



**For Sale
or Ground
Lease**

NewQuest

±10.18 ACRES - HWY 90A & MANDOLA FARMS RD

SWC of Hwy 90A and Mandola Farms Rd | Richmond, Texas
Ideal Commercial Development Site in Fort Bend County

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Project Highlights

±10.18 Acres Available For Sale or Ground Lease in Richmond, Texas

- Multiple commercial reserve tracts controlling the primary entrance to Mandola Farms, located at the intersection of Mandola Farms Drive and Highway 90 in Richmond, Texas
- Primary commercial frontage and visibility along Highway 90, a major east-west arterial serving Richmond, Rosenberg, Sugar Land, and eastern Fort Bend County
- Highway 90 exposure with proximity to SH 99 (Grand Parkway), providing regional east-west and north-south connectivity across Fort Bend County and Greater Houston
- Located within high growth residential growth corridor, surrounded by continued development along the Highway 90 corridor in eastern Fort Bend County
- Well-suited for neighborhood retail, service, medical, or professional uses serving area residents and daily needs
- Ideal for developers, owner-users, or long-term investors seeking commercial opportunities with strong traffic exposure and growth fundamentals

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Approximate Size:	±10.18 acres
Price:	Contact Broker for Pricing
School District:	Lamar Consolidated ISD
Traffic Counts:	Approx. +31,794 VPD on Highway 90A



63% POPULATION GROWTH
within 1 mile from 2020 to 2025

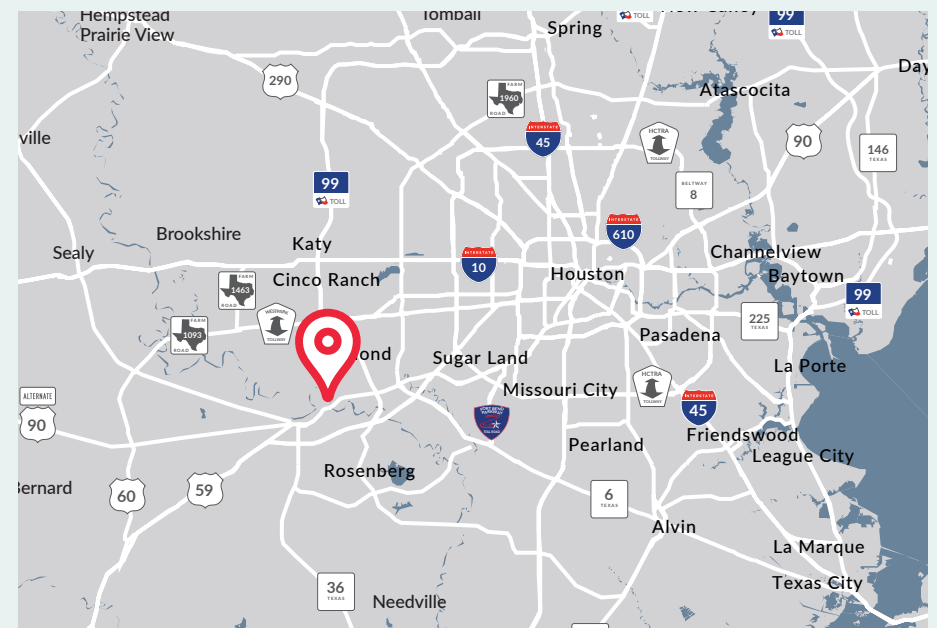


\$141K AVERAGE HOUSEHOLD INCOME
within 5 miles



178,049 POPULATION
within 5 miles

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26





TxDOT Traffic Counts as of 2024

04.26 | 01.25



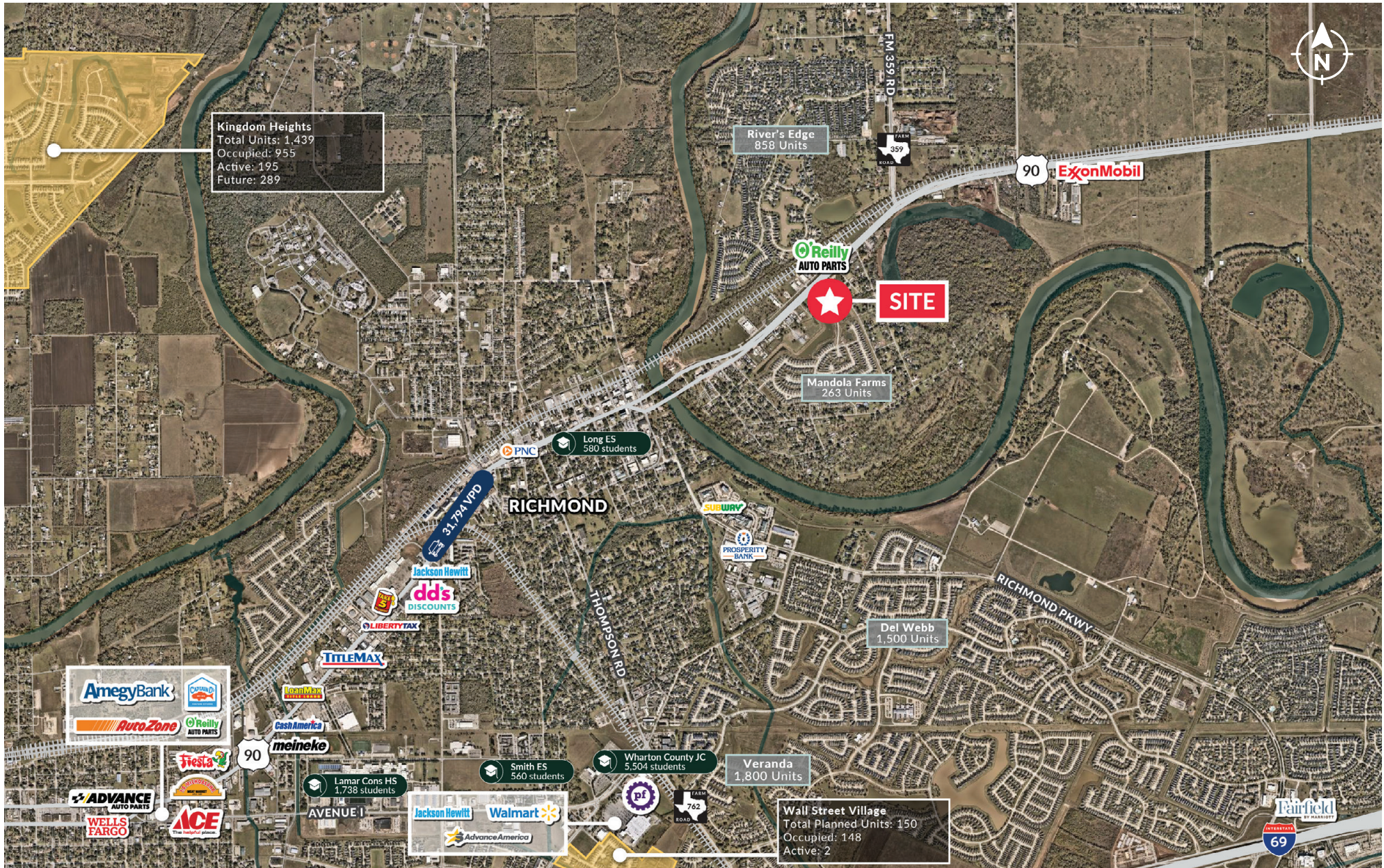
TxDOT Traffic Counts as of 2024

04.26 | 01.25



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Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,031	18,076	58,705
Current Population	6,164	51,250	178,049
2020 Census Average Persons per Household	3.03	2.84	3.03
2020 Census Population	3,771	45,253	146,840
Population Growth 2020 to 2025	63.46%	13.25%	21.25%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	12.25%	30.06%	20.65%
2 Person Households	32.23%	27.18%	28.94%
3+ Person Households	55.52%	42.76%	50.41%
Owner-Occupied Housing Units	74.84%	67.22%	72.27%
Renter-Occupied Housing Units	25.16%	32.78%	27.73%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	37.03%	42.03%	38.03%
Black or African American	19.22%	19.76%	18.96%
Asian or Pacific Islander	7.85%	11.48%	19.46%
Other Races	35.30%	26.22%	23.05%
Hispanic	43.42%	33.85%	28.67%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$120,338	\$117,111	\$140,923
Median Household Income	\$110,322	\$98,260	\$117,471
Per Capita Income	\$39,398	\$43,572	\$47,779
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	17.48%	21.16%	19.20%
Estimated Bachelor's Degree	26.23%	25.22%	26.36%
Estimated Graduate Degree	10.32%	14.29%	18.24%
AGE	1 MILE	3 MILES	5 MILES
Median Age	36.2	39.4	37.5

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Sales Agent/Associate's Name	License No.	Email	Phone
Kelsey Olsen	796140	kelsey.olsen@newquest.com	281.640.7127
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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