

8345 POOL HILL ROAD

FULSHEAR, TX 77441

FOR SALE: \$2,500,000

PROPERTY SUMMARY | LAND



PROPERTY DESCRIPTION

+/- 9.208 Acres in Fulshear Tx. Property is located outside of the City Limits and outside of the ETJ of Fulshear. Residential or Commercial. New Development in the area. New home subdivision (Fulshear Lakes) located east of the property. Fulshear is one of the fastest growing areas in Texas. Close to Weston Lakes Golf Course. All permitting to go through Fort Bend County. No survey Available. 8 properties being sold as one.

PROPERTY HIGHLIGHTS

- -New Home subdivision and development in Area
- -Close to elementary school & 1093
- -Close to Weston Lakes Golf Course

OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$2,500,000 |
| Lot Size: | 9.2 Acres |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 4 | 56 | 422 |
| Total Population | 13 | 151 | 1,136 |
| Average HH Income | \$171,057 | \$198,275 | \$215,140 |

ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com

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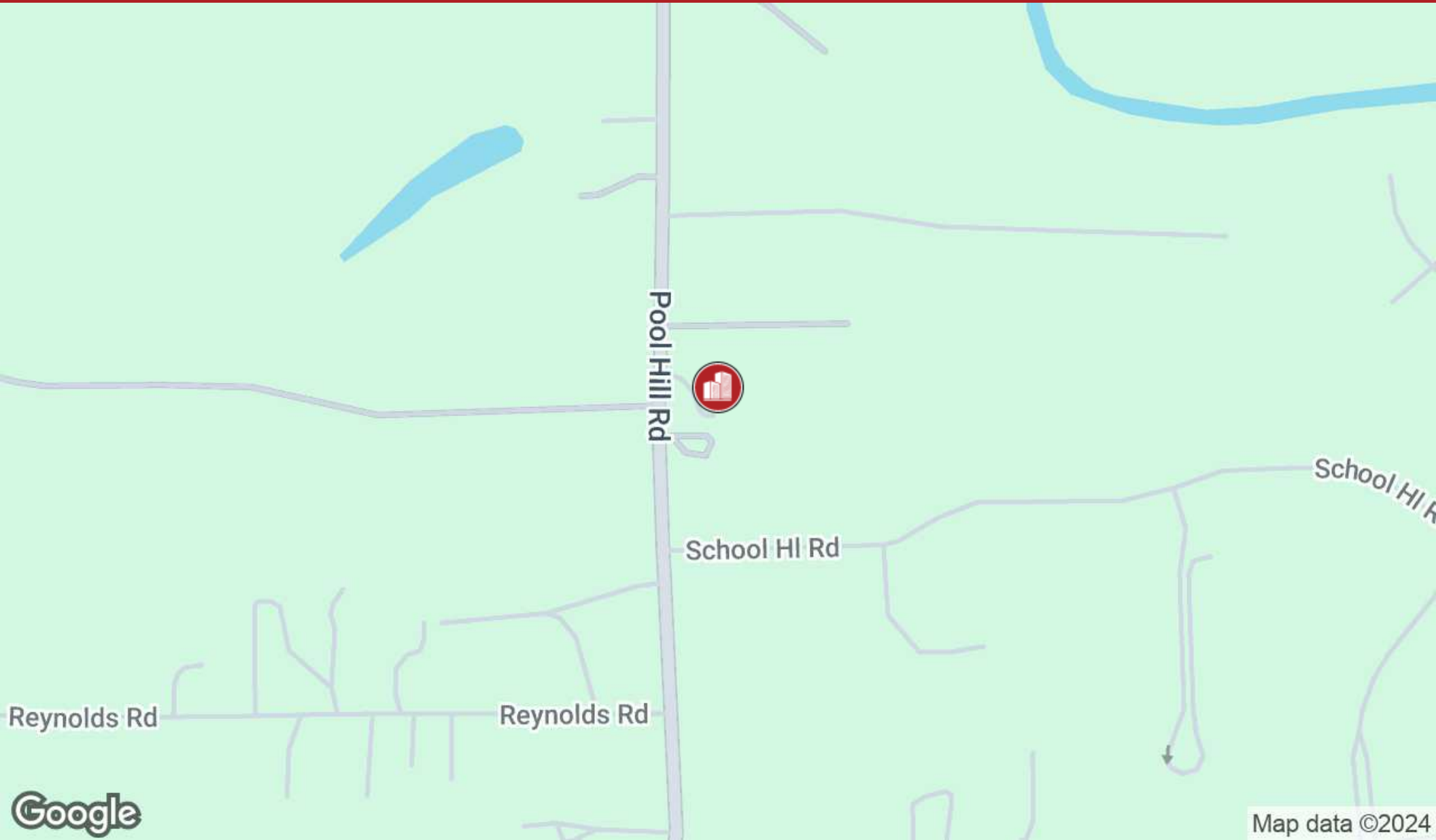
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LOCATION MAP | LAND

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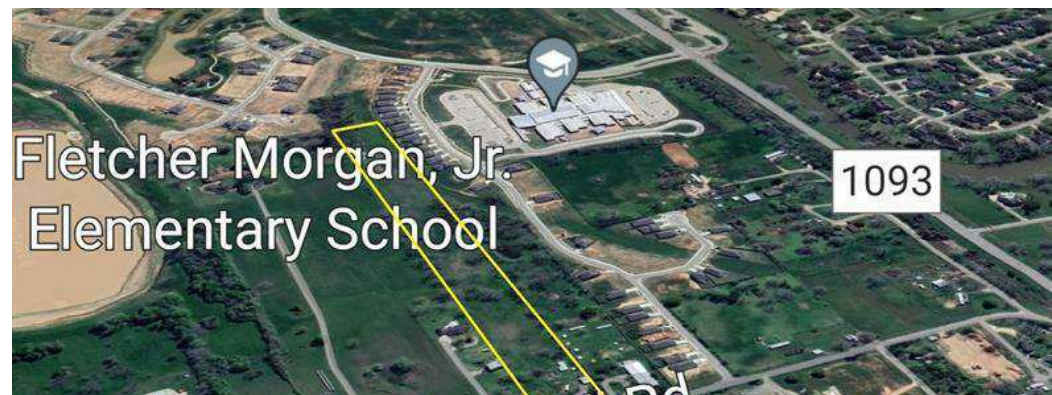
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ADDITIONAL PHOTOS | LAND

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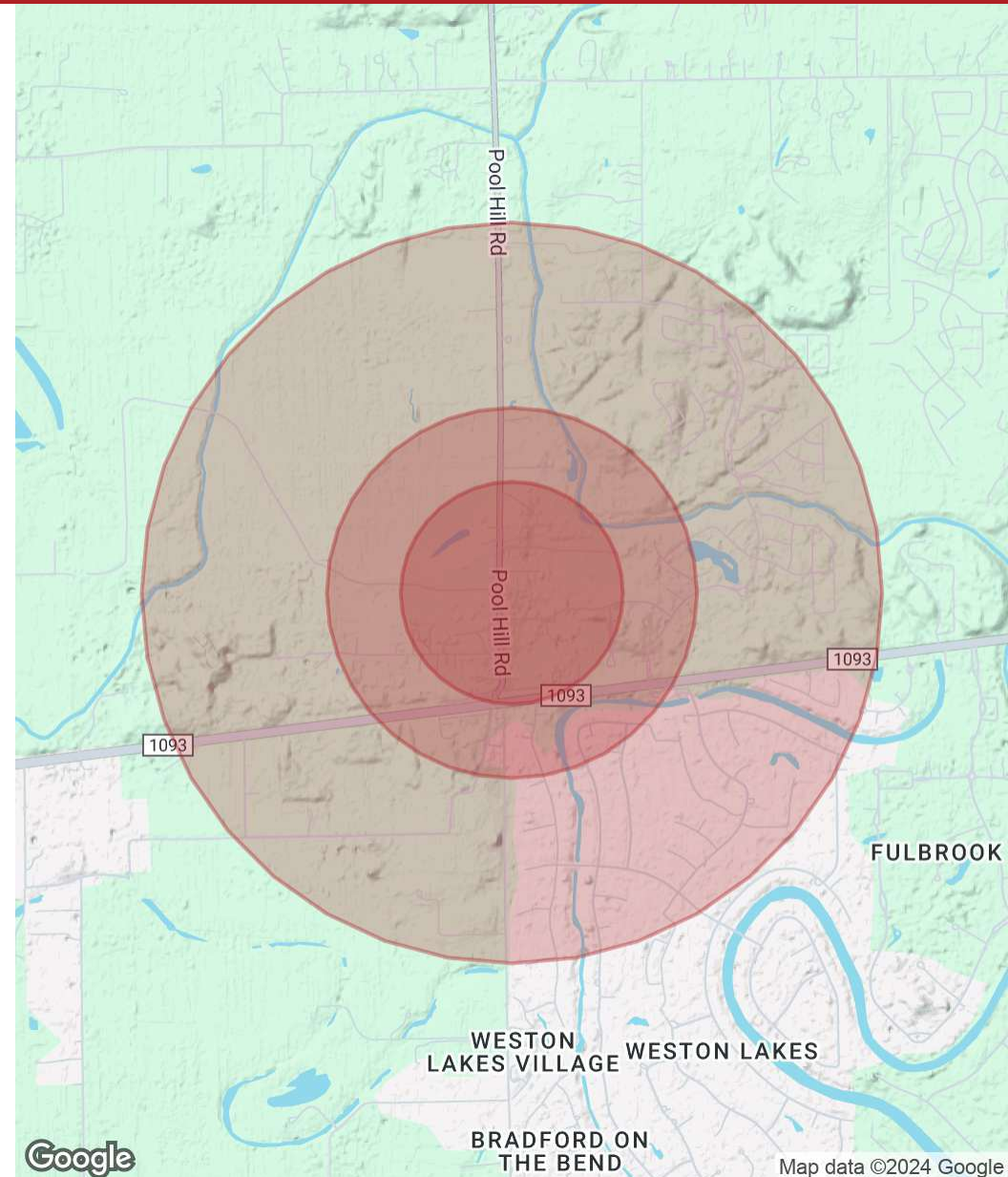
FOR SALE: \$2,500,000

DEMOGRAPHICS MAP & REPORT | LAND

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 13 | 151 | 1,136 |
| Average Age | 36 | 44 | 46 |
| Average Age (Male) | 35 | 43 | 45 |
| Average Age (Female) | 36 | 45 | 46 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 4 | 56 | 422 |
| # of Persons per HH | 3.3 | 2.7 | 2.7 |
| Average HH Income | \$171,057 | \$198,275 | \$215,140 |
| Average House Value | \$521,161 | \$682,347 | \$698,478 |

Demographics data derived from AlphaMap



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