



LAND FOR SALE

5715 Sawmill Road
Needville, TX 77461

+ 51 Acre Development Opportunity
Price: \$2,200,000

[CLICK TO VIEW VIDEO TOUR](#)

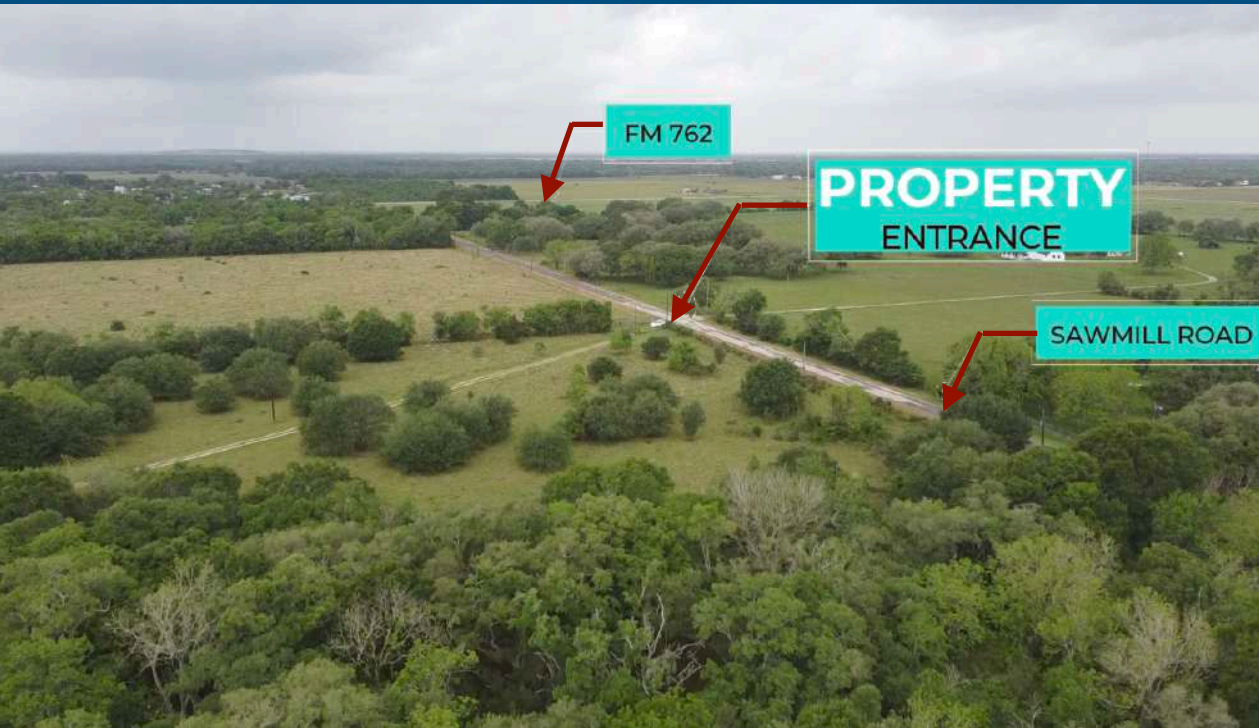
STEVEN M. SELTZER

(713) 816-8472 (C)

sseltzer@secovington.com



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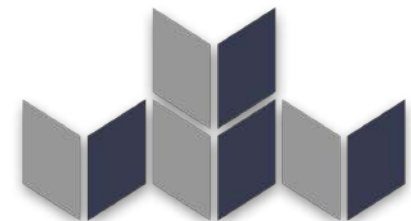
PROPERTY OVERVIEW

5715 Sawmill Road is a \pm 51 acre tract located along the south line of Sawmill Road east of F.M. 762 Road in an unincorporated part of Needville, Fort Bend County, Texas. The property is approximately one and one-half miles from the future SH 99 Grand Parkway Extension.

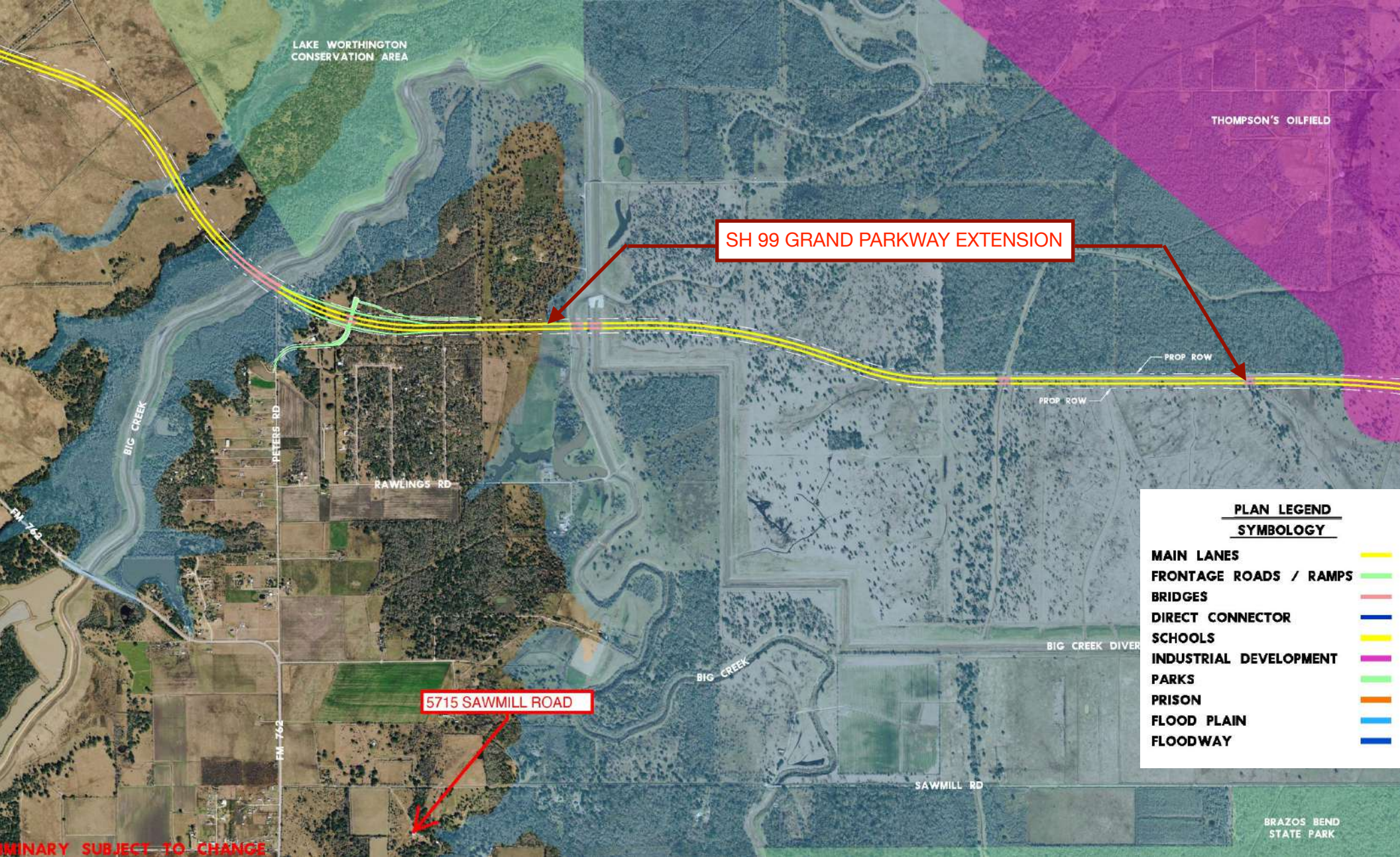
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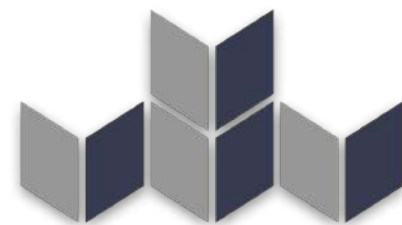
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SH 99 GRAND PARKWAY EXTENSION

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SUMMARY OF SALIENT FACTS AND CONCLUSIONS

- Map Reference: Key 688W
- Census Tract: 6756.00
- Land Data: Gross Land Area: 51.6988 Acres or 2,252,000 Square Feet
- Flood Hazards: Zone AE; partially inside the 100-year Floodplain
- Zoning/Restrictions: No zoning
- Easements/Encroachments: Typical utility; Coastal States petroleum pipeline; 1.0286 Acre in Sawmill Road

- Public Utilities: No water/wastewater, public gas; private well & septic system & on-site propane tank.
- Legal Description: The subject is legally described as follows: Being a 51.6988 Acres (2,252,000 square feet) of land situated in the George Menefee Survey, Abstract 389, Fort Bend County, Texas.



AREA ANALYSIS

The market area for the subject is considered to be the Houston-Galveston-Brazoria Consolidated Metropolitan Statistical Area (CMSA). The Houston-Galveston-Brazoria CMSA contains three Primary Metropolitan Statistical Areas (PMSA): Houston (Chambers, Fort Bend, Harris, Liberty, Montgomery and Waller Counties), Galveston-Texas City (Galveston County), and Brazoria (Brazoria County).

According to the Market Report: Houston-The Woodlands-Sugar Land, TX CBSA dated January 2022 published by Zonda and based on the Metrostudy Market Summary Report Houston 3Q21, demand and new home activity in Houston remains strong. New home starts are set to have peaked in 2021 with a slower pace projected for 2022 only because Houston does not have the lot supply for more. In 3rd quarter 2021 Houston recorded its lowest ever months' supply of vacant developed lots. More resale and speculative inventory is expected to come on line, portending more moderate price increases.

The Houston metropolitan area has regained 68% of its initial pandemic job losses, however job sectors tied to Houston's outsized oil industry are the least recovered, with the Omicron variant presenting an uncertain outlook for oil demand. The median closing price for a new detached home in the Houston MSA decreased 6.9% from 2020 to \$267,000 in November 2021. Homes priced between \$240,000 and \$320,000 experienced the most closing activity over the past year. The new home affordability ratio for a detached home reached 63.6% in November. New home closings experienced a 0.3% year-over-year decrease to an annualized rate of 26,302 units in November. Existing home closings for the same period posted a year-over-year gain of 13.5% to an annualized rate of 102,758 units. Total residential building activity increased 3.7% to an annualized rate of 68,119 units. In the 12-month period ending November 2021, single family building permit issuance increased 13.2% to 52,630 units, while multi-family permit issuance decreased 19.3% to 15,489 units.

TOPOGRAPHY

The subject site generally level and appears to have adequate drainage, at approximately 88 to 89 feet above mean sea level and at grade with Highway 36. There was no standing surface water observed during our on-site inspection. The characteristics of the subject soil are apparently conducive to construction, as is evidenced by surrounding development. The subject site is not located in an area of known seismic activity.

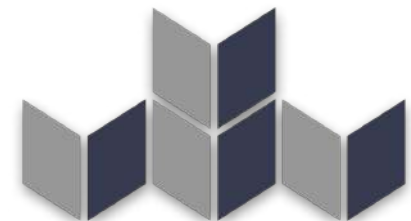
PHYSICAL CHARACTERISTICS

According to the surveys provided and supported by Fort Bend County Appraisal public information, the subject site contains approximately 51.6988 acres or 2,252,000 square feet of land area. The subject is "L" shaped and functional with 919.16 feet of frontage on Sawmill Road along its northern boundary, with a minimum depth of 1,462.61 feet along its eastern boundary with no frontage on Sawmill Road and a maximum depth of 2,066.90 feet along its western boundary with frontage on Sawmill Road, indicating an average frontage to depth ratio of 0.52-to-one. The property is located inside the city limits of Needville, Texas.

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FLOODPLAIN

According to the Hazards Map provided via MapPro, Inc., based on the Federal Emergency Management Agency's Flood Insurance Rate Map for Montgomery County, Texas, and incorporated areas, Map Number 48157C0425M, effective date 01/29/2021, the subject site is located partially within the shaded portions of Zone AE; with approximately 30% of the property located within areas inside the designated 100-year flood hazard areas.

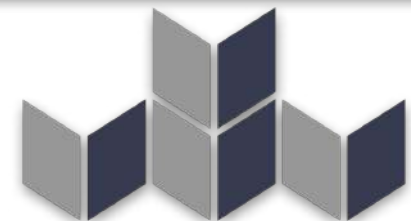
RESTRICTIONS

The subject is located in an unincorporated part of Needville in Fort Bend County. It is not subject to zoning ordinances.

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COMMERCIAL REAL ESTATE SERVICES



STEVEN M. SELTZER

(713) 816-8472 (C)

sseltzer@secovington.com



SCOTT E. COVINGTON

(713) 858-1115 (C)

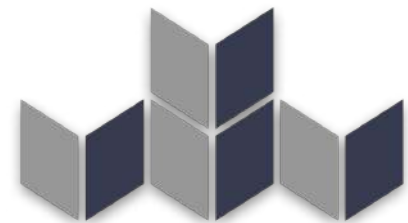
(713) 974-7600 (O)

scovington@secovington.com

S. E. COVINGTON & COMPANY

4669 Southwest Freeway, Suite 800

Houston, TX 77027



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S. E. COVINGTON AND COMPANY
 4669 SOUTHWEST FREEWAY, SUITE 800
 HOUSTON, TEXAS 77027
 713.974.7600 – OFFICE

11-2-2015



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.

S.E. Covington & Company, Inc.	395512	scovington@secovington.com	713-974-7600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott E. Covington	345047	scovington@secovington.com	713-858-1115
Designated Broker of Firm	License No.	Email	Phone
Scott E. Covington	345047	scovington@secovington.com	713-858-1115
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Steven M. Seltzer	324142	sseltzer@secovington.com	713-816-8472
Sales Agent/Associate's Name	License No.	Email	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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