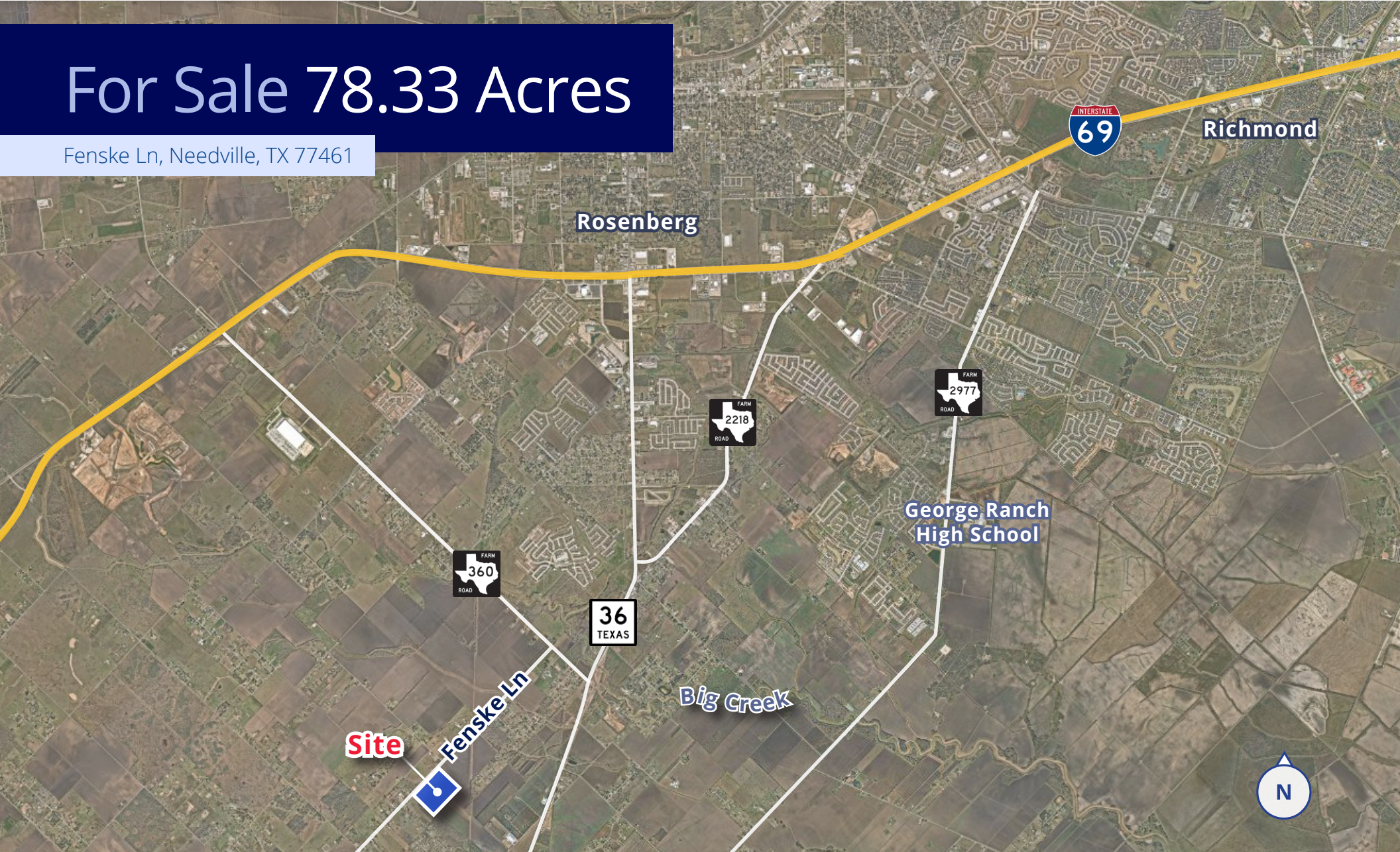


For Sale 78.33 Acres

Fenske Ln, Needville, TX 77461



Accelerating success.

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Area Development Map

78.33 Acres | Needville, TX

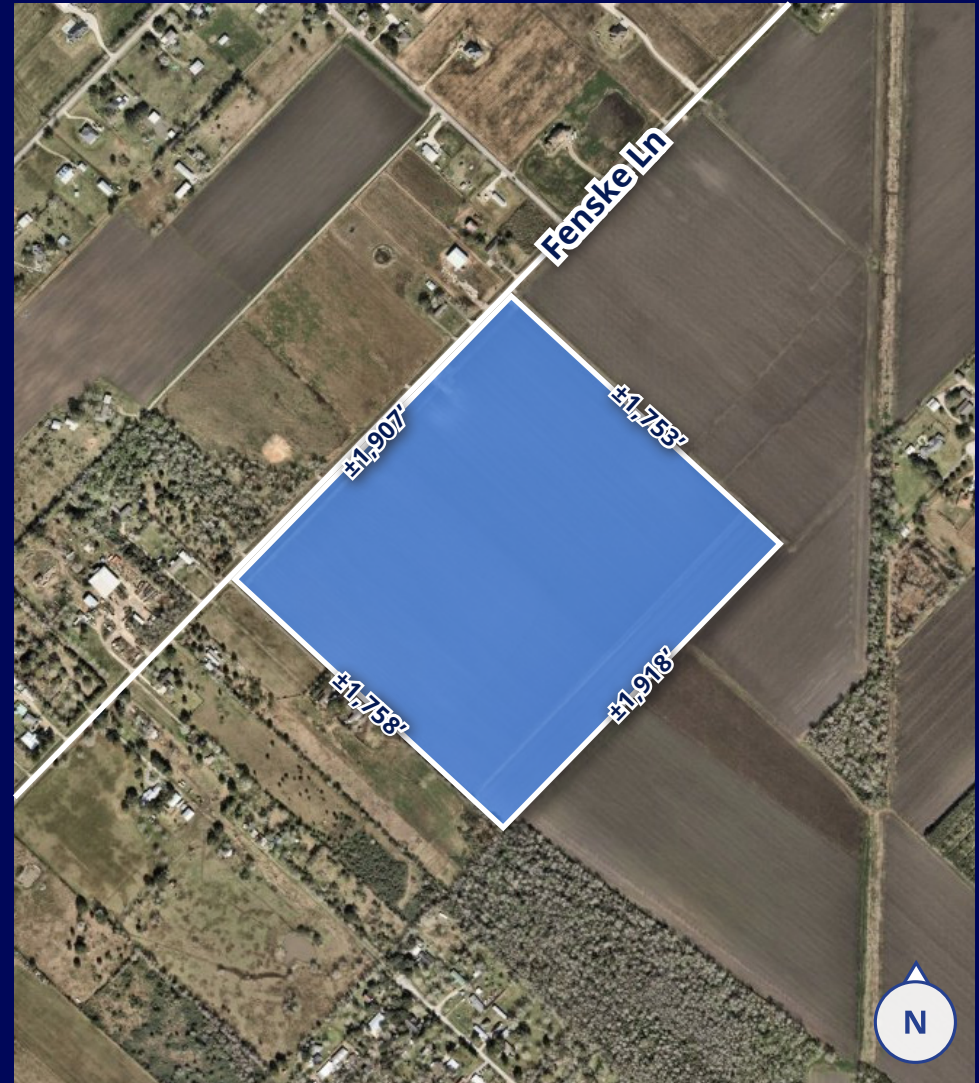


Site Information

Size	78.33 Acres
Street Address	Fenske Ln
City, State, Zip	Needville, TX 77461
County	Fort Bend
APN	0694-00-000-0420-906 0694-00-000-0590-906
Improvements	Raw land
Floodplain	None
Access	Fenske Ln
Jurisdiction	Unincorporated Fort Bend County
Pipelines	None
Potential Uses	Single family residential development

2024 Tax Rates

Fort Bend Drainage	\$0.0100
Fort Bend General	\$0.4120
Fort Bend ESD 6	\$0.1000
Needville ISD	\$1.2869
Wharton County Jr. College	\$0.1328
TOTAL (\$ per \$100 Value)	\$1.9417



Price: Contact Brokers for pricing

Site Map

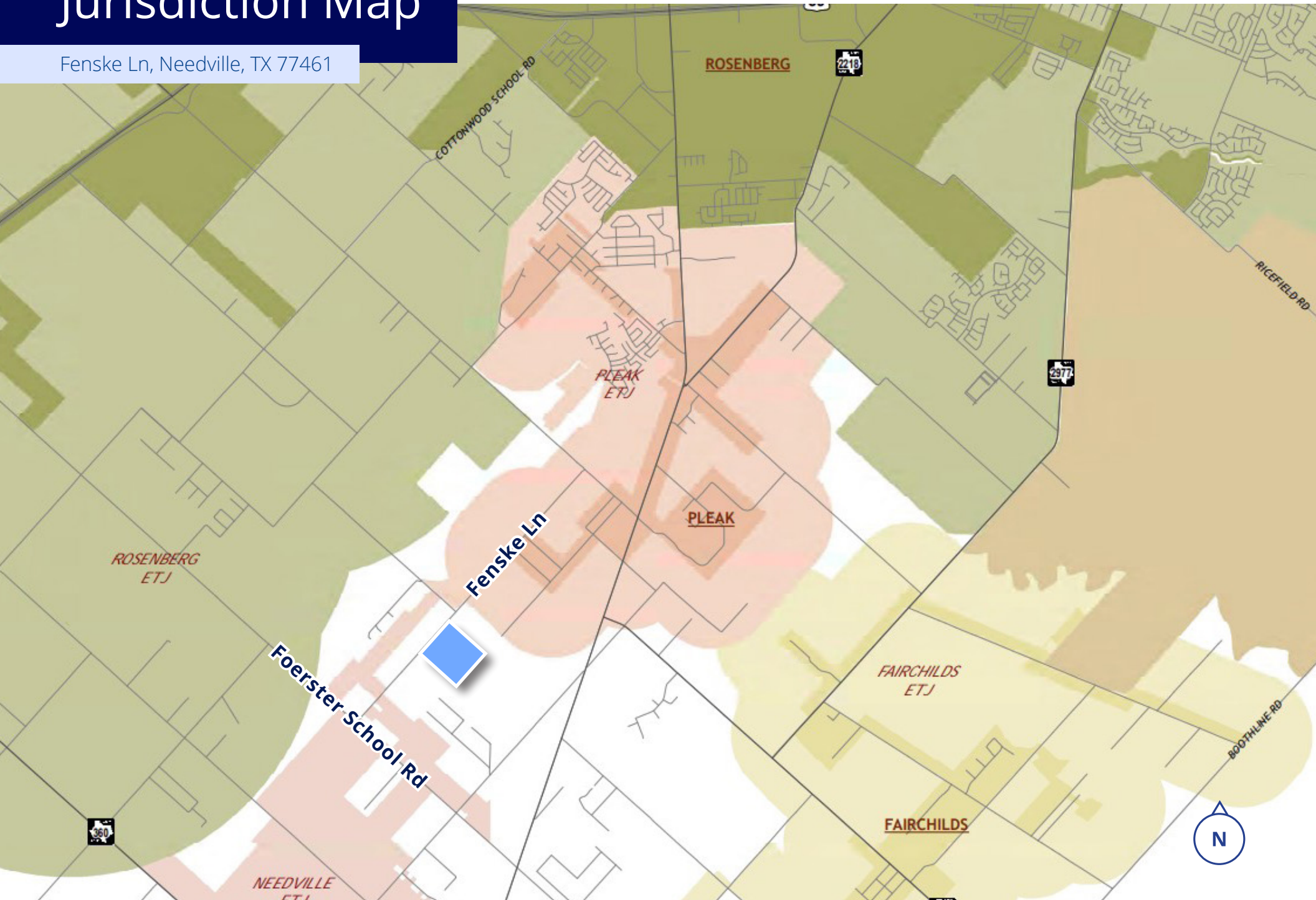
Fenske Ln, Needville, TX 77461

±78.33 Acres



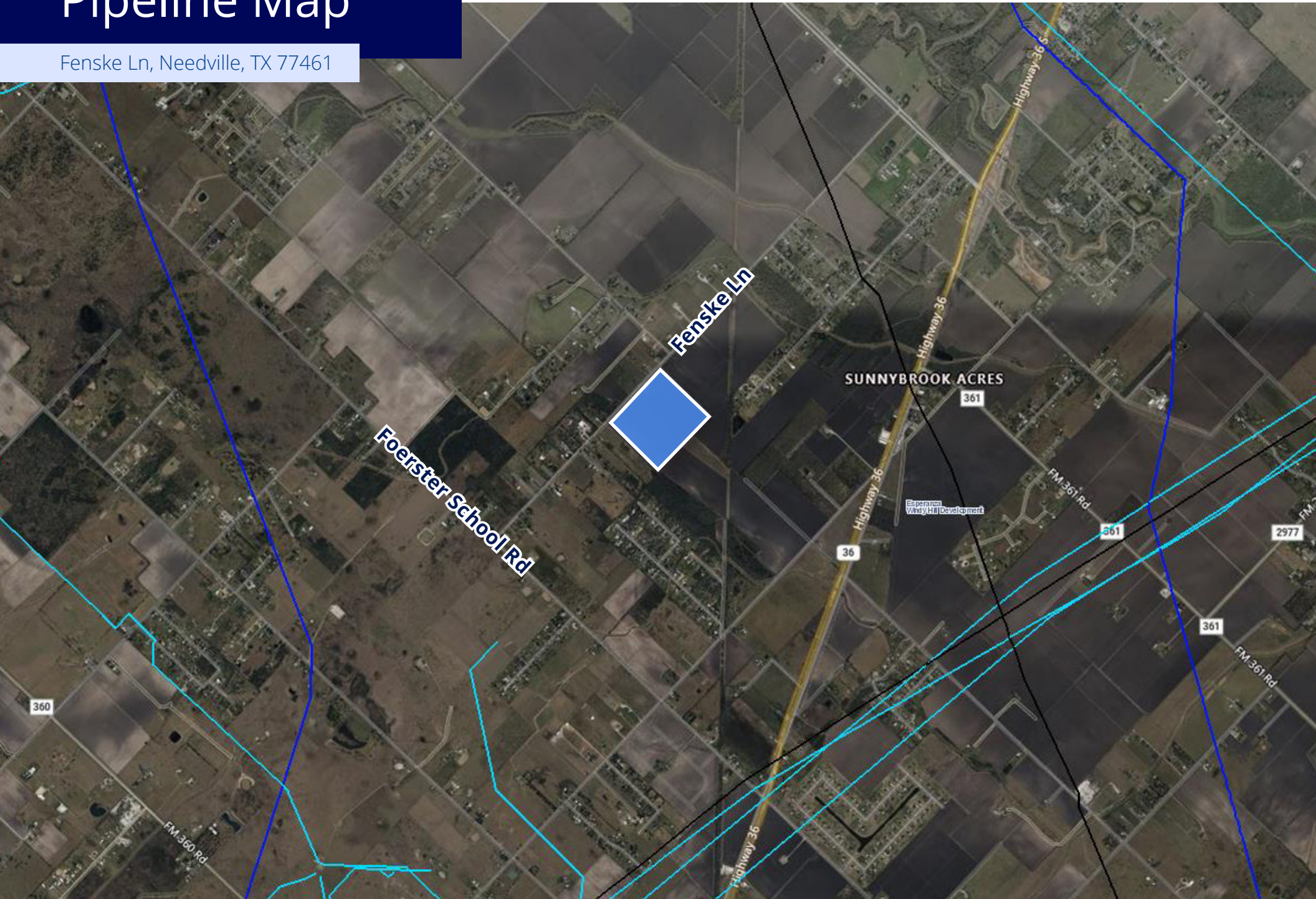
Jurisdiction Map

Fenske Ln, Needville, TX 77461



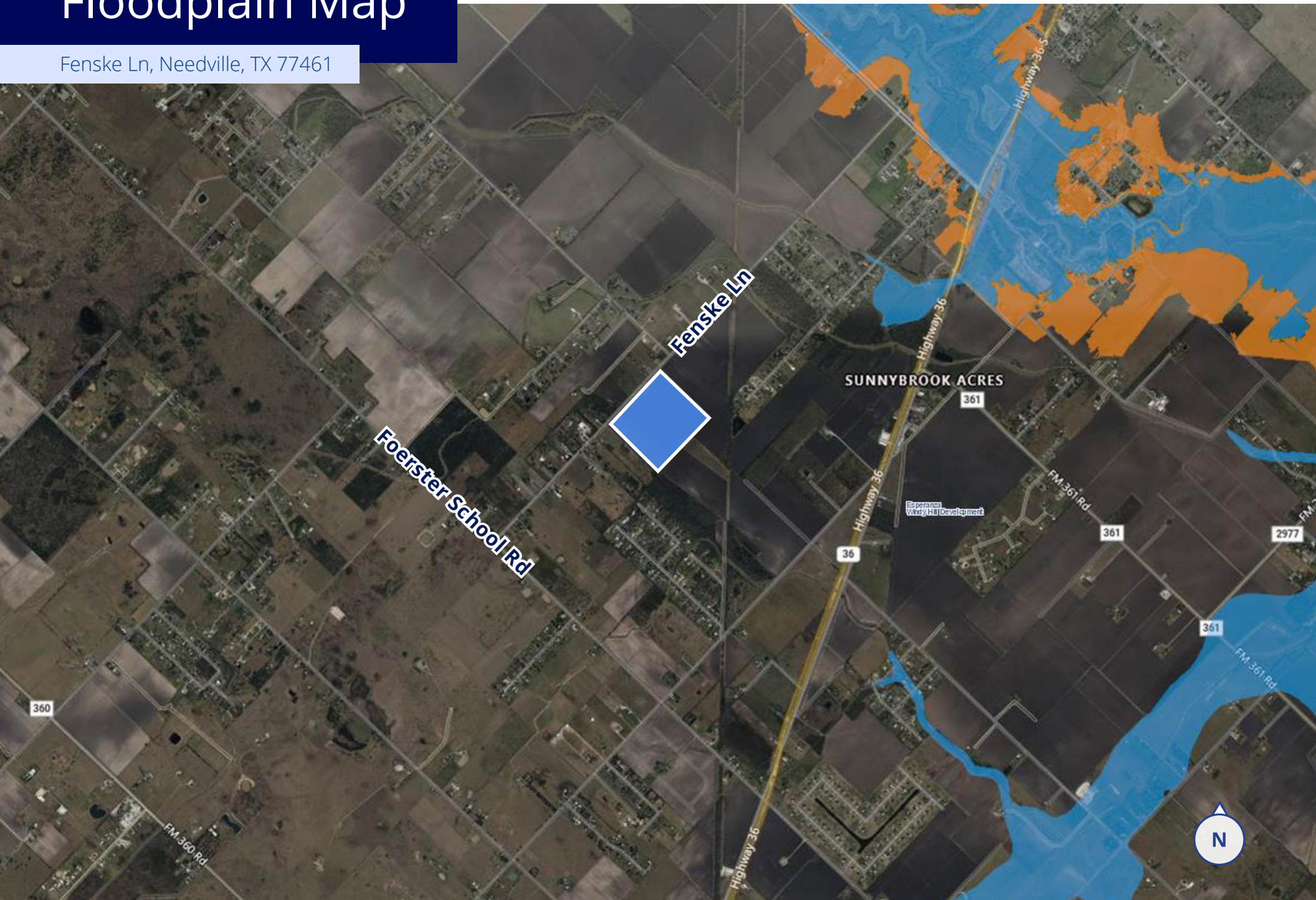
Pipeline Map

Fenske Ln, Needville, TX 77461



Floodplain Map

Fenske Ln, Needville, TX 77461





Market Overview

77461, Needville, Texas
3 mile radius

Household & population characteristics



\$81,962

Median household income



\$354,265

Median home value



90.5%

Owner occupied housing units



36.8

Median age



50.2%

Female population



63.6%

% Married (age 15 or older)

Annual lifestyle spending



\$3,128

Travel



\$32

Tickets to Movies



\$89

Theatre/Operas/
Concerts



\$87

Admission to Sports Events



\$8

Online Gaming Services

Households & population



6,904

Current total population



9,397

5 Year total population



2,166

Current total households



3,017

5 year total households

Education

16%

No high school diploma



27%

High school graduate



36%

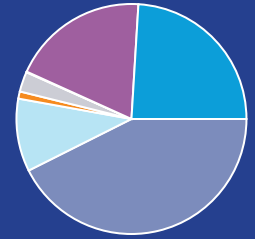
Some college



20%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



61

Total businesses



353

Total employees

Employment



61%

White collar



26%

Blue collar



13%

Services

2.3%

Unemployment rate

Annual household spending



\$2,217

Apparel & Services



\$202

Computers & Hardware



\$3,848

Eating Out



\$6,719

Groceries



\$7,120

Health Care



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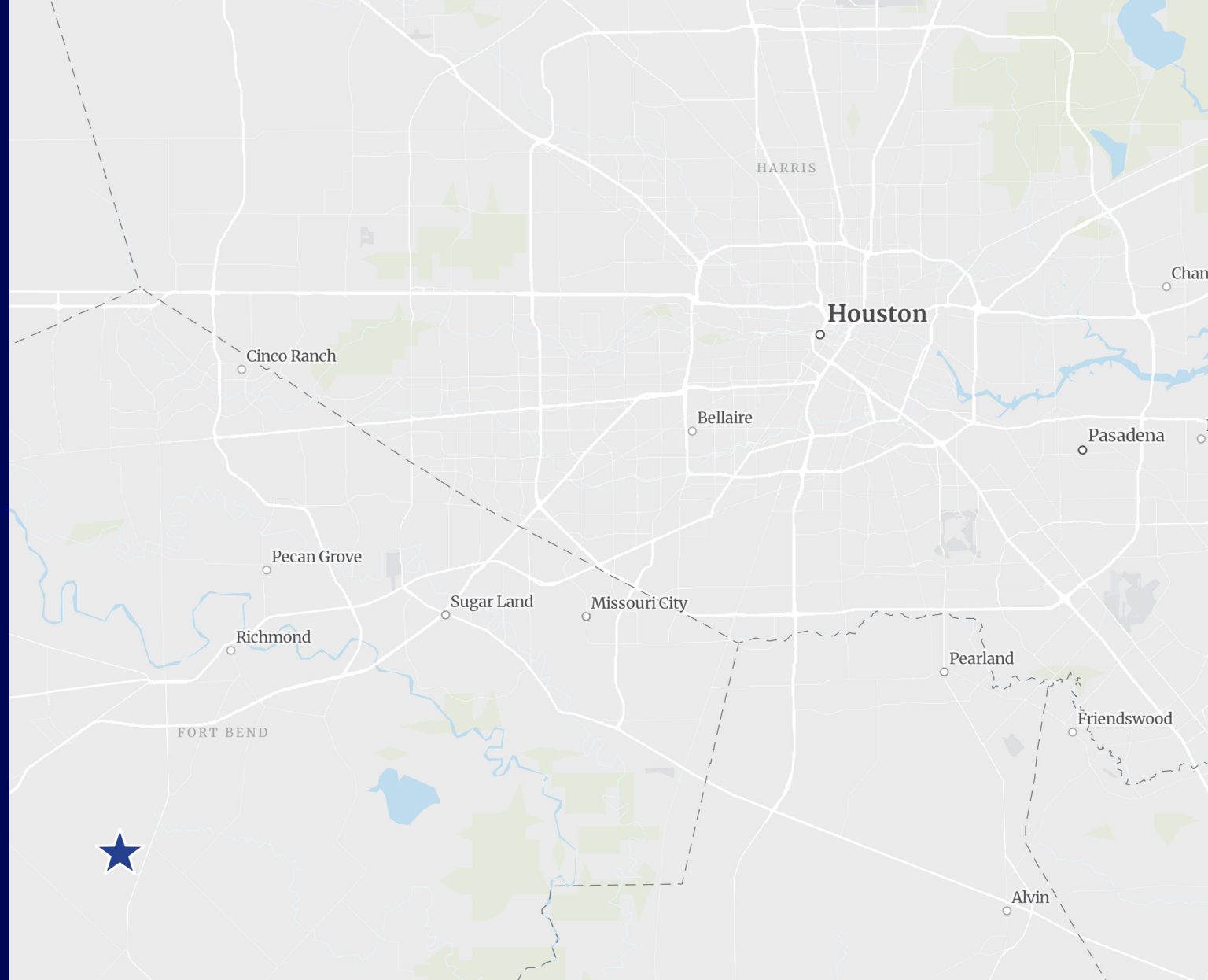
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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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Date