

**For Sale-17.82 Acres Commercial/Residential Land
Prime Investment Potential
0 Pultar Rd, Richmond, TX-77469**



Property Features

- Versatile property situated within an Opportunity Zone, 3 miles from Fort Bend County Court House.
- Ideal for light industrial use, multi-family development, community center, single-family homes, townhomes or retail development.
- Tax deferrals & tax exemption.
- Zoning flexibility.
- Agricultural Exemption and low Taxes-1.5%.
- Ideal for farm and ranch.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Jhanvi Thakar
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jhanvi@aimhigh-realty.com

+/-17 Acre Tract
0 Pultar Rd, Richmond, TX 77469

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	3,616	31,083	9
Retail & Wholesale Trade	548	5,422	10
Hospitality & Food Service	224	3,029	14
Real Estate, Renting, Leasing	157	603	4
Finance & Insurance	270	1,043	4
Information	58	652	11
Scientific & Technology Services	320	1,414	4
Management of Companies	6	18	3
Health Care & Social Assistance	836	7,092	8
Educational Services	83	2,966	36
Public Administration & Sales	143	3,653	26
Arts, Entertainment, Recreation	68	357	5
Utilities & Waste Management	105	445	4
Construction	216	1,057	5
Manufacturing	92	1,296	14
Agriculture, Mining, Fishing	9	24	3
Other Services	481	2,012	4



Demographic Market Comparison Report

5 mile radius

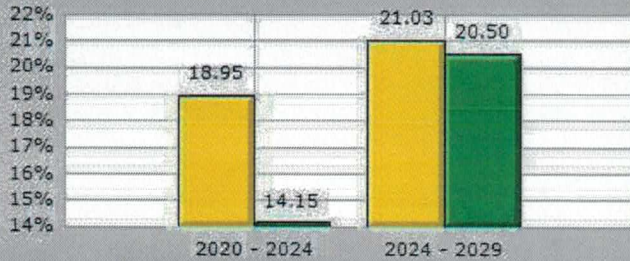
+/-17 Acre Tract

0 Pular Rd, Richmond, TX 77469

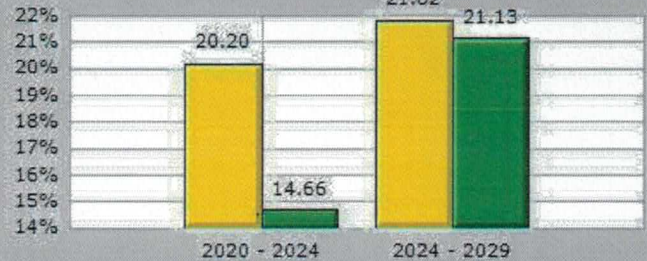
Type: **Land**
County: **Fort Bend**

5 Mile
County

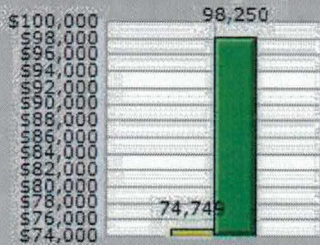
Population Growth



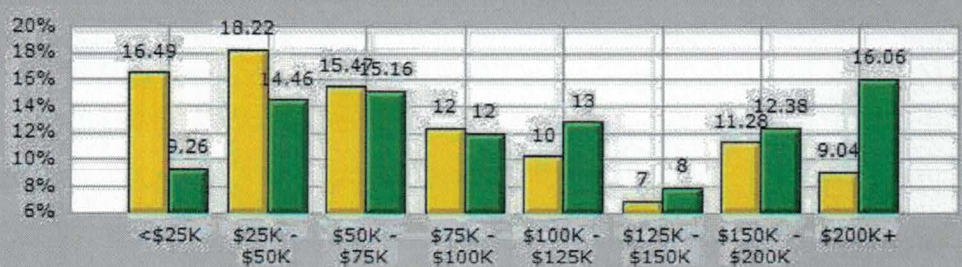
Household Growth



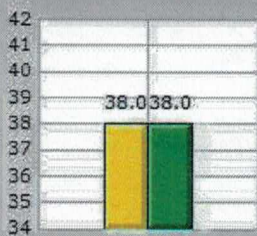
2024 Med Household Inc



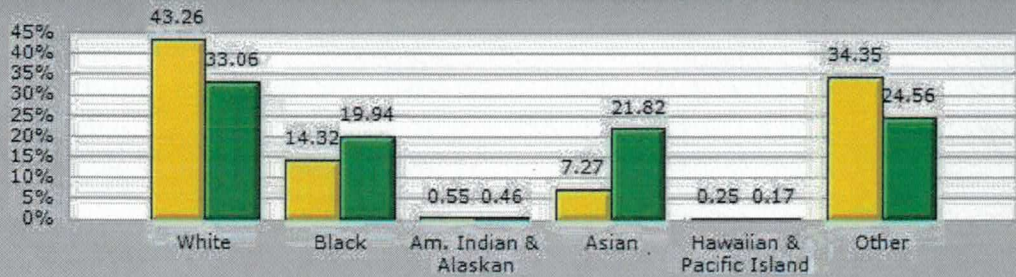
2024 Households by Household Income



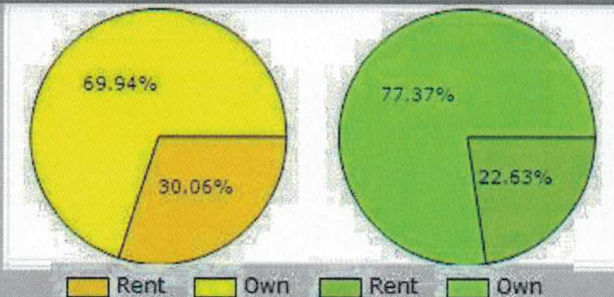
2024 Median Age



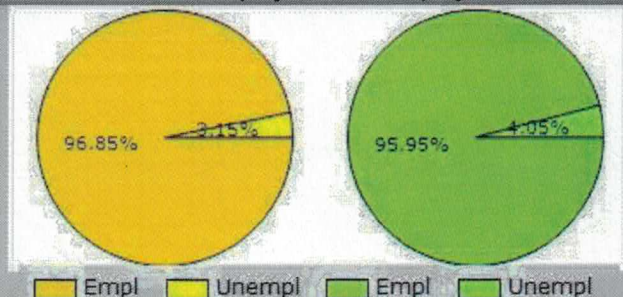
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Demographic Market Comparison Report

5 mile radius

+/-17 Acre Tract				
0 Pultar Rd, Richmond, TX 77469				
Type: Land				
County: Fort Bend				
	5 Mile		County	
Population Growth				
Growth 2020 - 2024	18.95%		14.15%	
Growth 2024 - 2029	21.03%		20.50%	
Empl	52,011	96.85%	473,323	95.95%
Unempl	1,691	3.15%	19,958	4.05%
2024 Population by Race				
	104,895		939,169	
White	45,378	43.26%	310,471	33.06%
Black	15,025	14.32%	187,254	19.94%
Am. Indian & Alaskan	582	0.55%	4,296	0.46%
Asian	7,624	7.27%	204,949	21.82%
Hawaiian & Pacific Island	259	0.25%	1,570	0.17%
Other	36,027	34.35%	230,629	24.56%
Household Growth				
Growth 2020 - 2024	20.20%		14.66%	
Growth 2024 - 2029	21.82%		21.13%	
Renter Occupied	10,911	30.06%	68,273	22.63%
Owner Occupied	25,386	69.94%	233,420	77.37%
2024 Households by Household Income				
	36,296		301,693	
Income <\$25K	5,987	16.49%	27,949	9.26%
Income \$25K - \$50K	6,613	18.22%	43,638	14.46%
Income \$50K - \$75K	5,615	15.47%	45,724	15.16%
Income \$75K - \$100K	4,493	12.38%	36,058	11.95%
Income \$100K - \$125K	3,722	10.25%	38,662	12.82%
Income \$125K - \$150K	2,491	6.86%	23,867	7.91%
Income \$150K - \$200K	4,094	11.28%	37,345	12.38%
Income \$200K+	3,281	9.04%	48,450	16.06%
2024 Med Household Inc	\$74,749		\$98,250	
2024 Median Age	38.00		38.00	



Demographic Market Comparison Report

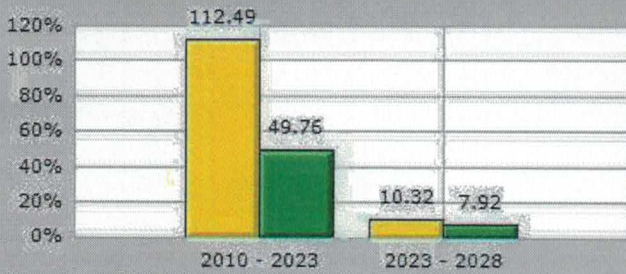
3 mile radius

Richmond, TX 77469

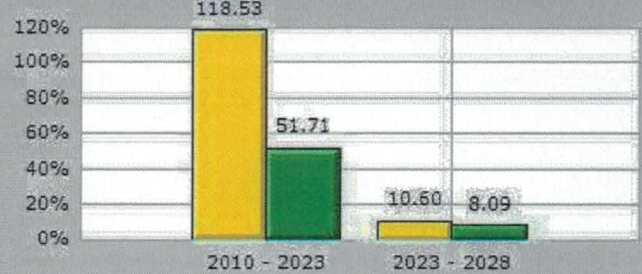
Type: Retail
County: Fort Bend

1 Mile
County

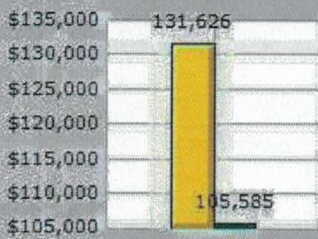
Population Growth



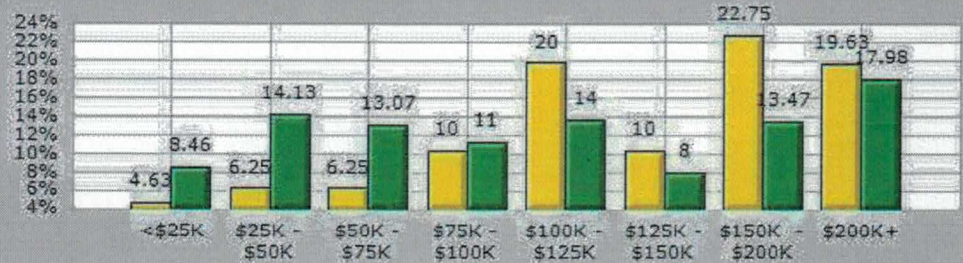
Household Growth



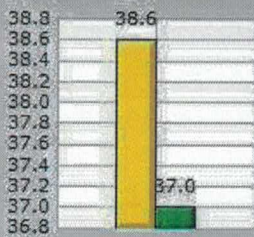
2023 Med Household Inc



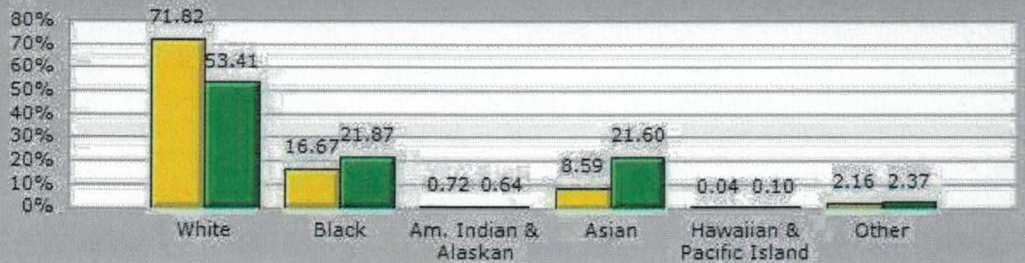
2023 Households by Household Income



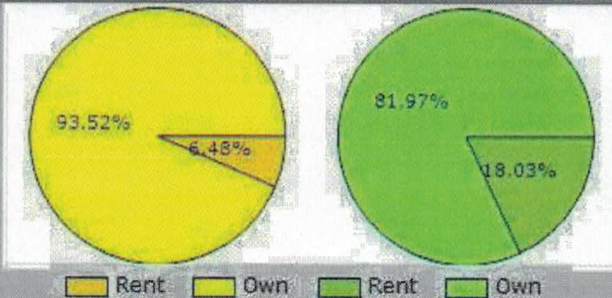
2023 Median Age



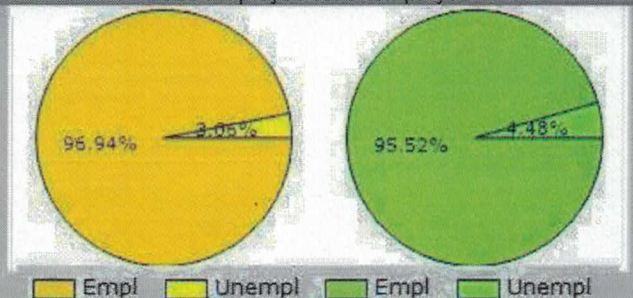
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed





Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Aim High Realty</u>	9015053	<u>jhanvi@aimhigh-realty.com</u>	<u>(281)546-9219</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jhanvi Thakar</u>	9015053	<u>jhanvi@aimhigh-realty.com</u>	<u>(281)546-9219</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ 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
IABS 1-0 Date**