

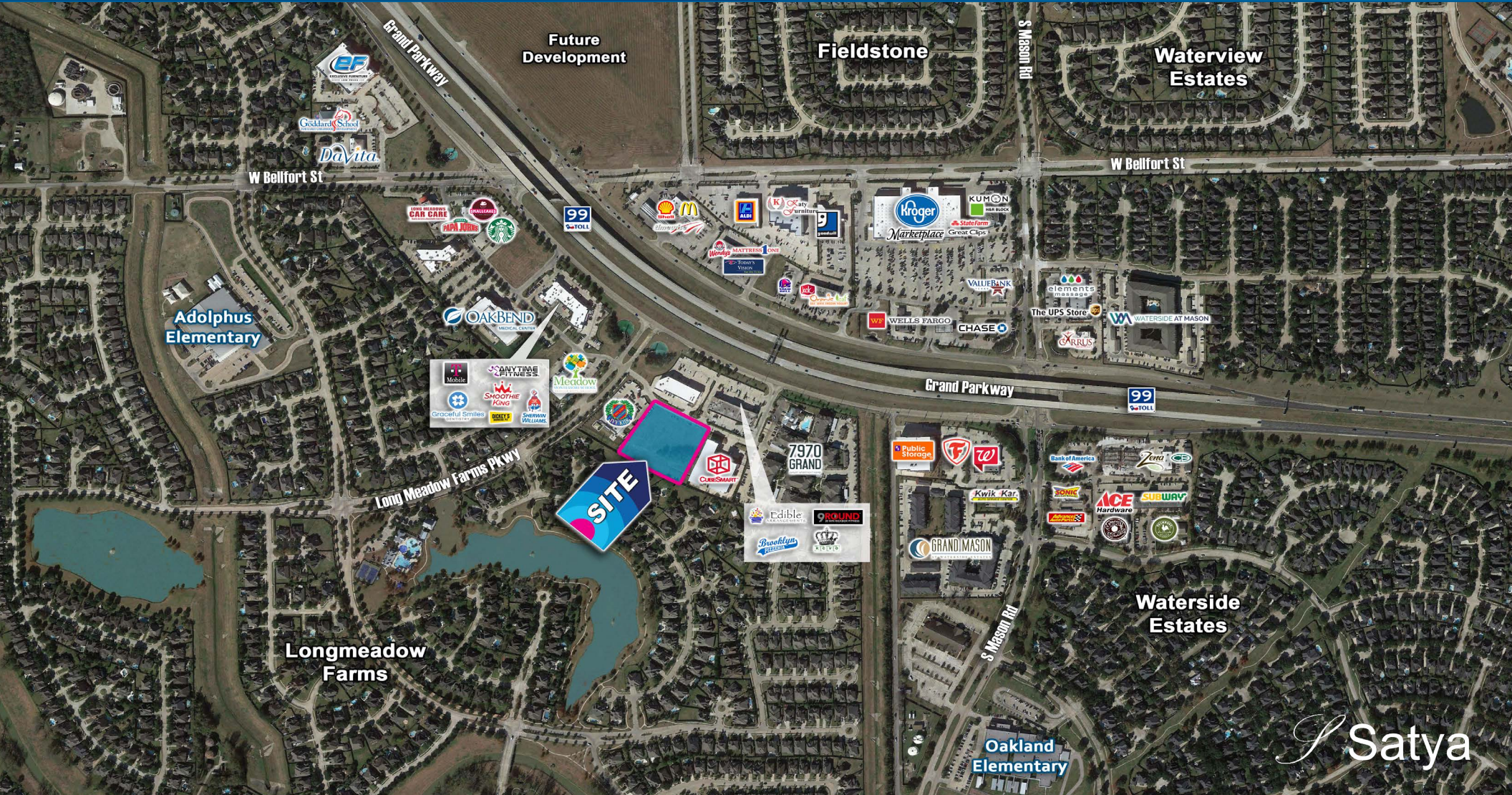


FOR SALE

GRAND PKWY & LONG MEADOW FARMS

LAND FOR SALE

SWC GRAND PKWY & LONG MEADOW FARMS PKWY
RICHMOND, TEXAS 77406



Satya

JOSH JACOBS
713.230.8882 | jj@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

TRIPP KIMBALL
713.230.8862 | tk@blueoxgroup.com

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GRAND PKWY & LONG MEADOW FARMS LAND

LOCATION

SWQ Grand Pkwy & Long Meadow Farms Pkwy,
Richmond, Texas 77406

SIZE

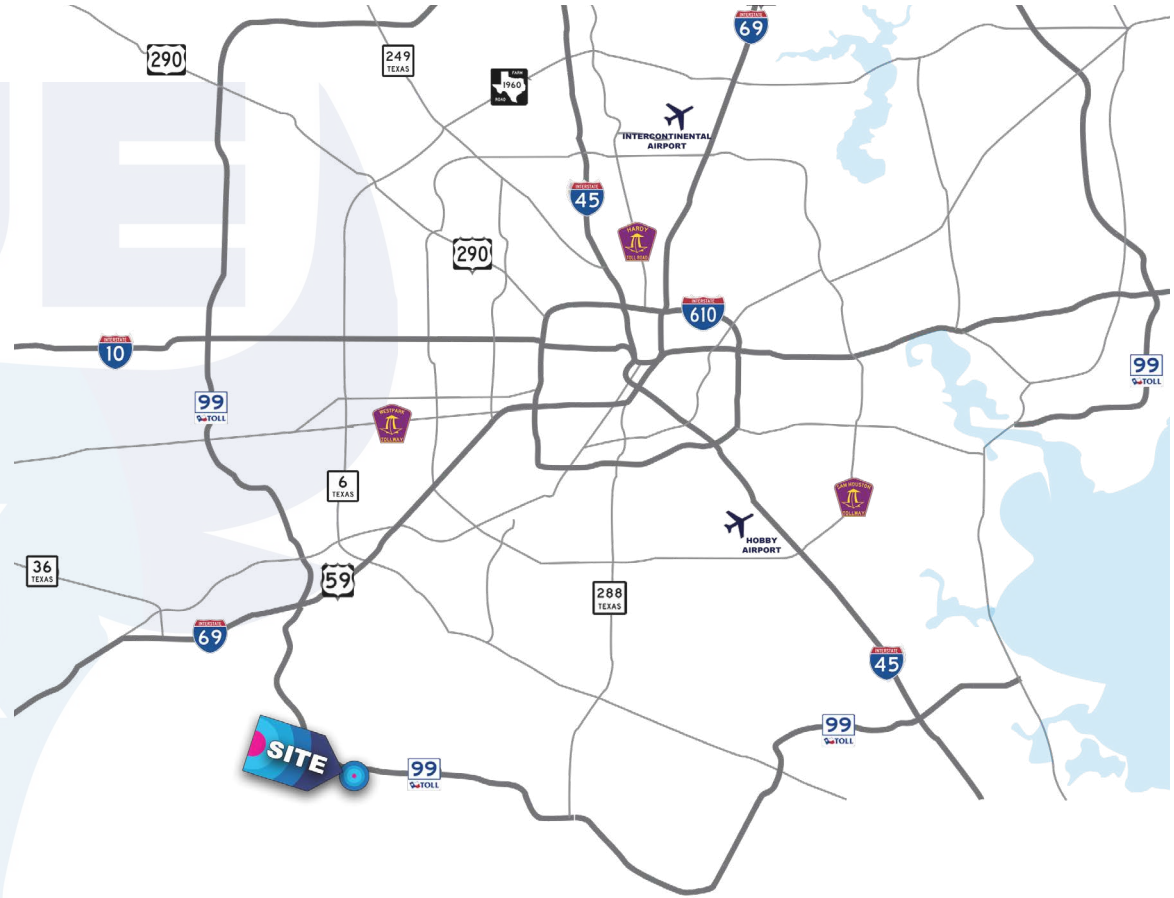
±3.3 Acres (divisible)

PRICE

\$16.00 PSF

HIGHLIGHTS

- Multiple access points off of Grand Parkway
- Located at the entrance to Long Meadow Farms subdivision
- Cross access drives provide direct access to the Grand Parkway feeder
- One of the last remaining sites in the trade area
- Site is located in the City of Richmond, in Fort Bend County
- In Fort Bend ISD
- 2018 Property Tax Rate: 2.639%
- Not in a flood plain
- Mud District: Mud 146



2019 DEMOGRAPHICS

	Total Population	5 Year Pro. Growth	Average HH Income
1 mi	10,865	27.9%	\$140,211
3 mi	65,107	24.2%	\$122,173
5 mi	175,698	19.05%	\$122,776

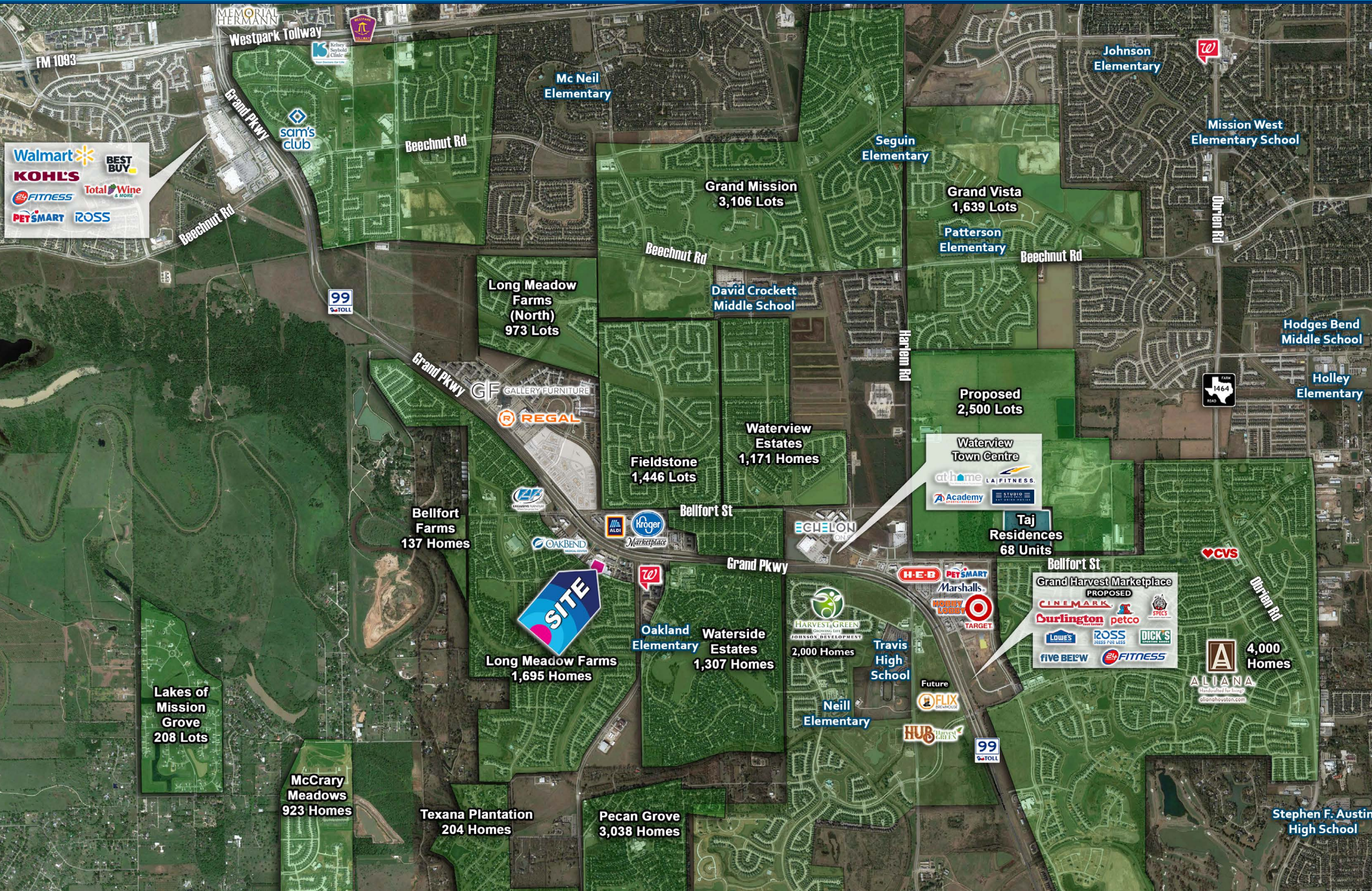
TRAFFIC COUNTS

(TXDOT)

GRAND PKWY EAST OF SITE:
46,911 VPD ('18)

BELFORT ST:
10,140 VPD ('16)

GRAND PKWY & LONG MEADOW FARMS LAND



GRAND PKWY & LONG MEADOW FARMS LAND

The map displays a section of Grand Parkway and Long Meadow Farms. A blue highlighted area indicates 3.3 AC of available, divisible land. Surrounding features include a Medical Office, a Monument Sign, and a Shopping Center for Lease. The Shopping Center includes Brooklyn Pizzeria, Edible Arrangements, 9Round 30 Min Kickbox Fitness, and Imperial Spirits Co. A large sign for 7970 Grand Luxury Apartment Homes with 210 units is also shown. Other landmarks include the Ivy Kids Early Learning Center and a Storage facility.

3.3 AC Available (divisible)

Medical Office

Monument Sign

7970 GRAND
LUXURY APARTMENT HOMES
210 UNITS

SHOPPING CENTER FOR LEASE

- BROOKLYN Pizzeria
- Edible ARRANGEMENTS
- 9ROUND 30 MIN KICKBOX FITNESS
- Imperial Spirits Co.

IVY KIDS EARLY LEARNING CENTER EST 2003

STORAGE

GRAND PARKWAY

LONG MEADOW

FARMER ROAD



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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

9009549

License No.

448255

License No.

jj@blueoxgroup.com

Email

jj@blueoxgroup.com

Email

713.804.7777

Phone

713.230.8882

Phone

Licensed Supervisor of Sales Agent/ Associate

John P. Kimball III

Sales Agent/Associate's Name

License No.

533691

License No.

Email

tk@blueoxgroup.com

Email

Phone

713.230.8862

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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