

±79 AC LOT FOR SALE

VIRTUAL TOUR

± 79 ACRE

FM 2977

Pleak Rd

PLEAK RD AND FM 2977 , RICHMOND, TX 77469

ALISON COMMERCIAL GROUP

By: KW Commercial
920 South Fry Road Katy, TX 77450

PRESENTED BY:

IMTIAZ ALI
Director | Investment Sales
O: (281) 599-7600
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TX

KRISTINE
Executive Assistant
info@alisoncre.com

LOCATION INFORMATION

Street Address: Pleak Road & FM

**City, State, Zip: Richmond, TX
77469**

County: Fort Bend

Price: Call Broker

Lot size: ± 79 AC

PROPERTY HIGHLIGHTS

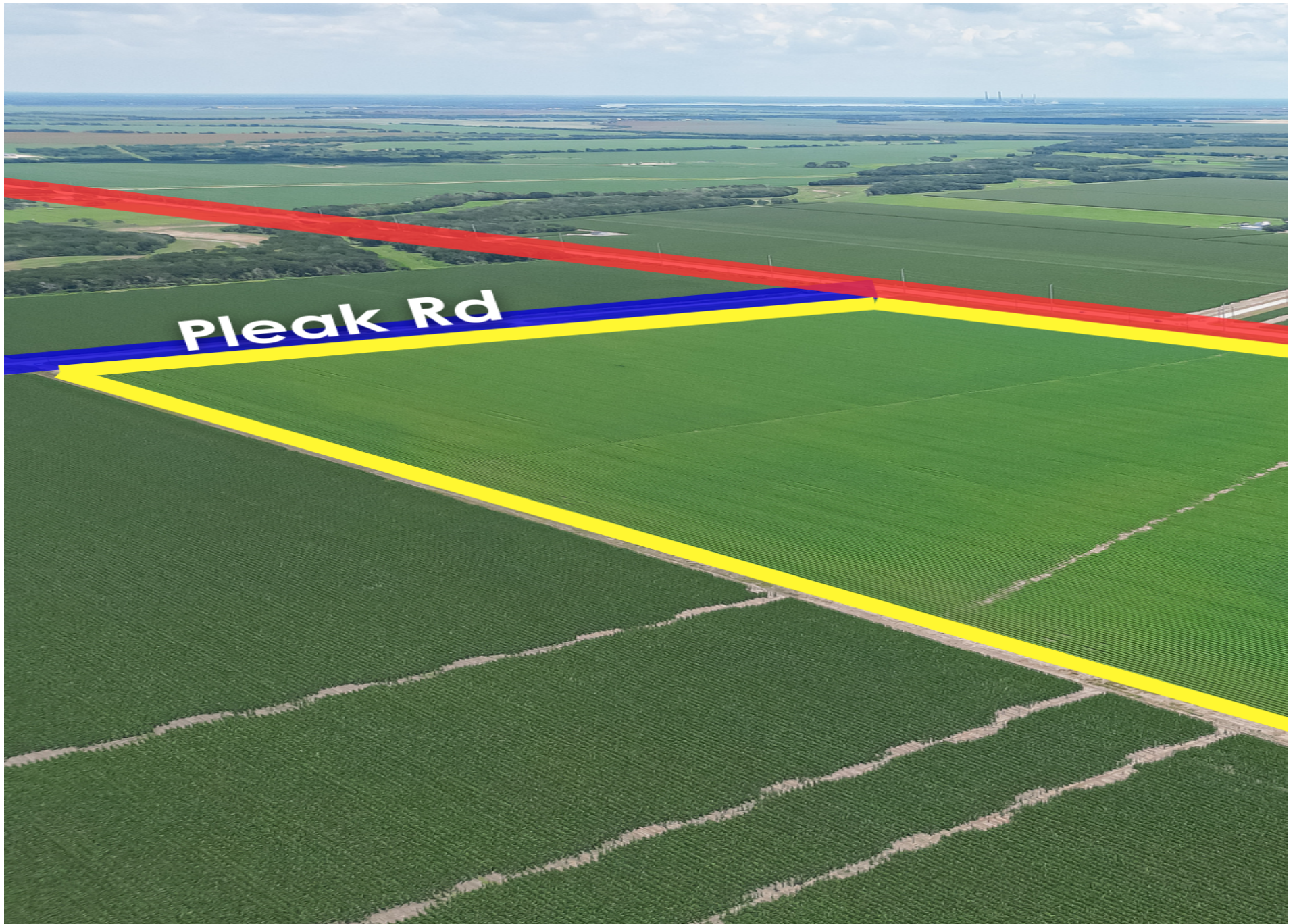
This approximately 79-acre tract of land is situated at the corner of Pleak Road and FM 2977 in Richmond, Texas. Richmond is a rapidly growing area within Fort Bend County, making this property highly desirable.

The tract benefits from hard top road frontage on two sides, a significant advantage over other available properties in the vicinity. There is extensive residential development in the nearby areas, indicating a strong potential for future growth.

Additionally, the future expansion of FM 2977 further enhances the property's appeal. Currently, the land is utilized for farming, but it is primed for development.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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Survey made for

FIELD NOTES OF A 79.998 ACRES (CALLED 80 ACRES) TRACT OF LAND, SITUATED IN ASA WICKSON SURVEY, ABSTRACT No. 94, FORT BEND COUNTY, TEXAS, BEING LOT No. EIGHT (8) OF THE GALLIMORE AND RICKEY SUBDIVISION RECORDED IN VOLUME 31, PAGE 174 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS., AND BEING THE SAME TRACT OF LAND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED DATED SEPTEMBER 08, 2005 FROM MARJORIE S. BRUNE TO MARJORIE S. BRUNE REVOCABLE LIVING TRUST, RECORDED IN COUNTY CLERK'S FILE No. 2005110656 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

Commencing Point
E:2,990,133.02' (X)
N:13,730,322.13' (Y)

Clerk's File No. 2005110656
S 47°46'19" E
1 348.20'
Ref. Bearing
S 45°00'00" E

GALLIMORE AND RICKEY SUBDIVISION
VOL. 31, PG. 174
O. D. R. F. B. Co. TX

Fairchild's
City ETJ's
Per Village of Fairchild's Public Hearing
11/10/2016

LOT No. 5

Artani Fatima M & Aysa Mushtaq Artani
d/b/a Fama Real Estate Investment
Called 26.129 ACRES
Part of a Called 40.129 ACRES
Clerk's File No. 2017034214
O. D. R. F. B. Co. TX

Fairchild's
City Limits
Per Village of Fairchild's Public Hearing
11/10/2016

N 47°46'19" W 1348.10'

P. O. B.

LOT No. 6

Peak Real Estate Investments, Inc.
Called 79.974 ACRES
Clerk's File No. 2016127162
O. D. R. F. B. Co. TX

N 41°58'29" E 2584.88'

2555.84'

Fairchild's
City ETJ's
Per Village of Fairchild's Public Hearing
11/10/2016

LOT No. 8

Fairchild's
City Limits
Per Village of Fairchild's Public Hearing
11/10/2016

Texas Highway Department
Called 0.997 Acre
Vol. 485, Pg. 816
O. D. R. F. B. Co. TX

S 41°58'29" W 2584.98'

FARM TO MARKET No. 2977
(MINONITE ROAD)
(100' R.O.W.)

Surveyor's Note:
Overhead power line is not
within Road Right-of-Way
in the Area.

Kinder Morgan
70' x 50'
Called 1,000 sq. ft.
Clerk's File No. 2009134672
O. D. R. F. B. Co. TX

Southwestern Bell Tel. Comp.
Called 0.060 Acre
Clerk's File No. 2000065138
O. D. R. F. B. Co. TX

Texas Highway Department
Called 0.997 Acre
Vol. 485, Pg. 816
O. D. R. F. B. Co. TX

Surveyor's Note:
Found 1/2 inch iron pipe
S 07°40'14" W, 6.28'

Gulf Coast Energy
Pipeline Marker

Kinder Morgan
Pipeline Marker

Kinder Morgan
Pipeline Marker

Texas Highway Department
Called 0.997 Acre
Vol. 485, Pg. 816
O. D. R. F. B. Co. TX

Surveyor's Note:
Found TXDOT Concrete monument
N 75°17'57" W, 44.72'

Fairchild's
City Limits
Per Village of Fairchild's Public Hearing
11/10/2016

PLEAK ROAD
1346.64'

LOT No. 7

Seemann Bertha Mae Estate
Called 80.0 ACRES
VOL. 249, PG. 636
O. D. R. F. B. Co. TX

Jin Shengwen & Xia Feng
Called 26.6 ACRES
Clerk's File No. 2011009916
O. D. R. F. B. Co. TX

Jin Shengwen & Xia Feng
Called 13.2994 ACRES
Clerk's File No. 2011009916
O. D. R. F. B. Co. TX

Strickler, Wayne Leroy
Called 13.2994 ACRES
Clerk's File No. 2009111324
O. D. R. F. B. Co. TX

Strickler, Wayne Leroy
Called 26.599 ACRES
VOL. 930, PG. 667
O. D. R. F. B. Co. TX

LOT No. 9

LEGEND

These standard symbols will be found in the drawing.

- Found 5/8 inch iron rod w/ 1942-4349-5829 cap
- ⊕ TXDOT Monument
- ▲ Point for Corner
- Found 3/4 inch iron pipe
- ⊙ Found 1/2 inch iron pipe
- Found 1-1/4 inch iron bar



Scale: 1"=300'

The undersigned does hereby certify that this survey was this day made on the ground on the property legally described hereon, and is correct, and that there are no discrepancies, conflicts, encroachments, overlapping of improvements, apparent easements or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

Surveyed on the ground under my supervision, March 05, 2021.

Witness my hand this March 13, 2021.

W. E. Wilson (W. E. Wilson)

G&G Survey and Consulting, Inc.
Firm No. 10194638
9226 Needville Fairchilds
Needville, Texas, 77461
979-793-3428
GPS01@COMCAST.NET



TITLE COMMITMENT NOTE: This Survey reflects and is limited to matters of record affecting this tract as called out on WEST LAND TITLE INSURANCE COMPANY, Title Commitment G.F. No. 212071, effective date February 26, 2021, at 8:00 a.m., issued March 10, 2021, at 5:59 pm.

NOTE: FLOOD PLAIN DATA: This tract is in Zone X and AE, per FEMA Panel No. 48157C0400 M, effective date 01/29/2021.



142,504
2023
Total
Population



47,055
2023
Total
Household



3
2023
Average Household
Size

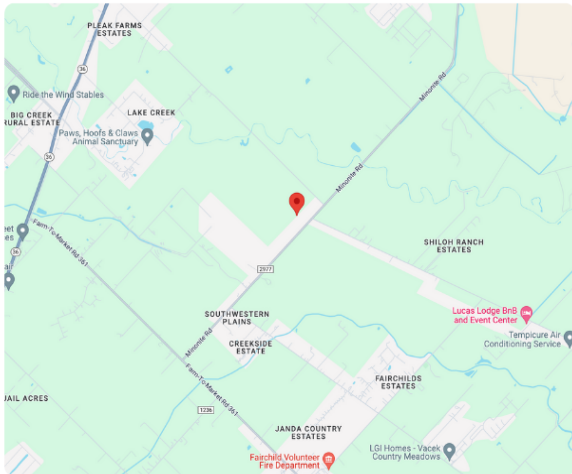


\$105,367
2023
Average
Household
Income

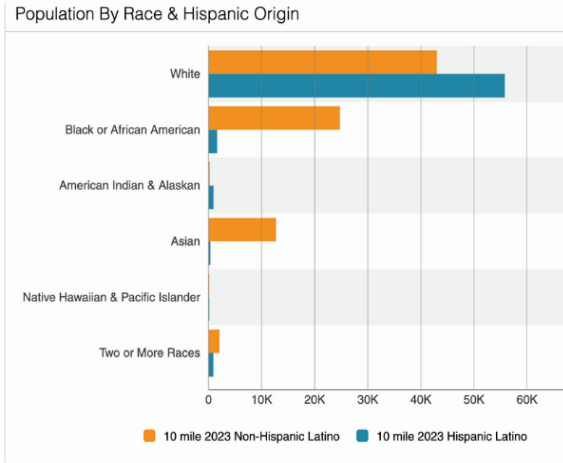


58,781
2023
Median
Age

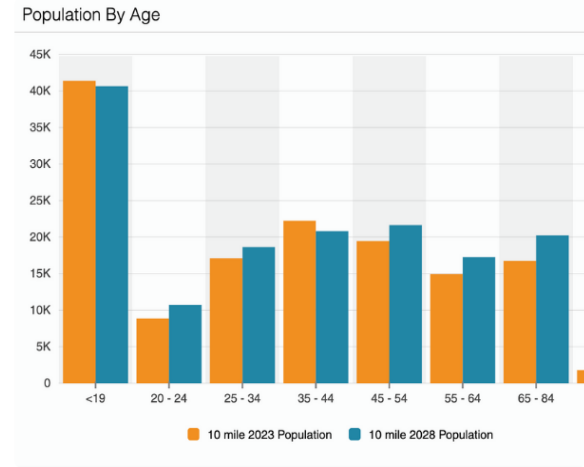
LOCATION MAP



POPULATION BY RACE & HISPANIC ORIGIN



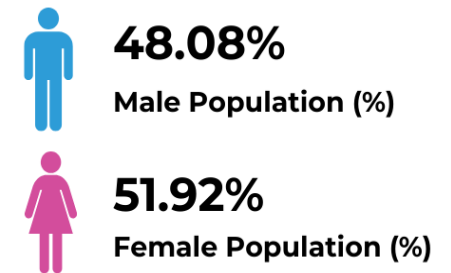
POPULATION BY AGE GROUP



Consumer Spending Details



General Population



Source:
<https://worldpopulationreview.com/us-cities/richmond-tx-population>

Education



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**IMTIAZ ALI**

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TX

Alison Commercial Group
By: KW Commercial 920 South Fry Road Katy, TX 77450

Imtiaz Ali is licensed in the state of Texas and focuses on the commercial market in Southeast and Central Texas. He collaborates with individuals, private entities, and groups of investors across the country and internationally.

Imtiaz Ali also excels at representing investors, developers, and commercial users in the acquisition of modest to large tracts of property/retail by locating highly profitable sites in the best locations in accordance with the needs of the customers

With his extensive background in commercial real estate, he has executed multi-million dollar land, and retail transactions and assisted numerous clients with their investment portfolios.

The goal is to offer knowledge and assistance to clients looking to buy, sell, invest, or develop commercial real estate.



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.



11-2-2015

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:
 - 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.

<i>Keller Williams Signature Realty</i>		9004054	klw17@kw.com	(281) 599-7600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name		License No.	Email	Phone
Andrea St Jean		508095	andstjean@kw.com	(281) 599-7600
Designated Broker of Firm		License No.	Email	Phone
NiKy Barker		706537	niky@kw.com	(281) 599-7600
Licensed Supervisor of Sales Agent/ Associate		License No.	Email	Phone
Intiaz Ali		0728721	ialy@kwcommercial.com	(281) 599-7600
Sales Agent/Associate's Name		License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date		