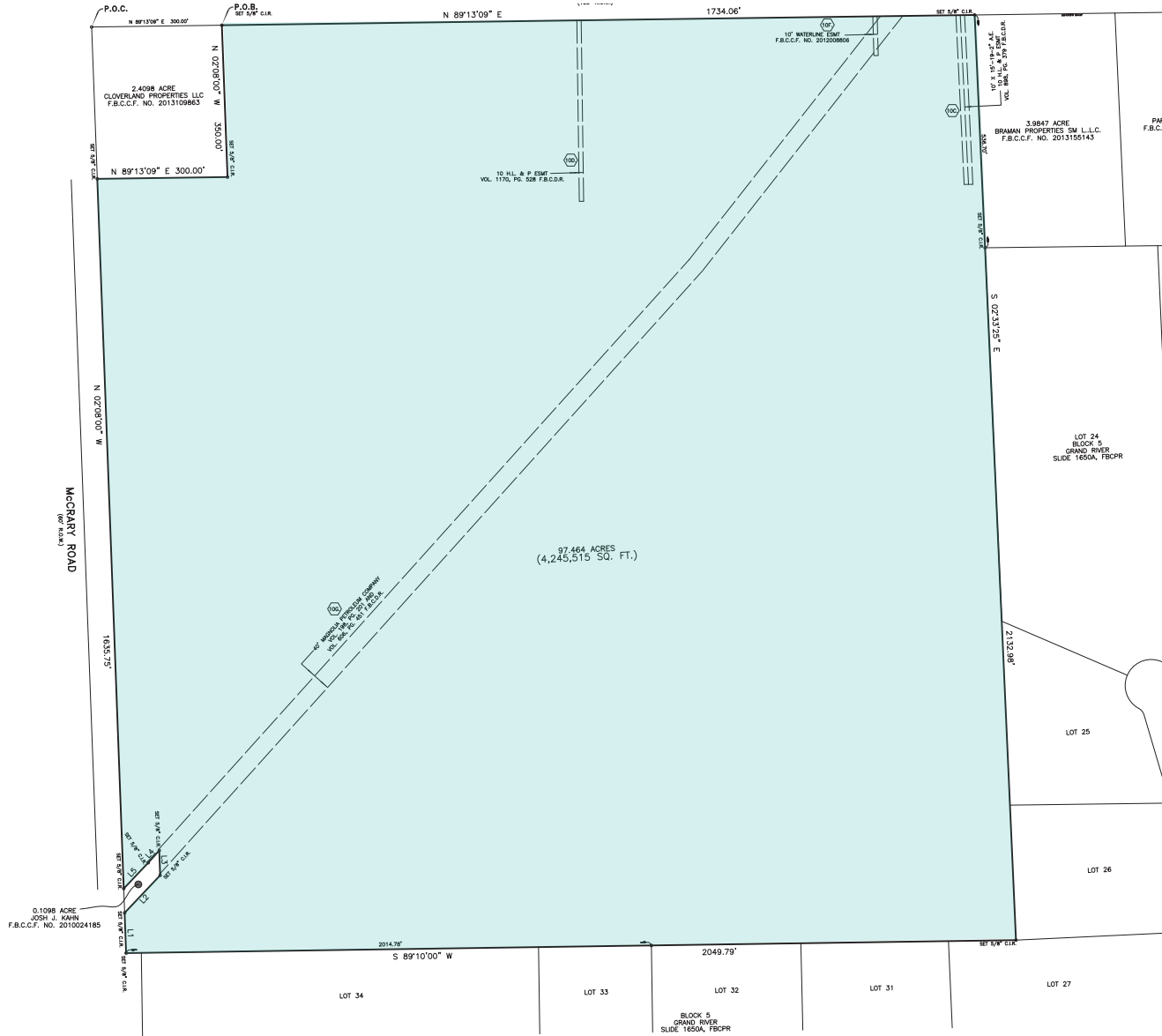
3713 FM 359 Rd
Richmond, TX 77406



SURVEY

97.48 Acres

3713 FM 359 Rd
Richmond, TX 77406



SITE PLAN

97.48 Acres

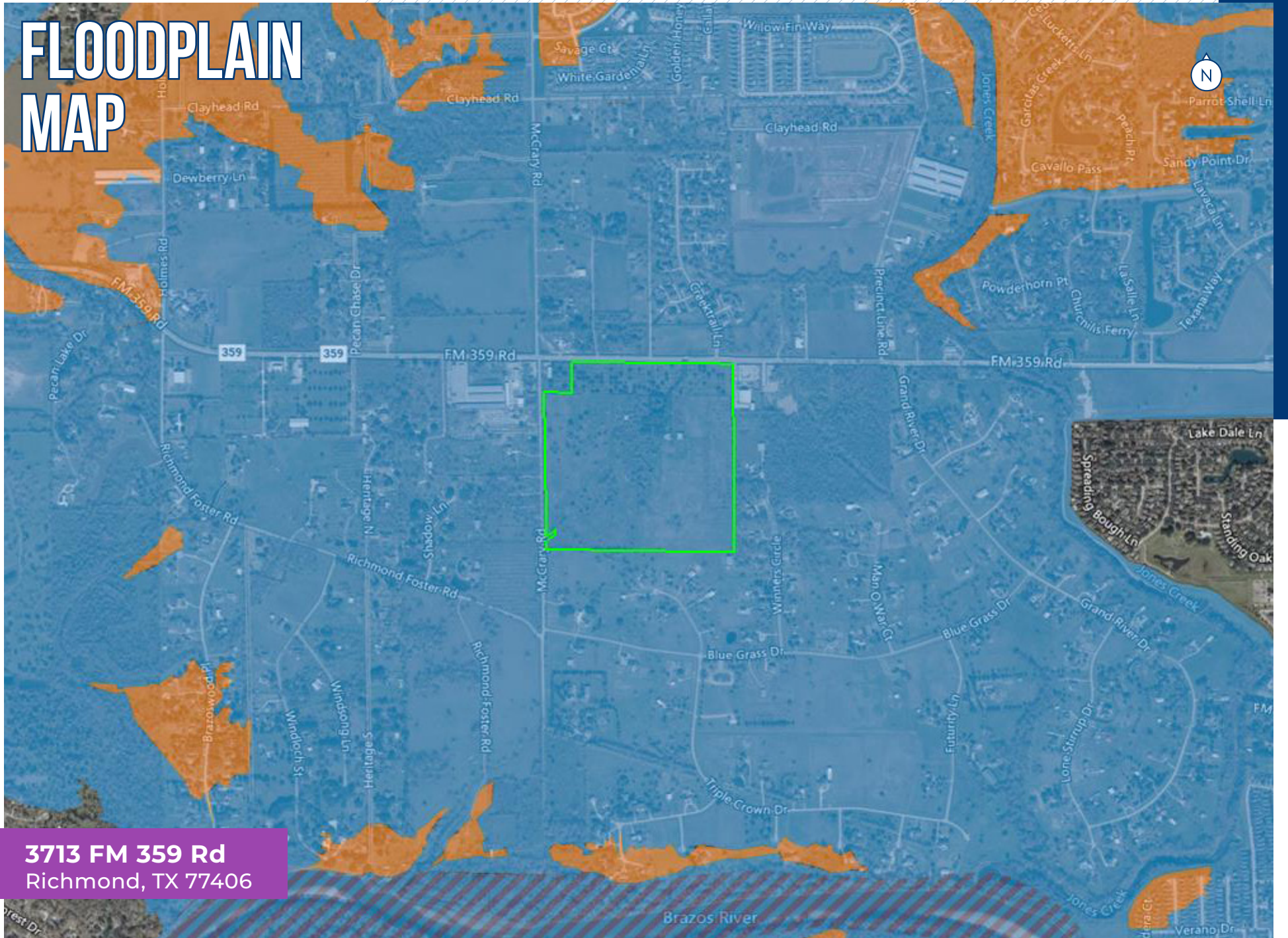
3713 FM 359 Rd
Richmond, TX 77406



REIMBURSABLE ACREAGE	
ACREAGE	LAND USE
20.22	DETENTION
2.58	PARK
12.13	INTERNAL STREET R.O.W.
1.39	MCCRARY ROAD R.O.W.
TOTAL	36.32

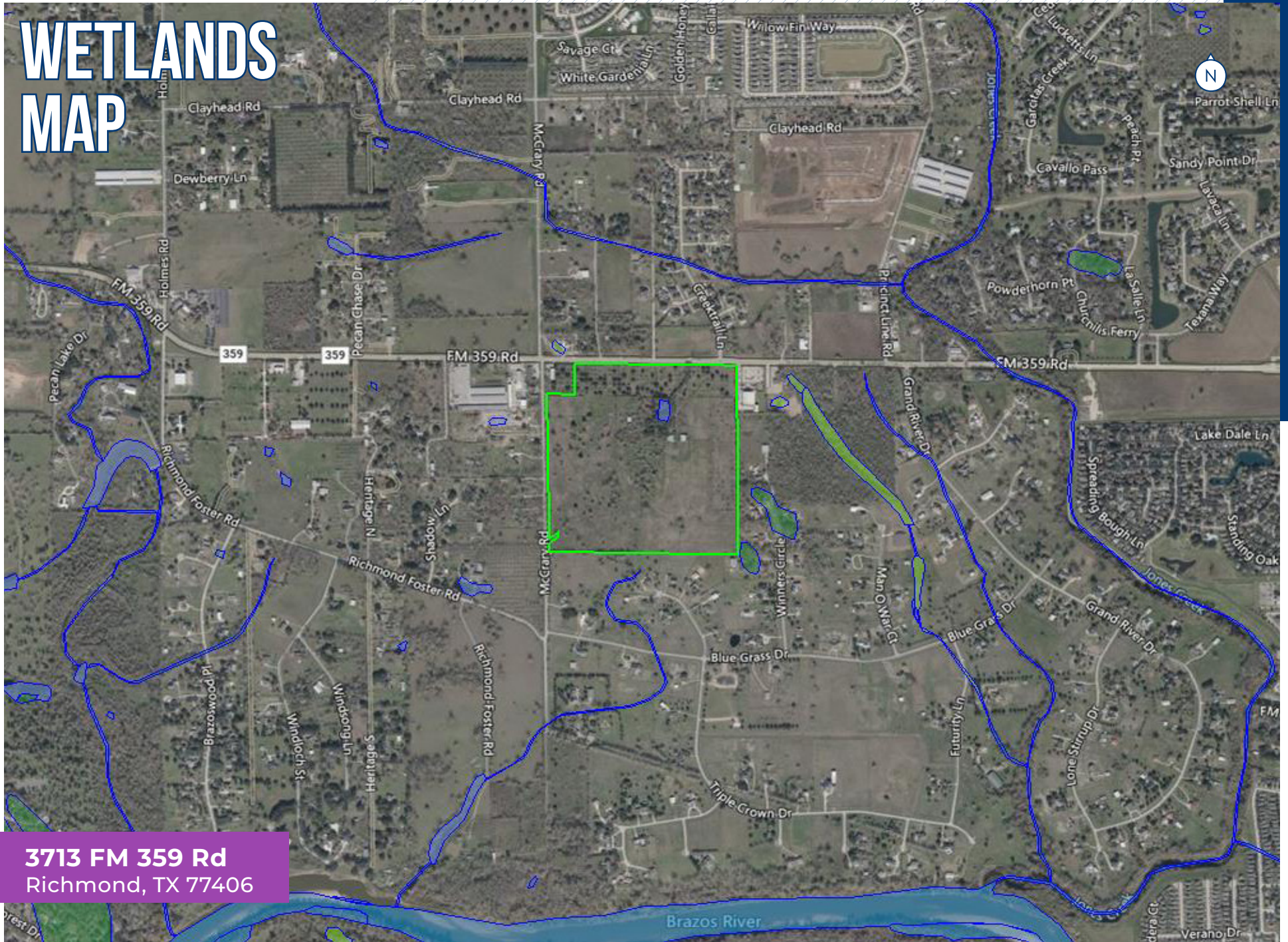


FLOODPLAIN MAP



3713 FM 359 Rd
Richmond, TX 77406

WETLANDS MAP



3713 FM 359 Rd
Richmond, TX 77406

MARKET OVERVIEW

5 mile radius

Household & population characteristics



\$114,871

Median household income



\$422,065

Median home value



76.6%

Owner occupied housing units



36.3

Median age



50.0%

Female population



62.4%

% Married (age 15 or older)

Annual lifestyle spending



\$4,392

Travel



\$49

Tickets to Movies



\$134

Theatre/Operas/Concerts



\$123

Admission to Sports Events



\$12

Online Gaming Services

Households & population



140,812

Current total population



161,838

5 Year total population



45,572

Current total households



53,110

5 year total households

Education

7%

No high school diploma



18%

High school graduate



26%

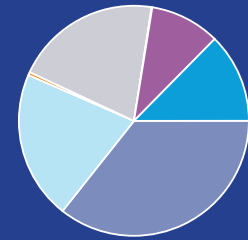
Some college



50%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



2,954

Total businesses



26,269

Total employees

Annual household spending



\$2,987

Apparel & Services



\$274

Computers & Hardware



\$5,041

Eating Out



\$8,534

Groceries



\$9,002

Health Care

Employment



78%

White collar



13%

Blue collar



9%

Services

3.1%

Unemployment rate



For more information, contact:

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Colliers International Houston, Inc.	<u>29114</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.

<u>houston.info@colliers.com</u>	<u>+1 713 222 2111</u>
Email	Phone

<u>Daniel Patrick Rice</u>	<u>811065</u>
Designated Broker of Firm	License No.

<u>danny.rice@colliers.com</u>	<u>+1 713 830 2134</u>
Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.
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Email	Phone
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<u>Harrison Kane</u>	<u>644073</u>
Sales Agent/Associate's Name	License No.

<u>harrison.kane@colliers.com</u>	<u>+1 713 835 0074</u>
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date