

COMMERCIAL & RESIDENTIAL LAND DEVELOPMENT OPPORTUNITY

SH-99 GRAND PKWY EXPANSION PROJECT SPLITTING 47.9509 ACRES

FM 762, RICHMOND, TX 77469, FORT BEND COUNTY



DEVELOPMENT ANALYSIS

KELLER WILLIAMS HOUSTON

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Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

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Commercial Realtor
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0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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6600 FM 762 ROAD



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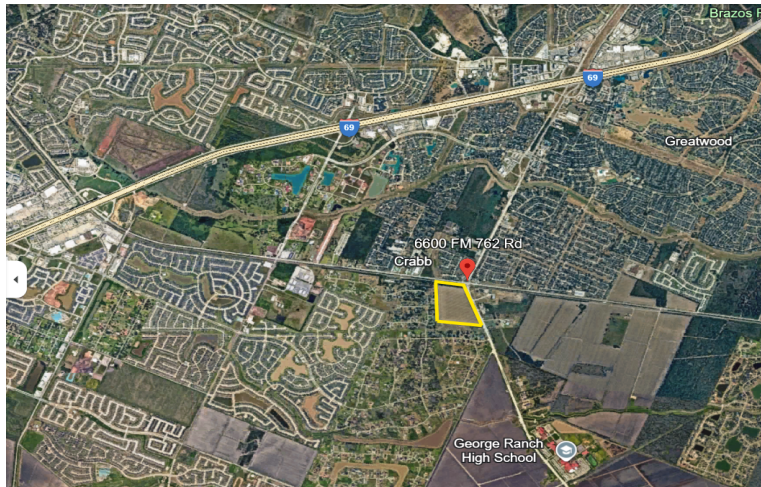
LOCATION & HIGHLIGHTS

6600 FM 762 ROAD



LOCATION INFORMATION

Building Name: SH-99 splitting Richmond Land- 47.9509 AC
Street Address: Fm 762 & Crabb River Road
City, State, Zip: Richmond, TX, 77469
County: Fort Bend County
Market: Sugar Land
Sub-market: Southwest Houston
Cross Streets: Crabb River Road
Signal Intersection: SWC 0 Fm 762/Fm 2759 (Crabb River Road)



LOCATION OVERVIEW

2 parcels, 47.46 Acres Total with 13.91 Acres being allocated towards the SH-99 Expansion Project & near the 59/69 Southwest Fwy. APN #'s: 0049-00-000-0451-901, 0049-00-000-0450-901.

PROPERTY HIGHLIGHTS

- Commercial Land Development Opportunity located directly on the SH-99 Grand Parkway Expansion Project, SH-59/69 at Crabb River Rd in Richmond, TX.
- The land consists of 2-parcels, 47.9509 acres total, being split by the SH-99 Grand Pkwy Project (13.91 acres).
- Front +/-7.25 acres NE section along Crabb River Road; Middle section of +/-13.91 acres SH-99 Grand Pkwy Expansion Project; Rear SW section of +/-26.3 acres.
- Approximately 1,830' of frontage along FM 762/Crabb River Road and outside of the Flood Zone (Zone X).
- Flyover roadway proposed for the SH-99 Grand Parkway Expansion Project in order to clear the railroad tracks.
- Close to the Memorial Hermann Sugar Land Hospital, Costco, The Home Depot, Walmart Supercenter, and more.
- Multitude of new construction Commercial & Residential Development throughout the area make this an outstanding real estate investment!



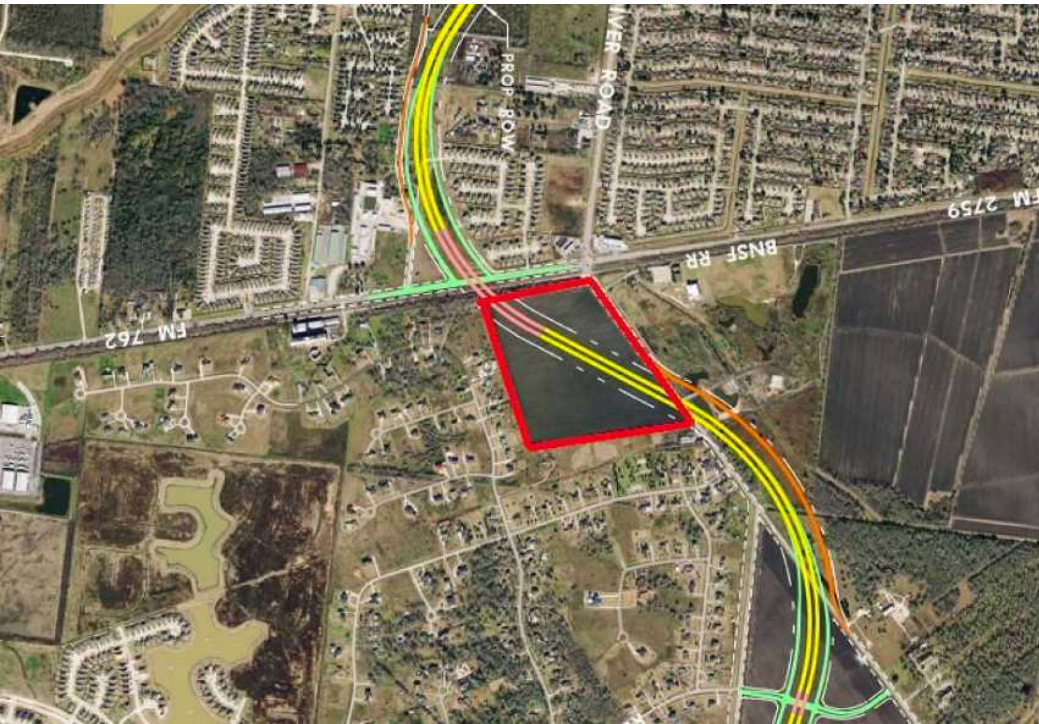
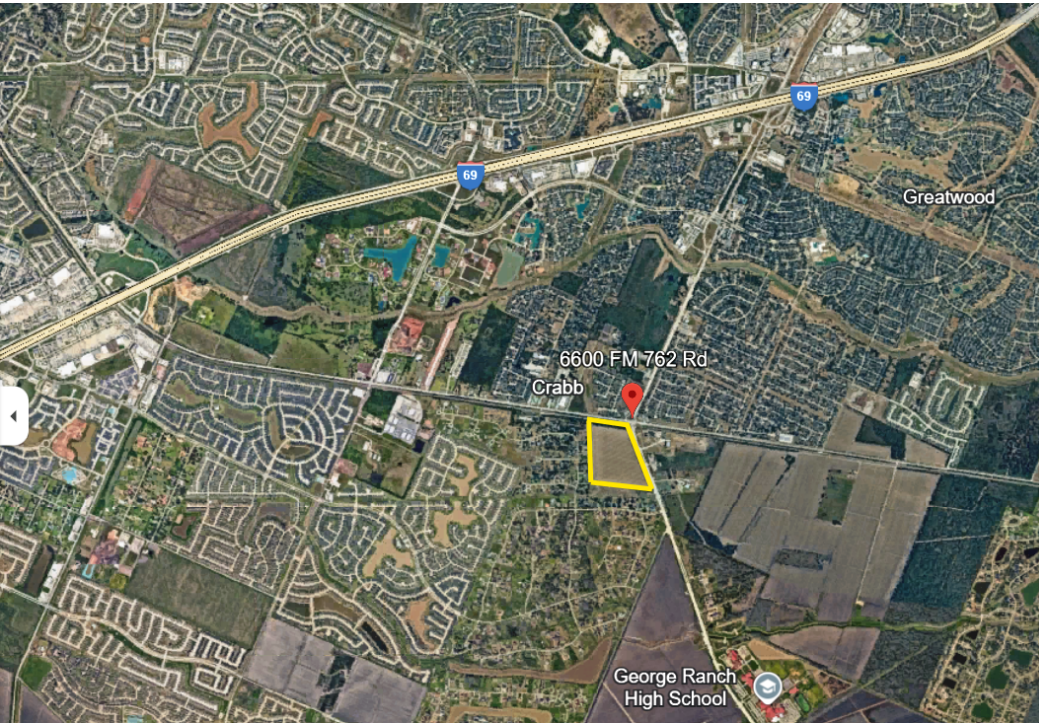
PROPERTY PHOTOS

SH-99 GRAND PKWY EXPANSION PROJECT SPLITTING 47.9509 AC- FM 762, RICHMOND, TX 77469, FORT BEND COUNTY



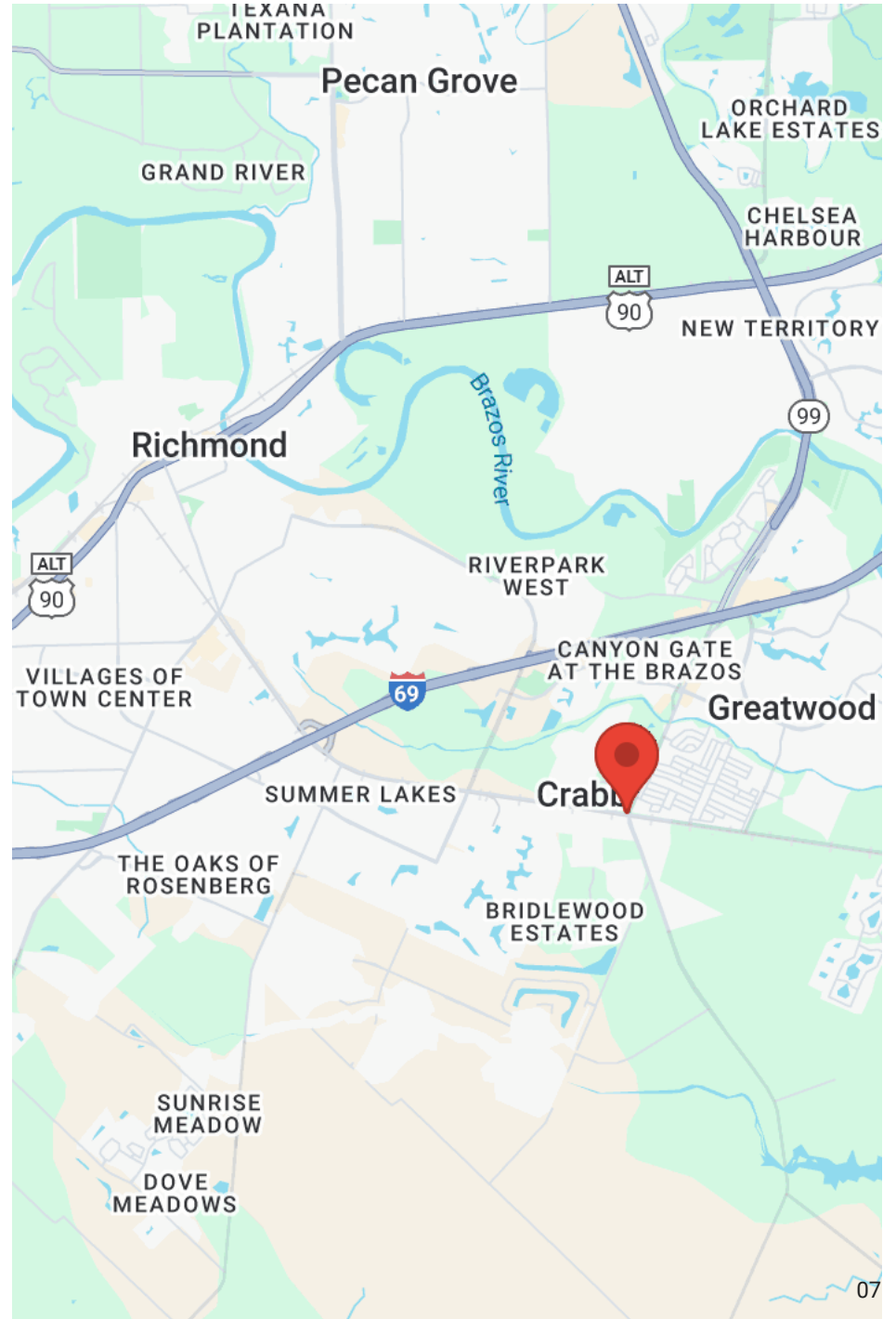
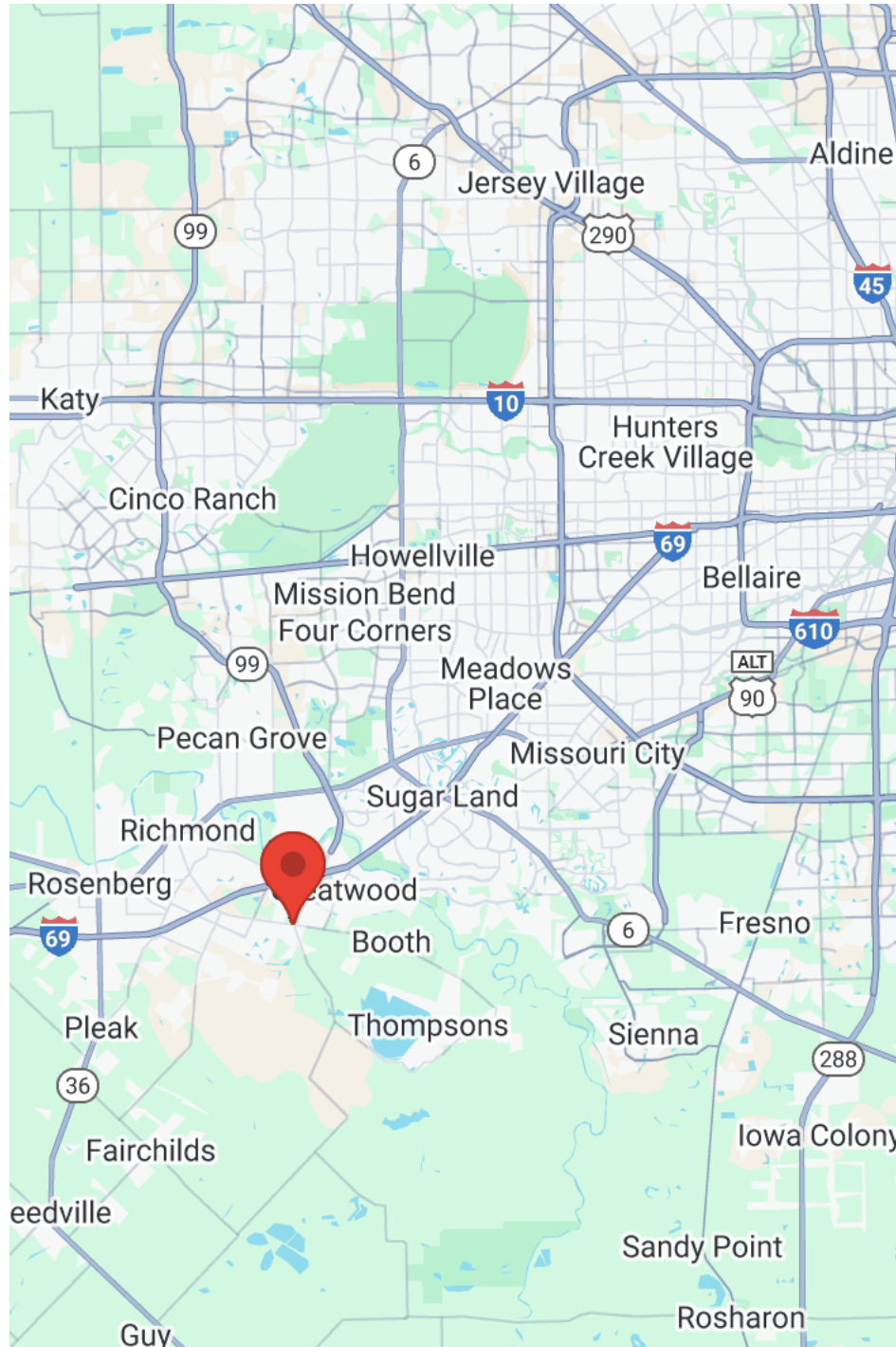
PROPERTY PHOTOS

6600 FM 762 ROAD



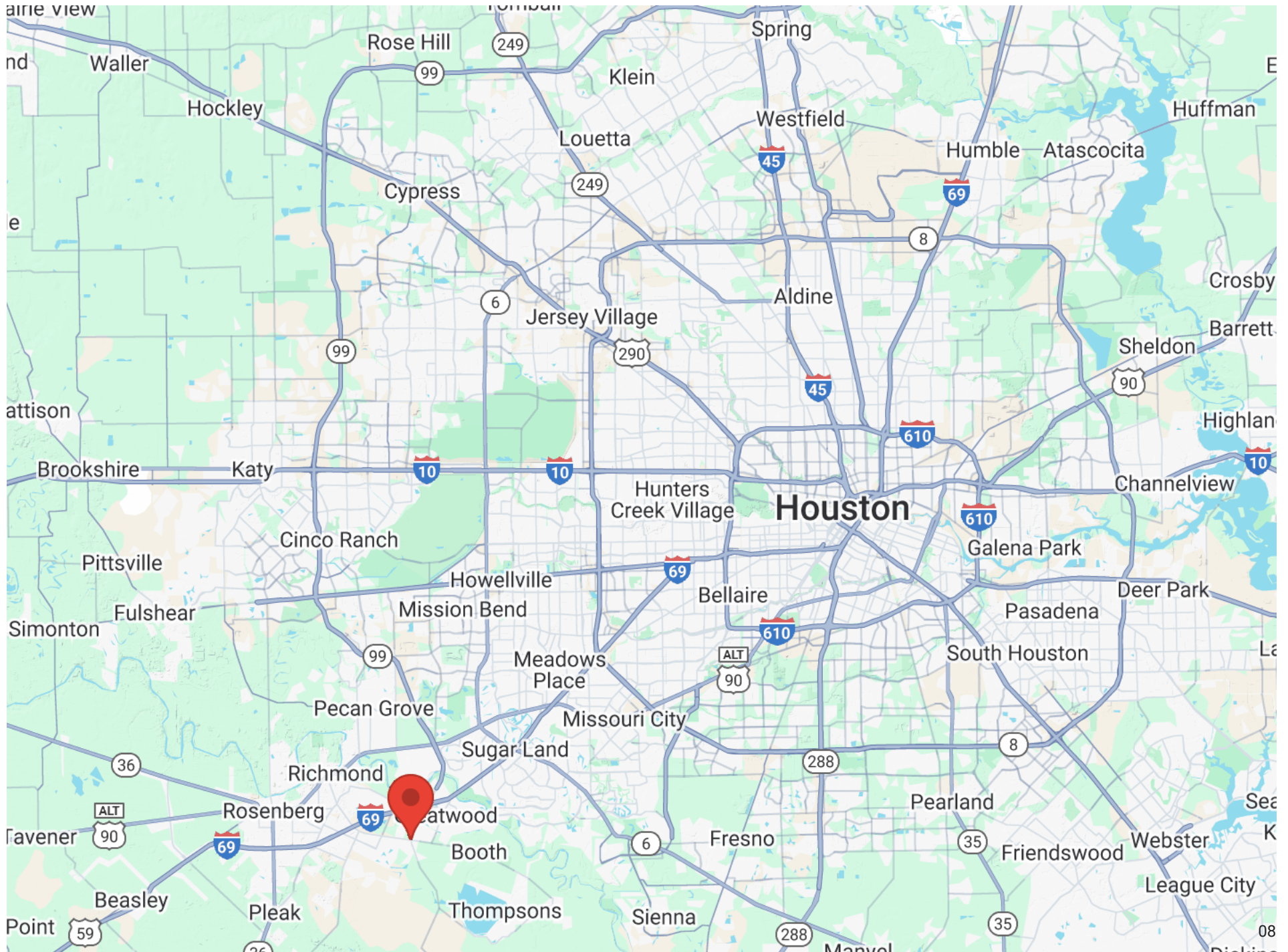
LOCATION MAPS

6600 FM 762 ROAD



AERIAL MAP

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BUSINESS MAP

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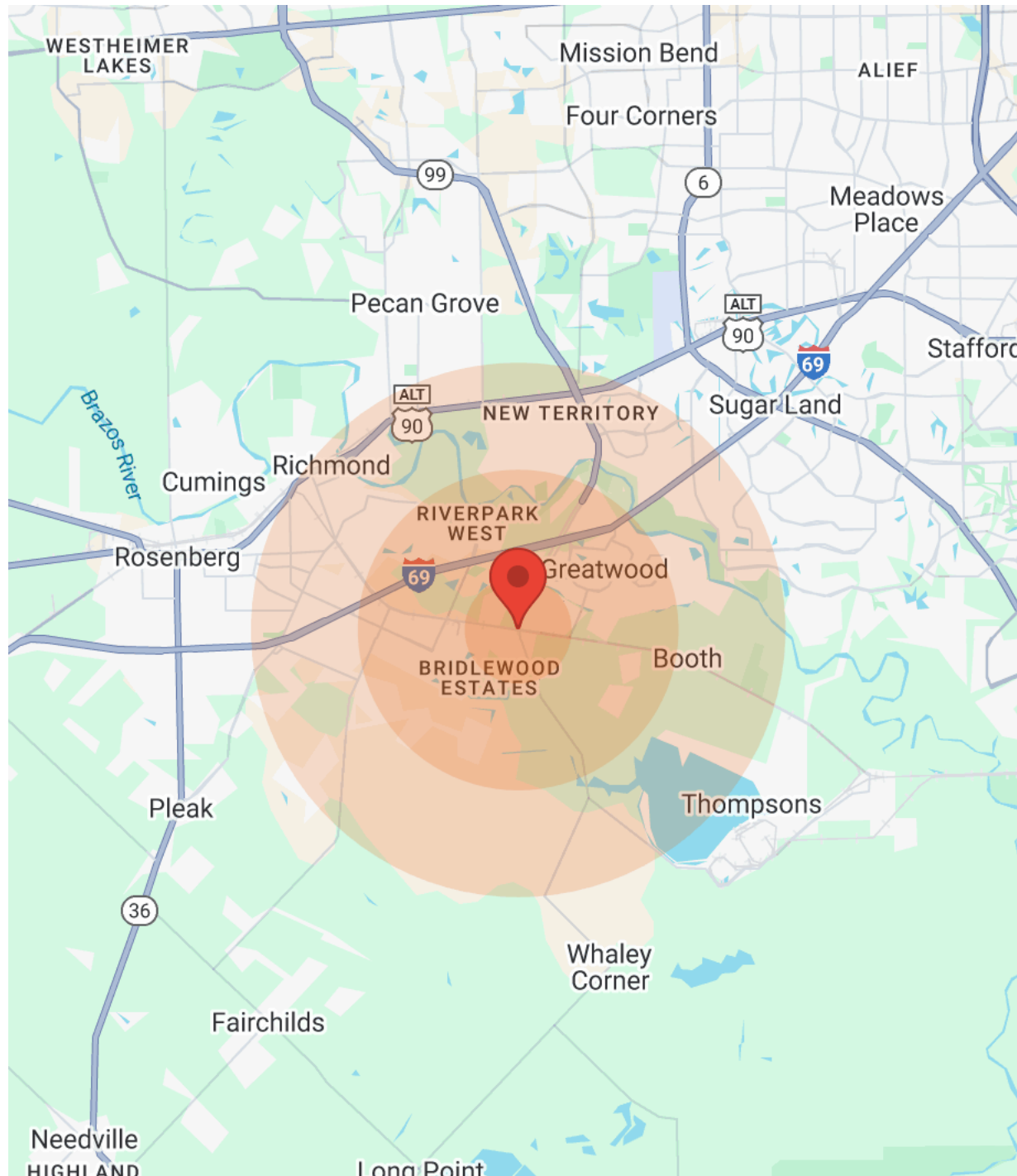


Mandir, Houston



DEMOGRAPHICS

6600 FM 762 ROAD



Population	1 Mile	3 Miles	5 Miles
Male	2,840	18,112	42,987
Female	2,769	17,527	42,111
Total Population	5,609	35,639	85,098

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,279	8,025	19,145
Ages 15-24	934	5,519	13,946
Ages 25-54	2,344	14,065	32,673
Ages 55-64	671	3,995	9,634
Ages 65+	381	4,035	9,700

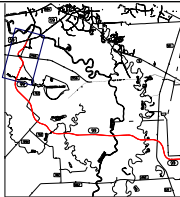
Race	1 Mile	3 Miles	5 Miles
White	3,900	20,887	45,475
Black	910	7,232	11,231
Am In/AK Nat	N/A	3	72
Hawaiian	N/A	N/A	N/A
Hispanic	1,943	6,238	18,357
Multi-Racial	1,310	4,650	13,230

Income	1 Mile	3 Miles	5 Miles
Median	\$76,247	\$106,207	\$85,849
< \$15,000	57	260	1,463
\$15,000-\$24,999	87	565	1,477
\$25,000-\$34,999	142	732	1,687
\$35,000-\$49,999	248	886	2,319
\$50,000-\$74,999	513	2,105	3,943
\$75,000-\$99,999	393	1,619	3,570
\$100,000-\$149,999	269	2,475	5,337
\$150,000-\$199,999	58	1,312	3,222
> \$200,000	47	1,353	3,634

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,940	11,016	27,100
Occupied	1,853	10,675	25,941
Owner Occupied	1,531	8,796	20,273
Renter Occupied	322	1,879	5,668
Vacant	87	341	1,159

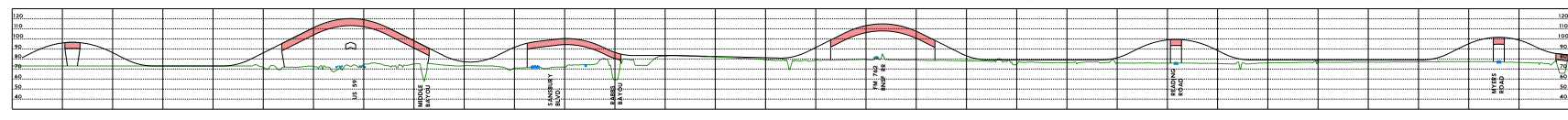
MAP 1- SH-99 & FM 762

6600 FM 762 ROAD



PLAN LEGEND
SYMBOLGY

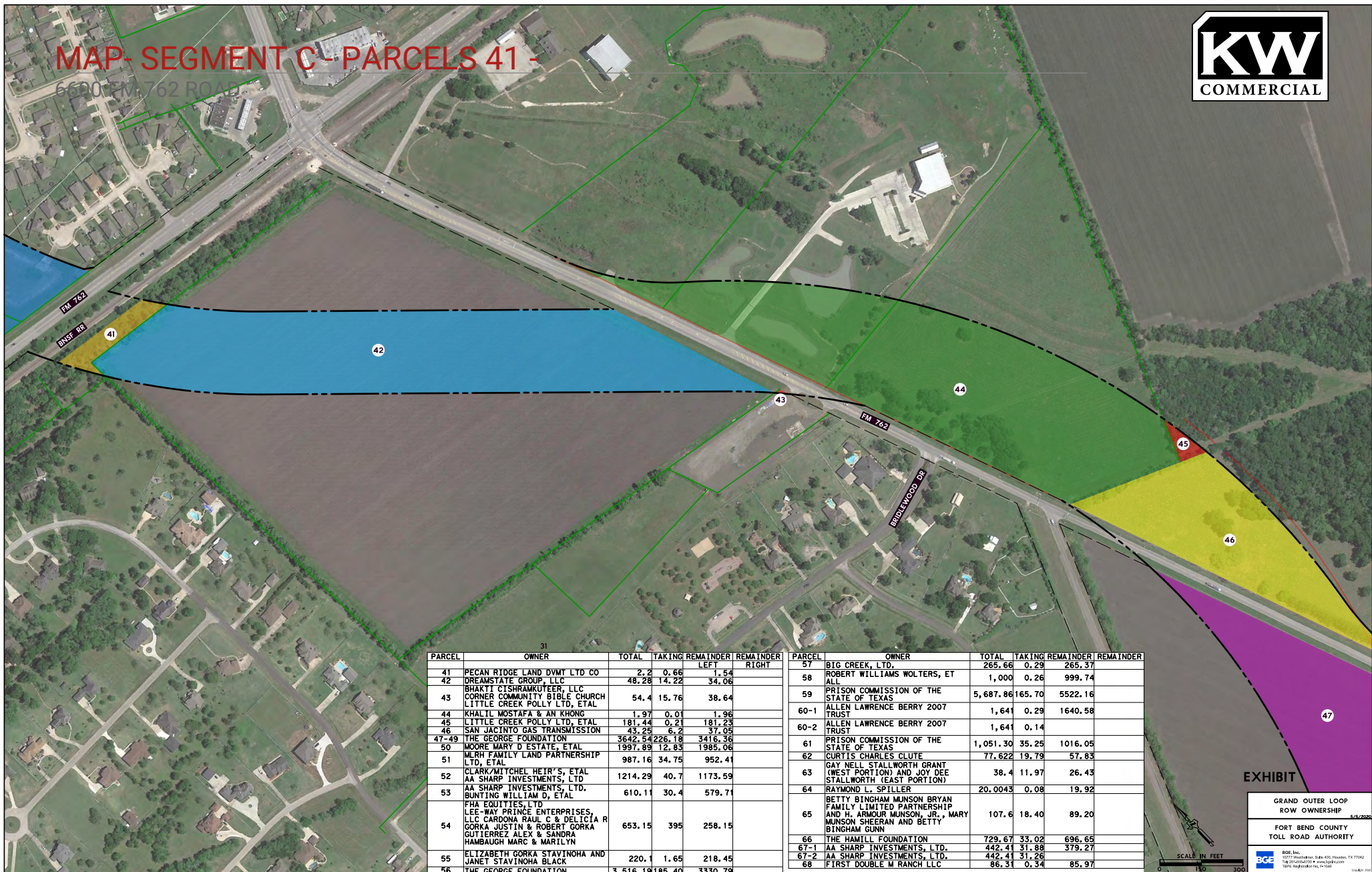
MAIN LANES	[Yellow line]
FRONTAGE ROADS / RAMPS	[Green line]
BRIDGES	[Blue line]
DIRECT CONNECTOR	[Red line]
SCHOOLS	[Orange line]
INDUSTRIAL DEVELOPMENT	[Purple line]
PARKS	[Light blue line]
PRISON	[Dark blue line]
FLOOD PLAIN	[Light blue shaded area]
FLOODWAY	[Dark blue shaded area]



REVISION DATE: 04/18/10
 GRAND PARKWAY (SH 499)
 SEGMENT C
SCHEMATIC LAYOUT
 ROAD WORKING NO. 2, 0112
 SHEET 1 OF 5

MAP- SEGMENT C - PARCELS 41 -

6600 FM 762 ROAD



PARCEL	OWNER	TOTAL	TAKING	REMAINDER	REMAINDER
			LEFT	RIGHT	
41	PECAN RIDGE LAND DVMT LTD CO	2.2	0.66	1.54	
42	DREAMSTATE GROUP, LLC	48.28	14.22	34.06	
43	BHAKTI CISHRAKUTER, LLC CORNER COMMUNITY BIBLE CHURCH LITTLE CREEK POLLY LTD, ETAL	54.4	15.76	38.64	
44	KHALIL MOSTAFA & AN KHONG	1.97	0.01	1.96	
45	LITTLE CREEK POLLY LTD, ETAL	181.44	0.21	181.23	
46	SAN JACINTO GAS TRANSMISSION	43.25	6.2	37.05	
47-49	THE GEORGE FOUNDATION	3642.54	226.18	3416.36	
50	MOORE MARY D ESTATE, ETAL	1997.89	12.83	1985.06	
51	MLRH FAMILY LAND PARTNERSHIP LTD, ETAL	987.16	34.75	952.41	
52	CLARK/MITCHEL HEIR'S, ETAL AA SHARP INVESTMENTS, LTD	1214.29	40.7	1173.59	
53	AA SHARP INVESTMENTS, LTD. BUNTING WILLIAM D, ETAL	610.11	30.4	579.71	
54	FHA EQUITIES, LTD LEE-WAY PRINCE ENTERPRISES, LLC CARDONA RAUL, C & DELICIA R GORKA JUSTIN & ROBERT GORKA GUTIERREZ ALEX & SANDRA HAMBAUGH MARC & MARILYN	653.15	395	258.15	
55	ELIZABETH GORKA STAVINHOA AND JANET STAVINHOA BLACK	220.1	1.65	218.45	
56	THE GEORGE FOUNDATION	3,516.19	185.40	3330.79	

PARCEL	OWNER	TOTAL	TAKING	REMAINDER	REMAINDER
57	BIG CREEK, LTD.	265.68	0.29	265.37	
58	ROBERT WILLIAMS WOLTERS, ET ALL	1,000	0.26	999.74	
59	PRISON COMMISSION OF THE STATE OF TEXAS	5,687.86	165.70	5522.16	
60-1	ALLEN LAWRENCE BERRY 2007 TRUST	1,641	0.29	1640.58	
60-2	ALLEN LAWRENCE BERRY 2007 TRUST	1,641	0.14		
61	PRISON COMMISSION OF THE STATE OF TEXAS	1,051.30	35.25	1016.05	
62	CURTIS CHARLES CLUTE	77.622	19.79	57.83	
63	GAY NELL STALLWORTH GRANT (WEST PORTION) AND JOY DEE STALLWORTH (EAST PORTION)	38.4	11.97	26.43	
64	RAYMOND L. SPILLER	20.0043	0.08	19.92	
65	BETTY BINGHAM MUNSON BRYAN FAMILY LIMITED PARTNERSHIP AND H. ARMOUR MUNSON, JR., MARY MUNSON SHEERAN AND BETTY BINGHAM GUNN	107.6	18.40	89.20	
66	THE HAMILL FOUNDATION	729.67	33.02	696.65	
67-1	AA SHARP INVESTMENTS, LTD.	442.41	31.88	379.27	
67-2	AA SHARP INVESTMENTS, LTD.	442.41	31.26		
68	FIRST DOUBLE M RANCH LLC	86.31	0.34	85.97	

EXHIBIT

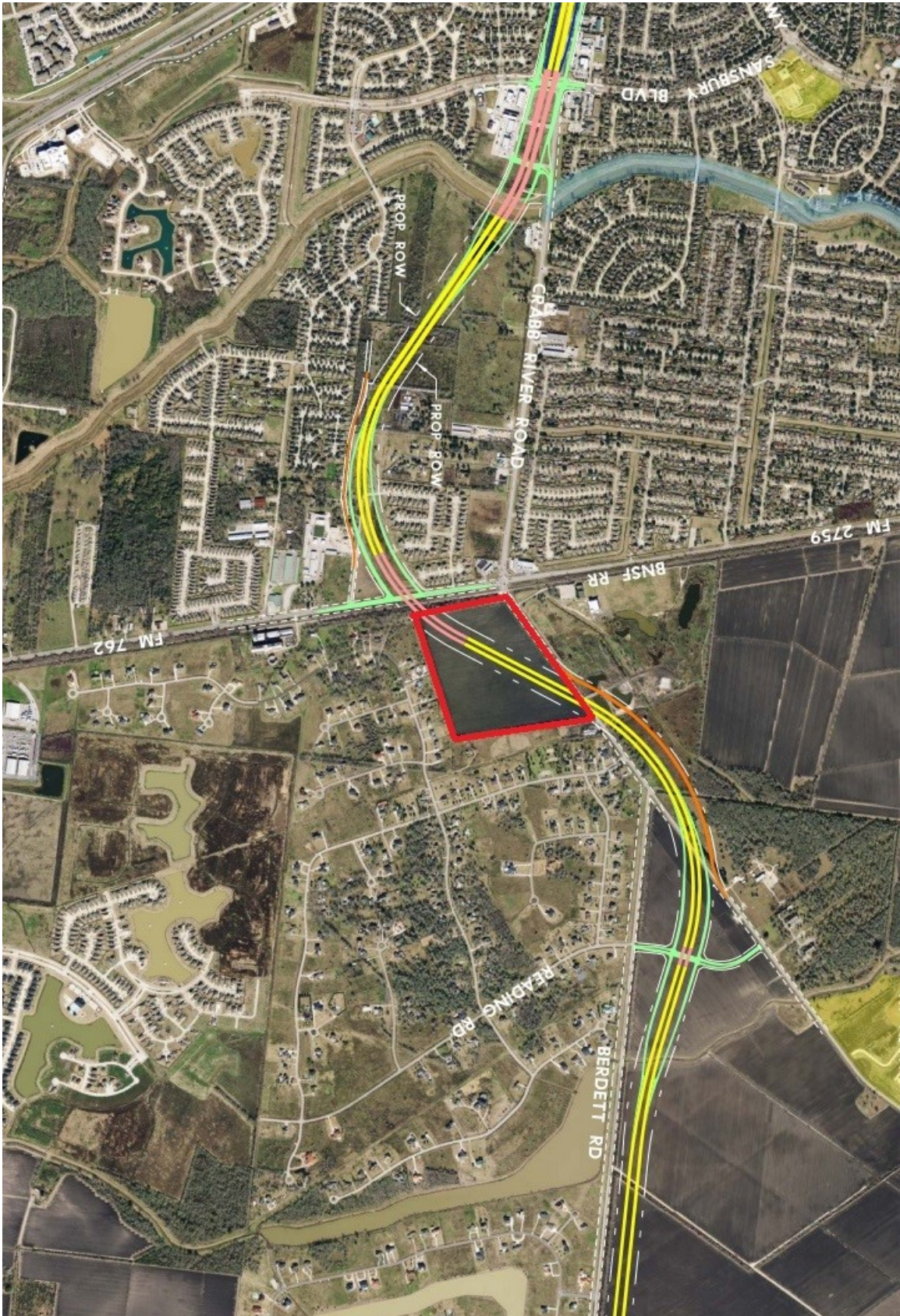
GRAND OUTER LOOP
ROW OWNERSHIP
FORT BEND COUNTY
TOLL ROAD AUTHORITY

SCALE IN FEET
0 150 300
BGE, Inc. 10775 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-261-2100 Fax: 281-261-2101
WWW.BIGBROTHER.COM
10/14/2010

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AERIAL

6600 FM 762 ROAD



SURVEY

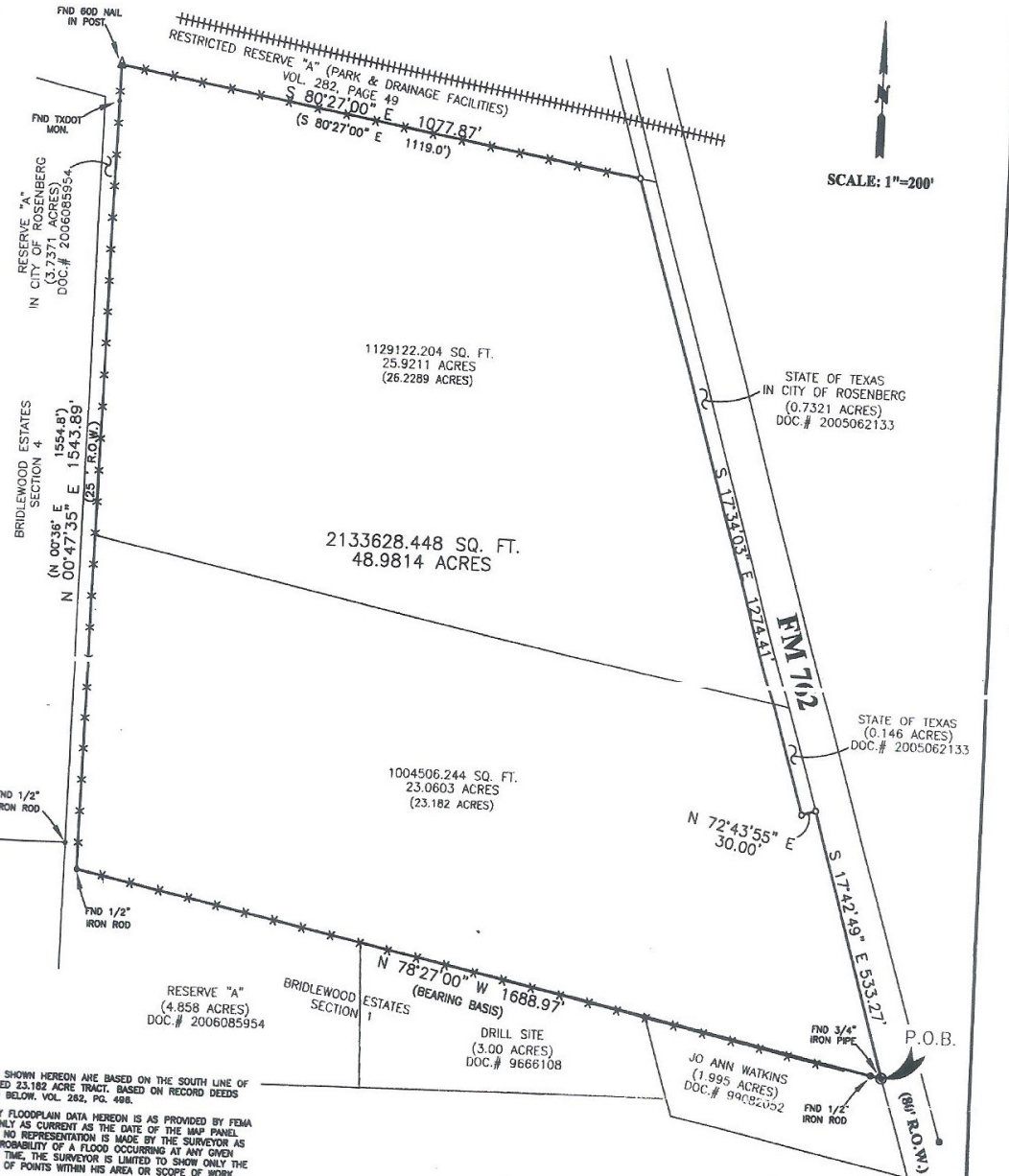
6600 FM 762 ROAD



PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: V282, P498 FBODR

LEGEND		P.O.C. = POINT OF COMMENCING	
○ = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR	□ = FND MONUMENT	◀ = ZERO LOT LINE	P.O.B. = POINT OF BEGINNING
● = FND 1/2 IRON ROD	⊠ = FND 1" PIPE	—●—●— = CHAINLINK FENCE	R.O.W. = RIGHT OF WAY
▲ = SET PK ON POST	() = RECORD INFORMATION	—//—//— = WOOD FENCE	B.S.L. = BUILDING SETBACK LINE
△ = FND 60D ON POST	⊙ = POWER POLE	—+—+— = WIRE FENCE	B.S. = BUILDING SETBACK
△ = CALCULATED POINT	⊙ = CABLE TELEVISION	—+—+— = METAL FENCE	U.E. = UTILITY EASEMENT
X = "X" ON CONCRETE	⊙ = TELEPHONE PEDESTAL	—+—+— = OVERHEAD ELECTRIC	C.M. = CONTROLLING MONUMENT
⊙ = METAL POST @ CORNER		— — — = LINE BREAK	

NOTE: ANY FLOODPLAIN DATA HEREON IS AS PROVIDED BY FEMA AND IS ONLY AS CURRENT AS THE DATE OF THE MAP PANEL THEREON. NO REPRESENTATION IS MADE BY THE SURVEYOR AS TO THE PROBABILITY OF A FLOOD OCCURRING AT ANY GIVEN PLACE OR TIME. THE SURVEYOR IS LIMITED TO SHOW THE ELEVATION OF POINTS WITHIN HIS OR HER SCOPE OF WORK.



NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE CALLED 23.182 ACRE TRACT, BASED ON RECORD DEEDS INDICATED BELOW, VOL. 282, PG. 498.

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PROPERTY ADDRESS FM 762	BORROWER DREAMSTATE GROUP LLC
PROPERTY DESCRIPTION BEING A 48.9814 ACRE TRACT BEING A 25.9211 ACRE TRACT, (BEING A CALLED 28.2289 ACRE TRACT) AND A 23.0603 ACRE TRACT (BEING A CALLED 23.182 ACRE TRACT) MORE OR LESS, IN THE JOSEPH KUYKENDALL LEAGUE, TRACT CONVEYED TO THE STATE OF TEXAS AND DESCRIBED IN COUNTY CLERK FILE NO. 2005062133, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN A METES AND BOUNDS DESCRIPTION ATTACHED.	



As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 58157C, Panel No. 0240 J, Panel Date 11/13/97, the tract appears to be in Zone(s) X and appears to be in a special flood hazard zone. This flood zone information is to be used for informational purposes only. This surveyor does not certify to any information provided by FEMA and/or its products.

G.F. NO.	946653
JOB NO.	41918
DATE	1/18/2007



TITLE COMPANY: FIRST AMERICAN TITLE

I, JOSEPH BYRON CROSBY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Joe B Crosby

FLOOD MAP

6600 FM 762 ROAD

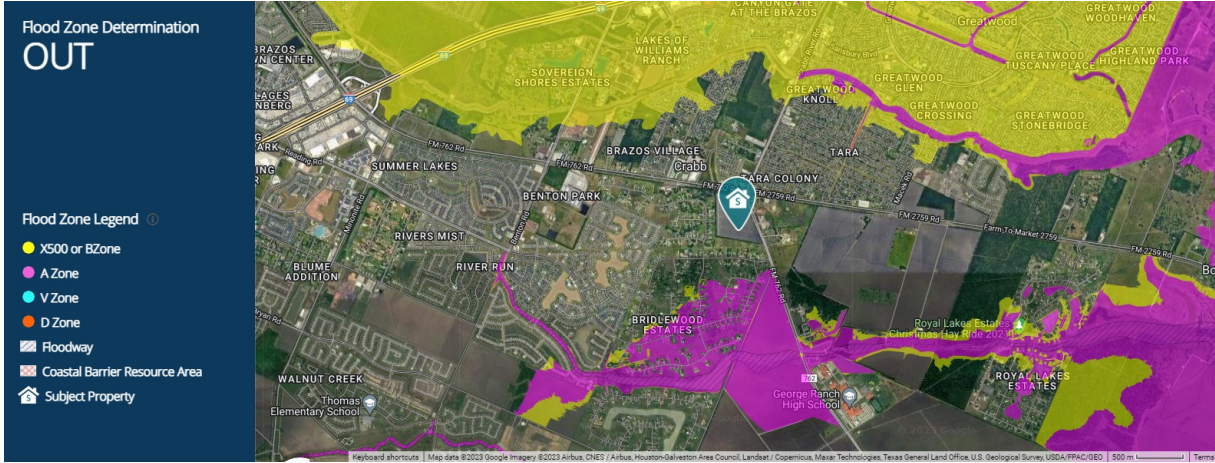


REALIST

APN 0049-00-000-0450-901 | CLIP 2203163312

📍 Fm 762, Richmond, TX 77469, Fort Bend County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	1672 ft
Community Number - Map Panel & Suffix	480228-0265L
Flood Zone Code	X
Panel Date	April, 2, 2014
County	Fort Bend
Original Panel Firm Date	August, 5, 1986
FIPS Code	48157
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Fort Bend County
Letter of Map Amendment (LOMA)	N/A



11/2/2015



Information About Brokerage Services

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- **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.

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- 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.

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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.

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Michael Bossart	588215	michaelb@kw.com	(713)461-9393
Designated Broker of Firm	License No.	Email	Phone
Mitch Rainey	601107	Compliance@KWMemorial.com	(713)470-2176
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Larson	0695022	tlarson@kw.com	(281)508-0800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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Information available at www.trec.texas.gov
IABS 1-0 Date

Keller Williams Memorial/KW Commercial, 1228 Augusta Drive, Suite 300 Houston TX 77057
Timothy Larson

Phone: 2815080800 Fax: _____
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