

Ridgewood Estates
947 Homes

Televue Terrace
285 Homes

Fresno Gardens
314 Homes

FM 521
13,450 VPD

DOLLAR GENERAL

A STEP ABOVE
PREPARATORY ACADEMY

U-HAUL

SUBWAY



6
TEXAS

HWY 6
35,610 VPD



±3.99 ACRES
TRACT B

REGIO'S
Meat Market



NewQuest

±44.92 ACRES – HWY 6 & FM 521

NWC of Hwy 6 & FM 521 | Arcola, Texas
±44.92 Acres Available for Sale

Jeff Lokey
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Glenn Dickerson
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Project Highlights

±44.92 Acres Available for Sale in Arcola, Texas

44+ acres with 2,100 linear feet of frontage on Hwy 521. Located at the northwest quadrant intersection of Hwy. 521 and Hwy. 6 with close proximity to Fort Bend Town Center and growing residential communities in Arcola/Missouri City. City water and sanitation available. Ideal for industrial, commercial or residential development.

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21%
POPULATION GROWTH
WITHIN 1 MILE
FROM 2020 TO 2023

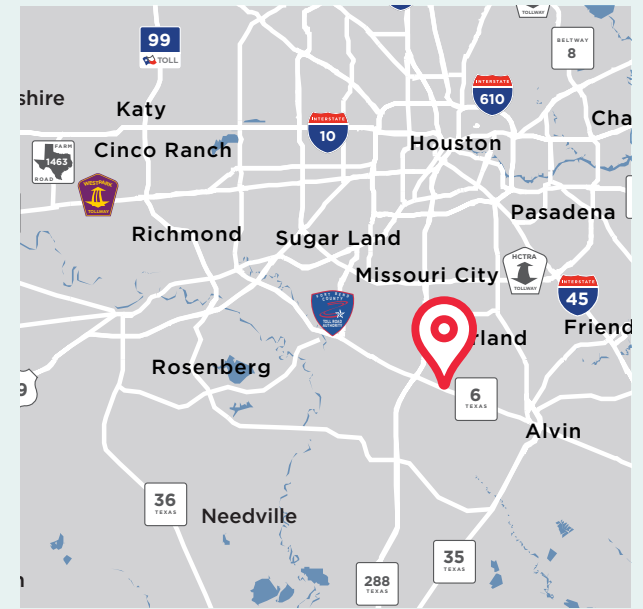


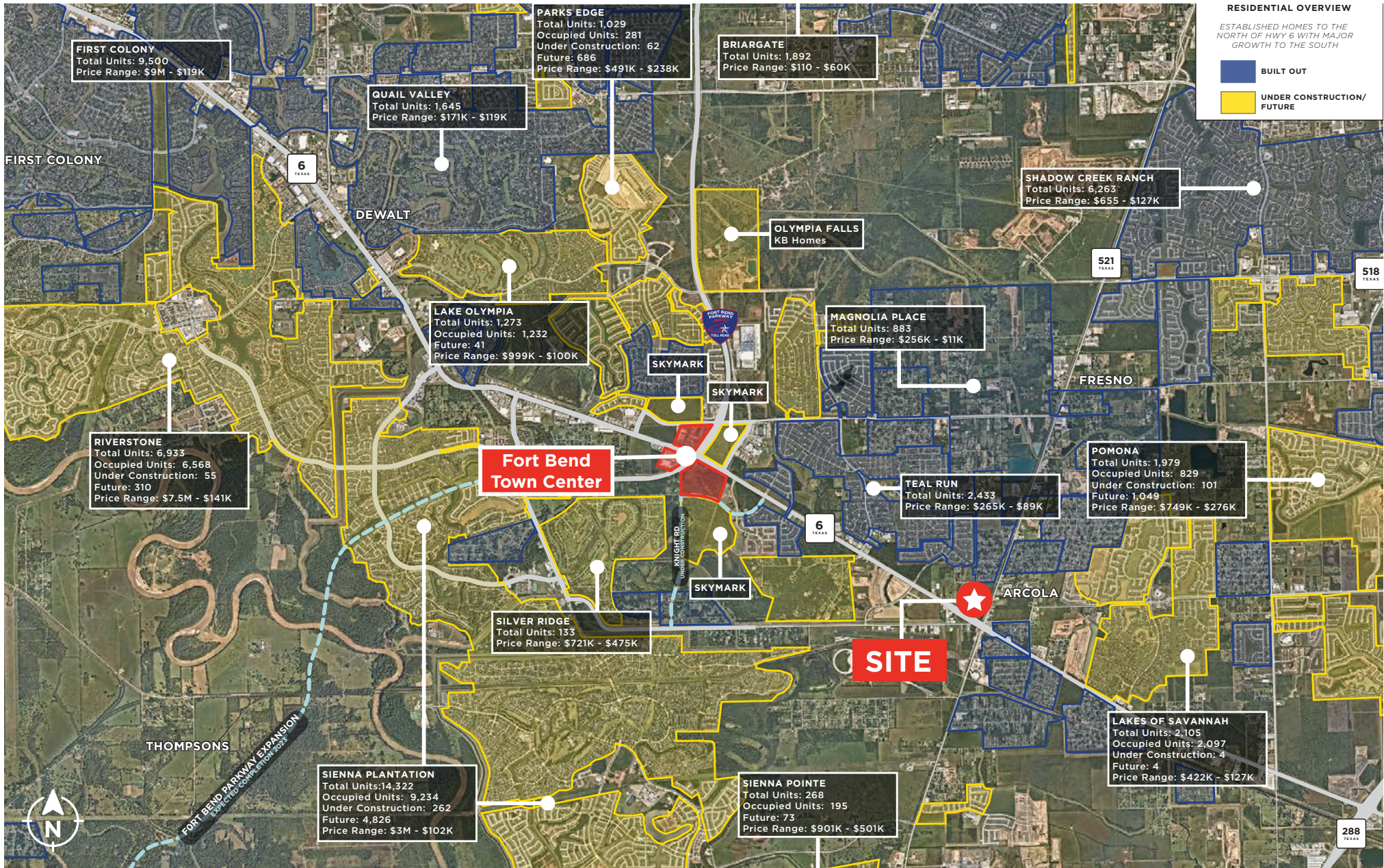
138K
CURRENT POPULATION
WITHIN 5 MILES



\$145K
AVERAGE HHI
WITHIN 5 MILES

- **Approximate Size:**
Tract A: ±40.93 Acres
Tract B: ±3.99 Acres
- **School District:**
Fort Bend ISD
- **Utilities:**
Available through the city
- **Frontage:**
Approx. 1,107 ft. on Hwy 6
Approx. 2,087 ft. on FM 521
Approx. 198 ft. on McKeever Rd
- **Traffic Counts:**
Approx. 35,610 VPD on Hwy 6
Approx. 13,450 VPD on FM 521







Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,127	15,843	42,409
Current Population	7,234	53,921	137,792
2020 Census Average Persons per Household	3.40	3.40	3.25
2020 Census Population	5,986	48,561	116,877
Population Growth 2020 to 2023	20.84%	11.04%	17.90%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	15.99%	14.61%	13.92%
2 Person Households	22.92%	22.80%	25.26%
3+ Person Households	61.09%	62.60%	60.82%
Owner-Occupied Housing Units	75.80%	75.93%	76.32%
Renter-Occupied Housing Units	24.20%	24.07%	23.68%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	14.25%	21.64%	27.61%
Black or African American	40.74%	40.60%	35.60%
Asian or Pacific Islander	2.74%	6.41%	13.84%
Other Races	41.14%	30.52%	22.35%
Hispanic	51.16%	38.35%	28.08%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$83,437	\$137,285	\$145,483
Median Household Income	\$70,292	\$110,237	\$129,979
Per Capita Income	\$24,626	\$40,294	\$44,598
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	43.52%	24.55%	18.04%
Estimated Bachelor's Degree	14.90%	25.18%	28.32%
Estimated Graduate Degree	5.91%	16.93%	22.04%
AGE	1 MILE	3 MILES	5 MILES
Median Age	31.9	32.3	34.0

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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Glenn Dickerson	542479	gdickerson@newquest.com	281.477.4384
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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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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