

FRESNO GARDENS
TOTAL UNITS: 314

DAVIS ST

W DAVIS RD

FM 521

DOLLAR
GENERAL

17,271 VPD

STEP ABOVE
PREPAREDNESS ACADEMY

U-HAUL

SUBWAY

ARCOLA HEIGHTS
TOTAL UNITS: 205

TRACT A

±40.93 ACRES
AVAILABLE

6
TEXAS

HWY 6

25,950 VPD

±3.99 ACRES

TRACT B

MCKEEVER RD

REGIO'S
Meat Market



NewQuest

±44.92 ACRES – HWY 6 & FM 521

Jeff Lokey

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NWC of Hwy 6 & FM 521 | Arcola, Texas

±44.92 Acres Available for Sale

Glenn Dickerson

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Project Highlights

±44.92 Acres Available for Sale in Arcola, Texas

44+ acres with 2,100 linear feet of frontage on Hwy 521. Located at the northwest quadrant intersection of Hwy. 521 and Hwy. 6 with close proximity to Fort Bend Town Center and growing residential communities in Arcola/Missouri City. City water and sanitation available. Ideal for industrial, commercial or residential development.

Jeff Lokey

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Glenn Dickerson

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28%

POPULATION GROWTH
WITHIN 1 MILE
FROM 2020 TO 2024



143K

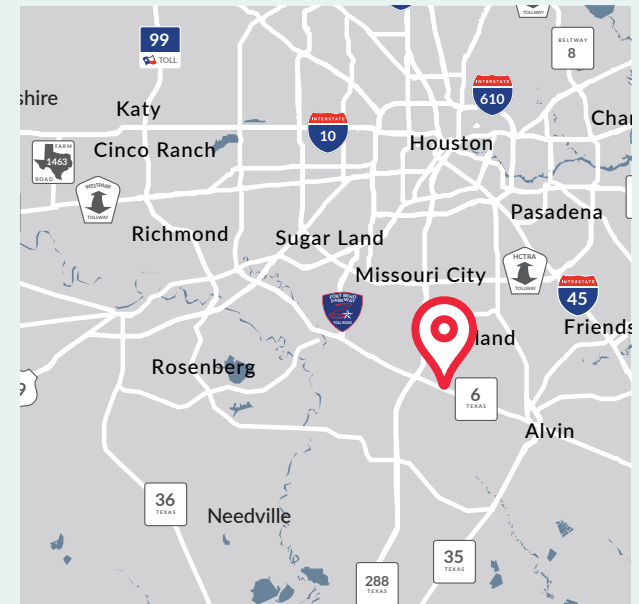
CURRENT POPULATION
WITHIN 5 MILES

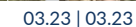


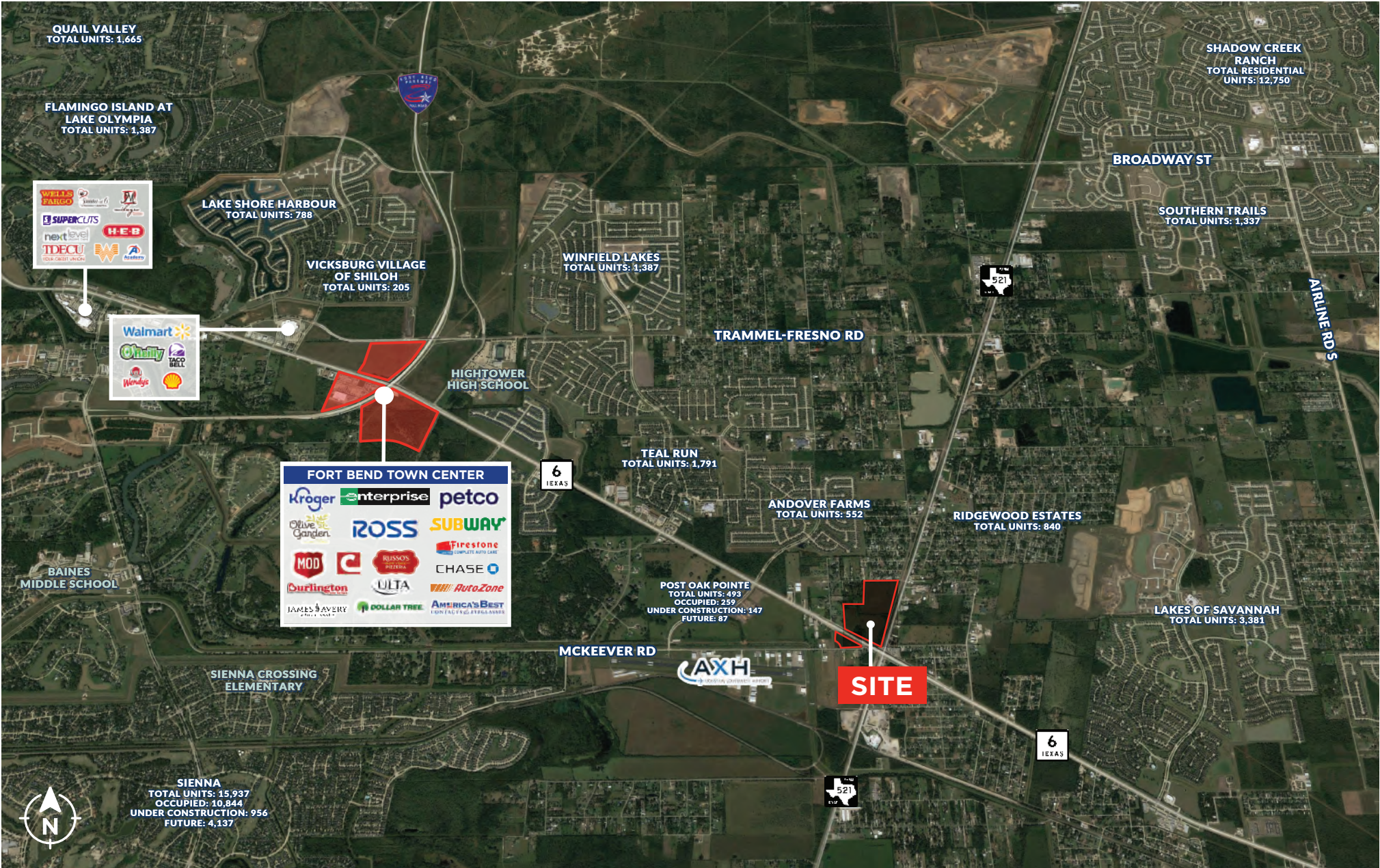
\$154K

AVERAGE HHI
WITHIN 5 MILES

- **Approximate Size:**
Tract A: ±40.93 Acres
Tract B: ±3.99 Acres
- **School District:**
Fort Bend ISD
- **Utilities:**
Available through the city
- **Frontage:**
Approx. 1,107 ft. on Hwy 6
Approx. 2,087 ft. on FM 521
Approx. 198 ft. on McKeever Rd
- **Traffic Counts:**
Approx. 25,950 VPD on Hwy 6
Approx. 17,271 VPD on FM 521







06.25 | 01.24

Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,255	16,087	44,169
Current Population	7,670	54,751	143,509
2020 Census Average Persons per Household	3.40	3.40	3.25
2020 Census Population	5,986	48,561	116,877
Population Growth 2020 to 2024	28.12%	12.75%	22.79%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	11.29%	8.36%	10.12%
2 Person Households	27.33%	29.38%	29.47%
3+ Person Households	61.38%	62.27%	60.41%
Owner-Occupied Housing Units	78.55%	83.19%	83.28%
Renter-Occupied Housing Units	21.45%	16.81%	16.72%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	15.61%	21.78%	27.52%
Black or African American	39.21%	40.77%	35.87%
Asian or Pacific Islander	4.33%	7.66%	14.79%
Other Races	39.38%	28.84%	21.20%
Hispanic	49.82%	35.70%	25.96%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$99,614	\$134,638	\$154,259
Median Household Income	\$81,450	\$120,002	\$135,322
Per Capita Income	\$29,833	\$40,953	\$48,080
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	39.84%	24.27%	19.78%
Estimated Bachelor's Degree	14.19%	23.09%	26.84%
Estimated Graduate Degree	6.56%	16.50%	20.66%
AGE	1 MILE	3 MILES	5 MILES
Median Age	31.0	32.3	34.0

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.

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. **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.

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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Jeffrey B. Lokey	373933	jlokey@newquest.com	281.477.4380
Sales Agent/Associate's Name	License No.	Email	Phone
Glenn Dickerson	542479	gdickerson@newquest.com	281.477.4384
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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