

UNRESTRICTED LAND DEVELOPMENT OPPORTUNITY

SH-99 GRAND PKWY EXPANSION PROJECT SPLITTING 47.9509 ACRES

FM 762, RICHMOND, TX 77469, FORT BEND COUNTY



PRESENTED BY:

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Each Office Independently Owned and Operated

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FM 762 ROAD



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DISCLAIMER

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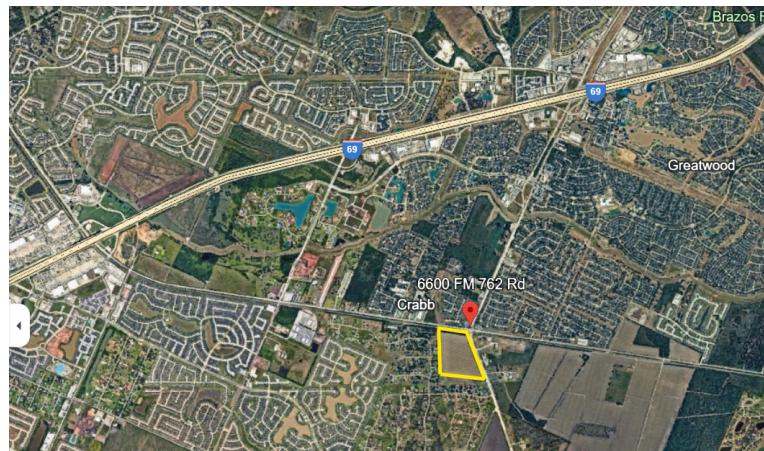
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LOCATION & HIGHLIGHTS

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!

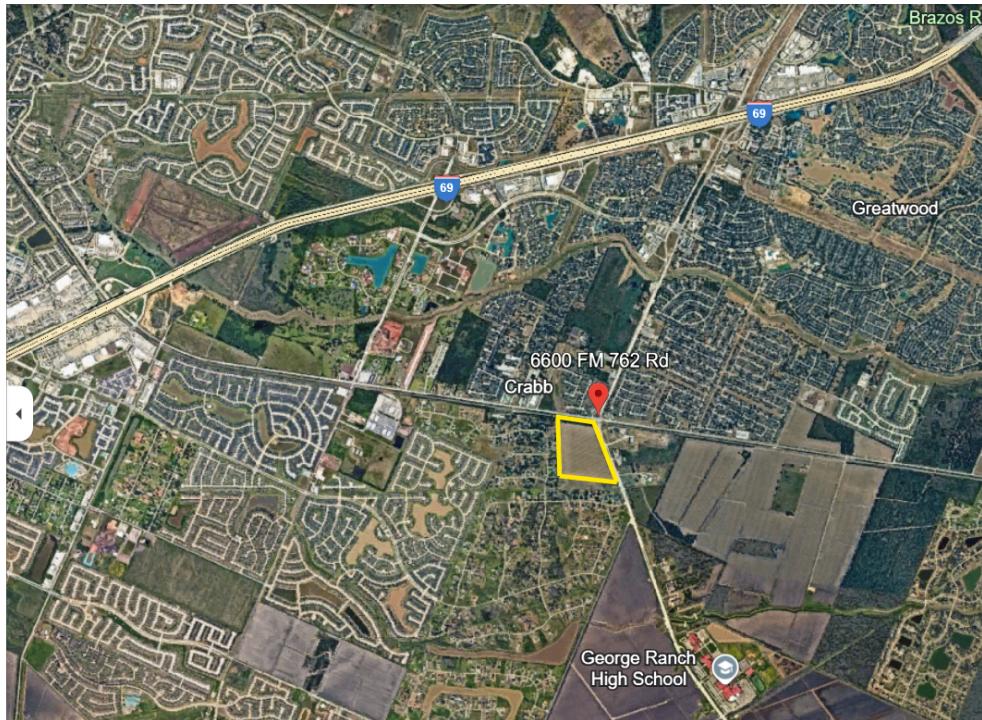
PROPERTY PHOTOS

SH-99 GRAND PKWY EXPANSION PROJECT SPLITTING 47.9509 AC- FM 762, RICHMOND,



PROPERTY PHOTOS

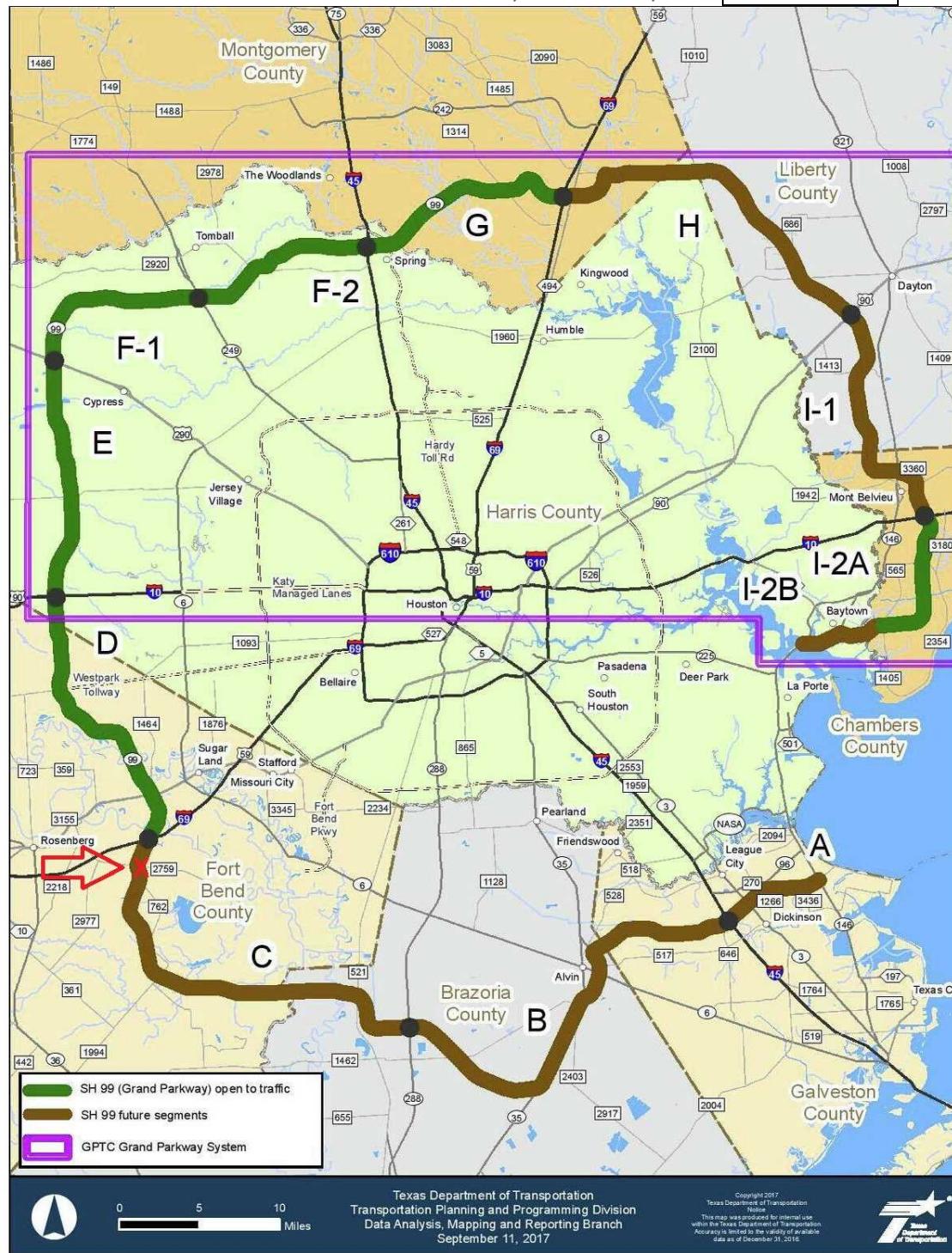
6600 FM 762 ROAD



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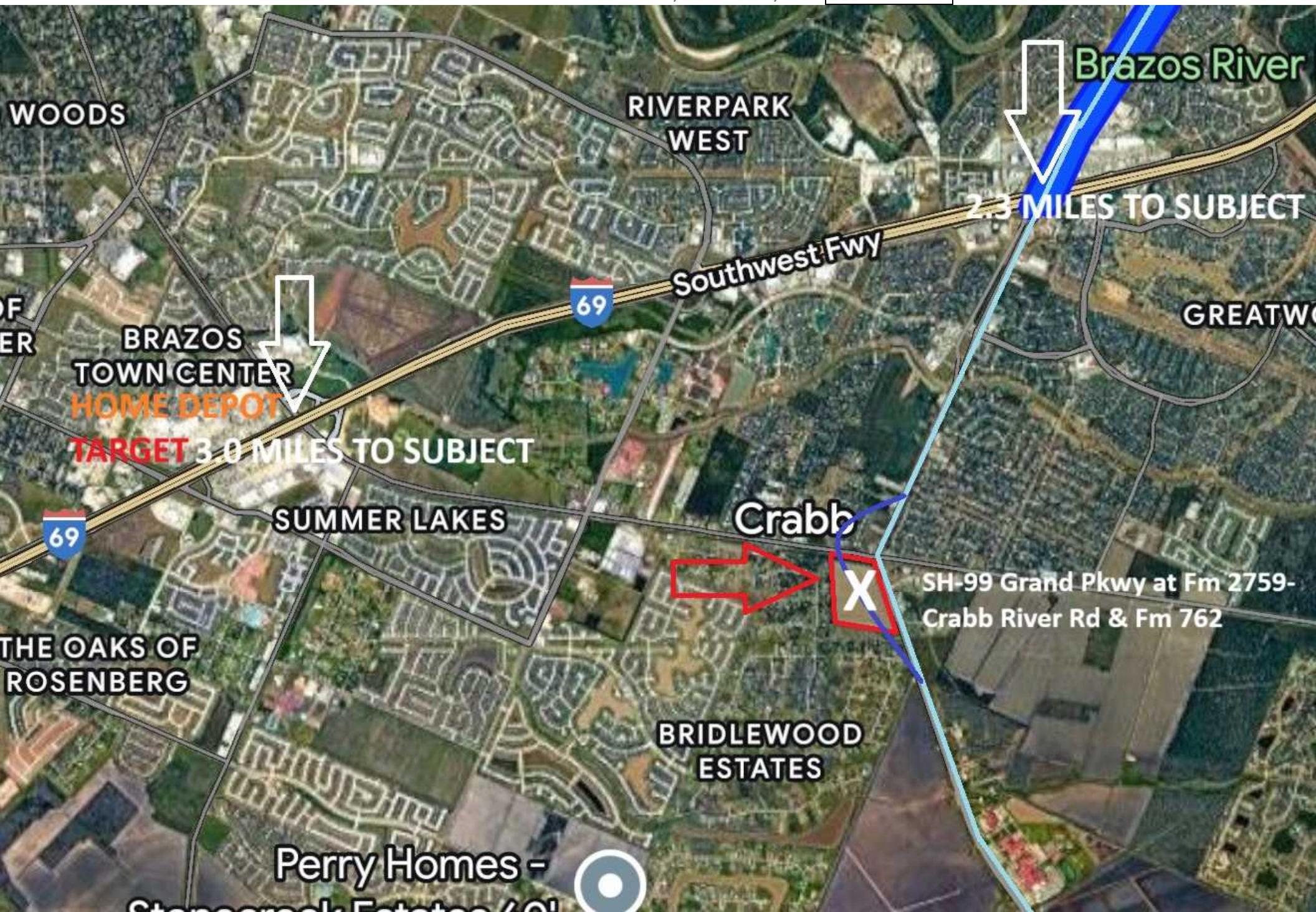


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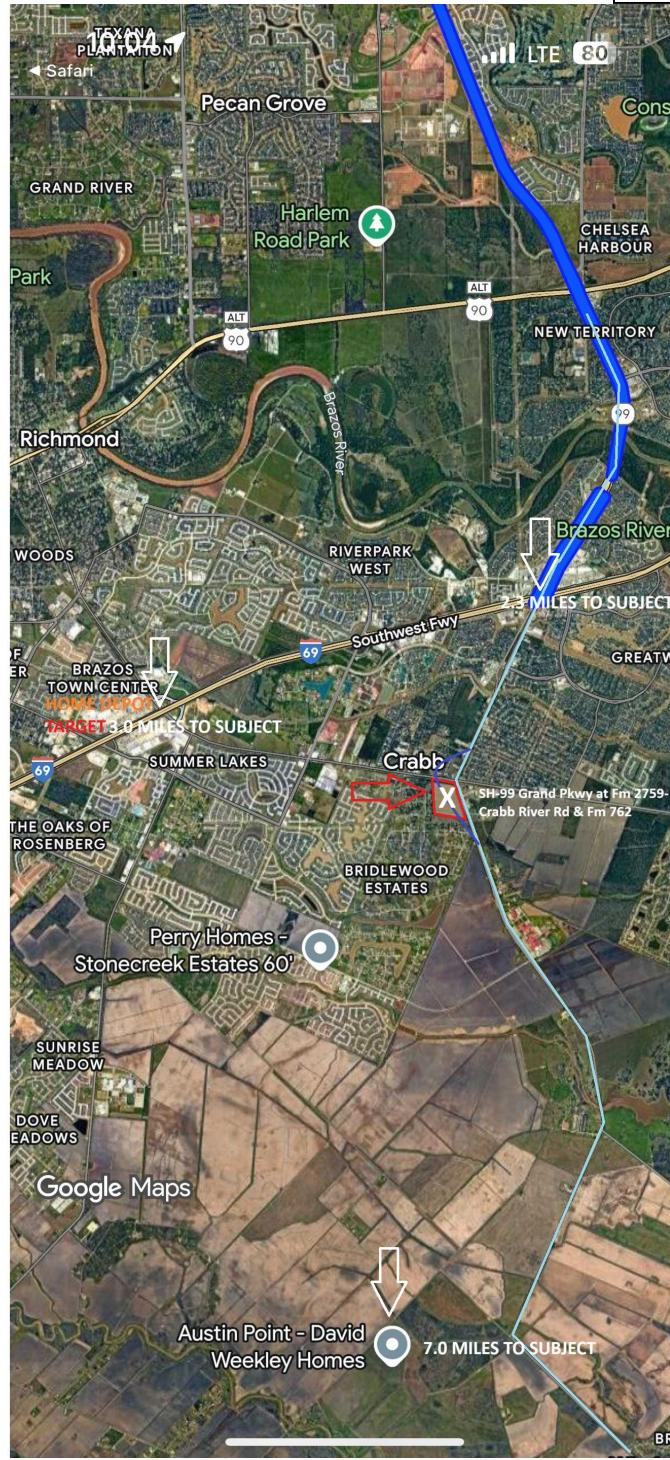
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Perry Homes -
Stonecreek Estates (O)

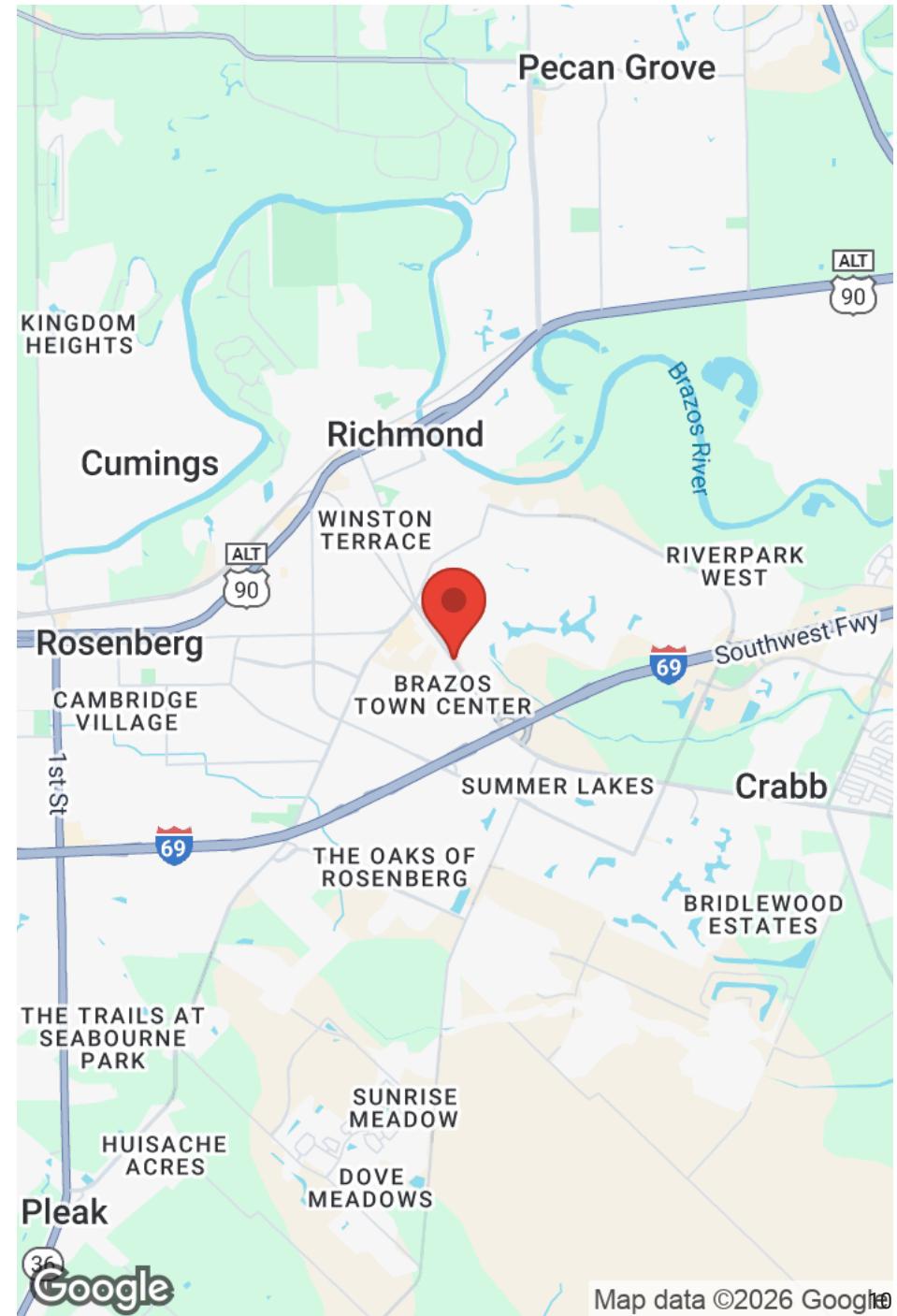
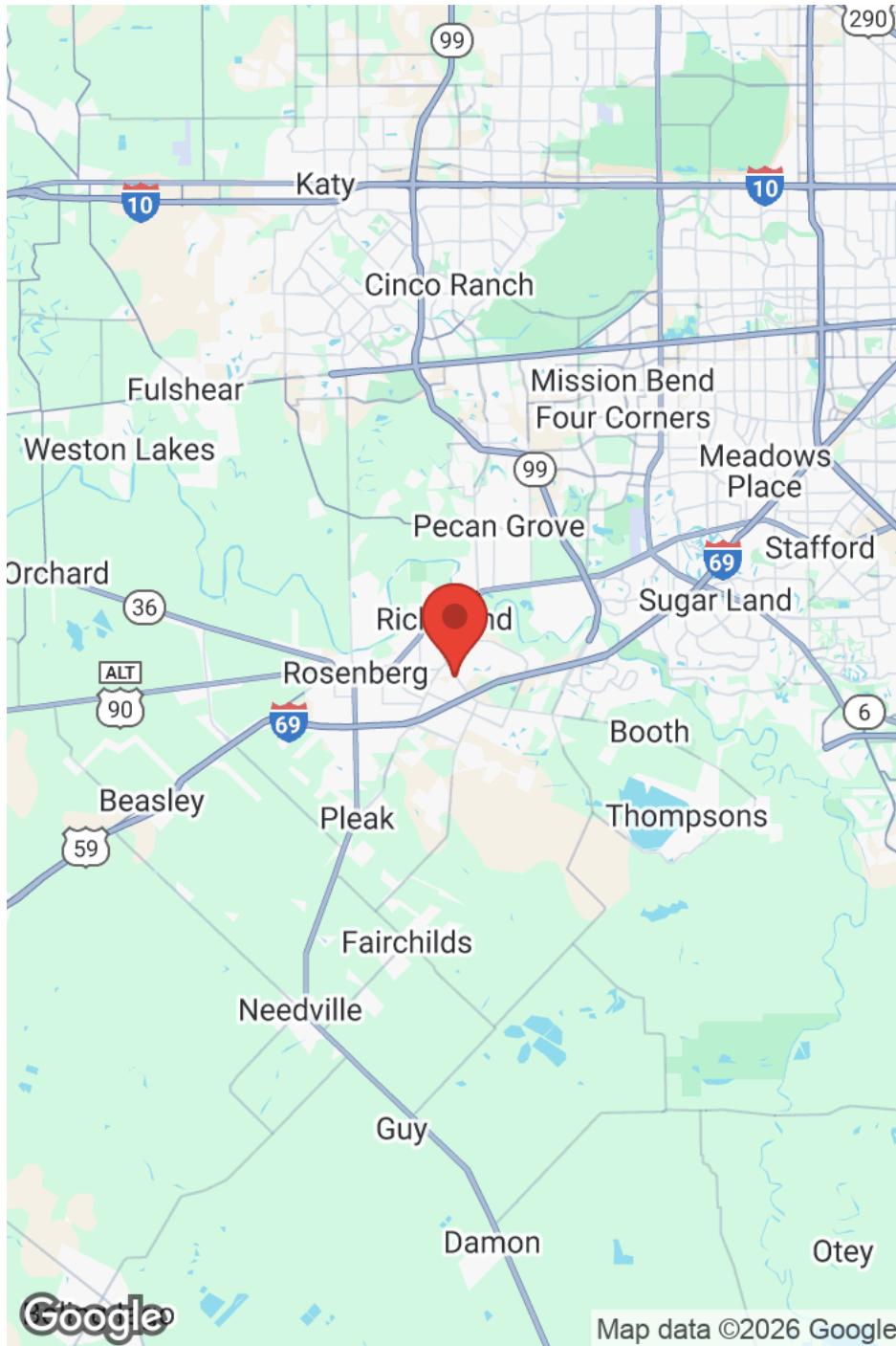
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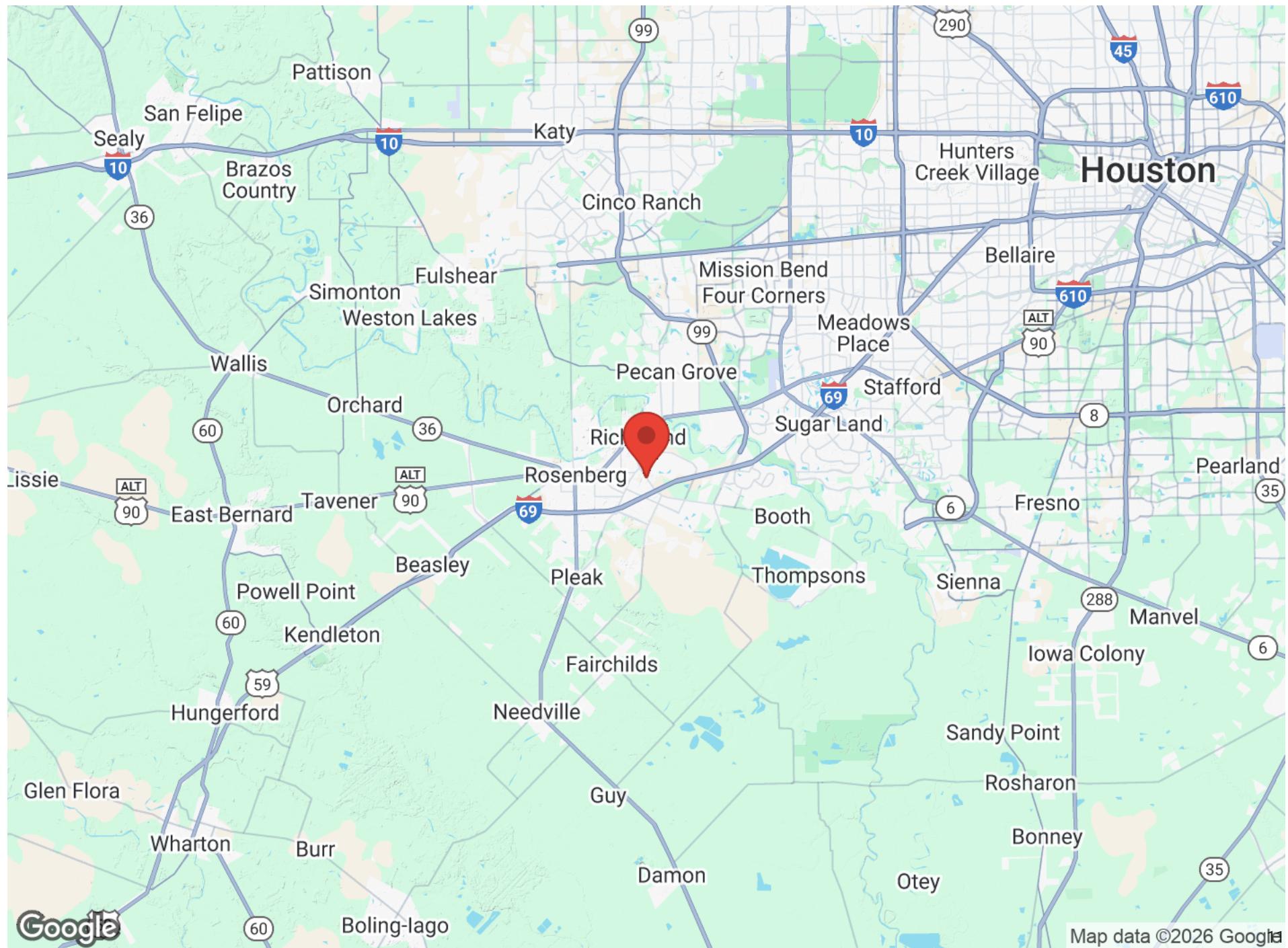
LOCATION MAPS

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AERIAL MAP

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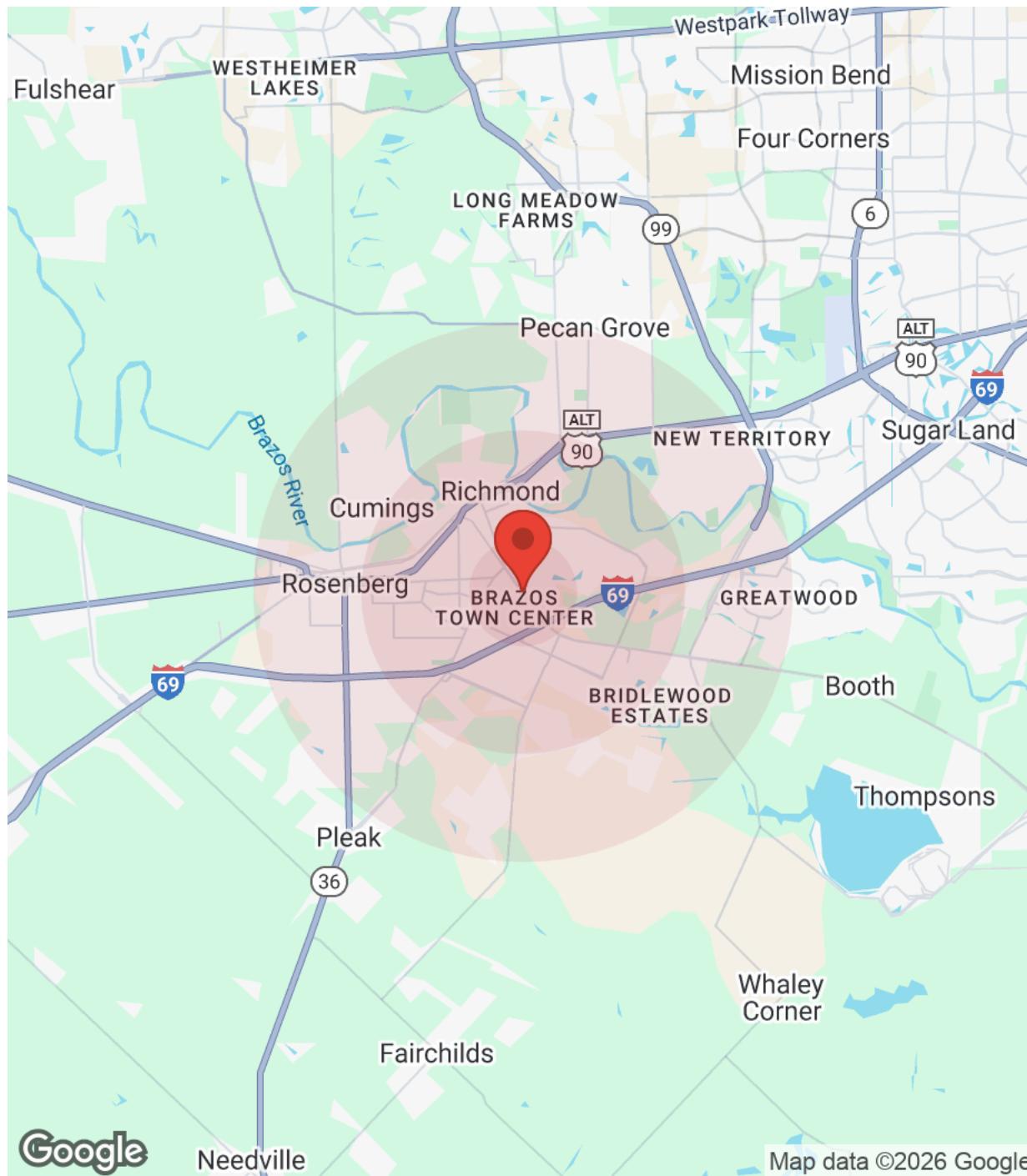
BUSINESS MAP

6600 FM 762 ROAD



DEMOGRAPHICS

6600 FM 762 ROAD



Population	1 Mile	3 Miles	5 Miles
Male	4,406	37,875	69,885
Female	4,499	39,280	72,425
Total Population	8,905	77,155	142,310
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,557	15,378	28,737
Ages 15-24	1,167	10,909	19,789
Ages 25-54	3,696	31,337	57,632
Ages 55-64	918	7,751	15,181
Ages 65+	1,568	11,782	20,969
Race	1 Mile	3 Miles	5 Miles
White	2,623	19,983	41,697
Black	2,060	16,442	27,622
Am In/AK Nat	8	100	199
Hawaiian	3	23	43
Hispanic	2,628	28,748	50,435
Asian	1,400	10,223	19,226
Multi-Racial	160	1,435	2,732
Other	24	201	342
Income	1 Mile	3 Miles	5 Miles
Median	\$85,983	\$90,149	\$97,826
< \$15,000	237	2,704	3,705
\$15,000-\$24,999	148	1,117	1,849
\$25,000-\$34,999	397	1,951	2,562
\$35,000-\$49,999	202	2,039	3,488
\$50,000-\$74,999	461	3,051	5,898
\$75,000-\$99,999	637	4,506	7,557
\$100,000-\$149,999	593	5,816	11,150
\$150,000-\$199,999	302	2,241	5,425
> \$200,000	472	3,758	7,170
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,747	29,559	52,986
Occupied	3,447	27,182	48,805
Owner Occupied	1,800	18,000	34,920
Renter Occupied	1,647	9,182	13,885
Vacant	300	2,377	4,181

MAP 1- SH-99 & FM 762

FM 762 ROAD



MAP- SEGMENT C- PARCELS 41 -

FM 762 ROAD

BNSF RR

41

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43

44

45

46

47

PARCEL	OWNER	TOTAL	TAKING	REMAINDER	REMAINDER	PARCEL	OWNER	TOTAL	TAKING	REMAINDER	REMAINDER
41	PECAN RIDGE LAND OWN LTD CO	2.2	0.66	1.54		57	BIG CREEK, LTD.	265.66	0.29	265.37	
42	BRANDON CREEK PROPERTY LLC	48.28	14.22	34.06		58	ROBERT WILLIAMS WOLTERS, ET AL	1,000	0.26	999.74	
43	BURATTI CIGARROKUTEER, LLC	54.4	15.76	38.64		59	PRISON COMMISSION OF THE STATE OF TEXAS	5,687.86	165.70	5522.16	
	CORNER COMMUNITY BIBLE CHURCH LITTLE CREEK POLLY LTD, ETAL					60-1	ALLEN LAWRENCE BERRY 2007 TRUST	1,641	0.29	1640.58	
44	KHALIL MOSTAFA & AN KHONG	1.97	0.01	1.96		60-2	ALLEN LAWRENCE BERRY 2007 TRUST	1,641	0.14		
45	LITTLE CREEK POLLY LTD, ETAL	181.44	0.21	181.23		61	PRISON COMMISSION OF THE STATE OF TEXAS	1,051.30	35.25	1016.05	
46	SAN JACINTO GAS TRANSMISSION	43.25	6.2	37.05		62	CURTIS CHARLES CLUTE	77.622	19.79	57.83	
47-49	THE GEORGE FOUNDATION	3642.54	26.18	3416.36		63	GUY W. STALLWORTH GRANT (WEST PORTION) AND JOY DEE STALLWORTH (EAST PORTION)	38.4	11.97	26.43	
50	MICHAEL MARY D ESTATE, ETAL	1997.89	12.83	1985.06		64	RAYMOND L. SPILLER	20.0043	0.08	19.92	
51	MICHAEL MARY D LAND PARTNERSHIP LTD, ETAL	987.16	34.75	952.41		65	BETTY BINGHAM MUNSON BRYAN FAMILY LIMITED PARTNERSHIP	107.6	18.40	89.20	
52	CLARK/MITCHEL HEIR'S, ETAL	1214.29	40.7	1173.59		66	THE HANILL FOUNDATION	729.67	33.02	696.65	
53	AA SHARP INVESTMENTS, LTD	610.11	30.4	579.71		67-1	AA SHARP INVESTMENTS, LTD.	442.41	31.98	379.27	
54	BUNTING WILLIAM D, ETAL	653.15	395	258.15		67-2	AA SHARP INVESTMENTS, LTD.	442.41	31.26		
55	FHA EQUITIES LTD					68	FIRST DOUBLE M RANCH LLC	86.31	0.34	85.97	
	LLC, BINGHAM ENTERPRISES, LLC, CARDONA RAUL C & DELICIA R										
	GORKA JUSTIN & ROBERT GORKA GUTIERREZ ALEX & SANDRA HAMBAUGH MARC & MARILYN										
56	ELIZABETH GORKA STAVINOH AND JANET STAVINOH BLACK	220.1	1.65	218.45							
	THE GEORGE FOUNDATION	3,516.19	185.40	3330.79							

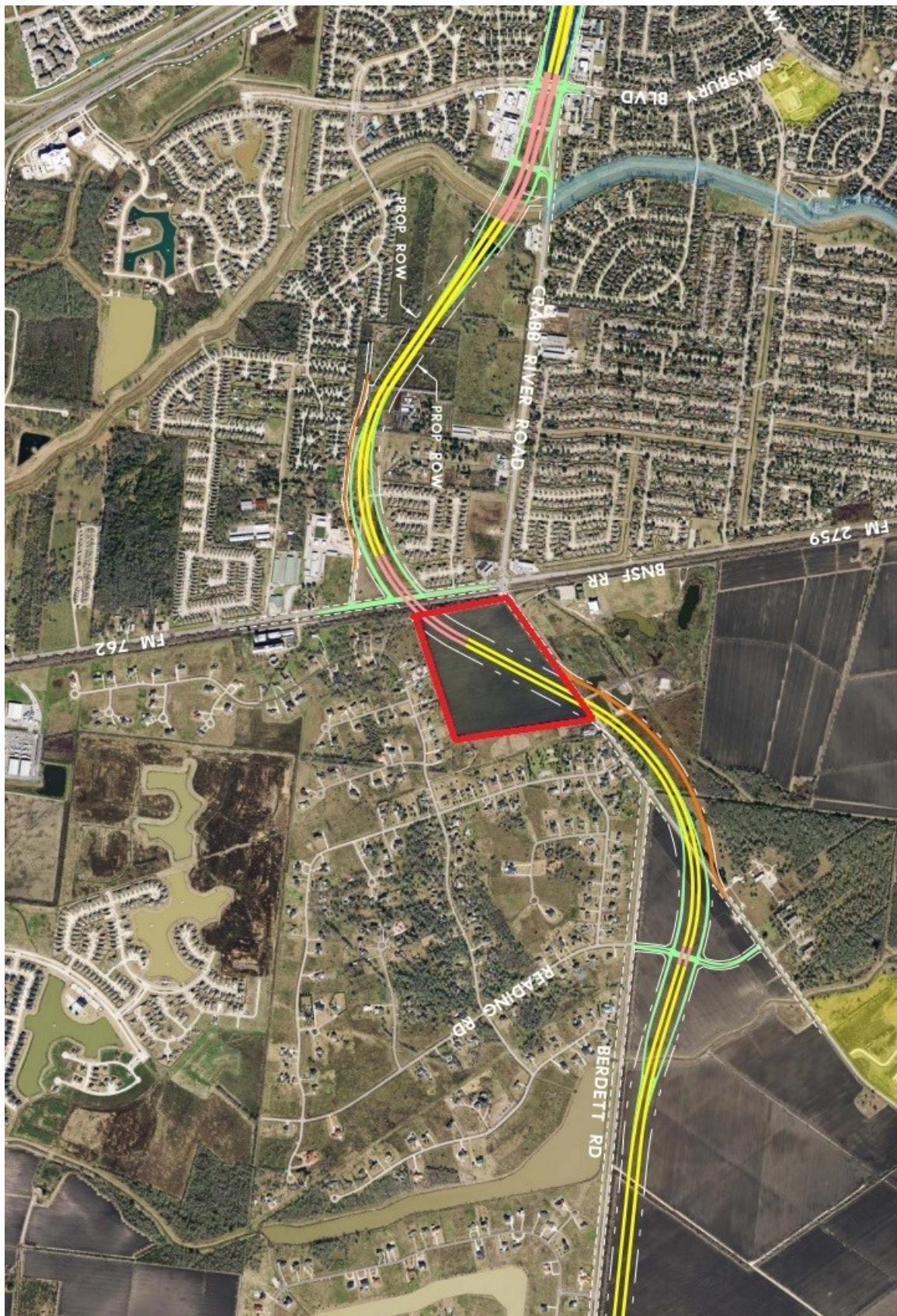
EXHIBIT

GRAND OUTER LOOP ROW OWNERSHIP
5/2/2020
FORT BEND COUNTY TOLL ROAD AUTHORITY
BGE

Y1\Y8\CTRA\2755-00-Fort Bend Outer Loop\03_L440358_R08_Exhibit14.dwg

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FLOOD MAP

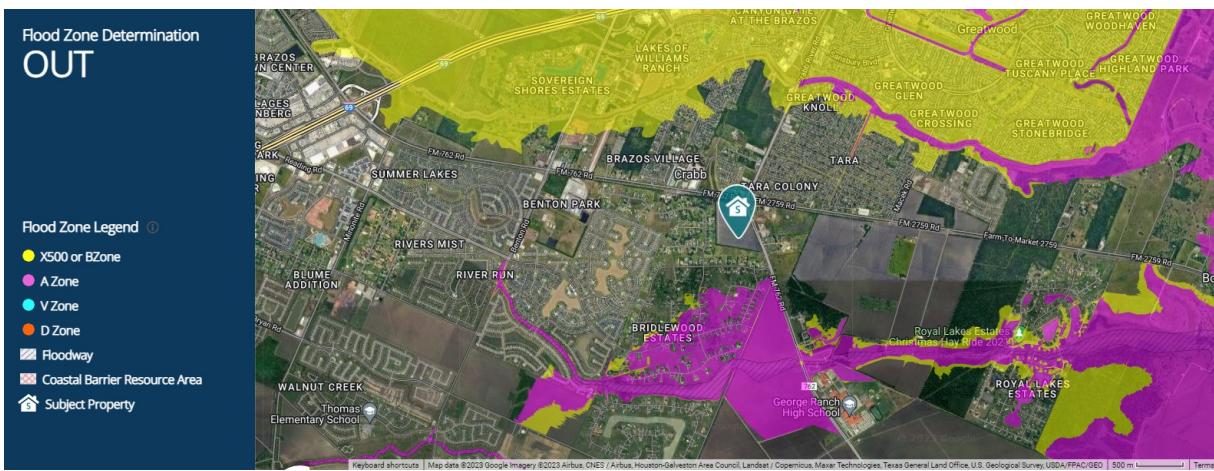
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📍 Fm 762, Richmond, TX 77469, Fort Bend County

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



TEXAS REAL ESTATE COMMISSION



11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable Timothy Larson	License No. 0695022	Email tlarson@kw.com	Phone (281) 508-0800
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date