



Fulshear Weston Lakes 60 +/- acre Unrestricted Land

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FOR SALE

**PRIME UNRESTRICTED FULSHEAR LAND
FOR DEVELOPERS**

PROPERTY INFORMATION

LOCATION

FULSHEAR / WESTON LAKES

LOT SIZE

60 +/-

FRONTAGE

Bowser Rd.

ZONING

Unrestricted

LISTING PRICE

CALL FOR PRICING

TRAFFIC COUNT

9,259

UTILITIES

Water

Septic/Well

Electricity

Available

Gas

Availability Unknown



PROPERTY HIGHLIGHTS

- ★ Main thoroughfare connecting I-10 and Westpark Tollway
- ★ Fulshear - ranked #1 fastest growing city in Texas two years in a row
- ★ Major growth area in Fulshear

AREA RETAILERS

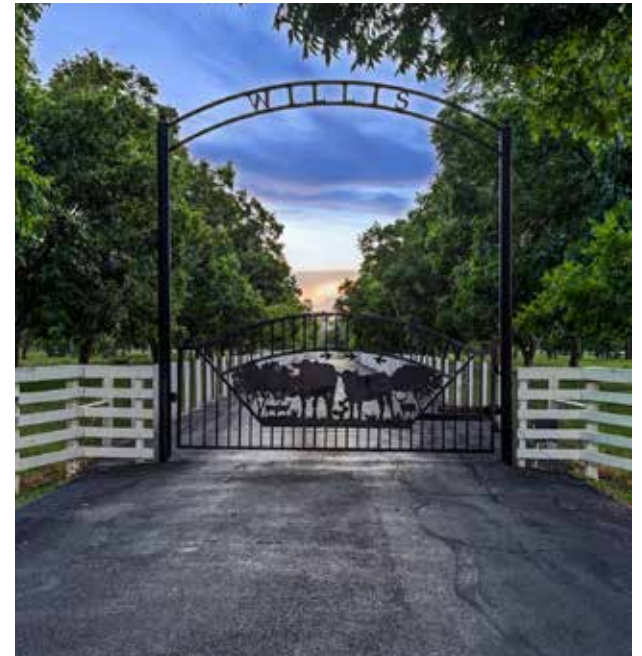


DEMOGRAPHICS

	3 MILE	5 MILE
Population 2021 Estimate	37,501	112,387
Avg HH Income 2021 Estimate	\$164,785	\$164,138
Projected Pop 2026 Estimate	50,012	147,174



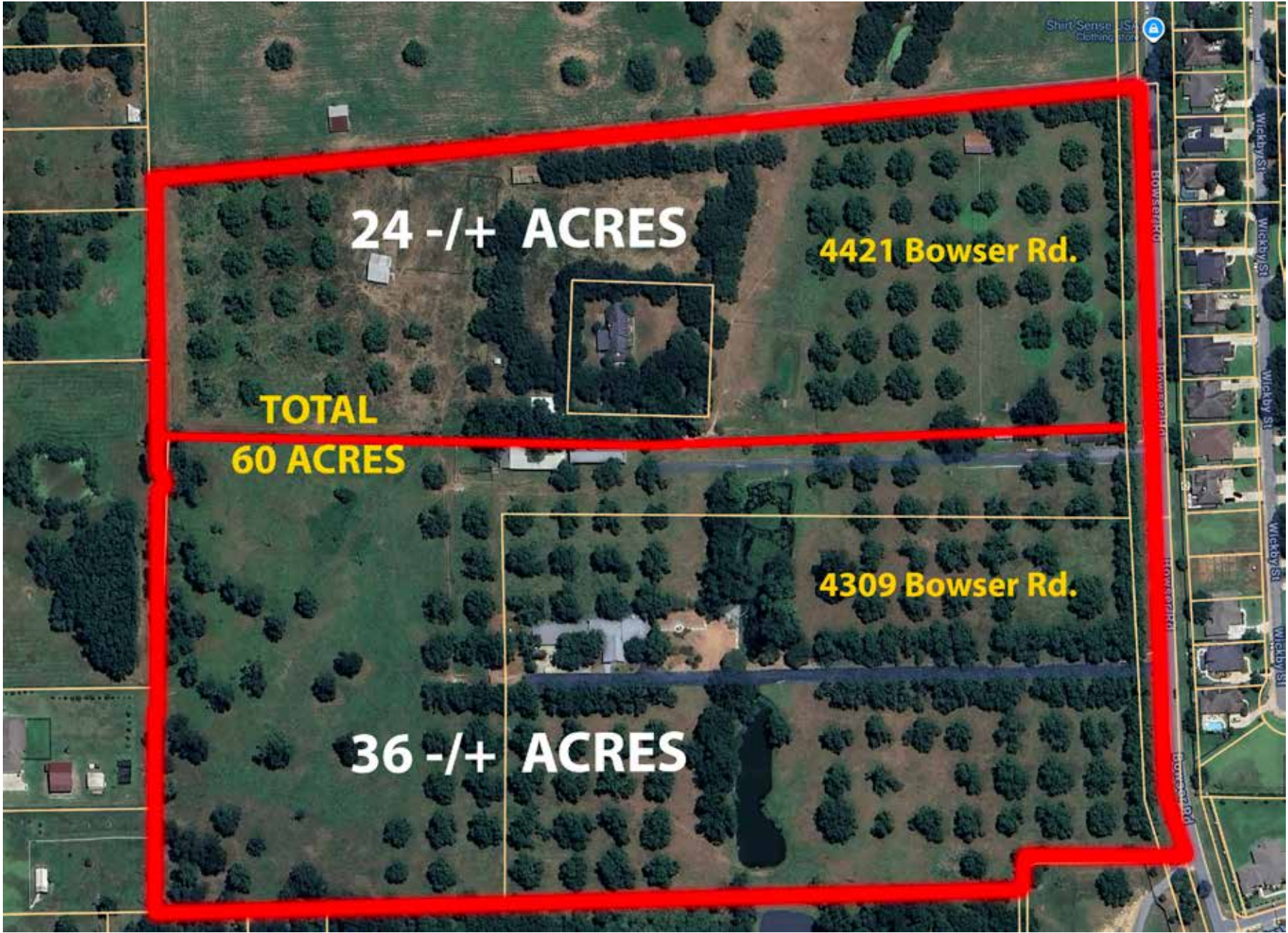
Rare opportunity to own this amazing horse lover's dream in desirable and expanding Fulshear. Newly updated custom home with modern farmhouse finishes on 24.64 glorious acres (fenced and cross fenced). 4/4.2/5 Updates: luxury waterproof vinyl downstairs perfect for farm & ranch living, gorgeous granite, modern recessed and interior lighting, interior paint, completely renovated secondary baths, and stunning primary update w/ freestanding tub and elegant frameless shower. Light fills the home throughout with breathtaking property views. Row planted Pecan Orchard to the front w/ live oaks and 100-year Pecans throughout remainder. Additionally, two barns, loafing sheds & Air Conditioned feed room. Relax on the beautiful back patio at day's end on this homestead that is sure to inspire tranquil living, with convenience to all the Houston Metroplex has to offer. Property has two tax ID's 0079-00-047-0031-901 1.0 Acre and 0079-00-047-0033-901 23.64 Acres.

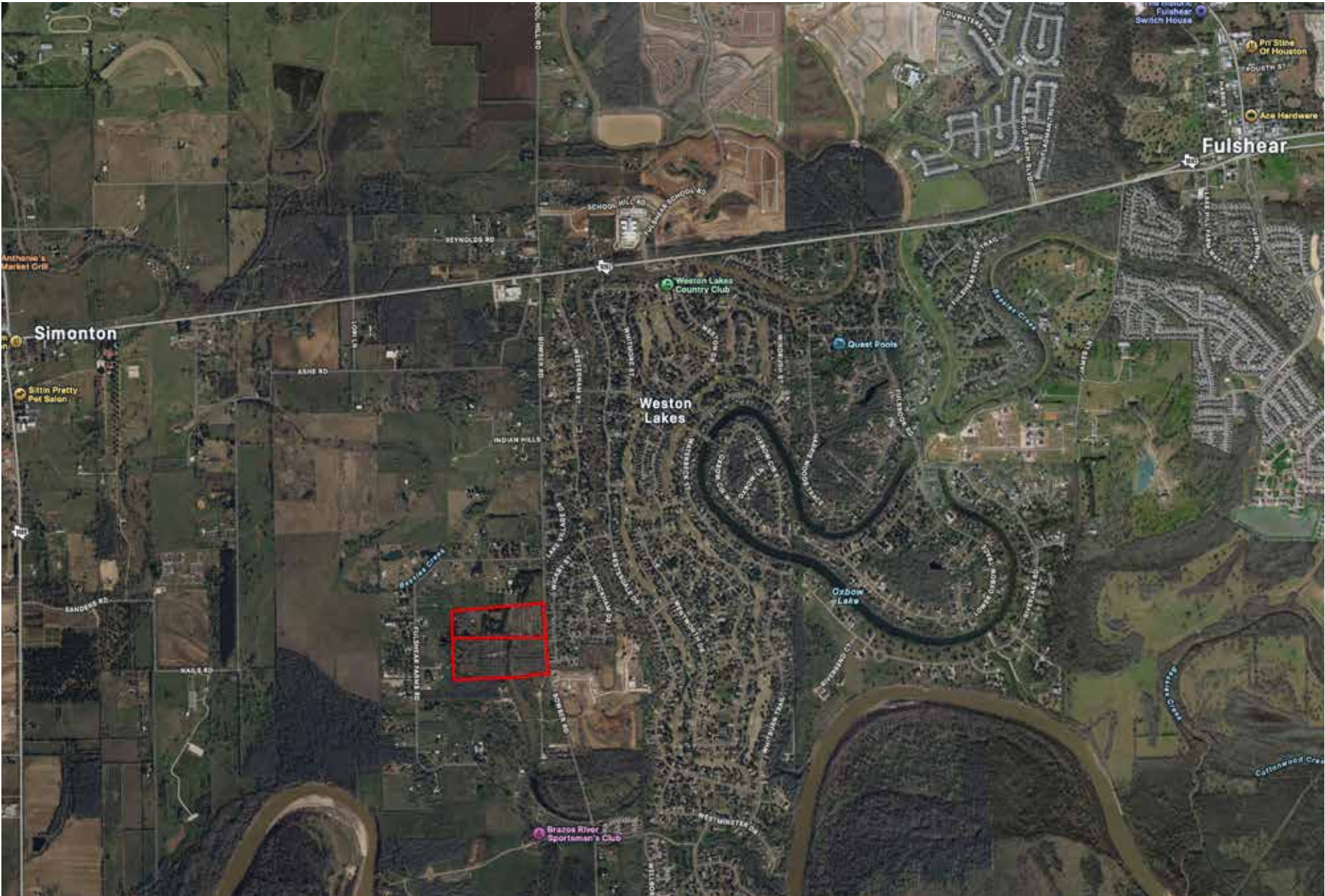


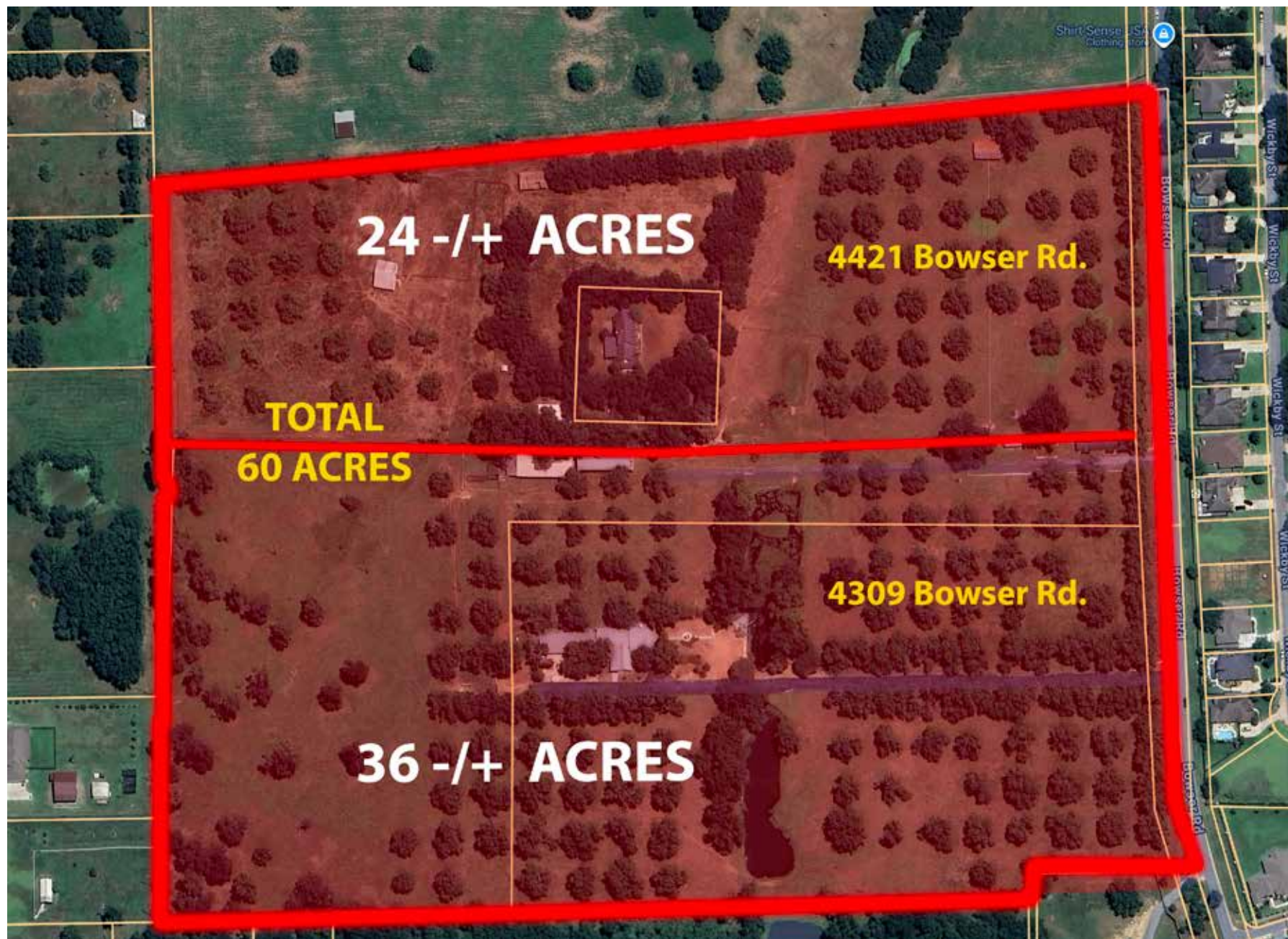


Graced with canopies of more than 150 mature Texas Pecan trees, 20 extraordinary unrestricted acres are securely nestled behind impressive gated entrance awaiting a fortunate buyer. A long paved drive lined with flowering Crape Myrtles leads to a charming Texas farmhouse with enchanting wraparound covered porch. Captivating views of pristine stocked three acre pond and groves of trees abound. Generous one story boasts island kitchen with sleek slab granite counter tops, plentiful cabinets stretching to the ceiling and opens to large living space. Loads of storage throughout. Abundant natural light pours through wall of windows into enormous game room featuring high ceiling, wet bar and custom stone fireplace. From there, French doors lead to outdoor entertaining space begging for social gatherings. Climate controlled garage is detached and easily houses five cars. Livestock facilities include 6500 square feet of covered barn space, cattle chute and a fenced pasture for training. Possible opportunities for quarters/offices on the property include living space for a groundskeeper, additional room for guests or rental income potential. Current Ag exemption affords remarkably low tax cost. Unrestricted acreage classification also provides limitless commercial opportunity. Property is safely positioned on high ground. Wildlife flourishes on this leisure ranch. A discerning buyer seeking peaceful and private wide open space so conveniently located to Houston's Energy Corridor and Downtown should not miss this exceptional opportunity. Welcome to the good life.

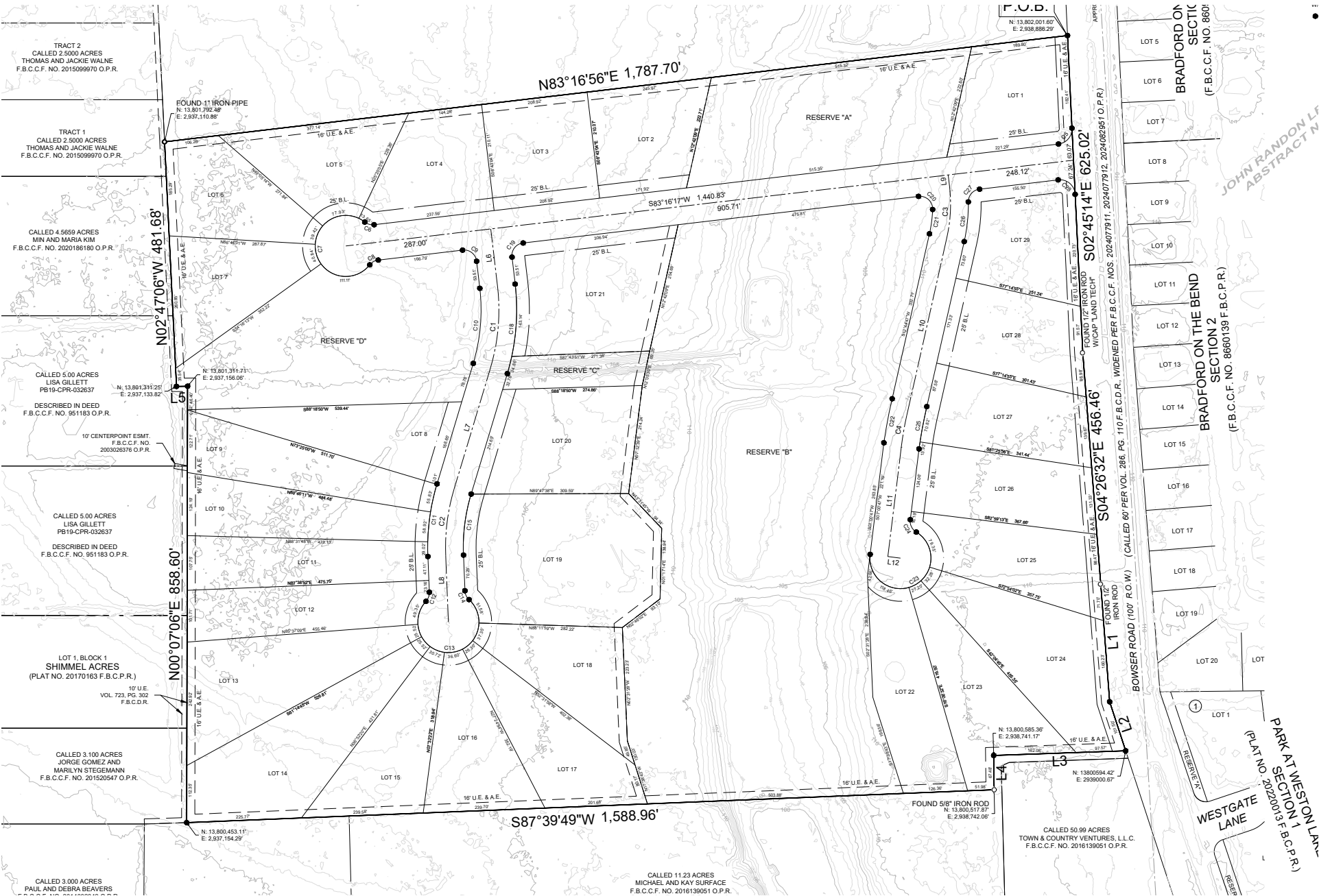








PROPOSED PLATTING



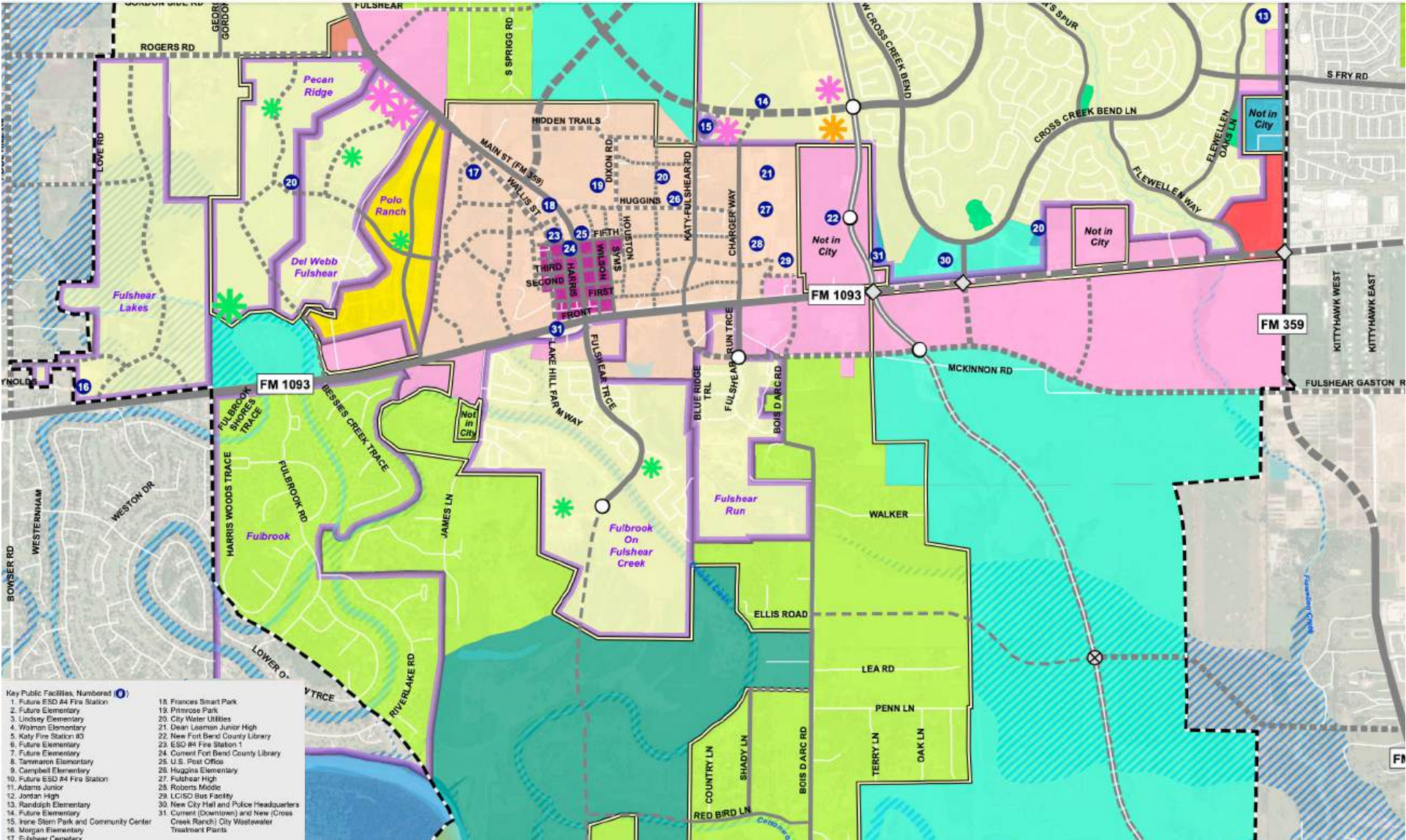


FIGURE 54. COMPOSITION OF HOUSING STOCK

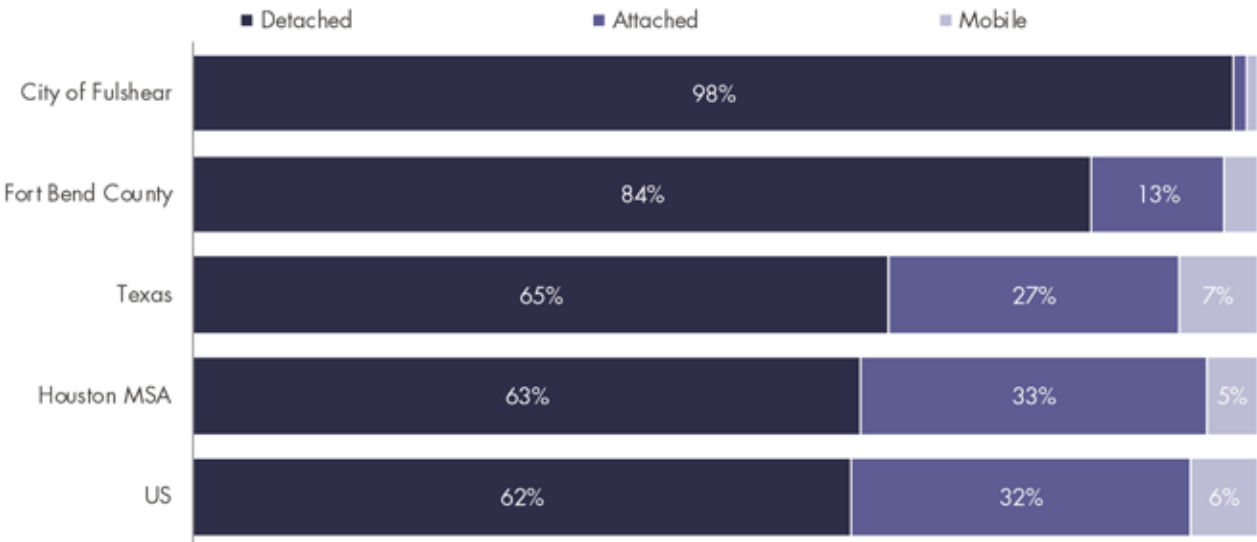
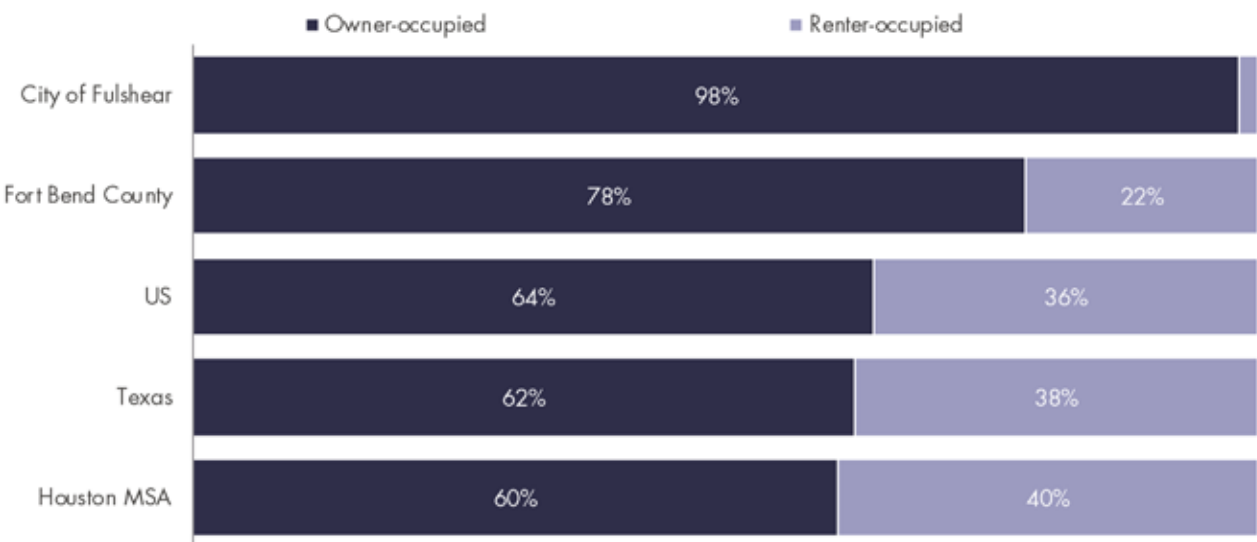


FIGURE 55. OCCUPANCY TYPE
SHARE OF OCCUPIED HOUSING STOCK BY OWNERSHIP/RENTAL STATUS

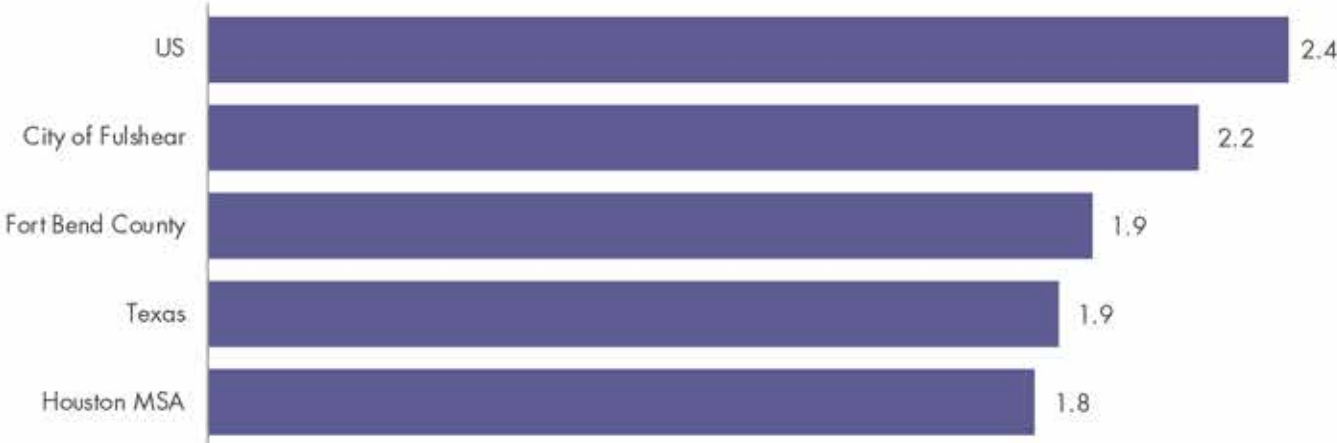


Source: (all figures) US Census Bureau, American Community Survey, 5-year averages for the period 2013–2017.

FIGURE 52. MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS



FIGURE 53. HOUSING AFFORDABILITY INDEX
RATIO OF MEDIAN HOME VALUE TO MEDIAN HOUSEHOLD INCOME*



*Can also be interpreted as the number of years of household income needed to buy a median-priced home.
Source: (all figures) US Census Bureau, American Community Survey; 5-year averages for the period 2013–2017.

FIGURE 19. OCCUPATION OF EMPLOYED RESIDENTS

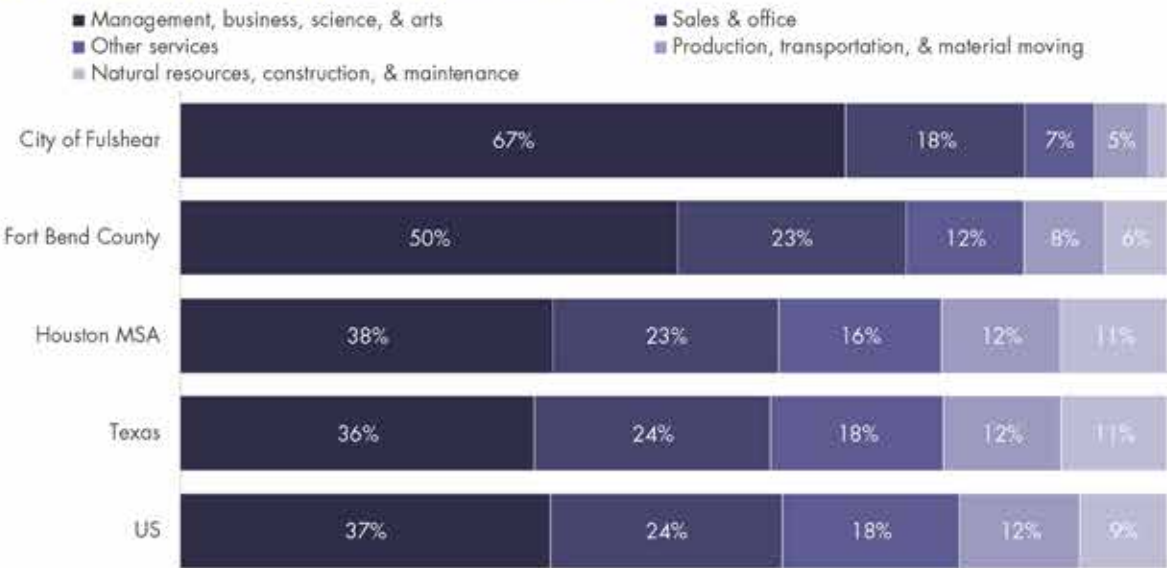


FIGURE 20. INDUSTRY OF EMPLOYED RESIDENTS

	City of Fulshear	Fort Bend County	Houston MSA	Texas	US
Education & health care	16%	25%	20%	22%	23%
Retail trade	6%	11%	11%	11%	11%
Professional & business services	15%	14%	13%	11%	11%
Manufacturing	16%	9%	10%	9%	10%
Restaurants, bars, hotels, & recreation	6%	7%	8%	9%	10%
Finance, insurance, & real estate	10%	7%	6%	7%	7%
Construction	5%	6%	9%	8%	6%
Transportation, logistics, & utilities	2%	5%	6%	6%	5%
Personal & other services	1%	4%	5%	5%	5%
Government	2%	3%	3%	4%	5%
Wholesale trade	3%	4%	4%	3%	3%
Media & IT	2%	2%	1%	2%	2%
Oil, gas, mining, & agriculture	15%	5%	4%	3%	2%

Source: US Census Bureau, American Community Survey; 5-year averages for the period 2013–2017.

FIGURE 28. DESTINATION, 2015
TOP 10 CITIES

WHERE CITY OF FULSHEAR WORKERS LIVE

City (Place)	Count	Share
1 Houston city, TX	66	10.7%
2 Rosenberg city, TX	29	4.7%
3 Weston Lakes city, TX	26	4.2%
4 Pecan Grove CDP, TX	17	2.8%
5 Katy city, TX	15	2.4%
6 Richmond city, TX	14	2.3%
7 Simonton city, TX	11	1.8%
8 Cinco Ranch CDP, TX	8	1.3%
9 Fulshear city, TX	8	1.3%
10 Sugar Land city, TX	8	1.3%
All Other Locations	415	67.3%
Total	617	100.0%

WHERE EMPLOYED CITY OF FULSHEAR RESIDENTS WORK

City (Place)	Count	Share
1 Houston city, TX	502	57.7%
2 Katy city, TX	70	8.0%
3 Sugar Land city, TX	37	4.3%
4 Rosenberg city, TX	22	2.5%
5 Dallas city, TX	8	0.9%
6 Fulshear city, TX	8	0.9%
7 Austin city, TX	5	0.6%
8 Hedwig Village city, TX	5	0.6%
9 Pearland city, TX	5	0.6%
10 Stafford city, TX	5	0.6%
All Other Locations	203	23.3%
Total	870	100.0%



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