

For Sale

±5.807 AC

9210 FM 723

Richmond, TX 77406



SITE



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9210 FM 723 Richmond, TX | For Sale

Property Features



- ±5.807 AC
- Located outside the 100-year and 500-year
- Visibility on Westpark Tollway and FM 723
- Access on FM 723 across from the new HEB
- Access to Westpark Tollway feeder possible through TXDOT & Centerpoint Energy
- Water/Sewer: Private water commercial well and septic on site. Public utilities possible through adjacent MUD
- Adjacent to Cinco Ranch, Bella Terra and Westheimer Lakes communities
- Potential uses: retail, gas station, multi-family & commercial

 [Google Map](#)

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Demographics

5-Mile Radius

Population Trend



20,309

2000 Total Population



92,927

2010 Total Population



205,142

Current Total Population



228,262

5 Yr Projected Total Population

Median Household Income



\$150,456

Current Median HH Income



\$160,688

5 Yr Projected Median HH Income

Average Household Income



182,999

Current Average HH Income



202,980

5 Yr Projected Avg HH Income

Per Capita Income



\$55,560

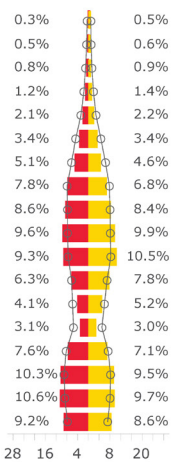
Current Per Capita Income



\$61,606

5 Year Projected Per Capita Income

2010 Age Pyramid

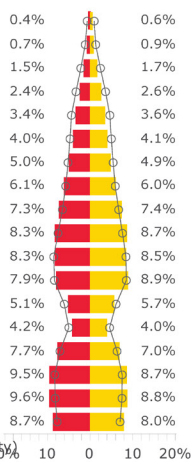


The largest group:
2010 Females Age 35-39 (U.S. Census)

The smallest group:
2010 Males Age 85+ (U.S. Census)

Dots show comparison to 48157 (Fort Bend County)

2025 Age Pyramid

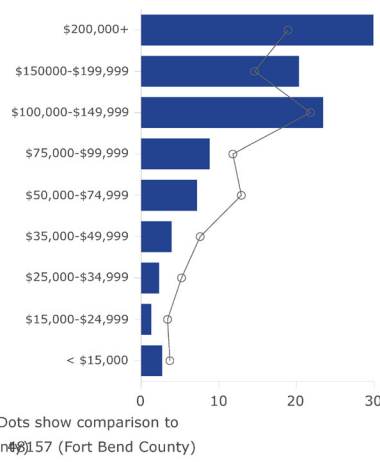


The largest group:
2027 Male Population Age 5-9 (Esri)

The smallest group:
2027 Male Population Age 85+ (Esri)

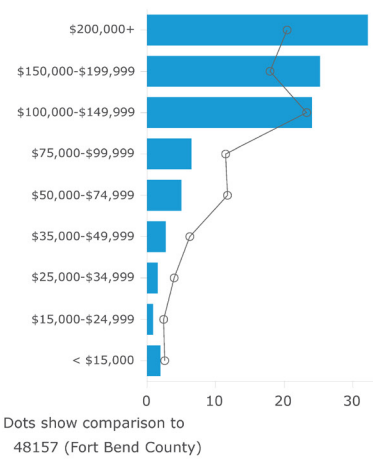
Dots show comparison to 48157 (Fort Bend County)

Current HH By Income



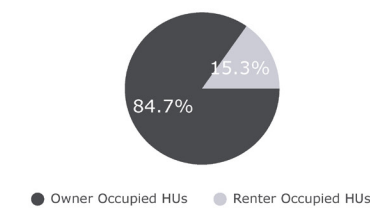
Dots show comparison to 48157 (Fort Bend County)

5 Yr Projected HH By Income



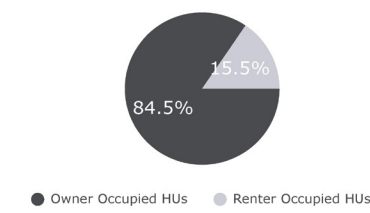
Dots show comparison to 48157 (Fort Bend County)

Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

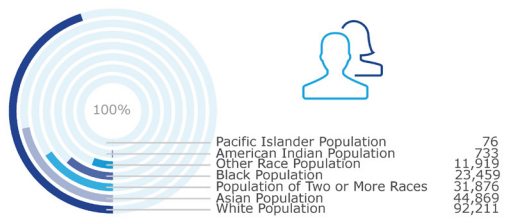
Race and Ethnicity

The largest group: White Alone (44.95)
The smallest group: Pacific Islander Alone (0.04)

Indicator	Value	Difference
White Alone	44.95	+11.11
Black Alone	11.44	-9.09
American Indian/Alaska Native Alone	0.36	-0.24
Asian Alone	21.87	-0.16
Pacific Islander Alone	0.04	-0.01
Other Race	5.81	-3.98
Two or More Races	15.54	+2.37
Hispanic Origin (Any Race)	20.97	-3.87

Bars show deviation from 48157 (Fort Bend County)

Current Year Population By Race



Current Annual Household Spending



Tapestry Segments

- 1C Boomburbs** 77.9% of Households (48,527 households)
- 7A Up and Coming Families** 11.0% of Households (6,827 households)
- 1B Professional Pride** 10.1% of Households (6,261 households)

Current Year Housing Stats

- Median Home Value** \$389,872
- Median Contract Rent** \$1,674
- % of Income for Mortgage** 13.7%

9210 FM 723 Rd, Richmond, Texas, 77406
5 mile radius

Population, income & housing trends



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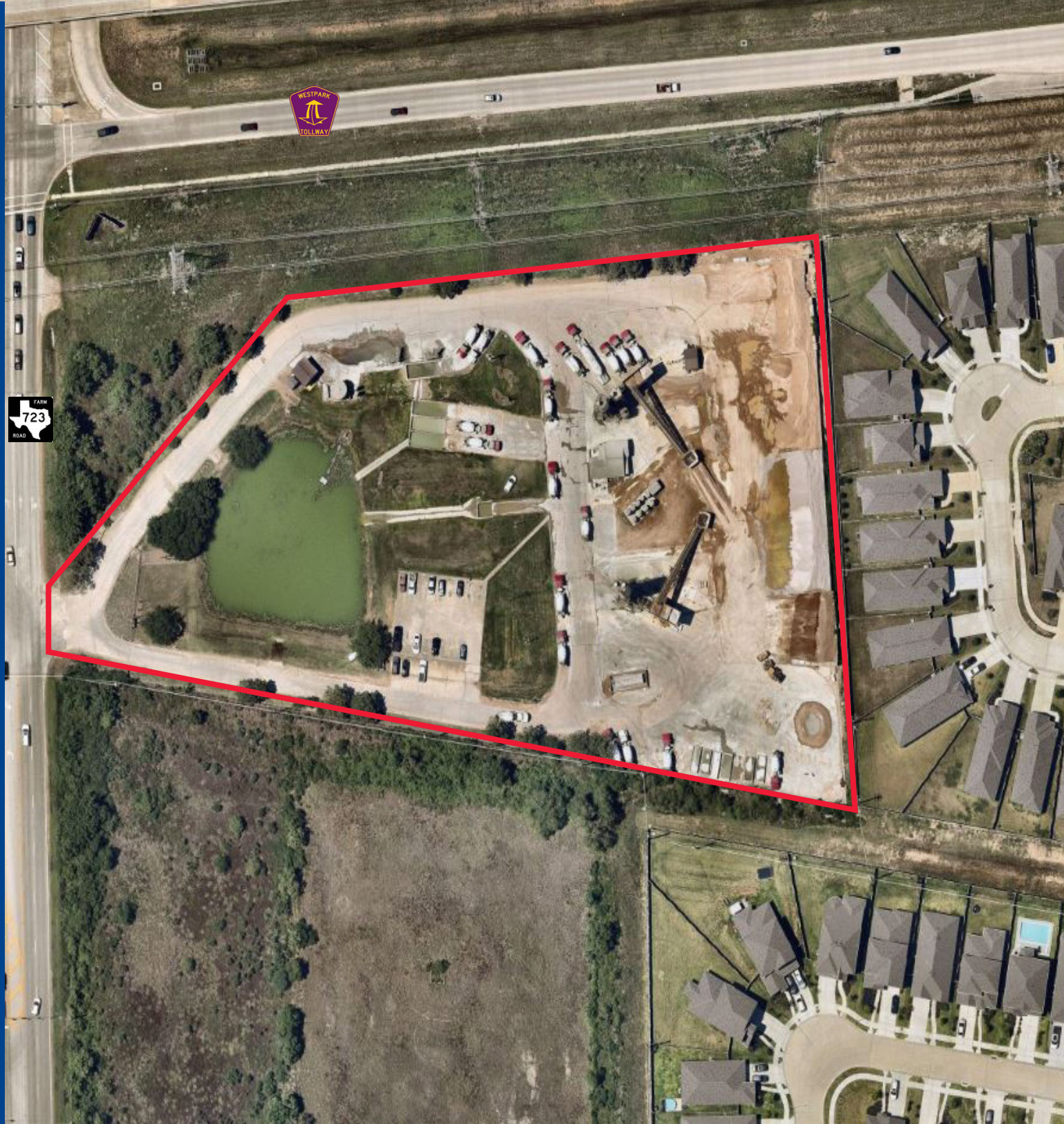
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Google Map

[\\$ Click Here for Sale Price](#)

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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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Barkley Peschel</u>	<u>578061</u>	<u>barkley.peschel@colliers.com</u>	<u>(281)242-2300</u>
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