



OFFERING MEMORANDUM

**4.94 ACRES - 421 FM 360 ROAD**

BEASLEY, TEXAS 77417

Marcus & Millichap

# OVERVIEW AND HIGHLIGHTS

## 421 FM 360 ROAD

The site contains 4.94 acres of land on FM 360 in the extraterritorial jurisdiction of Beasley, Texas. The property is located roughly 560 feet south of Highway 59 Frontage Road and features approximately 331 feet of frontage along FM 360. Located one mile west of the property is Emberly, a master-planned community by Land Tejas that is currently under development, spanning 933-acres and is expected to deliver 2,000 homes at completion. A pipeline easement is located at the back northern corner of the property. Electricity is to the site, and the property is equipped with its own well and septic system.



<b>PROPERTY SIZE</b>	4.94 Acres
<b>PRICE</b>	Contact Broker
<b>SCHOOL</b>	Lamar CISD
<b>FLOODPLAIN</b>	None
<b>UTILITIES</b>	Well & Septic
<b>FRONTAGE</b>	331.7' on FM 360
<b>DETENTION</b>	On-Site
<b>EASEMENTS</b>	Pipeline

<b>DEMOGRAPHICS</b>	<b>2</b>	<b>5</b>	<b>10</b>
Residential Count	1,368	4,412	46,434
Avg HH Income	\$77,670	\$81,720	\$77,218
2023-2028 Projected Growth	1.5%	1.4%	1.6%

## FOR MORE INFORMATION CONTACT:

**WILL FLORENCE**  
**(713) 452-4237**

**KELSEY OLSEN**  
**(713) 452-4334**

CPKC KENDLETON YARD

**RAUSCH  
COLEMAN**  
HOMES

+/- 340 LOTS

**kb**  
HOME

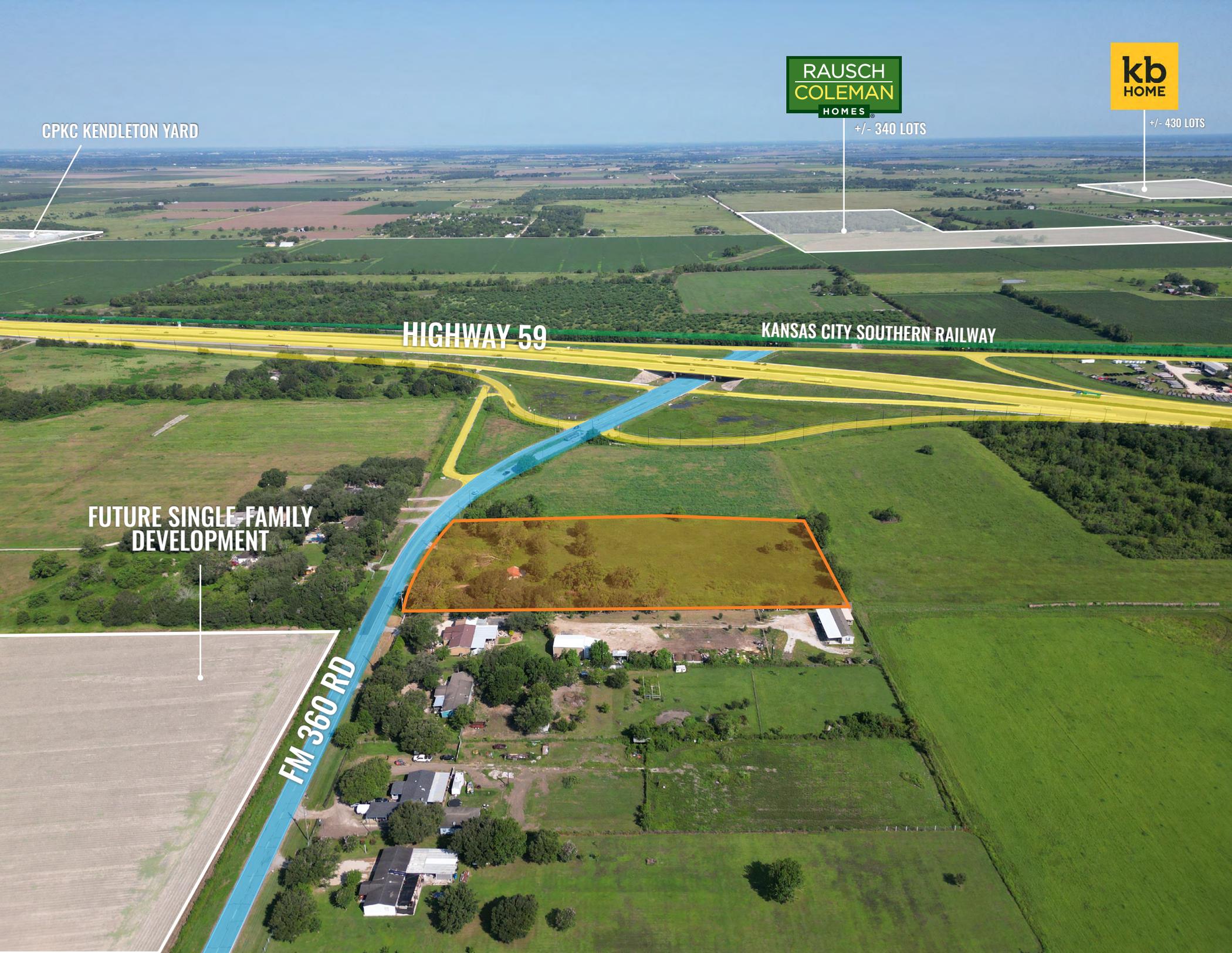
+/- 430 LOTS

**HIGHWAY 59**

**KANSAS CITY SOUTHERN RAILWAY**

**FUTURE SINGLE-FAMILY  
DEVELOPMENT**

**FM 360 RD**





2,000 HOMES

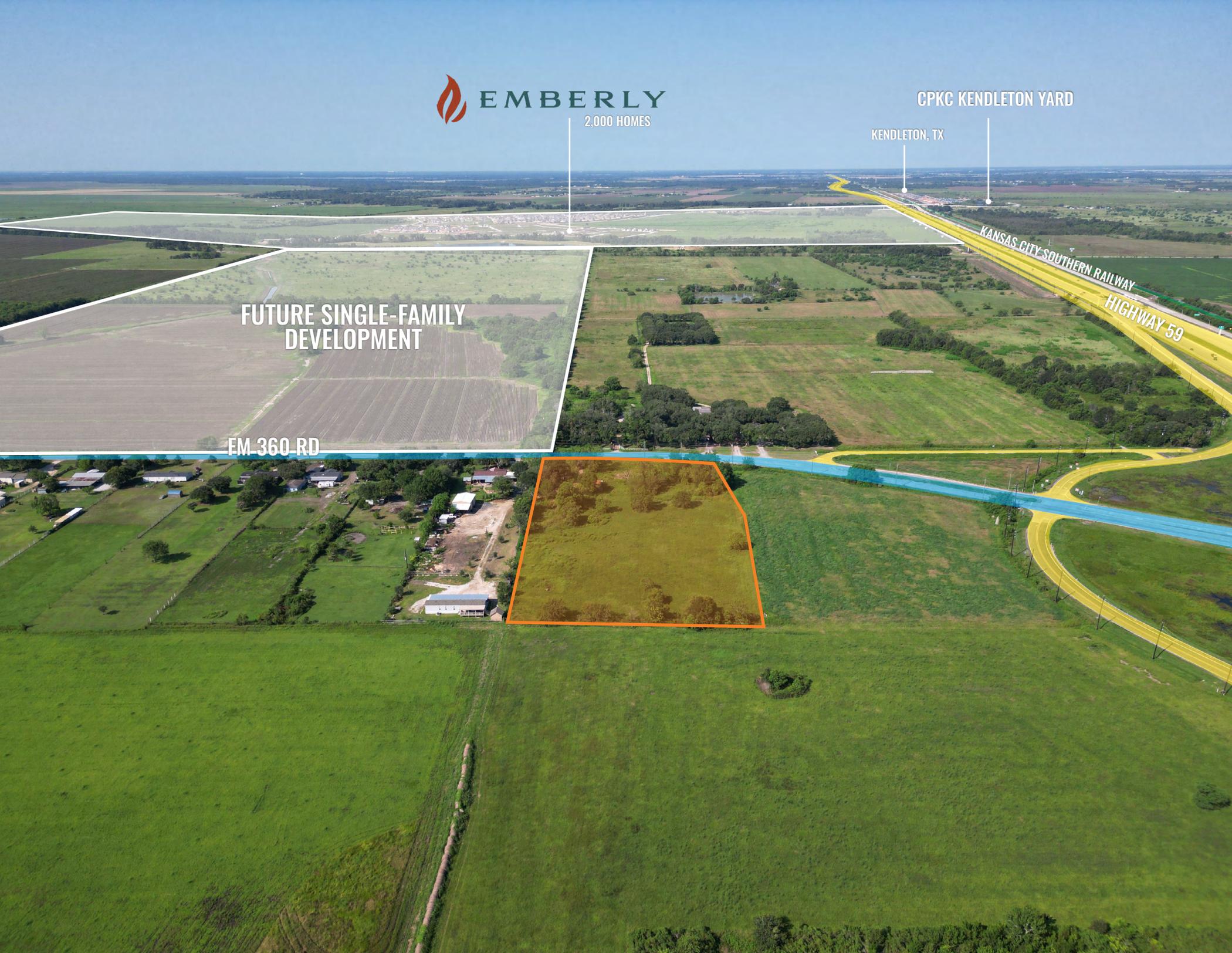
CPKC KENDLETON YARD

KENDLETON, TX

FUTURE SINGLE-FAMILY DEVELOPMENT

FM 360 RD

KANSAS CITY SOUTHERN RAILWAY  
HIGHWAY 59



**B** BROOKEWATER

2,400 HOMES

TEJAS VILLAGE

BEASLEY ELEMENTARY SCHOOL



 TEXAS SUPERIOR TANKS, LLC.

SOUTHERN TRAILERS

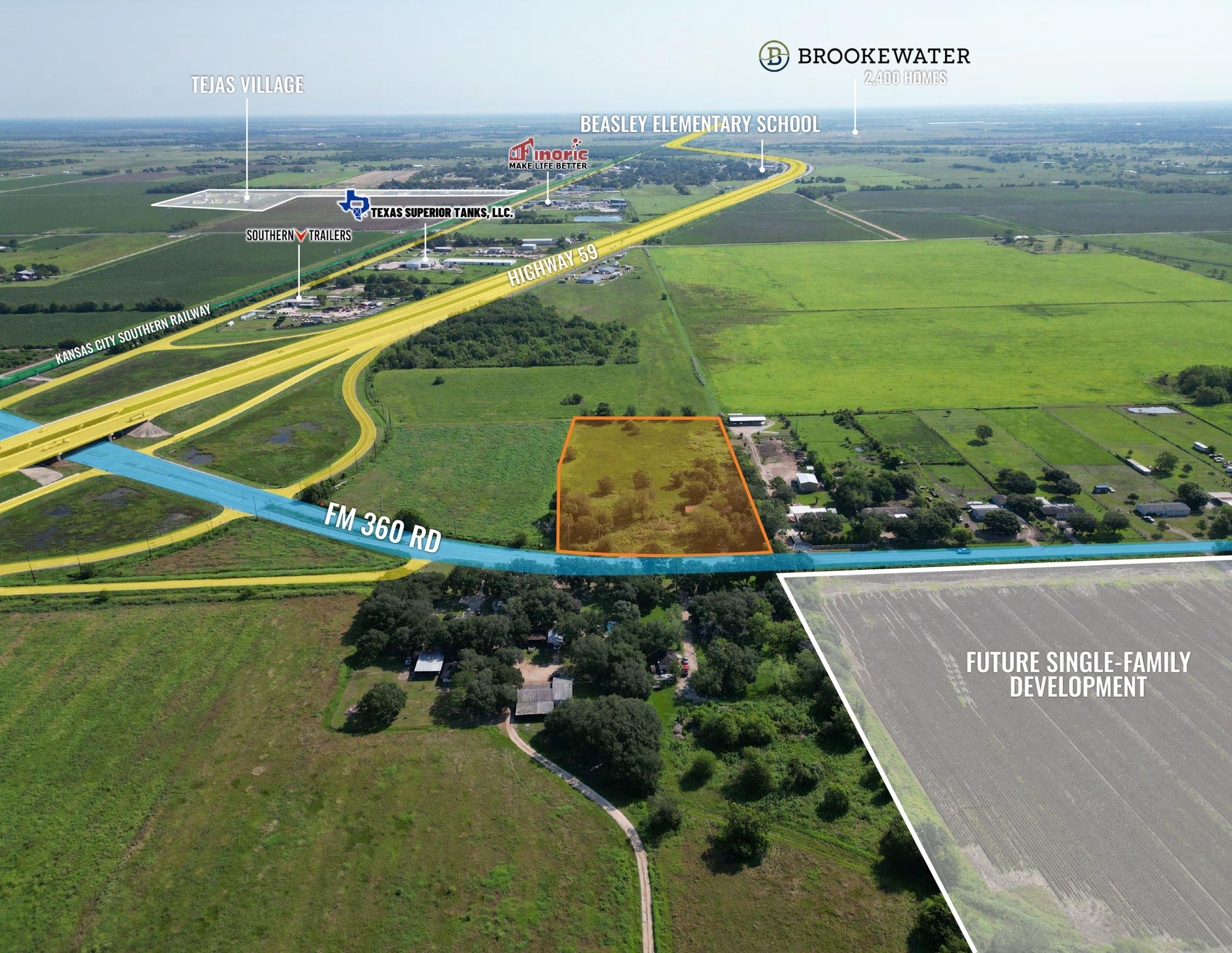
HIGHWAY 59

KANSAS CITY SOUTHERN RAILWAY

FM 360 RD



FUTURE SINGLE-FAMILY DEVELOPMENT



NEEDVILLE, TX

RDT

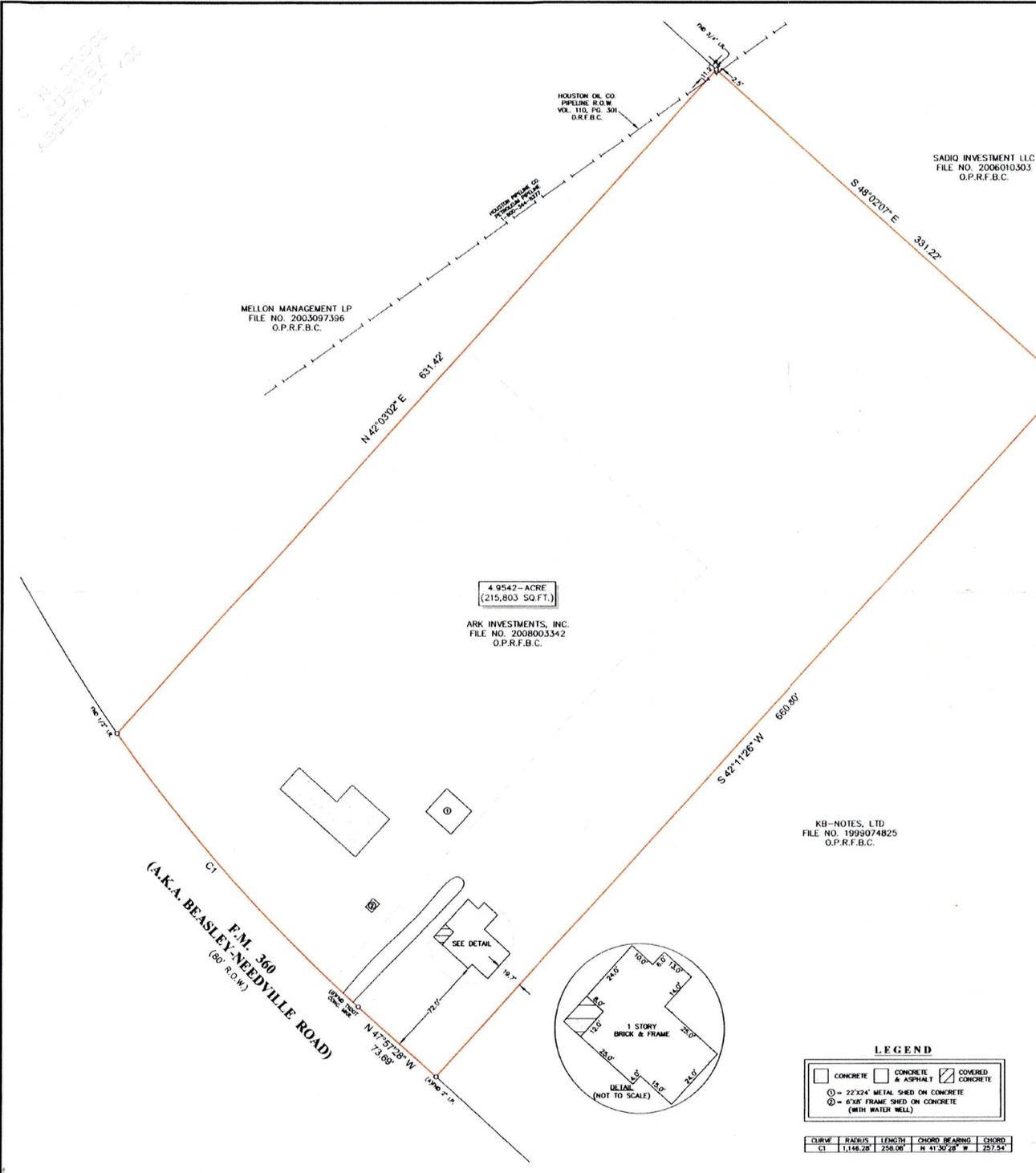
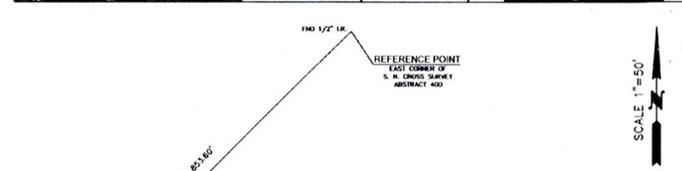
FUTURE SINGLE-FAMILY  
DEVELOPMENT

FM 360 RD



**Vintage Title**

JUDY SPINKS 281-239-0077  
 C.T. # 10568 ISSUE DATE: 1-20-2012



**DESCRIPTION OF A TRACT OF LAND CONTAINING 4.9542 ACRE (215,803 SQUARE FEET) SITUATED IN THE S. N. CROSS SURVEY, ABSTRACT 400, FORT BEND COUNTY, TEXAS.**

BEING A TRACT OF LAND CONTAINING 4.9542 ACRE (215,803 SQUARE FEET), SITUATED IN THE S. N. CROSS SURVEY, ABSTRACT 400, FORT BEND COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO SADIO INVESTMENT LLC AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2006010303 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 4.9542-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDRIES AS FOLLOWS:

COMMENCING FOR REFERENCE AT A FOUND 1/2"-HIGH IRON ROD FOR THE EAST CORNER OF SAID S. N. CROSS SURVEY, ABSTRACT 400;

THENCE SOUTH 45° 00' 00" WEST, A DISTANCE OF 853.60 FEET TO A FOUND 2"-HIGH IRON PIPE FOR THE EAST CORNER OF SAID ARK INVESTMENTS TRACT, FOR THE SOUTH CORNER OF A TRACT OF LAND CONVEYED UNTO SADIO INVESTMENT LLC AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2006010303 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, FOR THE NORTH CORNER OF A TRACT OF LAND CONVEYED UNTO JAMES WYATT MYERS (F.B.C.A.D. NO. R46904) FOR THE NORTH CORNER OF A TRACT OF LAND CONVEYED UNTO KB-NOTES, LTD AS RECORDED UNDER COUNTY CLERK'S FILE NO. 1999074825 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND FOR THE EAST CORNER AND POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 42° 11' 28" WEST WITH THE SOUTHWEST LINE OF SAID ARK INVESTMENTS TRACT AND THE NORTHEAST LINE OF SAID KB-NOTES TRACT, A DISTANCE OF 860.00 FEET TO A FOUND 2"-HIGH IRON PIPE IN THE NORTHEAST RIGHT-OF-WAY LINE OF F.M. 360 (A.K.A. BEASLEY-NEEDVILLE ROAD) (80.00 FEET WIDE) FOR THE SOUTH CORNER OF SAID ARK INVESTMENTS TRACT, THE WEST CORNER OF SAID KB-NOTES TRACT, AND FOR THE SOUTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 47° 57' 28" WEST WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 360 AND THE SOUTHWEST LINE OF SAID ARK INVESTMENTS TRACT, A DISTANCE OF 73.60 FEET TO A FOUND TIGHT CONCRETE MARKER FOR THE BEGINNING OF A CURVE TO THE RIGHT IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 360, IN THE SOUTHWEST LINE OF SAID ARK INVESTMENTS TRACT, AND IN THE SOUTHWEST LINE OF SAID TRACT HEREIN DESCRIBED;

THENCE IN A NORTHWESTERLY DIRECTION WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 360 AND THE SOUTHWEST LINE OF SAID ARK INVESTMENTS TRACT, WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,146.28 FEET, A CHORD BEARING OF NORTH 41° 30' 28" WEST, A CHORD LENGTH OF 257.54 FEET, FOR AN ARC LENGTH OF 258.00 FEET TO A FOUND 1/2"-HIGH IRON ROD IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 360 FOR THE WEST CORNER OF SAID ARK INVESTMENTS TRACT, THE SOUTH CORNER OF A TRACT OF LAND CONVEYED UNTO MELLON MANAGEMENT LP AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2003097396 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND FOR THE WEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 42° 03' 03" EAST WITH THE NORTHWEST LINE OF SAID ARK INVESTMENTS TRACT AND THE SOUTHWEST LINE OF SAID MELLON MANAGEMENT TRACT, A DISTANCE OF 631.42 FEET TO A FOUND 3/4"-HIGH IRON ROD FOR THE NORTH CORNER OF SAID ARK INVESTMENTS TRACT, THE EAST CORNER OF SAID MELLON MANAGEMENT TRACT, IN THE SOUTHWEST LINE OF SAID SADIO INVESTMENT TRACT, AND FOR THE NORTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 48° 07' 07" EAST WITH THE NORTHEAST LINE OF SAID ARK INVESTMENTS TRACT AND THE SOUTHWEST LINE OF SAID SADIO INVESTMENT TRACT, A DISTANCE OF 331.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.9542 ACRE (215,803 SQUARE FEET), MORE OR LESS.

**LEGEND**

□ CONCRETE    □ CONCRETE & ASPHALT    ▨ COVERED CONCRETE

○ = 22"x24" METAL SHED ON CONCRETE

⊙ = 6'x8' FRAME SHED ON CONCRETE (WITH WATER WELL)

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A R.O.W. MAP OF F.M. 360 BY TERRA SURVEYING CO., POINTS (O) AND (X) WERE HELD FOR HORIZONTAL CORNER.
  - FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
  - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
  - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - THIS SURVEY PLAT IS REFERENCED TO A METES AND BOUNDRIES DESCRIPTION PREPARED BY SURVEY 1, INC. DATED FEBRUARY 2, 2012.
  - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

**PROJECT:**  
 A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 4.9542 ACRE (215,803 SQUARE FEET) SITUATED IN THE S. N. CROSS SURVEY, ABSTRACT 400, FORT BEND COUNTY, TEXAS.

**CLIENT:** STEVEN MARK DIAMOND AND SHARON TINA DIAMOND

**ADDRESS:** 421 F.M. 360 (A.K.A. BEASLEY-NEEDVILLE ROAD)

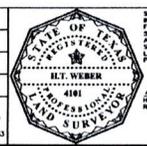
**FLOOD ZONE:** "X"    **FLOOD MAP #:** 48157C 0350 J

**FLOOD MAP DATE:** 1-3-1997    **FLOOD MAP COUNTY:** FORT BEND

**www.survey1inc.com**  
 survey1inc@yahoo.com    P.O. Box 2242 - Amherst, TX 75702  
 (817)383-1382 • Fax: (817)383-1383

**FIELD CREW:** LB 1-14902-12

**DRAFTER:** ET    **DATE:** 2-7-2012



# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

## SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers.

All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID ZAF0040379

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

**Marcus & Millichap**

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)



## Information About Brokerage Services

11-2-2015

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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Ford Noe	709695	ford.noe@marcusmillichap.com	713-452-4200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0