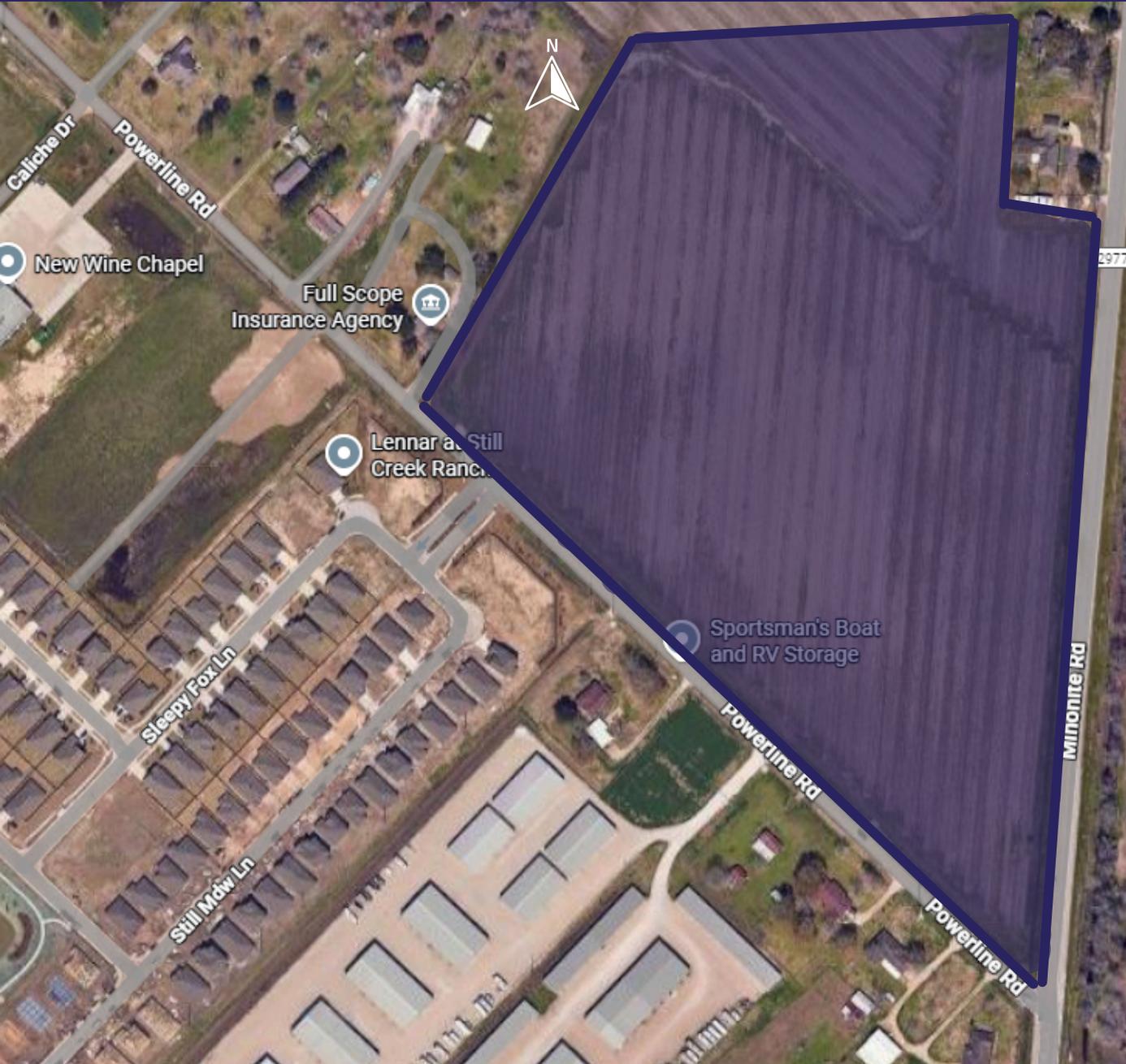


30+ AC PRIME DEVELOPMENT TRACT

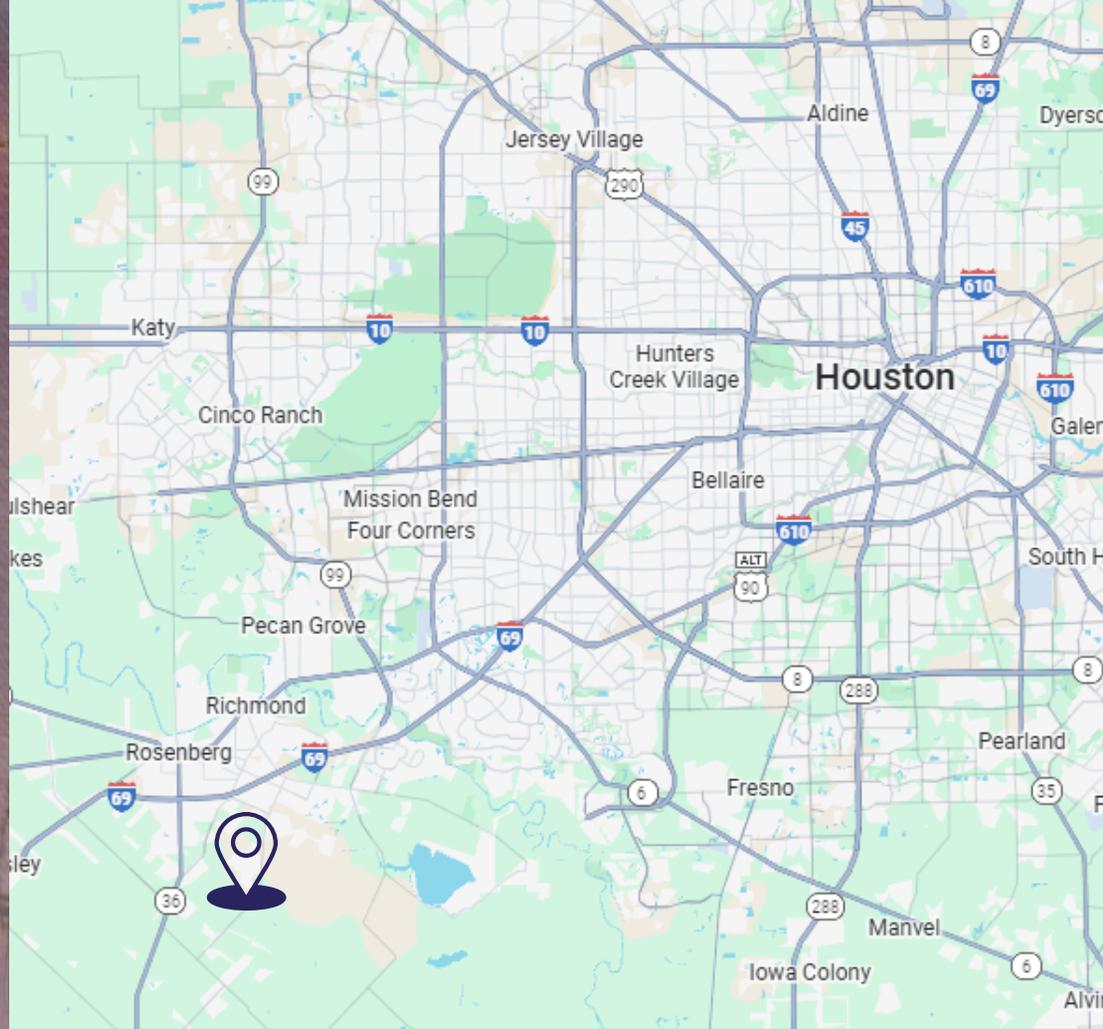
HARD CORNER • FM 2977 GROWTH CORRIDOR
RICHMOND | FORT BEND COUNTY, TX



- **±1,200+ FT Frontage on FM 2977**
- **Outside Floodplain**
- **Major Residential Growth Path**

CONTACT

Neha Abassi
VP of Sales and Leasing
(832) 868-0303
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PROPERTY SPECS

ACCESS & FRONTAGE

- FM 2977 Frontage: ±1,200+ FT
- Powerline Rd Frontage: ±1,580 FT
- Curb cuts: 1 on Powerline Rd | TBD on 2977

ENTITLEMENTS

- Current Zoning: AG
- Jurisdiction: Fort Bend County / ETJ
- Floodplain: Zone X (Outside Floodplain)

UTILITIES

- Utilities in vicinity – buyer to extend

DEVELOPMENT POTENTIAL

- Retail Pads
- C-Store + QSR
- Townhome / BTR
- Self Storage
- Industrial Flex

PRICE: CALL BROKER

**TOTAL SIZE: 30.823
ACRES (1,342,650 SF)**

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30+ AC PRIME DEVELOPMENT TRACT

HARD CORNER • FM 2977 GROWTH CORRIDOR
RICHMOND | FORT BEND COUNTY, TX

INVESTMENT HIGHLIGHTS



- **Hard Corner Location on FM 2977**

Prominent visibility at a signalized intersection within a rapidly expanding growth corridor.

- **Strong Residential Rooftop Growth**

Surrounded by expanding single-family subdivisions including Drabek Farms, Dockal Farms, Walnut Creek, and Sunrise Meadow, driving sustained demand for retail and services.

- **Proximity to Lamar CISD Schools**

Multiple nearby schools along FM 2977 support consistent daily traffic, household stability, and long-term residential growth.

- **Infrastructure & Roadway Improvements**

FM 2977 widening and ongoing infrastructure investment enhance accessibility and long-term corridor viability.

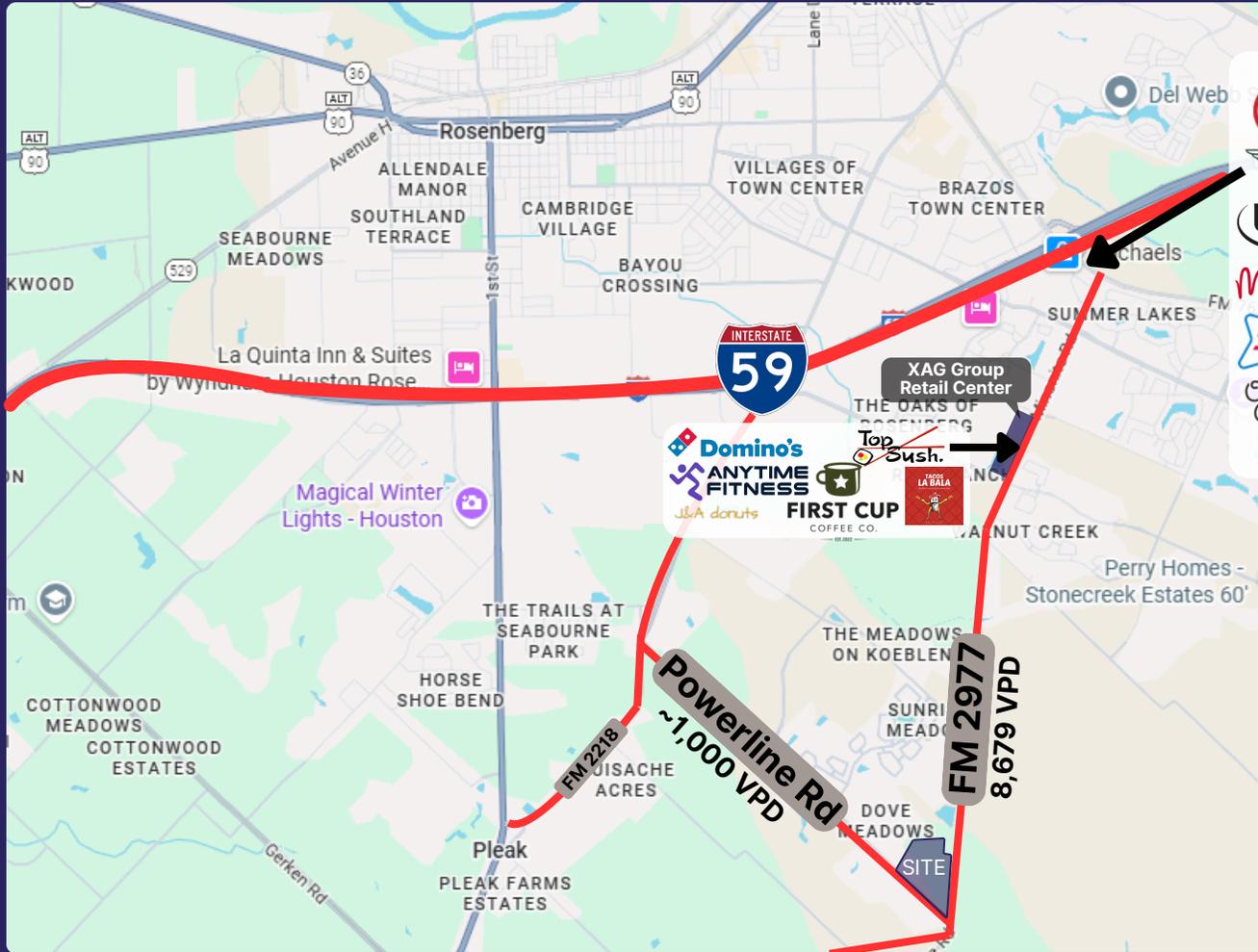
- **Outside Floodplain (Zone X)**

Developable land with reduced entitlement risk and improved build efficiency.

- **Flexible Development & Exit Strategies**

Site supports a wide range of uses including **retail pads, C-store/QSR, medical, BTR, and mixed-use**, appealing to both developers and long-term investors.

NATIONAL RETAILERS + DEMOGRAPHICS



AREA DRIVERS

- FM 2977 Roadway Improvements**
 Planned widening and infrastructure upgrades supporting long-term corridor growth.
- Multi-Corridor Connectivity**
 Access to FM 2218 and I-69 / Hwy 59 strengthens regional circulation and visibility.
- Accelerating Residential Growth**
 Surrounding subdivisions continue to deliver new rooftops driving daily traffic and demand.
- Lamar CISD Schools Nearby**
 Schools along FM 2977 act as consistent traffic generators and support household stability.
- Limited Large Retail Sites**
 Few remaining large, contiguous tracts create high barriers to entry for new retail supply.

	3 MILE	5 MILE
Population (2024)	16,700	63,600
Population Growth (2024-2029)	+23.6%	+22.0%
Avg Household Income	\$85.5K	\$75.5K
Housing Starts / Growth	+24% households '24-'29	+22.6% households '24-'29

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Information About Brokerage Services

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>XAG Properties, LLC</u>	<u>9009836</u>	<u>info@xagproperties.com</u>	<u>346-843-1281</u>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Rick E. Gutierrez</u>	<u>464315</u>	<u>rickg@xagproperties.com</u>	<u>346-843-1281</u>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Neha Abassi</u>	<u>709116</u>	<u>neha.a@xagproperties.com</u>	<u>(832) 868-0303</u>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



30 ACRES

FM 2977 & POWERLINE RD
RICHMOND, TX 77469

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